

PERTH AND KINROSS COUNCIL

25 February 2015

Dundee, Perth, Angus and North Fife Strategic Development Planning Authority (SDPA) TAYplan Proposed Strategic Development Plan and Action Programme 2016-2036**Report by Executive Director (Environment)**

The report seeks the ratification of the decision of the Joint Committee of the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority to approve the Proposed TAYplan Strategic Development Plan 2016 – 2036 and its associated documents as a basis for a period of public representation.

The Proposed Plan provides a strong and consistent basis on which to develop the Perth & Kinross Local Development Plan to develop in greater detail whilst still offering a degree of flexibility. Accordingly it is not proposed to submit an Alternative Plan to the Scottish Ministers.

1. BACKGROUND / MAIN ISSUES

- 1.1 At its meeting on 18th February 2015 the Joint Committee of the TAYplan Strategic Development Plan Authority approved the following documents be published for a period of representation.
- Proposed Strategic Development Plan;
 - Proposed Action Programme;
 - Equalities Impact Assessment;
 - Habitats Regulation Appraisal;
 - Background Topic Papers; and
 - Schedule of TAYplan's Responses to Representations Received at the Main Issues Report stage.
- 1.2 The Joint Committee also noted that the Environmental Report (produced for the Main Issues Report), prepared by Perth and Kinross Council as the responsible authority, will not require any amendments.
- 1.3 A copy of the Proposed Plan is appended to this report. The associated reports submitted to the Joint committee are also relevant background information and are available online at <http://www.tayplan-sdpa.gov.uk/publications>.
- 1.4 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 2036.

- 1.5 All of the representations made to the Main Issues Report (2014), and related documents, have been considered and where appropriate they 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.
- 1.6 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.
- 1.7 As the SDP has to be approved by Scottish Ministers before the LDP can be submitted to them, the failure of any of the Constituent Councils to ratify the Proposed Plan will result in a delay in the production and adoption of the Strategic Development Plan (SDP) with a consequential delay in the production of the Perth & Kinross Local Development Plan (LDP). If any of the Constituent Councils object to the policies or proposals within the Proposed Plan that Council may prepare and submit an Alternative Plan to the Scottish Ministers.
- 1.8 Overall, 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. In addition there are no substantial changes to where development is now proposed in the Proposed Plan from what was previously set out in the MIR, ratified by the Council on the 26 February 2014.
- 1.9 The Proposed Strategic Development Plan has a number of other documents which have been prepared in parallel.
- The 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.
 - The Equalities Impact Assessment 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.

PROPOSED STRATEGIC DEVELOPMENT PLAN

Overview

- 1.10 The Proposed Strategic Development Plan sets out the Strategic Development Planning Authority's view of what the final content of the Plan should be and is focused on delivering sustainable economic growth for the area through shaping better quality places and responding to climate change. The Plan presentation has been improved, being 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.
- 1.11 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.
- 1.12 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

- 1.13 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'.

- 1.14 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.
- 1.15 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 youth engagement sessions for the plan.
- 1.16 Response: The moves to make the vision and objectives consistent with community plans, single outcome agreements and national outcomes are welcomed as are the improvements to the presentation of the Plan.

Proposals Maps

- 1.17 These maps 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.
- 1.18 Response: The improvements made to the presentation and clarity of this mapping is welcomed.

Policy 1 Location Priorities

- 1.19 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.
- 1.20 This is a continuation of the current strategy and location priorities set out in the approved TAYplan (2012).

- 1.21 Policy 1 also proposes the continuation of the St Andrews and Perth greenbelts.
- 1.22 Response: The continuation of the strategy and locations priorities of the approved TAYplan (2012) are welcomed.

Policy 2 Shaping Better Quality Places

- 1.23 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.
- 1.24 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.
- 1.25 Response: The enhancements on health and active travel and the amendments which emphasise measures to adapt to climate change are welcomed.

Policy 3 A first choice for investment

- 1.26 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 not effective, or that they should be replaced by alternatives or deleted.
- 1.27 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.

- 1.28 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.
- 1.29 Response: There is general support for this approach and for the reference made to the Perth Food and Drink park as it has an important role in the visitor economy and food and drink sector.
- 1.30 In terms of progressing preparing design frameworks, developers are currently preparing masterplans within the West/North West Perth Strategic Development Area for the Almond Valley village and Berthapark allocations. Also a Masterplan Framework for Perth West led and funded jointly by Scottish Government, Perth and Kinross Council and some of the developers is being prepared to provide a framework for this multi landowner site and to inform the more detailed developer masterplans which may follow.

Policy 4 Homes

- 1.31 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).
- 1.32 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.
- 1.33 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).

- 1.34 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’.
- 1.35 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 years following 2014. This also suggests that these are reasonable housing supply targets.
- 1.36 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). Analysis of the more recent 2012-based household projections suggests that this housing supply target may be more representative of anticipated need and demand for new homes in future than that identified in the HNDA.
- 1.37 Scottish Planning Policy requires an element of generosity in the housing land supply target. The Plan therefore 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;
 - 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.

- 1.38 There are considerable challenges in achieving these higher build rates in Perth & Kinross given the scale of transition required from currently low house building rates. For 3 of the 4 Council areas where areas of growth are at or below the rates previously planned for there is a need to increase housing land requirements and provide extra for generosity. However the Perth & Kinross annual housing land audit suggests that these build rates may not be achieved within the 7 years from 2014 which suggests that there is already a strong degree of implicit generosity within the housing supply target. Lower levels of generosity are therefore justifiable in Perth and Kinross because recent information, such as the 2012-based population projections, suggest that the area is in fact expected to accommodate fewer homes than originally anticipated.
- 1.39 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.
- 1.40 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. 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.
- 1.41 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.
- 1.42 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.
- 1.43 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.

- 1.44 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.
- 1.45 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.
- 1.46 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.
- 1.47 Response: Meeting the Housing Needs and Demand Assessment figures in full would result in an average yearly build rate of 816 private homes and 333 affordable homes giving a total of 1,149 homes being built per year. However even pre-recession between 2003 and 2008 there were on average 152 affordable homes and 681 private homes with a total of 833 homes being built per year. TAYplan Proposed Plan approach of planning for 1,000 new homes per year in Perth and Kinross is already well in excess of the 833 build rate pre-recession average and continues to provide for generous growth but recognises the realities of the transition needed to bring it about. This level of new house building would require an increase in average annual build rates equivalent to nearly 3 times the average of the three years to March 2014. Part of the reason for recognising the inbuilt generosity of the housing land requirement relates to the capacity of individual developers and land owners who, despite owning or having options on several pieces of land do not have capacity to deliver them all at the same time, despite them all being effective. Therefore identifying more land is considered unlikely to result in more housing development.

- 1.48 Perth and Kinross Council officers were therefore generally supportive of the TAYplan approach but had concerns about adding extra generosity to the housing land supply targets. It is considered neither realistic nor deliverable to add additional generosity for Perth and Kinross to what is already a very optimistic scenario. However the TAYplan Proposed Plan has been amended to acknowledge that there is already inbuilt generosity built into the housing land supply targets for the Perth and Kinross area. Nevertheless it is envisaged that this will be subject to challenge from the development industry which may seek higher levels of generosity.
- 1.49 The proposed TAYplan 2015 will retain the current approach allowing up to 10% of the housing land requirement for one housing market area to be shared with one or more neighbouring housing market areas. However for Highland Perthshire housing market area it was successfully argued that this should be increased to allow 15% to be shared in recognition of the unique scale of the environmental and infrastructure constraint here and the nature and operation of that housing market area.
- 1.50 With acknowledgement that there is implicit generosity built into the housing supply targets and with flexibility to allow 15% of the housing land requirement for Highland Perthshire to be shared with neighbouring housing market areas there is support for this policy approach.

Policy 5 Shaping Town Centre First

- 1.51 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.
- 1.52 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.
- 1.53 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.

- 1.54 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.
- 1.55 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.
- 1.56 This approach reflects the conclusions of national policy thinking following considerable public debate. It also reflects the general support at Main Issues stage.
- 1.57 Response: This approach is welcomed as it reflects Scottish Planning Policy 2014 and offers some flexibility to the Local Development Plans to consider identifying any additional town centres and commercial centres if appropriate.

Policy 6 Delivering the Strategic Development Plan

- 1.58 Key actions for how the Plan can be delivered are set out in the accompanying 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.
- 1.59 Response: This approach is welcomed.

Policy 7 Energy, Waste and Resource Management Infrastructure

- 1.60 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 ensuring that the location and impact of infrastructure needed to deliver these targets are appropriate and do not bring about unacceptable consequences.
- 1.61 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.

- 1.62 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. Since then Scottish Planning Policy (2014) has now set out the approach. However on the 28th of January Scottish Government announced a moratorium on planning decisions in order to carry out new work on the environmental and health implications. In respect of the Proposed Plan the policy is written to be precautionary and the Plan needs to provide a framework until the next review. In the meantime any planning applications likely to be approved will be called-in and if Government do make any change to national policy, this can be dealt with through the Examination process. Until that happens the Proposed Plan continues to provide a precautionary approach.
- 1.63 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).
- 1.64 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.
- 1.65 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.
- 1.66 Response: The policy approach and the criteria update reflects the latest changes to energy proposals in Scottish Planning Policy (2014) and is welcomed.

Policy 8 Green Networks

- 1.67 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.
- 1.68 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.

- 1.69 This approach reflects TAYplan's preferred option at Main Issues stage and considerable further work with local authorities and government agencies since.
- 1.70 Response: The new TAYplan strategy is supported and as a follow on from this the Council adopted Green Network Supplementary Guidance in November 2014 which explains what green infrastructure is, why it is important, and where and how it should be taken into account in the development process.

Policy 9 Assets

- 1.71 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.
- 1.72 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.
- 1.73 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.
- 1.74 Response: This policy approach is supported.

Policy 10 Connecting people, places and market

- 1.75 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 the 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.

- 1.76 The Plan also recognises 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.
- 1.77 Response: The protection of land/infrastructure to support modal shift and the recognition of nationally and regionally important infrastructure projects is welcomed.

Conclusions

- 1.78 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.
- 1.79 All policies work in conjunction and the Plan should be read as a whole.
- 1.80 Response: The updates which bring TAYplan in line with community plans, single outcome agreements and national outcomes are supported.

Proposed Action Programme

- 1.81 Action Programmes supporting Development Plans are a requirement under the Planning etc. (Scotland) Act 2006. A Proposed Action Programme has been prepared in parallel with the Proposed Plan. A complete review of the approach taken in TAYplan's Approved Action Programme has been undertaken. The layout, scope and content has been discussed and influenced by other such programmes, e.g. NPF3 Action Programme.
- 1.82 The purpose of the programme is to set out the aspirations behind the Plan and the actions needed to deliver the spatial strategy. These actions predominantly relate to the provision of new infrastructure. TAYplan's Proposed Action Programme sets out the key actions required to deliver the policies and proposals within the Proposed Plan. To ensure the efficient and timely delivery of the Strategic Development Plan, it is important to identify the actions required to deliver the strategy as early as possible to give confidence to the providers and funders of the required infrastructure and services to commence early planning and timely implementation. For this reason, it is very important for the Action Programme to remain up to date and therefore subject to regular review.

- 1.83 TAYplan is required to consult and consider the views of the Key Stakeholders/Agencies, The Scottish Ministers, and anyone specified in person in the programme. Comments will be sought on the Proposed Action Programme during the period of representations on the Proposed Plan (11th May-3rd July 2015). The Scottish Government, Key Stakeholders/Agencies and those named persons (Lead Partners(s)) views have been sought and regard has been had to these in preparing this programme.
- 1.84 This document will be published with the Proposed Plan for period of representation and is available online at <http://www.tayplan-sdpa.gov.uk/publications>.
- 1.85 Response: There is support for the Proposed Action Programme. It is important to note that most of the infrastructure requirements will be delivered by a variety of agencies including Perth & Kinross Council. This document does not commit the Council to delivery of the projects at this stage. Each project will be subject to a separate report seeking approval. The Action Programme will also be reviewed every two years to ensure it is kept up to date.

Habitat Regulations Appraisal

- 1.86 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 who 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.
- 1.87 Response: The Habitat Regulations Appraisal and how its findings have been incorporated into the Proposed TAYplan are welcomed.

2.0 PROPOSALS

Response to Comments received at Main Issues Report Consultation Stage

- 2.1 Regard has been had to all the representations received to the Main Issues Report in preparing the Proposed Strategic Development Plan. 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.

Next Steps

- 2.2 It is anticipated that all representations made to the Proposed Plan will be grouped into issues around the policies and proposals of the Proposed Plan. The TAYplan Project Plan takes account of the possibility that modifications could be made and consultation thereof. The decision on whether to modify the Proposed Plan will be for the TAYplan Joint Committee to determine in late 2015/early 2016 when considering TAYplan's response to the issues raised through the representations received to the Proposed Plan.
- 2.3 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.

3. CONCLUSION AND RECOMMENDATIONS

Conclusions

- 3.1 Publication of the Proposed Plan and supporting documentation is a significant step towards the finalisation of new strategic planning guidance for the TAYplan area. As discussed earlier in this report Perth and Kinross Council officers are supportive of its approach and consider that the key areas of concern encountered during its preparation, particularly surrounding housing land supply targets have been accommodated and addressed.
- 3.2 The content and style of the Proposed Plan is welcomed as its policies provide a strong and consistent basis for Perth & Kinross Council's Local Development Plan to develop in greater detail. It also provides a degree of flexibility to each of the constituent authorities to deliver their own Local Development Plans.
- 3.3 Accordingly, subject to ratification of the Proposed Plan, in its current format, by the other three Constituent Authorities it is not proposed that Perth & Kinross Council submit an Alternative Plan to the Scottish Ministers.

Recommendations

- 3.4 The Joint Committee agreed to request that the four constituent Councils ratify the decisions below and approve the Habitat Regulations Appraisal. Therefore the Council is recommended to ratify the TAYplan Joint Committee decisions to:
- 1) Approve and adopt the Habitat Regulations appraisal;
 - 2) Approve the Proposed Strategic Development Plan;
 - 3) Approve the Proposed Action Programme;
 - 4) Approve the Equalities Impact Assessment;
 - 5) Adopt the Schedule of TAYplan's Responses to Representations Received at the Main Issues Report stage; and
 - 6) Adopt the Background Topic Papers

3.5 It is also recommended that the Council:

- 7) Resolves subject to ratification of the Proposed Plan in its current format by the other three Constituent Authorities, that Perth & Kinross Council will not submit an Alternative Plan to the Scottish Ministers; and
- 8) Agree that an update to the TAYplan Environmental Report SEA is not required

Author(s)

Name	Designation	Contact Details
Katie Briggs	Planning Officer	01738 475390

Approved

Name	Designation	Date
Jim Valentine	Executive Director (Environment)	16 February 2015

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	None
Workforce	None
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	None
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

1. Strategic Implications

Community Plan / Single Outcome Agreement

1.1 The Perth and Kinross Community Plan / Single Outcome Agreement sets out the following priorities:

- (i) Giving every child the best start in life
- (ii) Developing educated, responsible and informed citizens
- (iii) Promoting a prosperous, inclusive and sustainable economy
- (iv) Supporting people to lead independent, healthy and active lives
- (v) Creating a safe and sustainable place for future generations

The Proposed Plan and its associated documents promote all of the above criteria.

Corporate Plan

1.2 The Council's Corporate Plan Priorities are as follows:

- (i) Giving every child the best start in life;
- (ii) Developing educated, responsible and informed citizens;
- (iii) Promoting a prosperous, inclusive and sustainable economy;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

1.3 The Proposed Plan and its associated documents promote all of the above criteria.

2. Resource Implications

Financial

2.1 There are no resource implications for Perth and Kinross Council.

Workforce

2.2 There are no workforce implications arising from this report.

Asset Management

2.3 There are no asset management implications arising from this report.

3. Assessments

Equality Impact Assessment

3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. 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. 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.

3.2 There will be positive impacts for some of the quality target groups in the following ways:

- Disability – Increased accessibility to new developments by non-car modes of transport including buses.
- Younger People – Economic growth will increase employment opportunities. Providing a supply of housing. Increased accessibility to new developments by non-car modes of transport. Targets to reduce demand for energy from new developments will reduce living costs. Improving quality of place.
- Older People – Increased accessibility to new developments by non-car modes of transport including buses. Targets to reduce demand for energy from new developments will reduce living costs and fuel poverty. Improving quality of place.
- Other – Economic growth will increase employment opportunities especially in regeneration areas. Improving quality of place.

Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 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.

Sustainability

- 3.5 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:
- in the way best calculated to delivery of the Act's emissions reduction targets;
 - in the way best calculated to deliver any statutory adaptation programmes; and
 - in a way that it considers most sustainable.
- 3.6 The proposals have been considered under the provisions of the Local Government in Scotland Act 2003 and Climate Change Act using the Integrated Appraisal Toolkit. The Proposed TAYplan Strategic Development Plan supports the policy framework set out in Scottish Planning Policy 2014 and the National Planning Framework 3 which seeks to achieve sustainable development and reduce the impact of climate change through its vision, strategies, policies and proposals. Key aims of TAYplan include directing most new development in principal settlements and ensuring new development provides for a mix of development, infrastructure and green space and are active and healthy by design, resilient and future-ready and offer efficient resource consumption. They will therefore have a further positive impact on sustainable development and climate change.

Legal and Governance

- 3.7 The Head of Legal Services, the Head of Democratic Services and the Director of TACTRAN have been consulted in the preparation of this report.

Risk

- 3.8 As the SDP has to be approved by Scottish Ministers before the LDP can be submitted to them, the failure of any of the Constituent Councils to ratify the Proposed Plan will result in a delay in the production and adoption of the Strategic Development Plan (SDP) with a consequential delay in the production of the Perth & Kinross Local Development Plan (LDP). If any of the Constituent Councils object to the policies or proposals within the Proposed Plan that Council may prepare and submit an Alternative Plan to the Scottish Ministers.

4. Consultation

Internal

- 4.1 The Executive Director (Environment), Perth & Kinross Council has been consulted and is in agreement with the contents of this report. The Housing services has also been consulted, specifically in relation to the Housing Needs and Demand Assessment.

External

- 4.2 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 have been consulted and are in agreement with the contents of this report.

5. Communication

- 5.1 A Participation Statement was prepared by the Strategic Development Plan Authority as part of their Development Plan Scheme, March 2014 which provides a summary of the methods of communication TAYplan has/will use. There is an opportunity to comment on all stages of the Development Plan process however the main stages of engagement on the TAYplan have now passed and future engagement relates to the more formal statutory phases including submission of representations on the Proposed Plan and Examination of the Plan by the Department of Environmental and Planning Appeals.

2. BACKGROUND PAPERS

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above report.

TAYplan Proposed Plan, February 2011

TAYplan Joint Committee Report, February 2011

Perth and Kinross Council TAYplan Proposed Strategic Development Plan 2012 – 2032 Committee Report, May 2011

3. APPENDICES

TAYplan Proposed Plan, May 2015.

TAYplan

Proposed Strategic Development Plan

2016-2036

May 2015

Scotland's SusTAYnable Region

My Future
Your Future
OUR Future

ENVIRONMENT
HEALTH
JOBS

TRAVEL
NEW DEVELOPMENT
HOMES

COMMITTEE VERSION



@tayplan

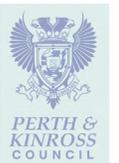


www.tayplan-sdpa.gov.uk

contactus@tayplan-sdpa.gov.uk

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LEADERSHIP AND ACTION



“The decisions we make today will leave a legacy for future generations. Delivering on these decisions requires collaborative leadership and working with partners across the private and public sectors to best ensure that TAYplan is Scotland’s sustainable region. We have consulted on the Main Issues Report in 2014. Those comments have helped shape this Proposed Plan. Now, we want to hear whether you agree with this Plan.”

(Councillor Laird, Convenor TAYplan Joint Committee)

From smart-phones to shopping online, our lives don’t stand still. Neither do our cities, towns and countryside. Town centres change, new supermarkets and houses are built, offices replace factories. Some of these changes happen overnight; others are so gradual that you might not notice.

Change is constant, and so is planning. Planning is the way in which these changes are managed.

Everywhere in the country is covered by plans that say how land should be used in the future. Around Dundee and Perth, there are two levels of plans; the Strategic Development Plan – called TAYplan – and more detailed Local Development Plans.

TAYplan sets the overall planning vision for the next 20 years for the whole Dundee and Perth area, including North Fife and parts of Angus and Perth and Kinross. What TAYplan says will affect all our futures – where we live, work and play, where businesses and the public sector invest, and what our towns and countryside will look like in the future.

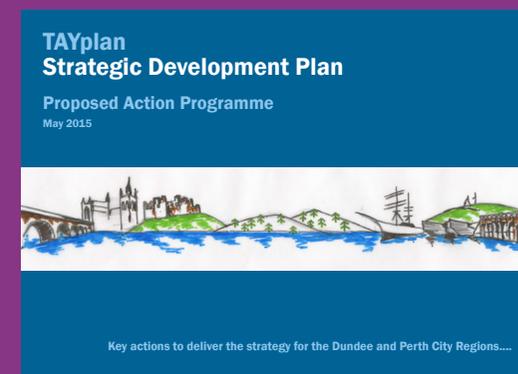
TAYplan is reviewed every 4 years to ensure that this planning framework manages change.

This Plan’s vision centres on improving people’s quality of life. The policies explain where development should go and how it will shape good quality places. Growing and strengthening

the TAYplan economy is a key priority. Positively encouraging investment, creating new jobs and better connecting places to make it easier for people to move around, is all essential to achieve a stronger economy. Strong community empowerment can help communities to play a major role in shaping good quality places to live, work and play.

Collectively these can support healthier and more active lifestyles leading to improvements in the overall wellbeing of the population. The sustainability of these factors is also supported by measures which adapt to risks such as a changing climate and that enable us to live within the Earth’s environmental limits.

The accompanying *Proposed TAYplan Action Programme* identifies the actions needed to deliver this Plan, who is responsible for delivering this and when.



Vision

“

By 2036, the TAYplan area 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.

”

Katie will be aged 45 in 2036



Deepak will be aged 61 in 2036



Sophie aged 13



Sarah aged 12



Jonny will be aged 30 in 2036



Phoebe aged 14



Rachel aged 24



Vincent aged 40

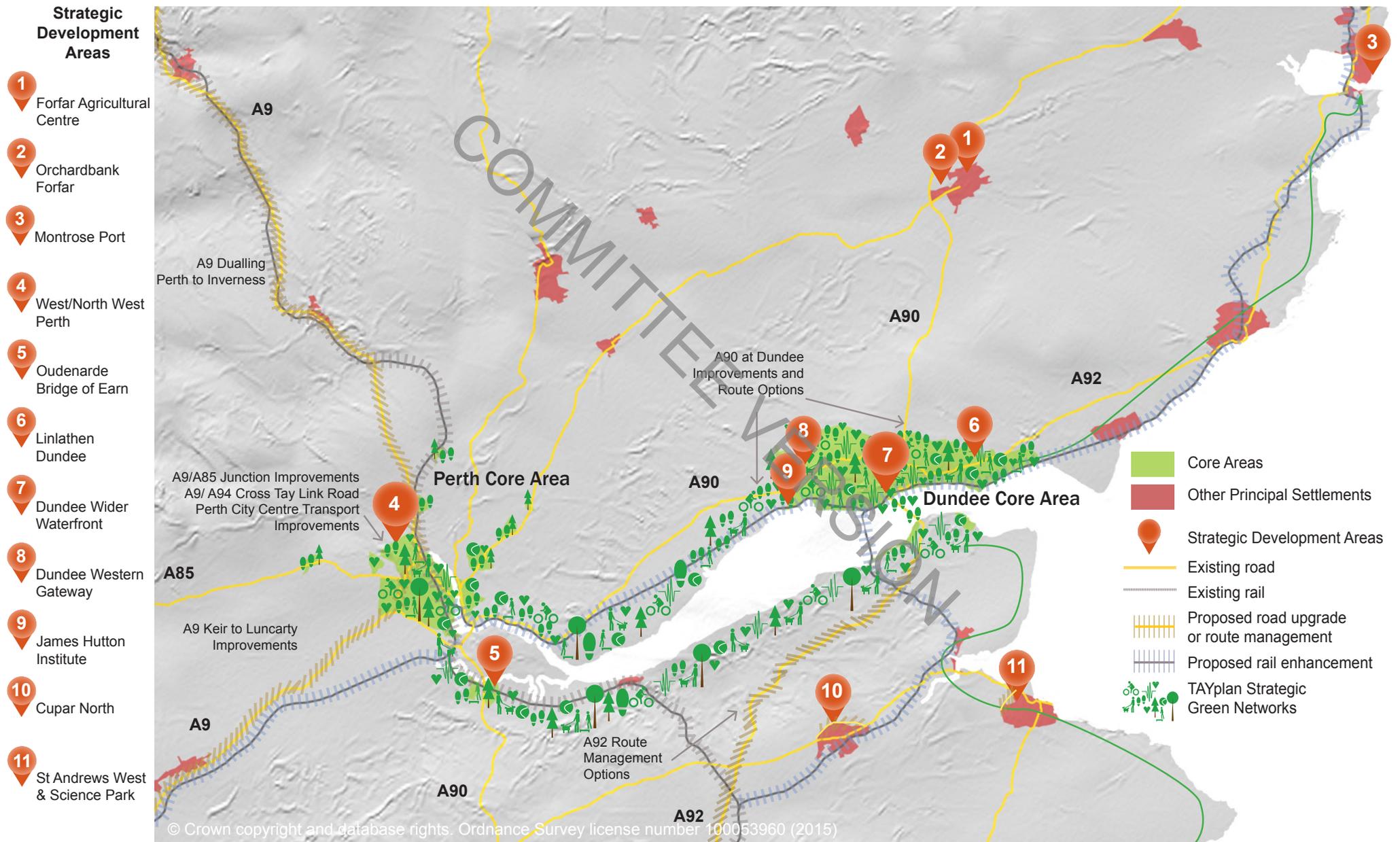


Peter aged 76



Sean will be aged 43 in 2036

Transformational Projects - where major change will happen



Making Representations

What do you think?

This Proposed Plan is the settled view of the 4 councils within TAYplan and represents what they feel the final plan should say and do. In preparing this Plan TAYplan has taken into consideration a wide range of comments to the Main Issues Report and Environmental Report made in June 2014.

Now is your opportunity to let us know if you agree or disagree with this Proposed Plan. Please tell us any changes you think should be made and why.

TAYplan will consider responses to the Proposed Plan, and determine whether to modify the Plan prior to submitting to Scottish Ministers. The diagram on page 7 outlines the process.

Making a representation

The quickest way to respond is to make a comment via our online portal at www.tayplan-sdpa.gov.uk/TAYplan2015

You will need to login / register to make a comment.

If you require a paper copy of the response form to complete, please contact us.

The Proposed TAYplan, Proposed Action Programme and Equalities Impact Assessment are the documents for comment. Other documentation is available and provides supporting information.



Available online at: www.tayplan/sdpa.gov.uk/TAYplan2015

Paper copies are available in:

- TAYplan offices at Enterprise House, 3 Greenmarket, Dundee, DD1 4QB
 - Public libraries
 - Council planning offices
 - Council local/area/access offices
- All within Angus, Dundee City, Perth & Kinross and the North part of Fife

Contact us

If you have any further questions, please get in touch by the following;



01382 307180 (9am to 5pm Monday to Friday or leave an answer phone message)



contactus@tayplan-sdpa.gov.uk



TAYplan, Enterprise House, 3 Greenmarket, Dundee, DD1 4QB

**TAYplan
Strategic
Development
Planning
Authority
lead**

**Strategic
Environmental
Assessment
(SEA)
+
Habitats
Regulations
Appraisal
(HRA)
+
Equalities
Impact
Assessment
(EqIA)**

**Scottish
Ministers
Lead**

Early Engagement - April to June 2013

Consult on Main Issues Report and Environmental Report - 15 April to 27 June 2014

Publish Proposed Strategic Development Plan - 11th May to 3rd July 2015 (8 weeks)

This is the Strategic Development Plan Authority's view as to what the final content of the Plan should be.

The Proposed Strategic Development Plan is published with 8 weeks for concise representations to be made. These should set out how they would wish the Plan to be modified. There is no automatic opportunity for parties to expand on their representations later in the process.

**We are
here**

Submit Proposed Strategic Development Plan to Scottish Ministers - by June 2016

TAYplan will consider responses to the Proposed Development Plan and either;

- a. Submit the Proposed Development Plan with no modifications; or,
- b. Make minor modifications which do not affect the emphasis of the Plan and re-consult; or,
- c. Make significant modifications that affect the emphasis of the Plan and issue a new Plan for consultation

Public Examination - Ongoing 2016

Scottish Ministers must undertake an examination of the Proposed Plan where there are: unresolved issues; the Plan contains alternative proposals; or, they otherwise consider an examination to be appropriate. Scottish Ministers will appoint an independent Reporter(s) to examine the Proposed Plan and report their findings, after which they will approve the Plan (in part or in whole) with or without modifications; or they will reject it.

Scottish Ministers Approve Strategic Development Plan - Anticipated before end December 2016

Once approved the TAYplan Strategic Development Plan (2016-36) will replace the current TAYplan which was approved in June 2012.

Contents

<p>Vision: “By 2036 the TAYplan area will be sustainable... The quality of life will make it a place of first choice ...”</p>	<p>DELIVERING TAYPLAN</p>	<ul style="list-style-type: none"> ● Leadership and Action p.3
<p>Outcomes</p> <ul style="list-style-type: none"> more people are healthier through sustainable economic growth the region’s image will be enhanced we live, work and play in better quality environments we live within Earth’s environmental limits 	<p>TAYPLAN: THE LOCATION AND PLACE</p>	<ul style="list-style-type: none"> ● Policy 1 Location Priorities p.10 ● Policy 2 Shaping Better Quality Places p.14
	<p>A SUCCESSFUL AND SUSTAINABLE TAYPLAN</p>	<ul style="list-style-type: none"> ● Policy 3 A First Choice For Investment p.20 ● Policy 4 Homes p.24 ● Policy 5 Town Centres First p.30 ● Policy 6 Developer Contributions p.35
	<p>A LOW CARBON TAYPLAN</p>	<ul style="list-style-type: none"> ● Policy 7 Energy, Waste and Resources p.40
	<p>A NATURAL AND RESILIENT TAYPLAN</p>	<ul style="list-style-type: none"> ● Policy 8 Green Networks p.48 ● Policy 9 Managing TAYplan’s Assets p.52
	<p>A CONNECTED TAYPLAN</p>	<ul style="list-style-type: none"> ● Policy 10 Connecting People, Places and Markets p.58

“Great! We can all live our whole life, from childhood to old age, in a place where we can easily access the jobs, services and facilities we all need for our everyday lives”.



Peter age 76, grandad and retired from Perth and Sean age 21, grandson and student at University of Dundee

TAYplan: The location & place

Policy 1 LOCATION PRIORITIES

A. Principal Settlement Hierarchy

Strategies, plans, programmes and development proposals shall focus the majority of development in the region's principal settlements as shown on Map 1 (opposite):

Tier 1 principal 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 region's economy;

- Within Dundee Core Area in the principal settlements of Dundee City; including Dundee Western Gateway, and Invergowrie, Monifieth, Tayport/Newport/Wormit, Birkhill/Muirhead; and,
- Within Perth Core Area in the principal settlements of Perth City, Scone, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, Perth Airport.

Tier 2 principal settlements which have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the additional development; and,

Tier 3 principal 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 additional development.

B. Sequential Approach

Strategies, plans and programmes shall prioritise land release for all principal settlements using the sequential approach in this Policy; and prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings) as follows:

1. Land within principal settlements; then,
2. Land on the edge of principal settlements; then,
3. Where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal settlements, and where it is consistent with Part A of this policy and with Policy 2, the expansion of other settlements should be considered.

C. Outside of Principal Settlements

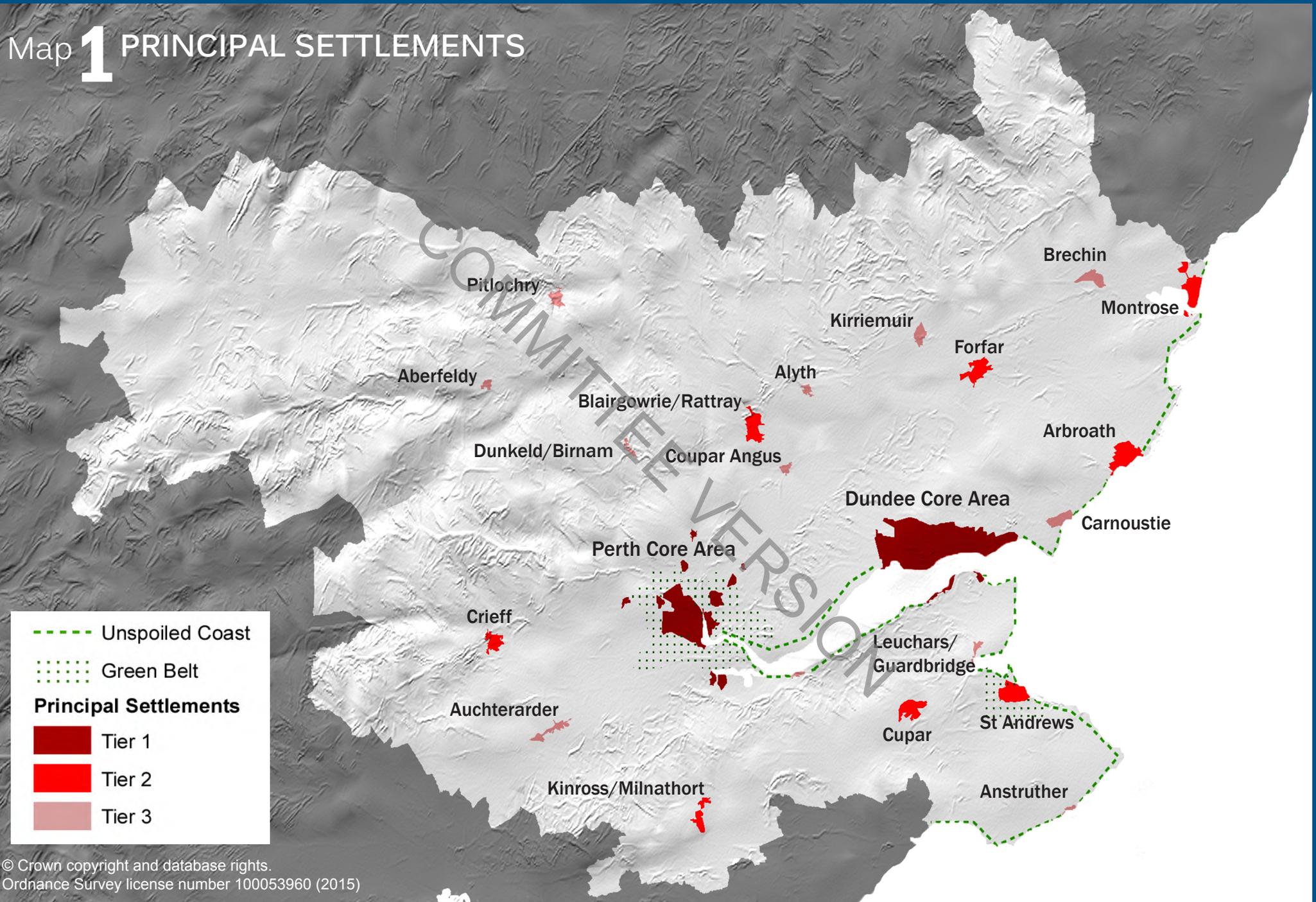
Local Development Plans may also provide for some development in settlements that are not defined as principal settlements (Policy 1A). This is provided that it can be accommodated and supported by the settlement, and in the countryside; that the development genuinely contributes to the outcomes of this Plan; and, it meets specific local needs or does not undermine regeneration of the cities or respective settlement. Proposals for development in the countryside

should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.

D. Green belts

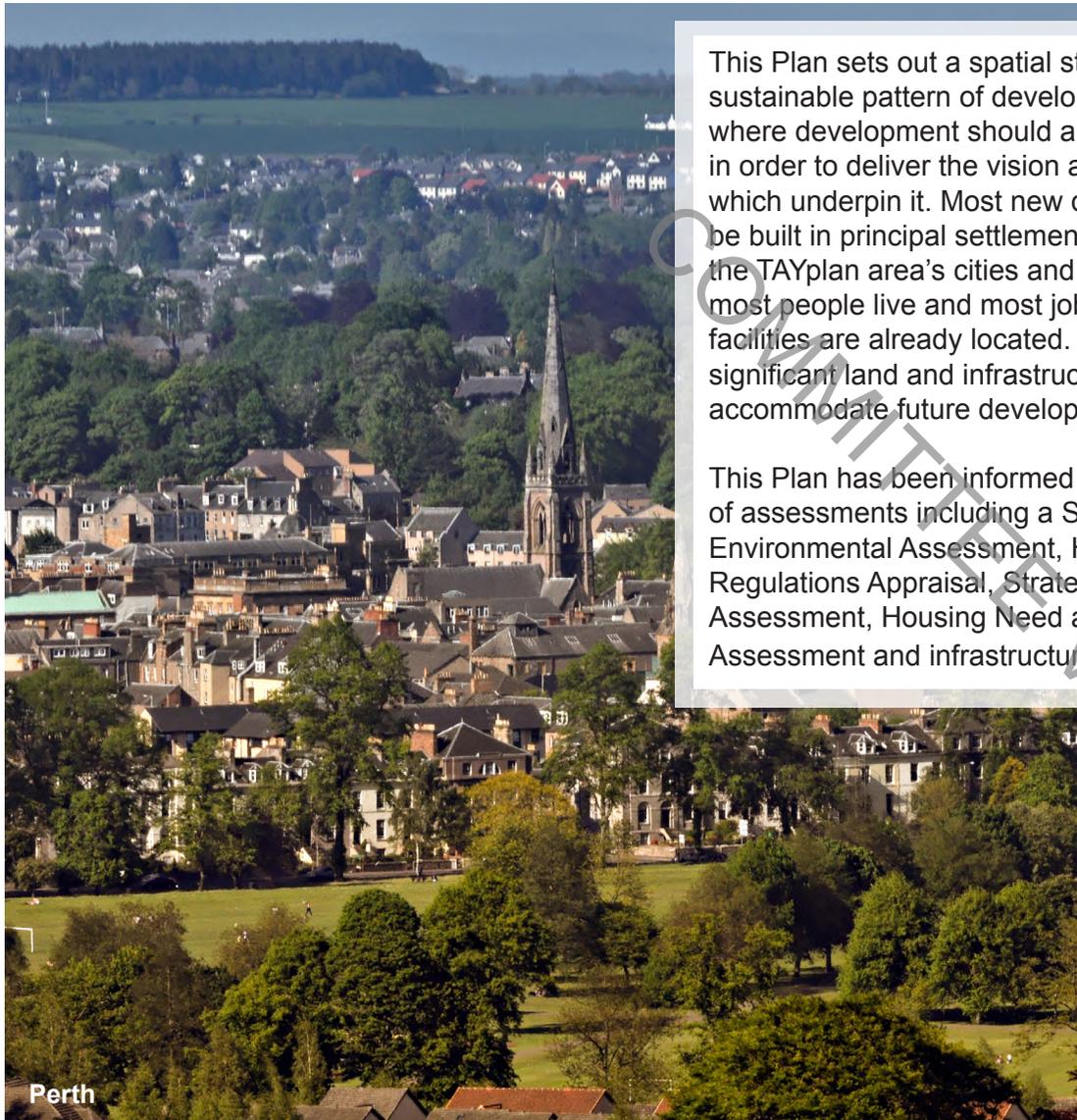
Local Development Plans shall continue the implementation of green belt boundaries at both St Andrews and Perth to preserve their settings, views and special character including their historic cores; protect and provide access to open space; assist in safeguarding the countryside from encroachment; to manage long term planned growth including infrastructure on Map 10 and Strategic Development Areas in Policy 3; and define the types and scales of development that are appropriate within the green belt based on Scottish Planning Policy.

Map 1 PRINCIPAL SETTLEMENTS



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What the policy is for



This Plan sets out a spatial strategy to deliver a sustainable pattern of development which says where development should and should not go in order to deliver the vision and the outcomes which underpin it. Most new development will be built in principal settlements. These are the TAYplan area's cities and towns where most people live and most jobs, services and facilities are already located. They can have significant land and infrastructure capacity to accommodate future development.

This Plan has been informed by a range of assessments including a Strategic Environmental Assessment, Habitats Regulations Appraisal, Strategic Flood Risk Assessment, Housing Need and Demand Assessment and infrastructure capacity work.

LOCATION PRIORITIES



How the policy works

'Principal settlements' are where most growth will occur. Our cities, Dundee and Perth, are the key economic drivers of the region and continue to be the main focus of growth and new development. To manage this growth Policy 1 and Map 1 define 22 principal settlements. Their boundaries are defined and reviewed regularly through the respective Local Development Plan.

A number of the principal settlements lie within what TAYplan calls 'Core Areas'. The Core Areas are centred on the cities of Dundee and Perth, essentially representing how the cities function. The majority of new development will be accommodated in the principal settlements within these Core Areas (defined in Policy 1 and Map 1).

Local Development Plans will identify appropriate land to deliver this sustainable pattern of development whilst also considering the requirements of other policies in this plan. This will

provide for a mix of development, infrastructure and green space. Development on land within principal settlements, particularly brownfield land*, is preferable to development elsewhere.

There will be no need for any new settlements during the lifetime of this Plan.

Development outside of principal settlements (i.e. in the countryside or other settlements) is considered under Policy 1C. This balances supporting vibrant rural and coastal areas with avoiding suburbanisation of the countryside and unsustainable patterns of travel and development. This may require a varied approach to reflect the different characteristics of rural area within TAYplan. This is reinforced by Policy 4F which makes a presumption against housing proposals in areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where this would adversely affect regeneration within the

core areas, the delivery of Strategic Development Areas (Policy 3), or conflict with other parts of this Plan.

Greenbelts around St Andrews and Perth are defined through Local Development Plans. The unspoiled coast is illustrated on Map 1 and considered further in Policy 9. Local Development Plans will define the nature and extent of these areas, as appropriate, and the types and scale of appropriate development where necessary.

**brownfield land: land which has previously been developed, including vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.*

Policy **2** SHAPING BETTER QUALITY PLACES

To deliver better quality development and places which respond to climate change, Local Development Plans, design frameworks masterplans/briefs and development proposals should be:

A. Place-led to deliver distinctive places by ensuring that the arrangement, layout, design, density and mix of development are shaped through incorporating and enhancing natural and historic assets*, natural processes, the multiple roles of infrastructure and networks, and local design context.

B. Active and healthy by design by ensuring that:

- i. the principles of lifetime communities (p. 17) are designed-in;
- ii. new development is integrated with existing community infrastructure and provides new community infrastructure/facilities where appropriate;
- iii. collaborative working with other delivery bodies concentrates and co-locates new buildings, facilities and infrastructure; and,
- iv. transport and land use are integrated to:
 - a. reduce the need to travel and improve accessibility by foot, cycle and public transport and related facilities;
 - b. make the best use of existing infrastructure to achieve a walkable

environment combining different land uses with green space; and,
c. support land use and transport integration by transport assessments/ appraisals and travel plans where appropriate, including necessary on and off-site infrastructure.

C. Resilient and future-ready by ensuring that adaptability and resilience to a changing climate are built into the natural and built environments through:

- i. a presumption against development in areas vulnerable to coastal erosion, flood risk and rising sea levels;
- ii. assessing the probability of risk from all sources of flooding;
- iii. the implementation of mitigation and management measures, where appropriate, to reduce flood risk; such as those envisaged by Scottish Planning Policy, Flood Risk Management Strategies and Local Flood Risk Management Plans when published;
- iv. managing and enhancing the water systems within a development site to reduce surface water runoff including through use of sustainable drainage systems and storage;
- v. protecting and utilising the natural water and carbon storage capacity of soils, such as peat lands, and woodland/other vegetation;
- vi. Identifying, retaining and enhancing existing

green networks and providing additional networks of green infrastructure (including planting in advance of development), whilst making the best use of their multiple roles; and,
vii. design-in and utilise natural and manmade ventilation and shading, green spaces/ networks, and green roofs and walls.

D. Efficient resource consumption by ensuring that:

- i. waste management solutions are incorporated into development;
- ii. high resource efficiency is incorporated within development through:
 - a. the orientation and design of buildings and the choice of materials to support passive standards; and,
 - b. the use of or designing in the capability for low/zero carbon heat and power generating technologies and storage to reduce carbon emissions and energy consumption; and,
 - c. the connection to heat networks or designing-in of heat network capability.

Footnotes

**Natural and historic assets: Landscapes, habitats, wildlife sites and corridors, vegetation, biodiversity, green spaces, geological features, water courses and ancient monuments, archaeological sites and landscape, historic battlefields, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).*

What the policy is for

The vision links the importance of good quality places with quality of life. The quality of places throughout the TAYplan area is really important for people's health and enjoyment. It is also important for investors and others looking to locate here. This policy seeks to improve and shape the quality of new development.

The legacy of our choices about development quality today will affect almost every aspect of life in the future. It is therefore vital that new development both complements and enhances places and the way they function.

The places we live in do not exist in isolation. Their character is defined by their setting and history, for example Pitlochry is defined by the rivers, lochs and mountains that surround it. As a coastal town Arbroath is defined by its harbour, fishing heritage, beach and cliffs. St Andrews is seen by the world as a place of learning, heritage and the home of golf. Good quality places can support economic prosperity by stimulating business opportunities around places where people want to live and spend time. This can improve economic competitiveness and contribute to a more inclusive economy and society. Dundee Waterfront shows how improving place quality can transform the perception and pride in a place.



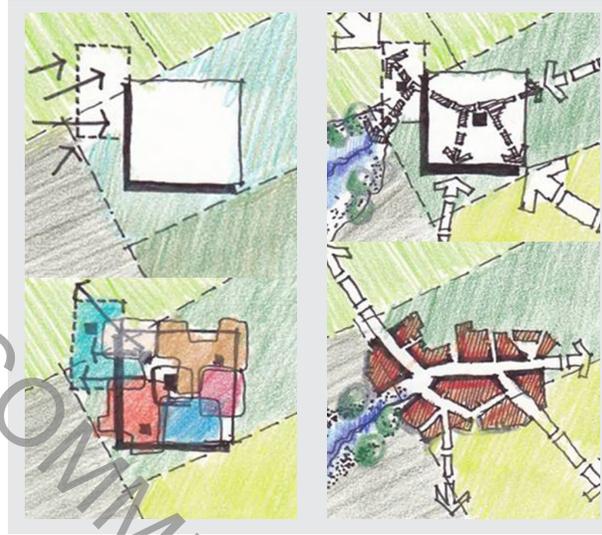
Place Led Approach

Outside – In

Understanding the environmental context of a site, how a site works in its wider setting and how that shapes what happens within is essential to integrating new development.

Inside – Out

Conversely, considering how the site connects from the inside-out and builds on existing features, networks and infrastructure, enhancing these through new development.



Source: TAP plan

Integrate Networks

Making it easy, safe and desirable to walk and cycle within and between neighbourhoods utilising existing green networks (e.g. green space and water networks) and enhance these areas to deliver a better quality of place and life.

Work with the grain of the place

Respecting and working with the grain of a place. This approach will help determine the size, shape and form of development and how it can respond to adaptation to help achieve future-proofing our new communities and facilities.

How the policy works

Enhancing quality of life through Policy 2 requires measures that improve place quality to be designed-in at the outset and help ensure that design contributes to preventing unnecessary spending, risk and related poor physical and mental health. This Policy applies to all scales and types of land use from new roads to green spaces, sports centres to housing, and, offices to recycling plants. It encourages innovation and place-led solutions to deliver development capable of supporting more sustainable ways of life for the people and businesses that use them.

This will mean balancing competing interests to make optimum use of the land and deliver places that allow people and businesses to thrive. This works in parallel with and is complemented by all of the other policies in this Plan.

Scottish Planning Policy considers 6 qualities of successful places which are common

ingredients to all successful and sustainable places (distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond). These are embedded in Policy 2. However, the specific action will vary from place to place because everywhere is different. This is not a one-size fits all approach.

Local Development Plans, design frameworks, masterplans and development briefs may specify solutions for particular places. Planning authorities will determine whether the measures proposed by developers are satisfactory.

A place-led approach ensures that the design and layout of new development will be the product of the place rather than, for example, the requirements of overly standardised development that can sometimes diminish local character. This requires new development that integrates with and complements its surroundings. This is based

on understanding of the place, particularly how it functions from the inside-out and the outside-in. It also requires consideration of the natural and manmade networks and systems that the development is part of.

Good quality places need to be resilient and future-ready to cope with or adapt to hazards; including the implications of hotter summers and wetter winters. Policy 2 directs development to locations which avoid flood risk, but, where necessary ensures that solutions which mitigate unavoidable risks are designed-in. This includes water management for drought risk and all sources of flood risk; and, consideration of soil, water and climate holistically to design-in solutions at the outset.

The location, design and layout of good quality development reduces carbon emissions by reducing the need to consume energy and

resources in the first place. Solutions include passive design e.g. orientation, insulation and building materials for shelter, shade and heat retention; or other design measures. In parallel a shift to low/zero carbon heat and power generation (and storage) may involve off-grid property and community scale low/zero carbon heat and power generation and storage. It may also include electric vehicle charging points or other types of alternative fuels. Development should also be capable of accommodating/ connecting to heat network technology in the future. To fulfil the *Zero Waste Scotland Plan* (2010) new development will also need to design-in space and other appropriate measures to allow users/inhabitants to separate and store waste prior to collection.

This is part of a broader strategy where Policy 1 focuses development in principal settlements to help reduce the need to travel and reduce transport carbon emissions. Good quality places in Policy 2 enhance active travel potential, reduce consumption, shift energy generation and contribute to a circular economy through zero waste principles. Infrastructure to support the shift to low/zero carbon heat and electricity and infrastructure for waste management are considered in Policy 7.

Policy 2 advocates lifetime communities. These are places that support independent living for all people throughout their lives. Typically they provide a range of homes, services and facilities that are easily accessible to all. This will also include active travel routes and supporting infrastructure, as well as open space and sport and recreational facilities. It may also include the co-location of health and social care facilities. As



Source: TAYplan

such lifetime communities support active and healthy lifestyles and reduce the need to travel. They also contribute to improving life opportunities to access jobs, services and facilities through active travel. Lifetime communities should be embedded into the location, design and layout of development at the outset. This is reinforced by the place-led approach (Policy 2A) and by green networks (Policy 8).

Shaping better quality places will also be supported by measures identified in Community Action Plans e.g. the emerging East Neuk Community Action Plan. These can focus community action around a broad range of measures that enhance quality of place but which are not all within the remit of the planning system.

COMMITTEE VERSION

“My place provides vibrant opportunities to live, learn, socialise and work, now and in the future”.



*Eleanor age 21,
student at the
University of
St Andrews*

COMMITTEE VERSION

A successful and sustainable TAYplan

Policy 3 A FIRST CHOICE FOR INVESTMENT

Local Development Plans should:

- A.** identify and safeguard at least 5 years supply of employment land* to support the growth of the economy and a diverse range of industrial requirements;
- B.** identify and safeguard sites/locations for distribution and warehousing or industries with significant cargo movements adjacent/close to rail-heads and ports where appropriate;
- C.** further assist in growing the year-round economy including the role of the tourism and sporting and recreational sectors;
- D.** continue to support the development of the Strategic Development Areas set out in Map 3;
- E.** include (or cover in Supplementary Planning Guidance) Design Frameworks for all Strategic Development Areas where unless completed or not required. These should reflect the overall policy requirements of this Plan and from which master plans will be developed, reflecting in particular the 6 qualities of successful places advocated by Scottish Planning Policy.

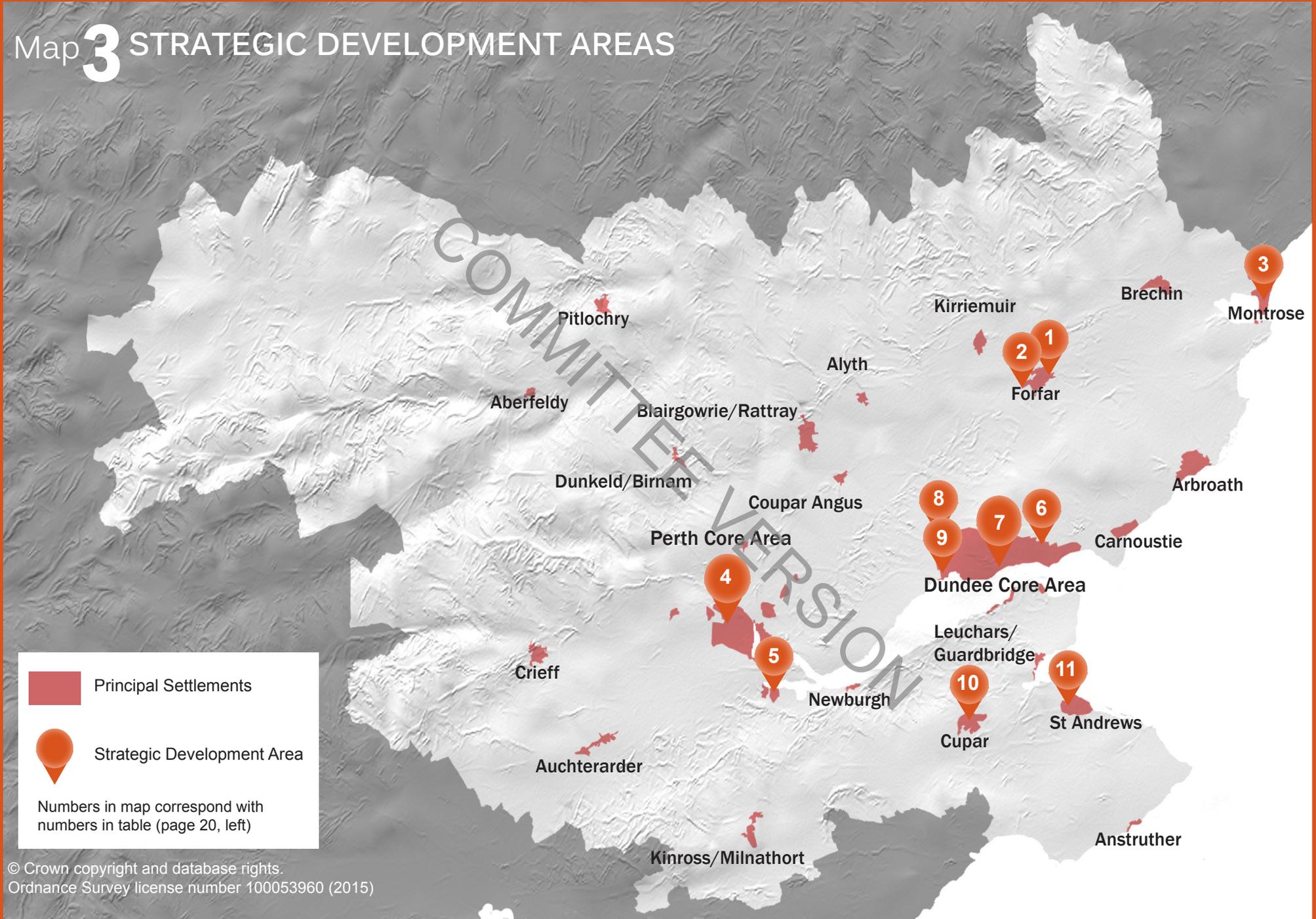
Footnotes

*Land for employment includes Classes 4 (business), 5 (General Industrial) and 6 (storage and distribution) from the Use Classes (Scotland) Order (1997). The location of some of these is considered as part of the town centres first approach in Policy 5.

Strategic Development Areas	Proposed Uses
1. Forfar Agricultural Service Centre	Employment land for agricultural services
2. Orchardbank, Forfar	25ha of employment land
3. Montrose Port	Employment land for port related uses
4. West/North West Perth	4,000+ homes, 50 ha employment land and new roads
5. Oudenarde, Bridge of Earn	1,200+ homes and 34ha employment land
6. Linlathen, Dundee	40ha of employment land
7. Dundee Wider Waterfront	Mixed uses including business, commercial, leisure, retail, homes and port related uses
8. Dundee Western Gateway	750+ homes and 50ha of employment land
9. James Hutton Institute	5 to 10ha employment land for food and agricultural research
10. Cupar North	1,400 homes, 10ha employment land and bulky goods retail
11. St Andrews West & Science Park	1,090 homes, 5ha business park, 8ha employment land and 10ha for research and development or science park related enterprise

The numbers for the Strategic Development Areas in the table above correspond with those on Map 3 (right)

Map 3 STRATEGIC DEVELOPMENT AREAS



What the policy is for



The vision is part of a wider strategy of welcoming and encouraging investment to grow a stronger economy with more jobs, improved opportunities and fewer disparities. This Plan provides a framework giving greater certainty to investors. Policy 3 is supported by Policy 2 (*shaping better quality places*) and Policy 10 (*better connecting people, places and markets*) to ensure that growth is lasting and sustainable.

TAYplan is home to some of Scotland's most important sectors including finance, renewable energy, food and drink, life sciences, creative and cultural industries and the visitor economy. The Strategic Development Areas (Policy 3) plan for a range of uses and play an important role in supporting and growing these sectors. The housing and the construction industry needs to grow out of the economic downturn and deliver the 8,500 new homes planned in these Strategic Development Areas. Dundee Waterfront, one of the largest regeneration projects in the UK, is identified as a national project in *National Planning Framework 3*.

Dundee and Perth will continue to be major drivers of the economy. They are major visitor destinations and the transformation of Dundee, with the new V&A Museum of Design Dundee

(V&A) and wider waterfront, is expected to bring further benefits to the city and beyond. Transport improvements associated with West/North West Perth are anticipated to help improve access to Perth and to visitor opportunities at Scone Palace and in Highland Perthshire and beyond.

Outdoor activities and facilities in areas such as Highland Perthshire, the Angus Glens and the coast are crucial. St Andrews, Anstruther and Arbroath are also major seaside destinations. Gleneagles at Auchterarder, St Andrews and Carnoustie host international golf competitions and are major global centres for golf-related tourism.

There are also strong links between the visitor economy and the food and drink sector such as whisky tours and food related tourism e.g. *'the taste of Angus'* which make this an important part of the visitor and investment offer. These and Perth Food and Drink Park support jobs and investment with international companies, small businesses and individual hotels, farms and estates. They have an international reputation with prominent local produce e.g. game meats, berries, bottled water and whisky that showcase the TAYplan region.

A FIRST CHOICE FOR INVESTMENT



Dundee Waterfront and
V&A Museum of Design Dundee

How the policy works

Policy 3 requires Local Development Plans to identify and continue to support sustainable economic growth. All of the Strategic Development Areas are planned for in adopted Local Development Plans. West/North West Perth and Oudenarde have further capacity as supported in the Local Development Plan.

Design frameworks set out the main infrastructure requirement, phasing, land uses, landscaping and green networks, and where required, particular design aspects (e.g. density). These ensure that the principles of Policy 2 *shaping better quality places*, Policy 8 *Green networks*, Policy 9 *Safeguarding assets* and Policy 10 *Connecting People Places and Markets* are coordinated and put in place for Strategic Development Areas from the outset.

Dundee and Montrose Ports will play a major role in Britain's east coast energy cluster as envisaged by *National Planning Framework 3*

and the *National Renewables Infrastructure Plan* (2011). They are increasingly attractive for oil, gas and wider offshore energy businesses. Dundee Port and Claverhouse Industrial Estate became Enterprise Areas in 2012 to support this growth. Both ports are protected for port related uses, including freight transshipment (Policy 10). Local Development Plans will also safeguard land at or close to ports and rail-heads for businesses that can take advantage of multi-modal freight opportunities.

Locations close to universities and hospitals continue to be important for Scotland's life sciences sector. Strategic Development Areas at James Hutton Institute; and, St Andrews West & Science Park provide additional land for commercial and academic research. Dundee Wider Waterfront includes accommodation to support digital media and its links with Abertay University.

Policy 3 does not mean all tourism, sport or recreational development is appropriate. Instead it ensures specific consideration of the visitor economy and its role in delivering the economic ambitions of the vision. Land uses that generate a significant footfall will also be subject to the town centres first approach in Policy 5.

Forfar Regional Agricultural Service Centre supports the retention and growth of agricultural services in this part of Scotland. This is not a single site but a principle supporting existing and new agricultural businesses in Forfar. The Tay Eco Valley Project supports growth of the circular economy based around the food and drink businesses in the Tay Valley from the James Hutton Institute to the Perth Food and Drink Park.

Policy 4 HOMES

Local Development Plans shall:

A. plan for the average annual housing supply targets* and housing land requirements illustrated in Map 4 to assist in the delivery of the 20 year housing supply target of 41,700 homes between 2016 and 2036. For the first 12 years up to year 2028 the total housing supply target is of 25,020 homes across TAYplan. In the period 2028 to 2036 a housing supply target in the order of 16,680 homes may be required, subject to future plan reviews. To achieve this Local Development Plans will identify sufficient land within each Housing Market Area to meet the housing land requirement.

B. identify land which is effective or expected to become effective to meet the housing land requirement in Map 4 for each housing market area up to year 10 from the predicted date of adoption. In so doing they will ensure a minimum of 5 years effective land supply at all times.

C. ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. For the whole of the TAYplan area this will be an approximate ratio of 25% affordable to 75% market homes but may vary between housing market areas and Local Authorities.

D. have the flexibility, in serious cases of appropriately evidenced environmental or infrastructure capacity constraints, to provide for up to 10% (15% for Highland Perthshire) of the housing land requirement for one market area to be shared between one or more neighbouring housing market areas within the same authority, whilst taking account of meeting needs in that housing market area.

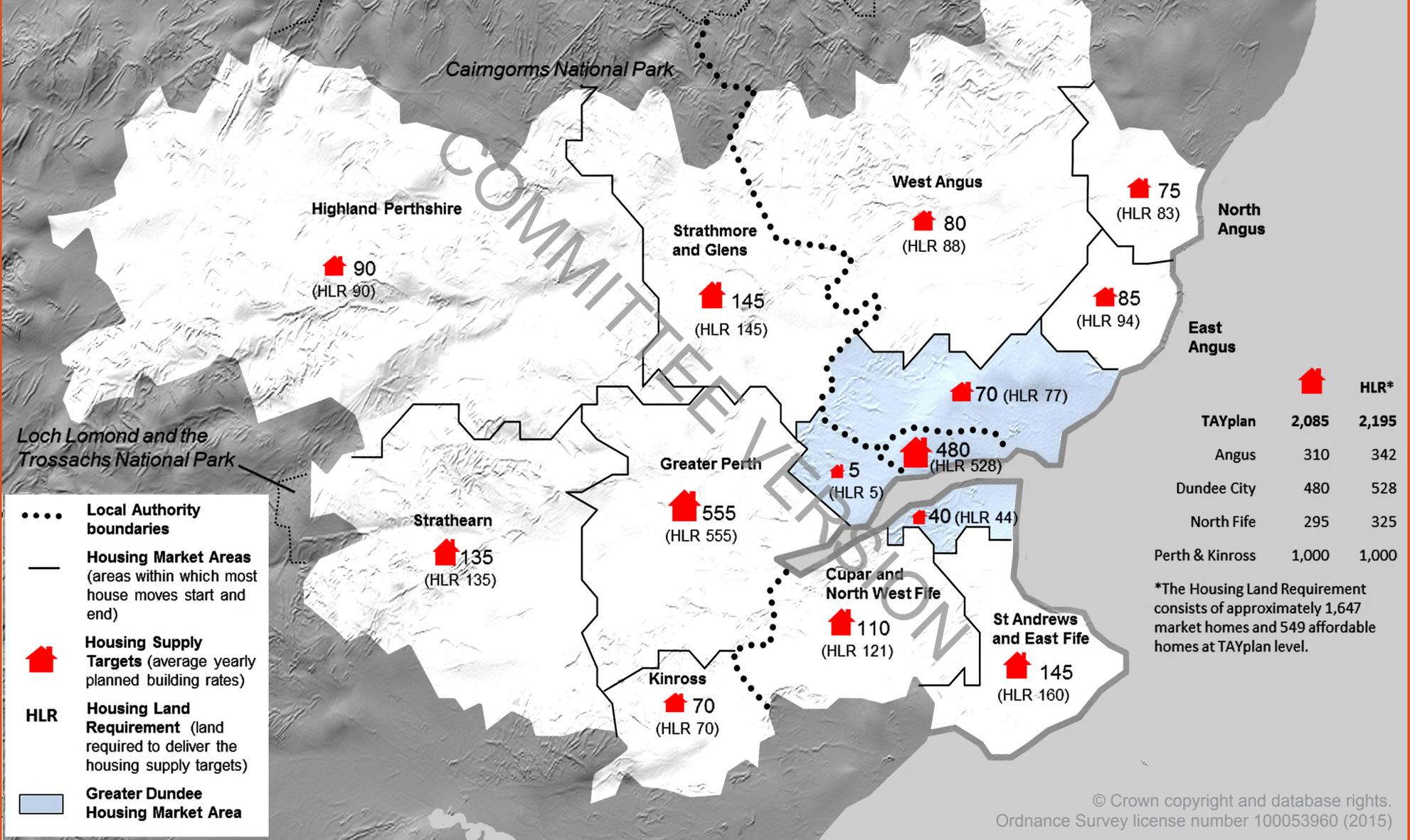
E. for Dundee City only, have the flexibility to plan for a housing land requirement to exceed that in map 4.

F. ensure there is 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 Strategic Development Areas or regeneration within the core areas or conflict with other parts of this Plan.

Footnote

**Average build rates are illustrated annually to assist the understanding of what the scale of housing is for communities. These are only averages and the period in which these build rates should be achieved is over the first 12 years of the Plan, not annually. It is anticipated that within the first 12 year period build rates will be lower than the average in the early period and greater in the later period. These figures include Strategic Development Areas and affordable housing. They have been informed by the TAYplan-wide Joint Housing Need and Demand Assessment (2013) and work set out in Topic Paper 2: Growth (2015).*

Map 4 AVERAGE ANNUAL HOUSING SUPPLY TARGETS AND LAND REQUIREMENT 2016-28



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What the policy is for

The vision seeks a TAYplan where more people choose to live, work and study. This Plan is fundamentally about providing for good quality homes and communities to best ensure that there are homes for everyone to live in.

Developing new homes and refurbishing existing homes is important in growing TAYplan's economy. Good quality homes and communities directly affect economic competitiveness and people's health and quality of life.

This Policy seeks to ensure that new housing is planned for in a sustainable way. It sets out a framework to be applied across council boundaries. Policies 2, 4 and 6 collectively seek good quality communities with an appropriate mix of housing type, size and tenure. This helps to meet the needs and aspirations of different people throughout their lives. Children, working age and pensionable age populations are all projected to grow and particularly significant growth is anticipated in Perth and Kinross.

Every year more people continue to move to the TAYplan area. This increase in population, combined with other factors, requires a continuous supply of housing land for new homes. Therefore it is important that the right amount of

new land is identified to plan for new homes. This gives certainty to home builders and to councils, who need to identify land for house building in their Local Development Plans. The average yearly number of new homes planned for in Policy 4 is equivalent to less than 1% of the TAYplan's housing stock for the year 2012.

Policy 4/Map 4 set out the average yearly house building rates (housing supply targets) that are planned for. The housing land requirement can be larger and refers to the amount of land to be identified by Local Development Plans. This additional land represents the generosity of land supply, where required, to ensure that the housing supply targets can be met.

The housing supply targets have been informed by the *TAYplan-wide Joint Housing Need and Demand Assessment (2013)*, which identified the need for 44,100 over the next 20 years. This was considered robust and credible by the Scottish Government in February 2014. Housing supply targets have also been informed by consideration of wider social, economic and environmental factors and issues of deliverability, resources and capacity. More details can be found in *Topic Paper 2 Growth Strategy (2015)*.

Total Population within TAYplan

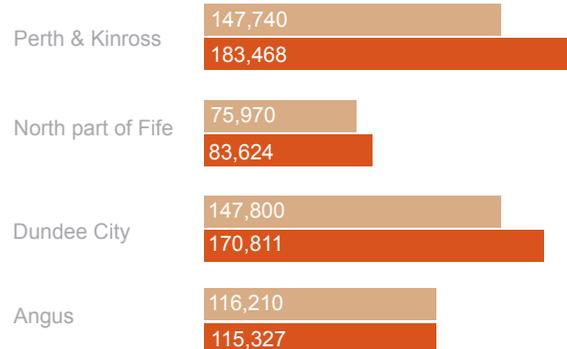


2012: 487,720
2036: 553,230

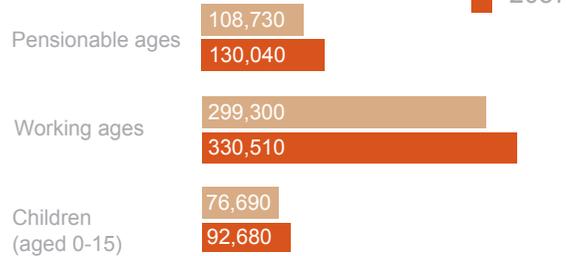
Change



+ 65,510 people



Population Composition within TAYplan



Source: National Records of Scotland 2012-Based Population Projections; Principal Projection

Components of Housing Supply Targets and Housing Land Requirement



How the policy works

Policy 4/Map 4 plan for housing supply targets of 2,085 new homes per year across the TAYplan area. This is 25,020 over the first 12 years of this plan (2016-28) and approximately 41,700 homes over the whole 20 year period.

The housing land requirement provides a generous land supply equivalent to 10% of 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). For Perth and Kinross housing market areas, the housing supply targets and housing land requirements in Map 4 are identical. This is reasonable because it responds to economic, social and environmental factors as well as capacity, resourcing and deliverability issues whilst continuing to meet market demand.

This suggests that the housing supply targets are already generous in themselves.

The housing supply targets and housing land requirements in Map 4 will continue for the remaining 8 years of the Plan (2028-36).

However, this Plan will be kept up-to-date, reviewed and replaced at least twice before 2028. This provides the opportunity to review the Housing Need and Demand Assessment and other work that informs housing supply targets. This timing and process is appropriate to respond to any significant changes in the progress of the economic recovery.

The average yearly housing supply targets identified in Policy 4 and Map 4 are only averages and the period in which these should be achieved is within and over the 12 years from 2016 to 2028.

As such if the housing supply targets are not fully met by 2028 the shortfall does not transfer to the period beyond. Similarly any surplus in build rates is not discounted from the period beyond 2028 either. However, any un-used land supply may go on to contribute to meeting the housing land requirement for the final 8 years of this Plan (2028-36).

The number of new homes for people to live in is important, but so too is where these homes are located and the quality of the homes and neighbourhoods. Poor quality housing development that fails to deliver a sustainable pattern of growth or which fails to meet the requirements of other policies in this Plan should not be allowed irrespective of its contribution to the housing supply targets.



Map 4 shows housing supply targets and housing land requirements as yearly averages at housing market area level (areas within which most house moves both start and finish). All housing market areas are wholly within one council area except for the Greater Dundee Housing Market Area. This covers all of Dundee City and parts of the other three council areas. Here the average yearly figures are shown for each council part of the Greater Dundee Housing Market Area to assist Local Development Plans.

Councils will continue to monitor the effectiveness of the housing land supply using annual housing land audits to ensure that in each year there is a 5 year supply of effective housing land within each housing market area based on the housing land requirement. For the Greater Dundee Housing Market Area an amalgamated audit will be published to monitor effectiveness across the areas (taken from each individual council's audit).

The housing land requirement can be made up of land from a variety of sources as described in *Scottish Planning Policy (2014) paragraph 117 (See diagram above)*. It will be for Local Development Plans to determine and justify which sites will make up the housing land requirement, much of which already has permission or is allocated in existing Local Development Plans. This includes specialist housing provision.

The *TAYplan-wide Joint Housing Need and Demand Assessment (2013)* does not highlight any strategic cross-boundary issues for the accommodation of Gypsies and Travellers or Travelling Show People. Additional needs for these communities are considered through Local Development Plans and Local Housing Strategies.

Local Development Plans will identify a supply of land which is effective or expected to become effective for the period of ten years after their respective anticipated date of adoption. This

land supply will be equivalent to the housing land requirement. This provides choice and flexibility to ensure that the housing supply target can be met from a range of sites. Although build rates are expected to be lower in the early part of the Plan period this approach provides flexibility to respond quickly to change.

After the economic downturn house building rates fell and have remained comparatively low because it has been more difficult for home buyers and builders to borrow money. Although the recovery is underway house building rates need to increase (in some cases threefold) to deliver the housing supply targets planned for. This transition will take time.

In Perth and Kinross a series of specific issues relating to deliverability suggest that house building rates for the first 12 years of this Plan are likely to average levels lower than the respective housing supply targets in Policy 4/Map 4. This

suggests a lengthier transition period than anticipated in the other three council areas. There is not considered to be any greater likelihood of delivering these housing supply targets simply by providing a more generous land supply. This is because the housing supply targets already imply significant generosity as a consequence of these delivery challenges. Doing so may also bring about unintended consequences for delivering the vision. More details can be found in *Topic Paper 2: Growth Strategy* (2015).

Besides the generosity of the housing land requirement, this transition requires job security and mortgage availability for consumers to improve. It also requires growth in construction industry capacity and in supply chain businesses. Land owners, lending institutions and investors also need to be confident of their returns. This is important because the number of homes we plan for is one part of a wider market that is influenced by the whole economy. Other policies in this Plan are designed to support a growing economy which in turn will also contribute to transition to higher levels of house building. These are challenges faced across the UK.

Local Development Plans will identify land within principal settlements to meet most of the housing land requirement to reflect Policy 1. The majority of development will be accommodated in principal settlements within the Dundee and Perth Core Areas. The boundaries of these settlements will be regularly reviewed through Local Development Plans. Policy 1 does allow some development in areas outside of principal settlements where this meets local needs. Policy 4F operates in conjunction with Policy 1C. It restricts housing development in areas surrounding and between

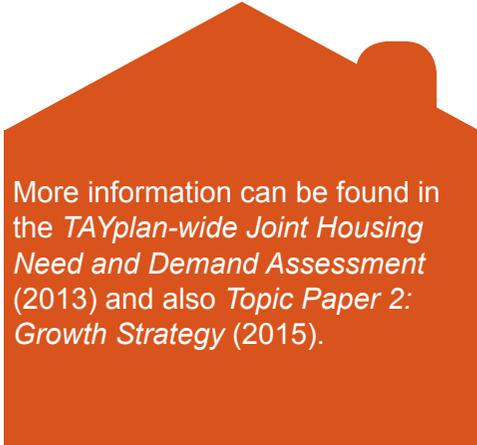
the Dundee and Perth Core Areas (defined in Policy 1). This is to prevent sub-urbanisation of the countryside, unsustainable travel patterns and to avoid conflict with the delivery of strategic development areas or regeneration within the core areas. Local Development Plans will not make significant land allocations for new homes in these areas and planning decisions will also be expected to reflect this priority. Therefore, significant new housing development will not be supported in these areas.

The Housing Need and Demand Assessment observed a ratio of 50:50 between housing need and demand at TAYplan level. However, it also concluded that it would be impossible to deliver this ratio of market homes (for purchase and private rent) to affordable homes (social rent and intermediate products). Further it concluded that the private rented sector will play a more prominent role in the housing market, particularly as a result of welfare reform and other market factors. This will influence the mix of housing type, size and tenure.

Policy 4 takes a pragmatic approach of planning on the basis that 75% of homes will be market homes (for purchase and private rent) and 25% will be affordable homes (social rent and intermediate products). This also increases the likelihood of delivering affordable housing as an integral part of market developments. However the exact scale and proportions may vary for each housing market area and for individual localities and sites. It is also clear from population projections that there will be growth in the numbers of children, working age adults and those of pensionable age. The highest proportional change is anticipated amongst

children and adults of pensionable age. Local Development Plans and Local Housing Strategies are best placed to determine the appropriate scale and mix of housing type, size and tenure, and also the method for delivering affordable homes where these are needed.

Sometimes the housing land needed to deliver a sustainable pattern of development can experience environmental or infrastructure constraints. In response, Policy 4D provides flexibility for Local Development Plans to plan for up to 10% of the housing land requirement of one housing market area to be met in an adjoining housing market area. In Highland Perthshire housing market area this is 15% in recognition of the significant concentration of environmental designations, flood risk, topography and transport infrastructure constraints.



More information can be found in the *TAYplan-wide Joint Housing Need and Demand Assessment* (2013) and also *Topic Paper 2: Growth Strategy* (2015).

Policy **5** TOWN CENTRES FIRST

To protect and enhance the vitality, viability and vibrancy of city/town centres:

A. strategies, plans, programmes and development proposals should focus land uses that generate significant footfall in city/ town centres defined in the network of centres (below) ahead of other locations (including retail, commercial leisure, offices, community and cultural facilities, civic activity and, where appropriate public buildings such as libraries, education and health care facilities). Other land uses including residential, hospitality and catering, events and markets should be encouraged in town centres.

B. Local Development Plans should:

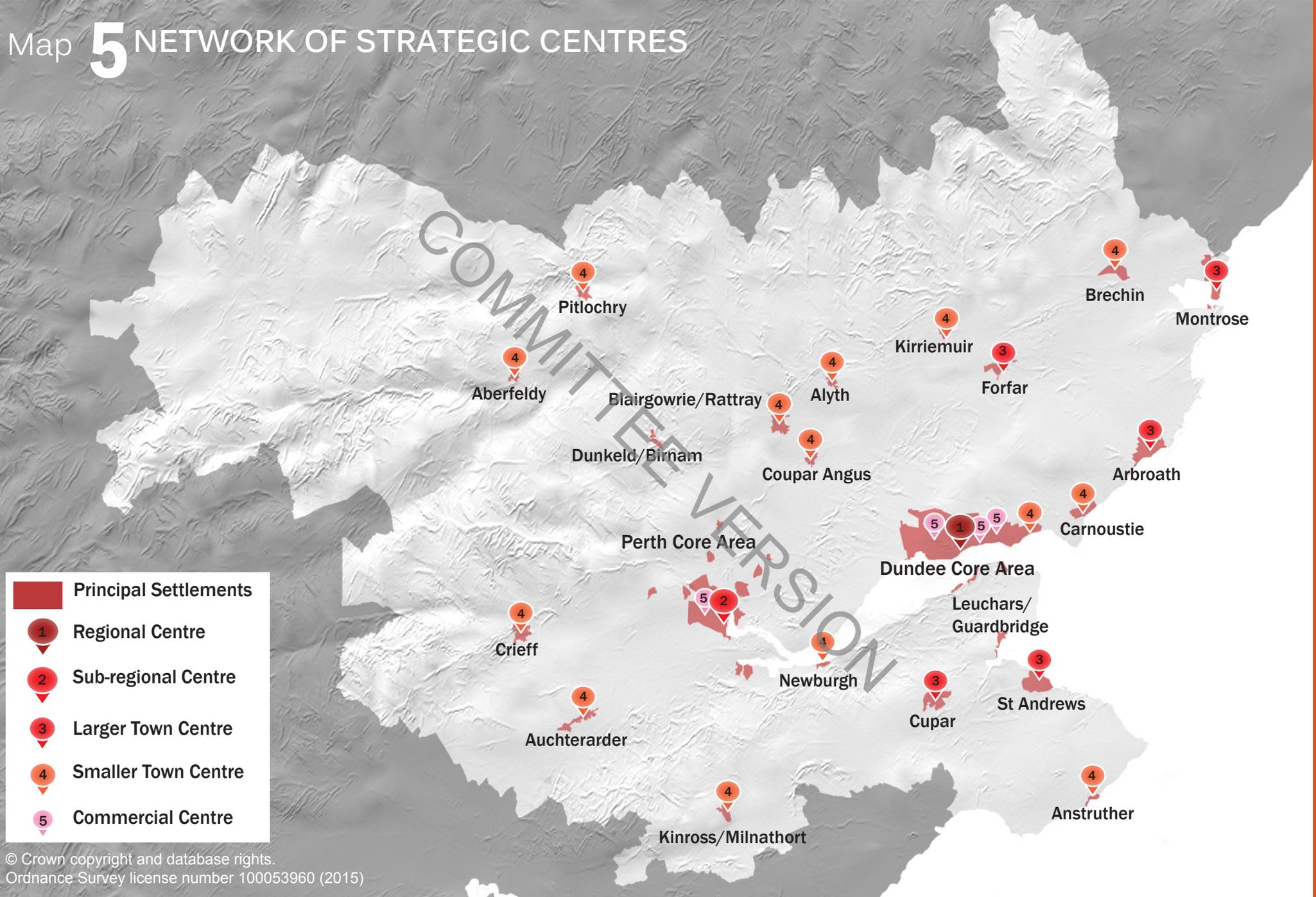
- i. identify specific boundaries, where appropriate, for each city/town centre, local centre and commercial centre in the network (below); including those subsequently identified in Local Development Plans;
- ii. specify the appropriate functions that can take place at individual commercial centres; and,
- iii. identify any other town centres and commercial centres, as appropriate; this will be particularly likely in larger, multi-centre settlements such as Dundee, Perth and Arbroath.

C. Local Development Plans and planning decisions should recognise that hospitality, catering and leisure facilities play a prominent role in supporting the visitor function of settlements and in the daytime and evening economy of all centres. They should also support improvements to town centres that enable events, festivals or markets to take place and which improve the general maintenance, character and wellbeing of the centre.

D. planning decisions for land uses that generate significant footfall should be based on the sequential priority (below - taken from Scottish Planning Policy) and other local considerations as appropriate.

Sequential Priority	Network of Centres	Functions of centres
1. These town, city and local centres should be the first location of choice for land uses that generate significant footfall; then; 2. on their edges then;	<ul style="list-style-type: none"> - Regional Centre: Dundee City Centre - Sub-regional Centre: Perth City Centre - Larger Town Centres: Arbroath, Cupar, Forfar, Montrose and St Andrews - Smaller Town Centres: Aberfeldy, Alyth, Anstruther, Auchterarder, Blairgowrie, Brechin, Carnoustie, Coupar Angus, Crieff, Kirriemuir, Kinross, Monifieth, Newburgh and Pitlochry - Other town centres identified in Local Development Plans (including the 5 district centres as defined in the Dundee Local Development Plan) - Local centres or hubs identified in Local Development Plans 	Retail (convenience, comparison and bulky goods), Commercial Leisure, Offices, Civic and community activity, Visitor uses (overnight and day trips), Hospitality and Catering, and Residential.
3. in commercial centres for uses defined in Local Development Plan then; 4. at appropriate out of centre locations with good foot, cycle and passenger transport links	<ul style="list-style-type: none"> -Commercial Centres: Gallagher Retail Park, Dundee Kingsway East, Dundee Kingsway West, Dundee St Catherine's Retail Park, Perth -Other commercial centres identified in Local Development Plans 	Retail (bulky goods and convenience) and Commercial Leisure.

Map 5 NETWORK OF STRATEGIC CENTRES



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What the policy is for



City and town centres should be the hearts of our communities. Our best city and town centres are attractive places that offer a good choice of attractive shops, recreation, services and facilities. But changing technology and lifestyles mean that our town centres are changing and not all are of the quality that we would like them to be.

This policy focuses land uses that attract significant footfall in TAYplan's city/town centres to ensure that they provide a wide range of accessible services and facilities for use during the day time and in the evening. This contributes to the vision by making town centres vibrant places where people want to spend time and where businesses want to invest. It can also improve the image of places and generate confidence and investment opportunities for TAYplan's towns and cities. This will complement town centre strategies.

Town centres need to be places that are easy to get to and easy to get around. Policy 2 *Shaping Better Quality Places* considers safe and easy places to walk and cycle/store bikes, accessible passenger transport facilities and services, and car and coach parking. This involves thinking about flows of people and accessibility for all age groups and levels of mobility. Town centres in the

TAYplan region are some of the most accessible places for everybody and therefore are often best placed to provide a range of facilities and services.

Policy 5/Map 5 define a network of centres in the TAYplan area, from Dundee being a regional centre and Perth a sub-regional centre right through to a large network of other town centres and commercial centres.

The Policy seeks to manage change to best ensure that a range of uses are located in these centres wherever possible. The city and town centres provide a mix of the functions listed in Policy 5. So too do local centres although on a smaller scale and these tend to provide local convenience shopping and other services for communities.

Commercial centres specialise in bulky goods such as DIY and furniture, commercial leisure and are often co-located with supermarkets. Some commercial centres also serve as local centres for their immediate surroundings as well as being hubs for food shoppers from other areas.

Larger settlements, such as Dundee, Perth and Arbroath, include several centres within the network.



How the policy works

Local Development Plans will define the boundaries of the centres named in Policy 5 and any additional town, local or commercial centres they identify. This includes centres currently recognised as ‘district centres’, which the respective Local Development Plan will consider to be town centres or local centres as appropriate. They will also identify which specific functions in Policy 5 will be appropriate in individual commercial centres.

The different roles, scales and functions of these centres affect their significance within the network. Dundee and Perth city centres and their commercial centres have strong comparison (non-food) shopping functions and the city centres are also major office centres. Arbroath, St Andrews, Anstruther, Aberfeldy, Crieff, Dundee, Perth and Pitlochry each play a significant part in the visitor economy. This reflects their broader role as hubs for visitor activity within a wider, diverse tourism

offer. It also means that catering and hospitality uses may play a strong supporting role in their city/town. Places will also change over time, for example the regeneration of Dundee waterfront and V&A bring potential for a stronger visitor offer and economic opportunities for Dundee and further afield.

Local Development Plans and planning proposals will use the *Scottish Planning Policy (2014)* sequential approach that is incorporated into Policy 5. This ensures that the city and town centres in Policy 5 are the focus for ‘*town centre first*’ land uses that generate significant footfall e.g. retail, leisure, offices, and preferably museums, libraries, community and cultural services/facilities.

The next priority for these land uses will be locations on the edge of the city, town and local centres in Policy 5. This is followed by commercial

centres in Policy 5 based on the compatibility with land uses defined for that commercial centre in the respective Local Development Plan. Finally appropriate out-of-centre locations that are well served by a choice of foot, cycle and passenger transport modes will be considered.

Residential, hospitality and catering uses are appropriate in city, town and local centres but are not subject to the town centres first approach.

Community, healthcare and education facilities are best located at the heart of the communities they serve. This may mean that they form part of local centres or other hubs. These will often benefit from co-location (see Policy 2 *shaping better quality places*).

Events such as conferences, markets, concerts and festivals can bring visitors and showcase places. This will mean providing or maintaining



space and facilities to cater for events. This may involve investment in public spaces and facilities as well as improvements to access arrangements.

The requirements associated with protecting and enhancing the built environment are set out in Scottish Planning Policy and Policies 8 and 9. There may also be a need to protect major retail locations which act as key attractors of people who then also use other services in the town centre. Local Development Plans can therefore continue to protect important retail frontage or 'active' building frontages and stipulate limitations to ground and upper floor uses in specific areas, as appropriate. They may also continue to limit the types of goods that can be sold, particularly in commercial centres.

Policy 6 DEVELOPER CONTRIBUTIONS

To ensure suitable infrastructure is in place to facilitate new development, developer contributions shall be sought to mitigate any adverse impact on infrastructure, services and amenities brought 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 and other community facilities in accordance with the Scottish Government *Circular 3/2012: Planning Obligations and Good Neighbour Agreements*.

COMMITTEE VERSION

What the policy is for

Development must work in harmony with its surroundings and contribute positively to how places function in order to deliver the vision and the outcomes which underpin it. Many of the requirements for this are set out in Policy 2 *Shaping Better Quality Places*. Policy 6 is about delivering the required infrastructure.

Infrastructure constraints have the potential to limit or prevent development taking place. Where possible, new development is planned in areas with infrastructure capacity such as schools, utilities and the transport network. In areas experiencing sustained growth this is not always possible and significant investment in infrastructure may be required to bring forward development opportunities. Often these infrastructure improvements may not be able to be delivered on-site and may be the result of the cumulative impact of a range of different developments.

Infrastructure may be required upfront of the development starting and the developer may not be able to afford this cost at the outset. Developer's funding usually comes from money released by selling properties and/or the uplift in land values after planning permission has been granted. This provides challenges to the Local Authorities, whom, in order to support the delivery of constrained development land, may be required to take a lead role through the provision of the necessary infrastructure. Investment in infrastructure by Local Authorities will generally address the cumulative impact of development and not specific site requirements.



Inchtute Primary School

DEVELOPER CONTRIBUTIONS



Abernethy Primary School

How this policy works

This Plan requires a long term view of the impact of development. There will be some public investment in infrastructure but Policy 6 makes clear that developer contributions will be sought for appropriate infrastructure, service and amenity requirements resulting from development. These contributions are additional to designing-in and mitigating potential impacts from development as part of delivering Policy 2 *Shaping better quality places*, Policy 8 *Green Networks* and Policy 9 *Managing TAYplan's Assets*.

Local Development Plans should consider the infrastructure; service and amenity requirements for settlements, neighbourhoods and sites to assist in shaping better quality places (Policy 2) and a mix of housing tenure (Policy 4). It also provides certainty about the improvements necessary to support development and presents opportunities for joint investment and partnership working to bring wider benefits to an area. This

can bring significant economies of scale and unlock development opportunities.

TAYplan Councils have each explored approaches including borrowing to fund necessary infrastructure upfront and through the use of developer contributions recouping an appropriate percentage of the cost from the new development which would benefit from the infrastructure. This recouped money may be reinvested in future infrastructure projects which is sometimes called a 'rolling infrastructure fund'.

The approaches described are a few of the wide range of options which can be used to support new development. A 'one size fits all' solution would not be appropriate to address every scenario and Local Authorities are best placed to determine the most appropriate approach based on local circumstances.

The use of developer contributions to fund infrastructure must meet the tests of Circular 3/2012: *Planning Obligations and Good Neighbour Agreements* and should offer operational transparency, consistency and certainty to the development industry.

The accompanying TAYplan Action Programme identifies the key actions needed to successfully deliver this Plan. It includes national infrastructure projects, those identified in Regional Transport Strategies (see Policy 10 *Connecting People, Places and Markets*) and activities for the Strategic Development Areas identified in Policy 3. Some of these actions will be delivered through Local Development Plans and planning decisions. Others will be delivered by Local Authorities, government agencies and private and voluntary sector organisations.

COMMITTEE VERSION

"We live in a place where our heat, light, energy and travel needs respect the environment".



Sophie age 13, Sarah age 12 and Phoebe age 14, friends from Blairgowrie

A low carbon TAYplan

Policy 7 ENERGY, WASTE AND RESOURCES

To deliver a low/zero carbon future and contribute to meeting Scottish Government energy and waste targets and prudent resource consumption objectives:

A. Local Development Plans should identify areas that are suitable for different forms of energy, waste and resource management infrastructure* and policy to support this. This can include, where appropriate, locations of existing heat producers (e.g. waste management or industrial processing), renewable sources of heat and electricity, and existing waste management facilities to ensure the co-location/proximity of surplus heat producers and heat users.

B. Strategic Waste management infrastructure, beyond community or small scale facilities, is most likely to be focussed within or close to the Dundee and/or Perth Core Areas (identified in Policy 1).

C. Infrastructure associated with the extraction, transfer and distribution of liquid and gas minerals may take advantage of the locational flexibilities offered by various extraction techniques to overcome issues relating to the scale and impacts of any buffer zones and residential proximity in a manner which reflects Policy 7D and Policy 2.

D. Local Development Plans and development proposals should ensure that all areas of search, sites and routes for energy, waste and resource management infrastructure have been justified, at a minimum, on the basis of these following considerations:

i. The specific land take requirements associated with the infrastructure technology and associated statutory safety exclusion zones or buffer areas where these exist;

ii. Waste management proposals are justified against the *Scottish Government's Zero Waste Plan (2010)* to support the delivery of the waste management hierarchy, and, *Safeguarding Scotland's Resources (2013)*;

iii. Proximity of resources (e.g. geo-thermal heat, sand, gravel, gas, oil, woodland, wind or waste material); and to users/customers, grid connections and distribution networks for the heat, power or physical materials, by-products and waste that are produced, as appropriate;

iv. Anticipated effects of construction and operation on air quality, carbon emissions, noise and vibration levels, odour, surface and ground water pollution, drainage, waste disposal, leakage of hazardous substances, radar installations, navigation aids and aviation landing paths;

v. Sensitivity of landscapes, the water environment, biodiversity, geo-diversity, habitats, tourism, recreational interests and

listed buildings, scheduled monuments and conservations areas;

vi. Impacts of infrastructure required for associated new grid connections and distribution or access infrastructure;

vii. Cumulative impacts of the scale and massing of multiple developments, including existing infrastructure in general but particularly in sensitive areas;

viii. The appropriate safety regimes and post-operational restoration of land, particularly for extraction of solid, liquid and gas minerals;

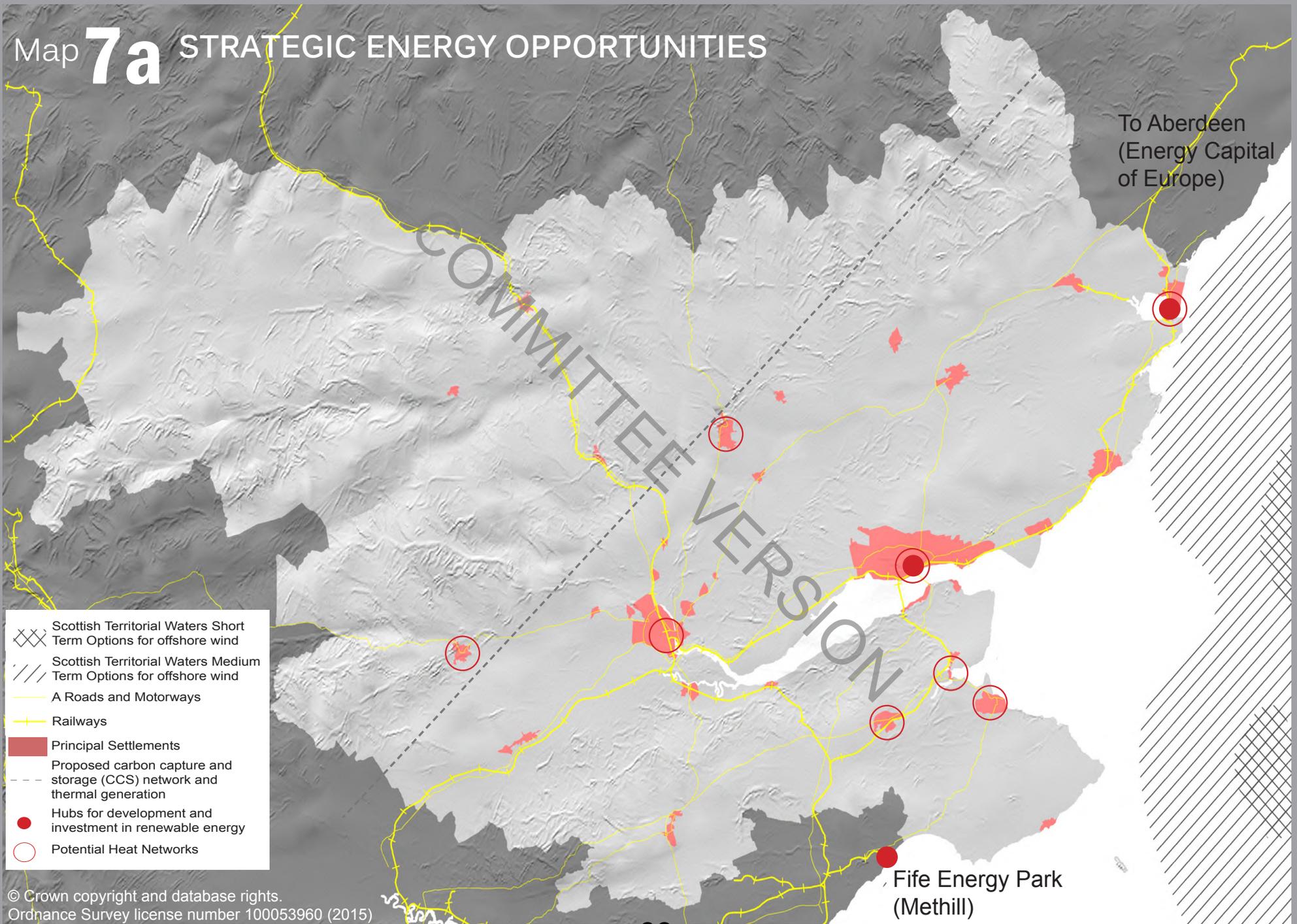
ix. Strategic cross-council boundary impacts as a result of energy proposals which may be strategically significant (as defined on page 45) including landscape, historic and environmental considerations identified in the spatial framework (Map 7b); and,

x. Consistency with the National Planning Framework and its Action Programme.

Footnote

***Energy, waste and resource management infrastructure:** Infrastructure for heat and power generation, storage, transmission; for collection, separation, handling, transfer, processing, resource recovery and disposal of waste; and; for exploration, extraction, transfer, distribution and storage of solid, liquid or gas minerals. This includes recycling plants, biological/thermal/mechanical processing, energy from waste plants, wind turbines (including repowering), geo-thermal heat, biomass plants, combined heat and power plants, solar power, hydroelectric power plants, quarrying and mining equipment, unconventional gas and oil extraction equipment, electricity transmission lines, oil and gas pipelines (including carbon capture and storage), solid mineral sorting and transfer facilities.

Map 7a STRATEGIC ENERGY OPPORTUNITIES



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Map 7b SPATIAL FRAMEWORK FOR ON-SHORE WIND ENERGY PROPOSALS

-  Planning Authority Boundaries
-  Settlements requiring application of 2km visual buffer
-  Group 1: Areas where wind farms will not be acceptable
-  Group 2: Areas of significant protection
-  Group 3: Areas with potential for wind farm development subject to consideration against detailed policy criteria including local landscape capacity studies

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What this policy is for

The vision focuses on improving quality of life and the economy without placing unacceptable burdens on planet Earth. This Plan balances our need for heat, power and other resources with the challenges of climate change, resource and energy security and the impacts of these for future generations. There are also business and job opportunities associated with the construction, deployment and operation of this infrastructure. This should enable us to reap the social, economic and environmental rewards of living within Earth's environmental limits.

Delivering a low carbon and zero waste economy requires us to generate more power and heat from low/zero carbon sources and, where possible, to use less energy. It also requires consideration of waste and prudent resource consumption from start to finish through implementation of the waste hierarchy and the principles of a circular economy.

New networks and systems for storing and distributing surplus heat and power will play a major role in more efficient consumption, and in reducing costs and emissions. Similarly networks of installations capable of handling, treating, and, recycling or reprocessing waste into new or reusable products will be essential in their own right. They will also contribute as heat users and producers.

The issue is no longer about whether infrastructure for this is needed, but instead about ensuring it is delivered in the most appropriate locations. Energy, waste and resource management infrastructure require many similar considerations and have been grouped together in Policy 7. This approach is also supported by Policies 1, 2 and 9 which use the location, design and layout of development to reduce the need to consume heat and power, reduce the need to travel and safeguard important assets.

Drumderg wind farm

ENERGY, WASTE AND RESOURCES



University of St Andrews Sustainable Power and Research Campus, Guardbridge

How this policy works

Policy 7 sets out the strategic considerations for the location of energy, waste and resource management infrastructure needed to deliver the vision. It concentrates on the justification to ensure that locations or proposals are appropriate and do not lead to unacceptable consequences. Land use planning is only one of the regulatory considerations and there are many different energy, waste and resource management technologies. Policy 7 applies to all technologies and all scales of energy, waste and resource management infrastructure for all places within TAYplan.

Many of the region's existing waste management facilities have additional capacity or could be expanded in-situ. No requirement for new landfill sites has been identified before 2028 and successful implementation of the *Zero Waste Scotland Plan (2010)*, alongside expansion of existing facilities, could extend this to 2036 and beyond. New strategic waste management

infrastructure will be encouraged within or close to the Dundee and Perth Core Areas reflecting the proximity of materials and customers. Policy 7 emphasises the importance of co-locating heat producers, including waste management facilities and heat users. This may have implications for locating industrial uses that benefit from surplus heat or other by-products. Collectively this will contribute to making Dundee and Perth, in particular, exemplars of low carbon living as envisaged by *National Planning Framework 3 (2014)*.

Policy 7 also covers minerals extraction including coal, oil, gas and aggregates (rocks, sand and gravel). This also applies to 'unconventional gas'; including extracting gas from coal-bed methane and underground coal gasification. Many of the specific requirements for these operations are covered by legislation and/or national policy. Measures that take advantage of the locational flexibilities offered by technology to help overcome

localised constraints and practical issues, will need to be consistent with Policy 7D.

Scottish Planning Policy already sets out requirements for Local Development Plans to consider heat networks. This should form part of broader energy masterplanning. New development will need to be capable of linking to heat networks and these networks and storage systems could be linked across and between settlements. Although welcome in principle this will be subject to meeting Policies 2 and 7D. Policies 1, 2 and 10 aim to reduce transport carbon emissions which will make a major contribution to a low carbon TAYplan.

Policy 7D operates in conjunction with Policies 2, 8 and 9. It covers new proposals, extensions to currently or yet to be operational schemes, re-powering of existing facilities and decentralised systems. This delivers a consistent decision making framework ensuring that solutions are

Waste and Resource Management Hierarchy



identified to overcome a broad range of potential implications.

Landscape capacity studies have been carried out by Angus, Fife and Perth & Kinross Councils. These indicate that because of the particular character of the landscape and the cumulative impacts of existing on-shore wind energy development, there is limited scope for further new wind farm proposals within the TAYplan area. The spatial framework (Map 7b) provides an overview of the groups of considerations defined within *Scottish Planning Policy (2014) - Table 1: Spatial Frameworks, p. 39*. However, Map 7b does not take into account landscape capacity and cumulative impacts.

Whilst Scottish Planning Policy requires these matters to be considered through the development management process, they are an important consideration in determining wider capacity. Therefore ensuring there is a consistent approach by constituent authorities in their approach to

landscape, cumulative and cross-boundary impacts will be key, particularly for cross-council boundary sensitivities.

TAYplan will coordinate preparation of a region-wide study in 2017 on cross-boundary constraints and opportunities. This will be based on updating the existing landscape capacity studies, but working to a consistent wind energy typology.

In the interim, the criteria (right) defines where energy proposals may have strategic significance and fulfil the requirement in Scottish Planning Policy. These may be identified for wind and other energy technologies in Local Development Plans and will be considered by planning authorities through the development management process.

Energy proposals of strategic significance

An energy proposal may be considered strategically significant if it meets one or more of the criteria below. Such proposals could have significant implications for the strategic capacity of the TAYplan area to accommodate energy development when considered alongside Policy 7 and Maps 7a and 7b.

- The development and/or associated infrastructure lies across, on or within close proximity to any planning authority boundary within the TAYplan area;
- Associated infrastructure crosses any planning authority boundary within the TAYplan authority area or a neighbouring planning authority;
- For wind energy, it lies within or adjacent to any 'Group 1 or 2' areas identified within *Scottish Planning Policy (2014)* spatial framework;
- It will affect the development, operation or function of an identified Strategic Development Area or other strategic proposal within this Strategic Development Plan;
- It will significantly affect the operation, capacity or planned upgrade of energy infrastructure, including regional grid connections, carbon capture and storage networks, Carnoustie landing point for offshore grid connection or the national high voltage electricity transmission network; and,
- Landscape and visual impacts (assessed with reference to relevant Landscape Character Assessment and Capacity studies) including cumulative impacts, affecting more than one authority.

COMMITTEE VERSION

“Our natural environment provides us with lots of opportunities to enjoy our lives”.



Jonny age 8 from Perth

A natural, resilient TAYplan

A. Strategies, Policies, Plans and Programmes shall

protect and enhance green and blue networks by ensuring that:

- i.** development does not lead to the fragmentation of existing green networks;
- ii.** development incorporates new multifunctional green networks (that link with existing green networks) of appropriate quantity and quality to meet the needs arising from the nature of the development itself; and,
- iii.** the provision of networks of green infrastructure is a core component of any relevant design framework, development brief or masterplan.

B. Local Development Plans should identify existing key networks of green infrastructure and opportunities to enhance them to maximise the benefits they provide. Improvements should include:

- i.** better recreational access opportunities and active travel routes;
- ii.** improvements to habitat networks and green spaces;
- iii.** more widespread use of green infrastructure for water management; and,
- iv.** an overall enhancement to quality of the place.

C. In identifying opportunities to enhance green networks, Local Development Plans should focus on the following key elements of the TAYplan Green Network:

i. Strategic Development Area Green Networks

Strategic Development Areas (Policy 3) shall provide new, networked green spaces. These should be integrated with green networks in adjacent urban areas and the countryside*.

ii. Dundee and Perth Core Areas

Opportunities to use green infrastructure enhancements to improve health and access should be identified in the Core Areas including opportunities shown on Map 8.

iii. Strategic Active Travel Links

Local Development Plans and other plans and programmes should identify opportunities to improve active travel links in line with priorities identified on Map 8, and connecting with existing routes.

Footnote

*Forfar Agricultural Service Centre is not a site specific strategic development area and so has been excluded. For other Strategic Development Areas e.g. Montrose Port and Orchardbank networks have been implemented.

Map 8 TAY GREEN NETWORK STRATEGY

Strategic Development Areas

2 - 11

Strategic Active Travel Links

12

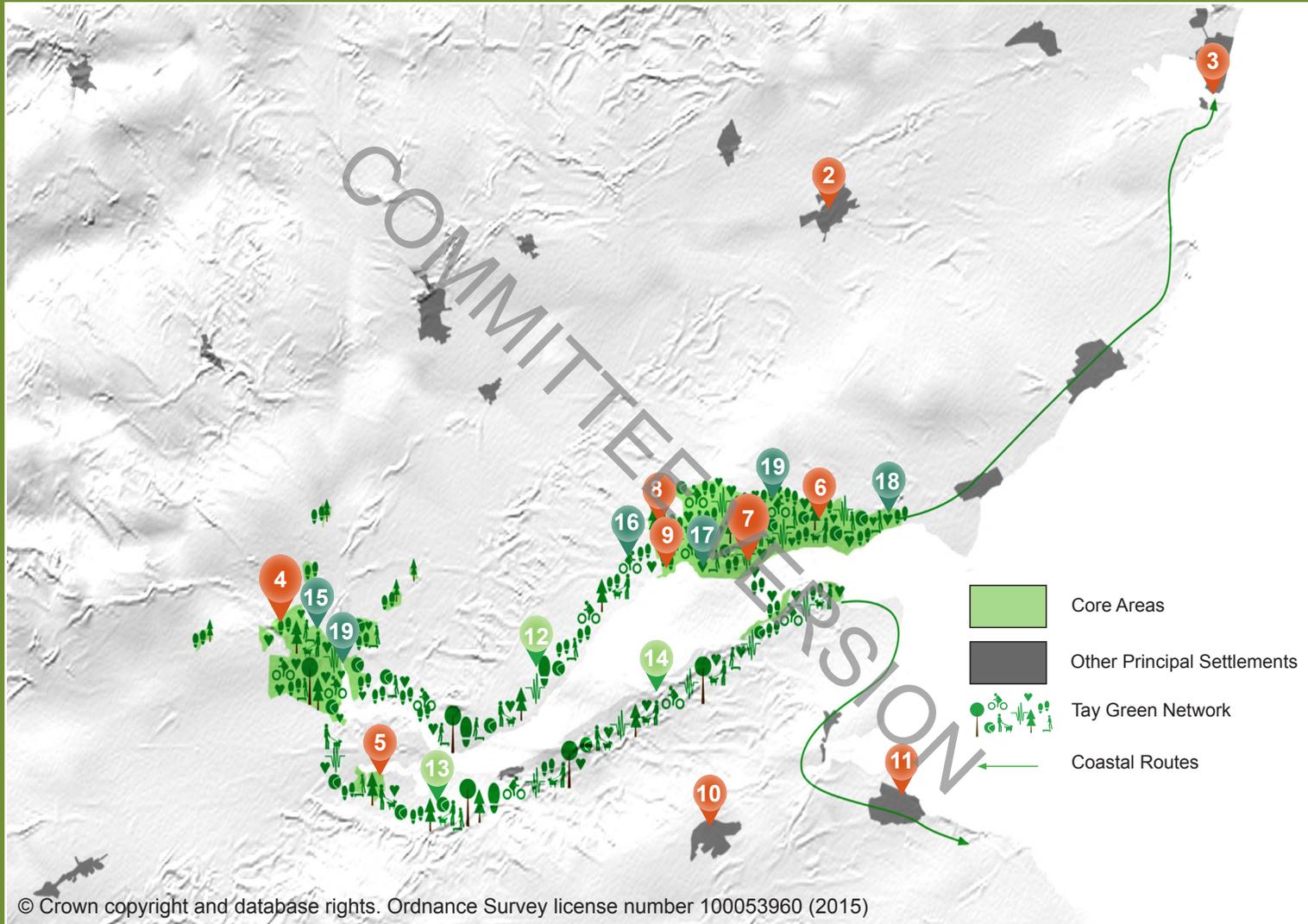
Carse of Gowrie - Improve access networks around national cycle network 77

13

Improve links between Perth and Newburgh

14

Improve access networks around national cycle network 777 and links to Fife Coastal Path



Core Area Priorities

15

Better active travel links between West/North West Perth and city centre

16

Better active travel links between Dundee Western Gateway, the James Hutton Institute and the city and surrounding countryside

17

Dundee Wider Waterfront links

18

Dundee Waterfront - Monifieth links

19

Areas of deprivation

What this policy is for

The TAYplan area is made up of numerous networks of green space within and between settlements. These are integral to achieving the vision for better quality places and healthier lives. This Plan concentrates on the strategic green networks and embedding green network thinking into planning decisions and new development. Local Development Plans and planning proposals will consider smaller scale, local green network issues.

The intention is that improved access to stronger and healthier green networks enriches our health and wellbeing. This can also help provide good quality places where people want to live, work and invest.

This is part of a holistic strategy in this Plan to improve place quality, safeguard important assets and to improve health and quality of life. Improvements to these can also generate or support economic investment and associated business opportunities. As such this underpins the entire spatial strategy and is integrated to

form a part of the decision framework behind the locational priorities (Policy 1), assets safeguarding (Policy 9) and place shaping (Policy 2).

Green networks are connected pieces of green space (e.g. the water environment, woodland, fields, parks etc), often with connections into wider active travel routes. They include the countryside around towns and cities but also include green space within them. They are multifunctional because they provide space for lots of important activities. These include recreation, sport and exercise, active travel, habitats for plants and animals, growing food and utilising resources, water storage and natural flood storage areas, and for tourism and business opportunities. They also host important natural processes that benefit our lives, our economy and assist us in adapting to climate change.

New development and some forms of intensive land management can fragment green networks. Fragmented networks are less resilient to the impacts of climate change and provide fewer benefits for people.



Pass of Killiecrankie, Highland Perthshire

GREEN NETWORKS

The multiple benefits of green networks



How this policy works

Policy 8 sets out measures to avoid the fragmentation of green networks and to maximise the benefits from them by ensuring they are an integral part of decisions about the location, design and layout of development from the outset. Map 8 shows the Tay Green Network Strategy, setting out the components of a transformational change to enhance green networks around the River Tay. This area is expected to see the greatest change from an increased population, new development and infrastructure.

Design Frameworks for Strategic Development Areas will provide an opportunity to plan for new networks of green infrastructure that link with and enhance existing green networks and active travel routes.

Local Development Plans will play a key role in planning for green networks in, and adjacent to, the Dundee and Perth Core Areas. A key

priority here is to improve access and health for communities across the Core Areas, including those areas that are amongst Scotland's 20% most deprived. This is part of a broader strategy to enhance health and quality of life of those living in these areas as well as improving place quality.

For the Perth Core Area, a key priority is to plan for better links between the West/North West Perth Strategic Development Area and Perth city centre. For Dundee a key priority is to improve links between the Strategic Development Areas of Dundee Western Gateway, the city and wider countryside, including the James Hutton Institute and eastwards to the Dundee Waterfront and beyond to Broughty Ferry and Monifieth.

There are also opportunities to improve strategic active travel links in the areas between the two cities through the Carse of Gowrie. Other opportunities include better links between

Oudenarde Strategic Development Area and Newburgh and links eastwards to the Fife Coastal Path. A number of organisations, including the Tay Landscape Partnership, are already working on projects.

The Tay Green Network Strategy (Map 8) provides a new focus to deliver:

- opportunities for active travel and recreation;
- better access to the countryside (including Core Paths);
- better connected habitat networks;
- improved quality of place;
- a healthier environment;
- regeneration that maximises benefits of green infrastructure;
- quality places to attract inward investment;
- more opportunities to experience nature and landscapes near where people live; and,
- better water management.

Policy 9 MANAGING TAYPLAN'S ASSETS

Land should be identified through Local Development Plans to ensure responsible management of TAYplan's assets by:

A. Finite Resources

using the location priorities set out in Policy 1 of this Plan to:

- i. identify and protect known deposits of solid, liquid and gas minerals of economic importance;
- ii. maintain a minimum of 10 years supply of construction aggregates at all times in all market areas;
- iii. identify and protect deposits of nationally important minerals identified on the British Geological Survey's Critical List; and,
- iv. protect prime agricultural land, new and existing forestry areas, and carbon rich soils where the advantages of development do not outweigh the loss of this land.

B. Protecting Natura 2000 sites

ensuring development likely to have a significant effect on a designated or proposed Natura 2000 site(s) (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation must be identified, where necessary, to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy.

C. Safeguarding the integrity of natural and historic assets

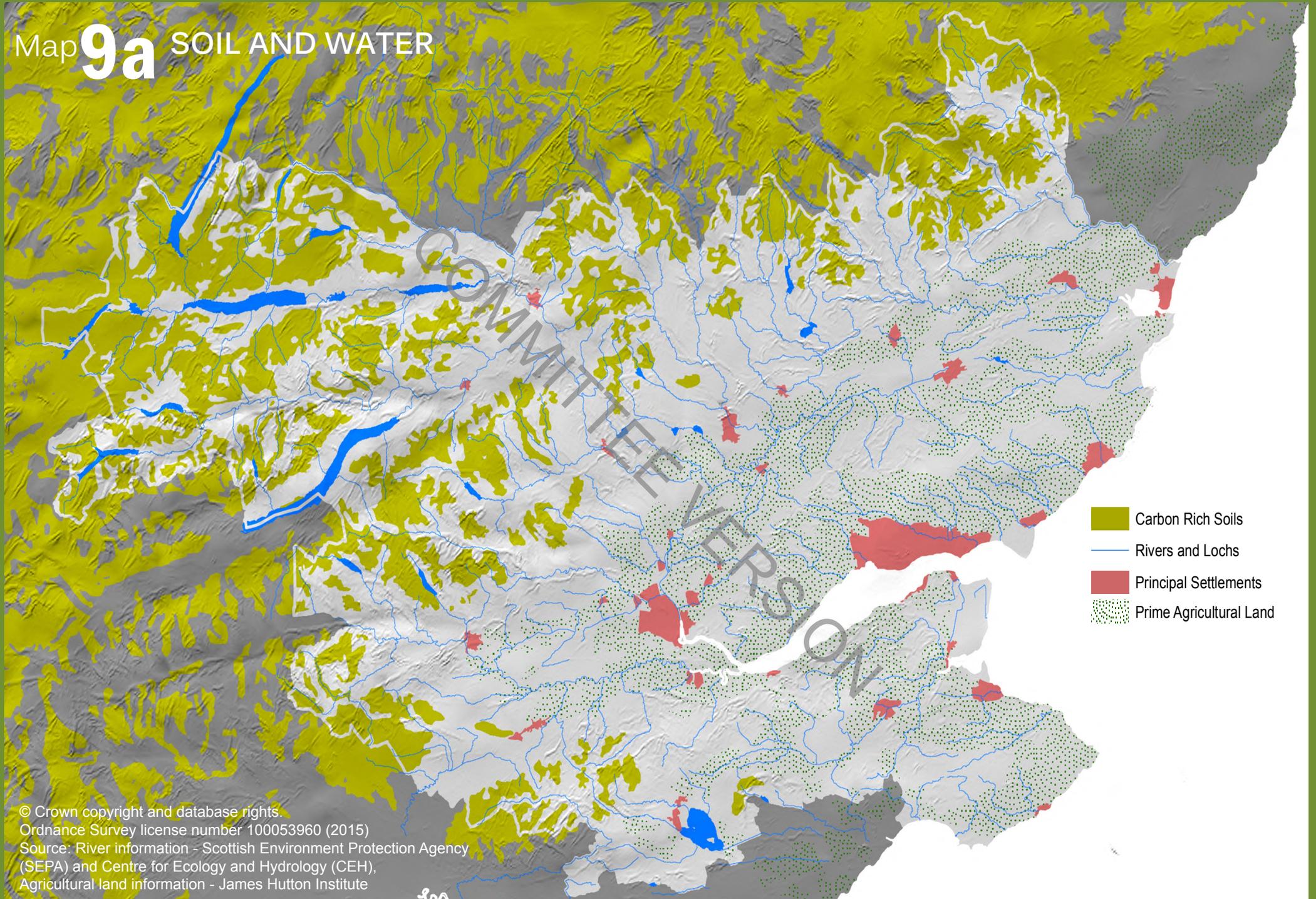
i. understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through safeguarding the integrity of natural and historic assets; including habitats, wild land, sensitive green spaces, forestry, water environment, wetlands, floodplains (in-line with the Water Framework Directive), carbon sinks, species and wildlife corridors, and also geo-diversity, landscapes, parks, townscapes, archaeology, historic battlefields, historic buildings and monuments; and by allowing development where it does not adversely impact upon or preferably enhances these assets.

ii. Protecting and improving the water environment (including groundwater) in accordance with the legal requirements in the *Water Framework Directive 2000/60/EC* and the *Water Environment and Water Services (Scotland) Act 2003* which require greater integration between planning and water management through River Basin Management Plans.

D. Safeguarding the qualities of unspoiled coast

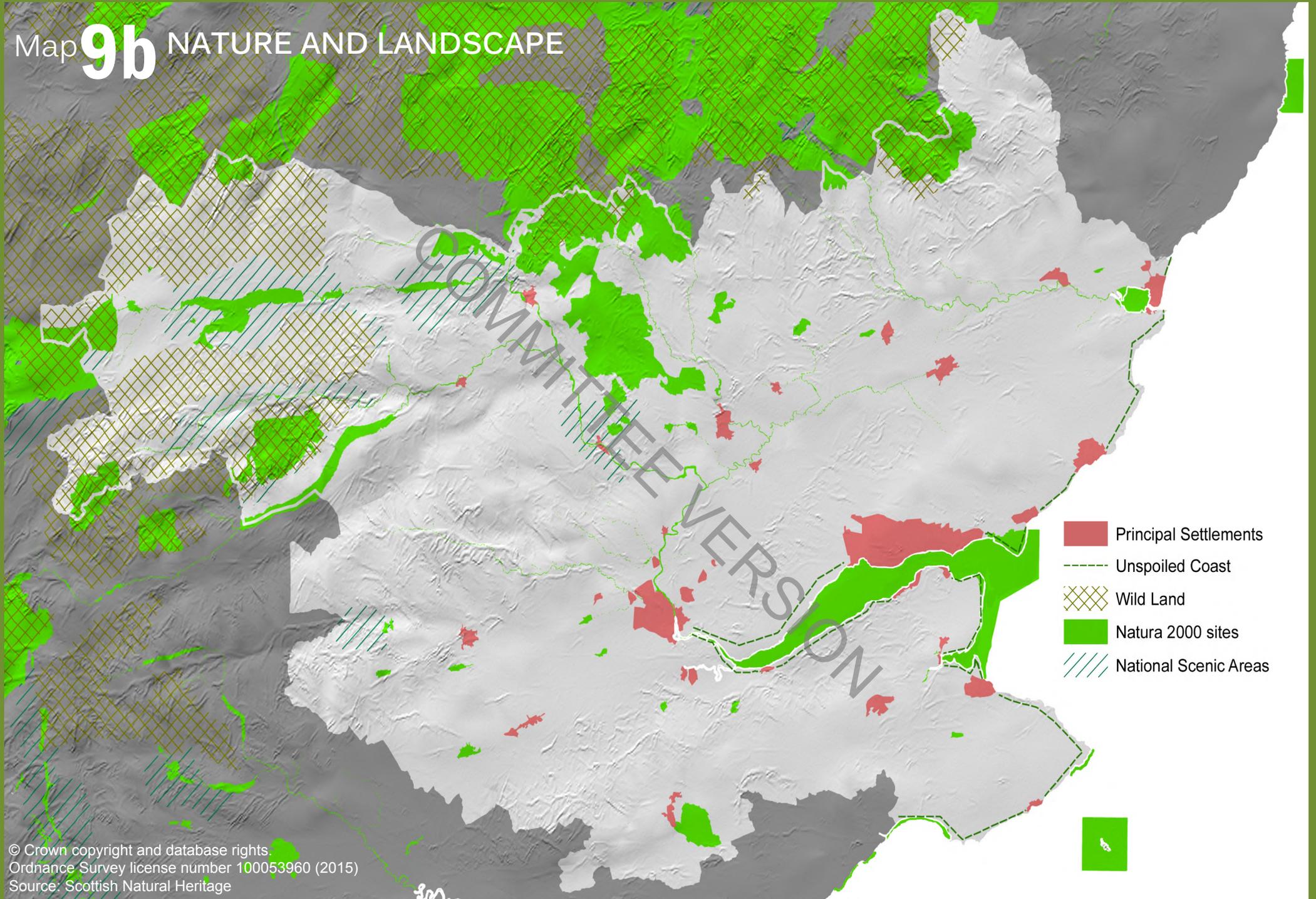
identifying and safeguarding parts of the unspoiled coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development. Local Development Plans should also set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

Map 9a SOIL AND WATER



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Source: River information - Scottish Environment Protection Agency (SEPA) and Centre for Ecology and Hydrology (CEH),
Agricultural land information - James Hutton Institute

Map 9b NATURE AND LANDSCAPE



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Source: Scottish Natural Heritage

What this policy is for



Glamis Castle

The TAYplan area is a combination of many diverse and distinctive environments. It is characterised by some of the UK's most attractive and dramatic landscapes and is rich in history and biodiversity. It is made up of mountains, lochs and forests to the north and west with a coastal plain to the east. The majority of the region is drained by the River Tay.

These assets and resources are essential for delivering the vision because they help define our culture and identity as well as providing us with food, resources and opportunities for recreation and business. This policy is designed to protect important resources and high quality environments to be utilised and enjoyed today and also by future generations.

Development that contributes to sustainable development respects the inherent value of the finite resources, and, the natural and historic assets that enhance our quality of life. The right type of good quality development in the right places can bring social, economic and environmental benefits. Proper consideration of assets and their roles in supporting important natural processes and our needs as a society can support broader objectives of national food and resource security and growing the economy within

environmental limits. This can also use existing assets to build-in resilience to limit the risks from climate change.

This requires the protection of finite resources such as minerals, forestry and prime agricultural land* as a major consideration in the prioritisation of land release for development. It also requires the protection of environmentally sensitive areas and other important natural and historic assets** where development must comply with legal requirements for protected areas and species and where there is no adverse effect on environmentally sensitive areas and other important areas such as some coastal areas, Natura 2000*** sites and other locations. These assets have their own intrinsic value, but they also provide a number of benefits and services that we depend on for our quality of life.

Scottish Planning Policy makes clear development should be refused where the nature or scale of proposed development would have an unacceptable impact on the natural environment. This also links closely with protection and enhancement of green networks (Policy 8).

Footnotes

*Prime agricultural land: Land classes 1, 2 and 3.1 – these are the most suited to arable agriculture.

**Natural and historic assets: Green networks, landscapes, wild land, habitats, wildlife sites and corridors, vegetation, biodiversity, green spaces, geological features, water environment and ancient monuments, battlefields, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).

***Natura 2000: European-wide designations to protect habitats and species – Special Protection Areas (SPAs), Ramsar sites and Special Areas of Conservation (SACs)



Crail Harbour, Fife

How this policy works

Policy 9 is part of a framework to appropriately locate new development (Policies 1, 3, 4, 5 and 7) and achieve good quality places (Policies 2 and 6) whilst safeguarding assets (Policies 8, 9 and 10). It considers important or sensitive assets and limits the range of land uses that can take place there, or the circumstance in which development can take place. This is not a blanket ban on development but a considered approach to make good decisions that take full account of the benefits these assets provide. This ensures the societal importance of land for resource extraction, food, timber, water storage and carbon storage are integral considerations ahead of development. Maps 9a and 9b show the locations of prime agricultural land, carbon rich soils, Natura 2000 sites and wild land. These are integral to delivering Policy 1 and the other policies in this Plan.

Local Development Plans will ensure that alternative land uses are directed away from

areas with economically important deposits of construction aggregates; solid, liquid and gas minerals or minerals listed on the British Geological Survey Risk List; e.g. Barytes in Highland Perthshire. Policies 2 and 7 cover specific issues relating to infrastructure for extraction of solid, liquid and gas minerals.

Some natural and historic assets already have statutory protection; e.g. listed buildings, and some landscape and habitat designations. Well planned and designed development can enhance these assets. For many built assets the emphasis is on preservation and enhancement through an appropriate continued use. For natural and some historic assets the emphasis is on safeguarding the asset by limiting development. Local Development Plans and planning decisions will need to consider the National Marine Plan, and subsequent regional plan, as well as considering the water environment to contribute to the objectives of the Water Framework Directive as

set out in the respective River Basin Management Plans. The Scottish Planning Policy presumption against further fish farms on the east coast will contribute to protecting the Salmon fishing value of the River Tay.

Consideration of all assets will form part of the 'place-based' approach in Policy 2. This approach will ensure that we maximise the benefits that our natural and historic assets provide. Planning authorities will weigh up the sensitivities of natural and historic assets within the broader context of delivering the vision and outcomes of this Plan.

Opportunities for better coastal management will be explored with Scottish Natural Heritage and Marine Scotland. Unspoiled coast, where development opportunities will be limited, is shown on Maps 1 and 8. Developed coast, where commercial activity takes place, is within the principal settlements defined in Policy 1.

"We can easily go where we want to go, safely and healthily".

COMMITTEE VERSION



Keith age 46, dad and Sarah age 12, daughter from Blairgowrie

A connected TAYplan

Policy **10** CONNECTING PEOPLE, PLACES AND MARKETS

Local Development Plans should enhance connectivity of people, places and markets by:

A. safeguarding land at Dundee and Montrose Ports, and other harbours as appropriate, for port related uses to support sea freight, economic growth in the port, offshore renewable energy and offshore oil and gas sectors, and, maritime trade, recreation and tourism;

B. safeguarding business land with rail/wharf access to promote potential rail/sea freight;

C. co-locating freight transport facilities to enable transshipment of cargo between road, rail and sea;

D. safeguarding land for future infrastructure provision (including routes) that are:

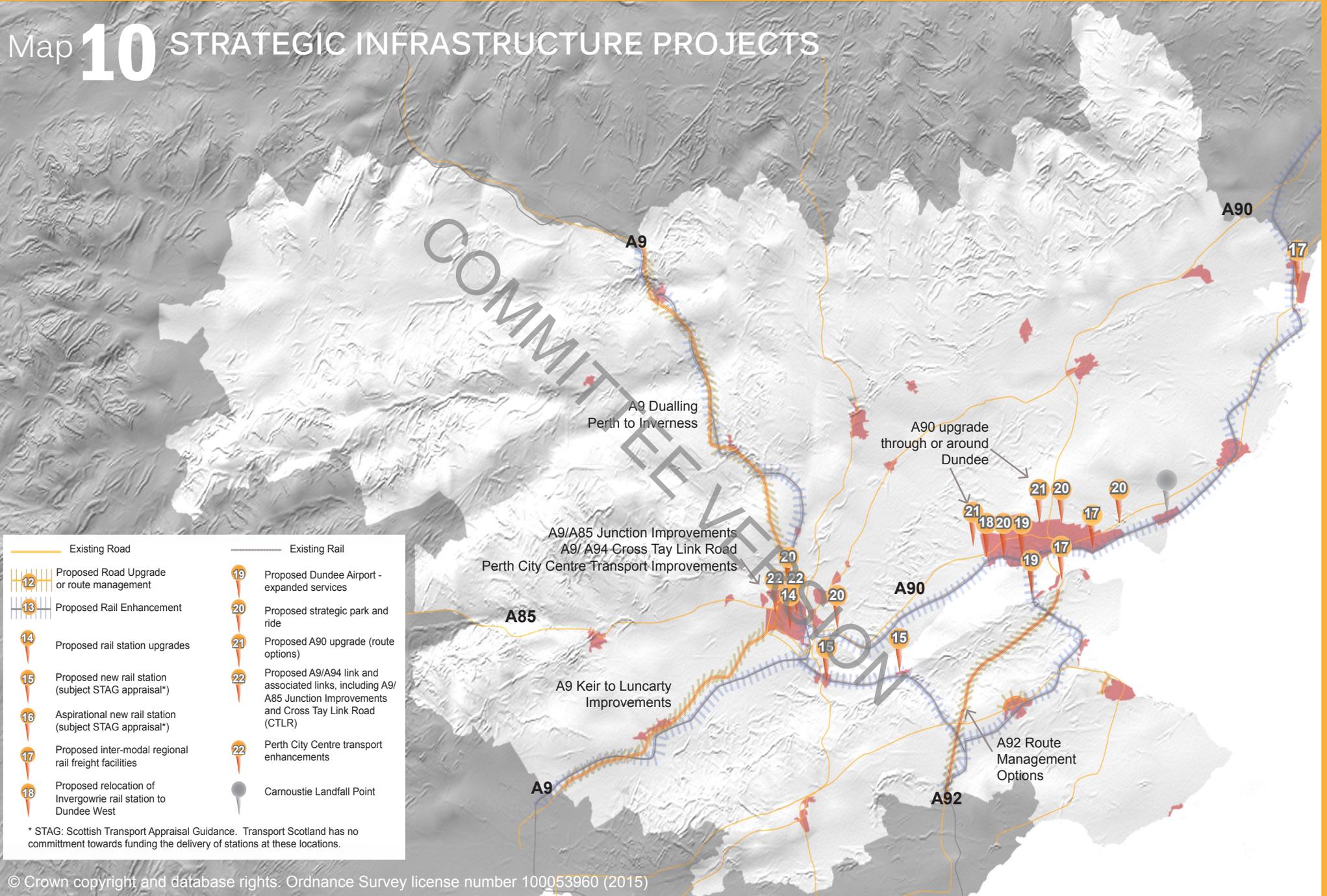
i. integral to the delivery of Strategic Development Areas (Policy 3);

ii. identified in the National Planning Framework, Strategic Transport Projects Review or Regional Transport Strategies covering the TAYplan area; and,

iii. other locations or routes, as appropriate, including those which are essential to support a modal shift from reliance on the car travel and road-based freight and support a reduction in carbon emissions and improvements to air quality.

COMMITTEE VERSION

Map 10 STRATEGIC INFRASTRUCTURE PROJECTS

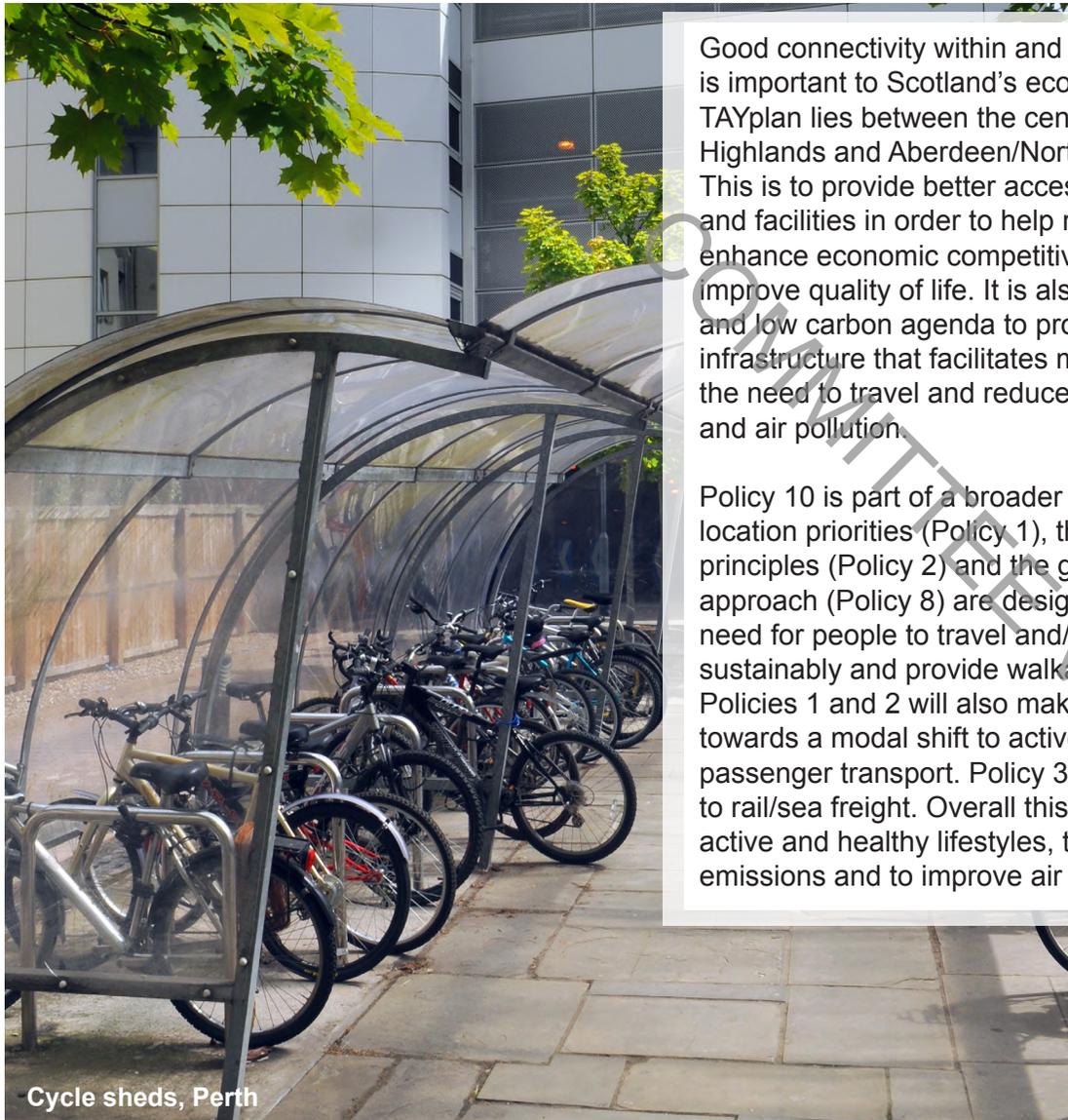


	Existing Road		Existing Rail
	Proposed Road Upgrade or route management		Proposed Dundee Airport - expanded services
	Proposed Rail Enhancement		Proposed strategic park and ride
	Proposed rail station upgrades		Proposed A90 upgrade (route options)
	Proposed new rail station (subject STAG appraisal*)		Proposed A9/A94 link and associated links, including A9/A85 Junction Improvements and Cross Tay Link Road (CTLR)
	Aspirational new rail station (subject STAG appraisal*)		Perth City Centre transport enhancements
	Proposed inter-modal regional rail freight facilities		Carnoustie Landfall Point
	Proposed relocation of Invergowie rail station to Dundee West		

* STAG: Scottish Transport Appraisal Guidance. Transport Scotland has no commitment towards funding the delivery of stations at these locations.

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What this policy is for



Cycle sheds, Perth

Good connectivity within and through the area is important to Scotland's economy because TAYplan lies between the central belt and the Highlands and Aberdeen/North East Scotland. This is to provide better access to jobs, services and facilities in order to help reduce disparities, enhance economic competitiveness and improve quality of life. It is also part of the health and low carbon agenda to protect/provide for infrastructure that facilitates modal shift, reduces the need to travel and reduces carbon emissions and air pollution.

Policy 10 is part of a broader approach. The location priorities (Policy 1), the place shaping principles (Policy 2) and the green networks approach (Policy 8) are designed to reduce the need for people to travel and/or travel more sustainably and provide walkable communities. Policies 1 and 2 will also make a contribution towards a modal shift to active travel and passenger transport. Policy 3 supports a shift to rail/sea freight. Overall this is to promote active and healthy lifestyles, to reduce carbon emissions and to improve air quality. Policy 10

focuses on safeguarding land and infrastructure that is capable of supporting well-connected people, places and markets. This also supports the economic ambitions of Policy 3 and place shaping principles of Policy 2. Developer contributions towards appropriate new or improved transport infrastructure are considered in Policy 6.

The Scottish Government and private companies are investing in new digital infrastructure that will change the way places function and how people access services, particularly in rural areas.

Realising the business benefits of co-locating heat users and producers together, as well as pipelines, add an important dimension to the concept of connectivity. However, the implications of energy, waste and resource management infrastructure are covered in Policy 7 and all development is covered by Policy 2.



How this policy works

Policy 10 safeguards land for infrastructure or the infrastructure itself to ensure that it is not lost to alternative land uses. This includes land to support the delivery of the Scottish Government's *Strategic Transport Projects Review* (2008), the two *Regional Transport Strategies** that cover the TAYplan area, and infrastructure required to deliver the Strategic Development Areas (Policy 3). These infrastructure and service improvements are identified on Map 10. Only some are programmed or currently have funding.

The specific land, sites or routes are required to be identified and safeguarded within Local Development Plans or detailed in design frameworks and masterplans. Development proposals and land allocations will also design-in and protect, where appropriate, land for movement to reflect place shaping principles in Policy 2 and make modal shift easy and convenient. This will require close co-operation

between developers and infrastructure/service providers.

National projects include the Highland Mainline and dualling the A9, both from Perth northwards. Regional projects include improvements to port access and to rail stations and services. There is also a new Cross-Tay Link Road to improve capacity within Perth Core Area. Collectively these will improve journey times within the TAYplan region. In conjunction with the new Forth crossing and the Aberdeen Western Peripheral Route (bypass), they will also help improve journey times between the highlands/North East of Scotland, and, the Scottish Central belt and the rest of the UK. Proposed new railway stations (Map 10) are subject to *Scottish Transport Appraisal Guidance* (STAG) and Transport Scotland has no commitment towards funding the delivery of stations in these locations.

Policy 10 safeguards Dundee and Montrose ports for port-related land uses. This is to facilitate the growth in the offshore renewable energy, oil and gas sector envisaged by the *National Planning Framework 3* and *National Renewables Infrastructure Plan* (2011). This, and also safeguarding other harbours, also supports coastal fishing, tourism from cruise liners and sailing and sea freight/freight transhipment. Dundee port also has the potential to connect directly into the East Coast Mainline.

New strategic water supply and drainage infrastructure is planned through Scottish Water's Capital Programme to help deliver this Plan. Policies 2 and 9 also consider water management.

Footnotes

**Regional Transport Strategies – Tactran* (2008) covering Angus, Dundee City and Perth & Kinross and *SEStran* (2008) covering North Fife.



The Strategic Development Planning Authority
for Dundee, Perth, Angus and North Fife

TAYplan Strategic Development Planning Authority
Enterprise House, 3 Greenmarket, Dundee, DD1 4QB

01382 307180
contactus@tayplan-sdpa.gov.uk

This information is made available in large print or in an alternative format that meets your needs.	
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