

TAYplan Strategic Development Plan Authority

Summary of Unresolved Issues (Schedule 4)

Issue: 12 Policy 4 Strategic Development Areas Part A

Contents

1. Summary of Unresolved Issues
2. Copy of actual representations pertinent to this issue (<i>Personal details have been redacted. Full details have been provided to the DPEA separately.</i>) <ul style="list-style-type: none">• All representations include any attachments submitted by the respondent.• Where representations were submitted in hard copy or by email these were entered into TAYplan's online system and all material originally submitted has been attached and appears here with the representation.
3. Library of documents <ul style="list-style-type: none">• All documents and extracts referred to in the representation and/or the Schedule 4 are either contained in the library attached to this Schedule or where over 50 pages within the Core Library (separate folders).

1. Summary of Unresolved Issues

Issue		
Issue 12: Policy 4 Strategic Development Areas Part A		
Development plan reference:	Page 15: Policy 4 Part A	Reporter: [Note: For DPEA use only.]
Body or person(s) submitting a representation raising the issue & Representation ref(s)		
Seeking a change		
ID Number	Person/Organisation	Representation Reference
548889	Alaric Hopgood	PLAN825 & 827
442149	Bidwells for Zurich Assurance Ltd	PLAN669
545660	Colin McAllister	PLAN149
337727	Colliers International for Gleneagles Hotel	PLAN57
541485	Colliers International for Lawrie & Symington Ltd	PLAN349
450613	Councillor Michael A Barnacle	PLAN815
513279	D Graham Wynd	PLAN505
527724	David Dykes	PLAN474
346407	DG Coutts for Linlathen Developments	PLAN284, 286 & 289
548390	DG Coutts for Margaret Swanney	PLAN562
548169	DPP LLP for Shell UK Ltd	PLAN442
548364	Dr Mary Campbell-Brown	PLAN549
548525	Dr Peter Symon	PLAN899
445206	Emac Planning for JG Lang	PLAN539
542815	Flora Selwyn	PLAN79 & 80
329236	Forth Ports PLC	PLAN688, 693 & 713
328962	Graham Lang	PLAN565
543112	GS Brown Construction	PLAN89
547268	GVA Grimley Ltd for David Wilson Homes	PLAN450
548159	GVA Grimley Ltd for Land Securities	PLAN465
377771	Henry Paul	PLAN475
546652	Howard Greenwell	PLAN258
547693	Irene Duncan	PLAN294
545391	Mrs Jennifer Byrne	PLAN140
348875	Mrs Jennifer Hopgood	PLAN600, 792 & 794
377831	Mrs Judith Harding	PLAN 501, 502 & 504
346689	Karen Clark Planning for Discovery Homes	PLAN203
544315	Miss Marianne Baird	PLAN112 & 293
548408	Marion Lang	PLAN567 & 570
450585	Methven & District Community Council	PLAN868
349140	Montgomery Forgan Associates for Headon Developments Ltd	PLAN615 & 618

349134	Montgomery Forgan Associates for VGH (VICO Ltd/Bett Homes/Headon Developments)	PLAN577
443846	Mr KC Fraser	PLAN561
543388	Mrs Anne Tynite-Irvine	PLAN93
344887	Penelope Uprichard	PLAN878
548708	Philip Anthony Hardie	PLAN798
545597	Professor Charles McKean	PLAN148
442290	Rosco Properties	PLAN162 & 163
548419	Roy de C Chapman	PLAN585
453889	Royal Burgh of St. Andrews Community Council	PLAN922
330884	Rydens for Bon Accord Land Ltd/Stewart Milne Homes	PLAN127
548506	Rydens for University of St. Andrews	PLAN748 & 751
548386	Miss Sarah Hunt	PLAN545
547750	St. Andrews Preservation Trust	PLAN304 & 843
539251	Stewart Milne Homes	PLAN326
546153	Strathkiness Community Council	PLAN190
541352	Mrs Wendy Bayliss	PLAN559

Support as Written

ID Number	Person/Organisation	Representation Reference
419429	Auchterarder & District Community Council	PLAN100
443109	Barton Willmore for Scotia Homes	PLAN381
548499	Chris Addison-Scott	PLAN689
541485	Colliers International for Lawrie & Symington Ltd	PLAN346 & 348
548948	Hargest Planning Ltd for Macdonald Estates PLC	PLAN858
443912	Montagu Evans for Inverarity Farms Ltd	PLAN360
349134	Montgomery Forgan Associates for VGH (VICO Ltd/Bett Homes/Headon Developments)	PLAN576
547933	Savills for Pilkington Trust	PLAN620
344939	Scottish Enterprise	PLAN426
442031	Scottish Environmental Protection Agency	PLAN178 & 179
344848	Scottish Natural Heritage	PLAN421
441235	Tactran Regional Transport Partnership	PLAN123

Provision of the development plan to which the issue relates:

The identification of strategic development areas and allocation of land uses for each site.

Planning Authority's summary of the representation(s):

SUMMARY OF REPRESENTATIONS SEEKING A CHANGE

CUPAR NORTH STRATEGIC DEVELOPMENT AREA

Stewart Milne Homes (539251) and **Mrs Wendy Bayliss (541352)**: Neither are supportive of the proposed Strategic Development Area at Cupar North for 1,400 homes, 10 hectares of employment land and bulky goods retail. **Stewart Milne Homes (539251)** considers that for the first 5 years of the Proposed Plan the infrastructure costs to deliver the site are too high, while **Mrs Wendy Bayliss (541352)** considers that development at the location will spoil the landscape setting.

Montgomery Forgan Associates for VGH (VICO Ltd/Bett Homes/Headon Developments) (349134) considers the figure of 1,400 homes for the site to be too low and that a higher figure is required to justify the requirement for key infrastructure improvements.

Emac Planning for JG Lang & Son (445206) expresses concern regarding the Cupar North Strategic Development Area especially within the anticipated time period. A more generous supply of sites is required for other settlements within North East Fife e.g. Springfield to meet the demand.

DUNDEE'S STRATEGIC DEVELOPMENT AREAS

DG Coutts for Linlathen Developments (346407); DG Coutts for Margaret Swanney (548390) and Karen Clark Planning for Discovery Homes (346689): Questions the selection of Dundee Western Gateway as a Strategic Development Area for Dundee as site is still constrained and has not been developed for past 18 years. It still has a Section 75 Legal Agreement to sign some 6 years after the Local Authority were minded to approve a planning application. As a result the developers can also hold the Local Authority to ransom and prevent other sites coming forward as a result. **Karen Clark Planning for Discovery Homes (346689)** believes that release of land for housing at east Dundee will not impact on the Strategic Development Area at Western Gateway as it will provide choice, minimise traffic movement and will ensure sustainable access to employment.

Forth Ports PLC (329236) believes that the proposed Dundee Centre & Port Strategic Development Area should allow for mixed use development, including employment land, manufacturing and port related uses. The term port related uses may be regarded as somewhat restrictive and should encompass manufacturing and industrial uses as well.

GVA Grimley for Land Securities (548159) considers that Dundee Waterfront is the most important Strategic Development Area within the city region and the Plan should say more to recognise the importance of the Waterfront regeneration proposal to achieving a successful and well integrated city centre and adding to the regions economy.

FORFAR STRATEGIC DEVELOPMENT AREA

Colliers International for Lawrie & Symington Ltd (541485): A development framework for the proposed Forfar Regional Agricultural Service Centre is required prior to any development and this should involve input from the Council, agencies and local businesses.

PERTH'S STRATEGIC DEVELOPMENT AREAS

Bidwell's for Zurich Assurance Ltd (442149); Councillor Michael A Barnacle (450613); David Dykes (527724); GS Brown Construction (543112); GVA Grimley Ltd for David Wilson Homes (547268); Methven & District Community Council (450585) and Rossco Properties (442290): All have issues regarding the proposed Strategic Development Areas at West/North West Perth. **Bidwell's for Zurich Assurance Ltd (442149)** consider the Strategic Development Area to be excessive in terms of housing numbers and the required A9/A85 junction improvements are overly reliant on funding coming from developers of the Strategic Development Areas. **Councillor Michael A Barnacle (450613)** is opposed to the Perth West site while **GS Brown Construction (543112), GVA Grimley Ltd for David Wilson Homes (547268) and Rossco Properties (442290)** questions the deliverability of the sites due to infrastructure and funding constraints especially education and transport. **David Dykes (5277240)** thinks there should be more definite detail on the housing numbers as there is for the Oudenarde Strategic Development Area. **Methven & District Community Council (450585)** considers that the Perth West/North West Strategic Development Area should not include the floodable terraces of the River Almond. **DPP LLP for Shell UK Ltd (548169); Dr Peter Symon (548525) and GS Brown Construction (543112)** express concerns regarding the Oudenarde

Strategic Development Area. **DPP LLP for Shell UK Ltd (548169)** considers the level of development proposed at Oudenarde SDA is now too high and it should accord with approved masterplan for the site and should be in accordance with Health & Safety Executive's PADHI guidelines as a Shell UK gas pipe line runs through the site. **Dr Peter Symon (548525)** considers that the Oudenarde Strategic Development Area should be excluded as it is located on a floodplain. **GS Brown Construction (543112)** questions the deliverability of the site due to infrastructure constraints especially education and transport.

ST. ANDREWS STRATEGIC DEVELOPMENT AREA

Miss Marianne Baird (544315); Mr KC Fraser (443846); Mrs Anne Tynte-Irvine (543388); Penelope Uprichard (344887); Professor Charles McKean (545597); Roy de C Chapman (548419); Royal Burgh of St. Andrews Community Council (453889); Miss Sarah Hunt (548386); St. Andrews Preservation Trust (547750); Strathkiness Community Council (546153); Mrs Wendy Bayliss (541352); Alaric Hopgood (548889); Colin McAllister (545660); D Graham Wynd (513279); Dr Mary Campbell Brown (548364); Flora Selwyn (542815); Henry Paul (377771); Howard Greenwell (546652); Irene Duncan (547693); Mrs Jennifer Byrne (5453910); Mrs Jennifer Hopgood (348875) and Mrs Judith Harding (377831): All object to the inclusion of the St. Andrews Strategic Development Area in the Proposed Plan for the following number of reasons.

- A. It is considered that it will have an adverse impact on the proposed greenbelt for the town and it does not take account of the Tyldesley & Grant Landscape and Green Belt Assessment carried out on behalf of Fife Council.
- B. There are a number of brownfield sites within the town that could accommodate some of the development before any greenfield land is developed.
- C. The proposed housing number of 1,090 homes is based on outdated and flawed population figures stemming from the 2002 Fife Structure Plan.
- D. There has never been any justification of the need for the number of dwellings proposed especially within the current economic climate.
- E. It will have an adverse impact on the landscape and potential tourism.
- F. No impact study carried out on impact of proposed housing on the town or tourism.
- G. It will have an adverse impact on the towns setting and the surrounding countryside.
- H. The proposed housing numbers are too high as town has reached saturation point.
- I. Its viability is impacted by a lack of funding for infrastructure.
- J. It will place a strain on the road infrastructure especially through Strathkiness.
- K. It should not be included until an up to date assessment of current economic conditions, the situation at Leuchars Air base and St. Andrews purchase of the former paper mill at Guardbridge is carried out.
- L. It will harm the reputation of St. Andrews.
- M. There is no landscape assessment of the site and TAYplan is insensitive to the uniqueness of St. Andrews.
- N. Sites from the Fife Structure Plan should not be included until a reassessment of the General Register of Scotland's (GROS) figures is carried out.
- O. Site is unrealistic and surplus to requirements as a representative town survey in 2010/2011 showed that there were 11% of the town's dwellings vacant and there is available land at the old hospital site and surrounding area.
- P. It will destroy the historic setting of the town.
- Q. It is contradictory to the Climate Change (Scotland) 2009 Act as over 800 pupils will have to travel in from Tay Bridge settlements.
- R. It will not help St. Andrews reputation as the home of golf.
- S. No alternative sites have been considered.
- T. No need for Science Park development as University now on former paper mill at Guardbridge.
- U. There has been no ecological justification of the Strategic Development Area.

Montgomery Forgan Associates for Headon Developments Ltd (349140) and **Rydens for University of St. Andrews (548506)**: Both consider the term Science Park to be too restrictive and it should be Science/Research/University Park. The housing number of 1,090 dwellings should be the minimum number of dwellings and advocates a higher number so as to be consistent with other Strategic Development Areas e.g. Perth West/North West.

Philip Anthony Hardie (548708) and **Alaric Hopgood (548889)**: Both do not agree that St. Andrews acts as an economic driver for Fife. **Philip Anthony Hardie (349140)** considers that the proposed housing numbers will not result in a rebirth of Fife's economy and if St. Andrews does expand a bypass will be required. **Alaric Hopgood (548889)** considers that St. Andrews is not supported by appropriately planned infrastructure.

Colliers International for Gleneagles Hotel (337727): Does not agree with focussing emphasis on St. Andrews international importance for golf in the region. There is no mention of Carnoustie or Gleneagles who have respectively hosted the British Open and will be hosting the Ryder Cup in 2014.

GENERAL

DG Coutts for Linlathen Developments (346407); Graham Lang (328962) and **Marion Lang (548408)**: Have issues with all the proposed Strategic Development Areas. **DG Coutts for Linlathen Developments (346407)** is supportive of Dundee and Perth as the main areas of growth but considers the proposed Strategic Development Areas to be poorly thought out and rely on sites with a history of failure. **Graham Lang (328962)** does not support any of the Strategic Development Areas from the Fife Structure Plan included in the Proposed Plan while **Marion Lang (548408)** does not support any large scale development in any of the four authorities.

Roscco Properties (442290): Considers that the emphasis on Strategic Development Areas is incorrect. More account should be taken of other locations with potential to expand e.g. Dunning.

Rydens for Bon Accord Land Ltd/Stewart Milne Homes (330884): Considers that more Strategic Development Areas should be identified on the edge of settlements other than Perth or Dundee.

SUMMARY OF REPRESENTATIONS SUPPORTING AS WRITTEN

Chris Addison-Scott (548499) and **Montgomery Forgan Associates for VGH (VICO Ltd/Bett Homes/Headon Developments) (349134)**: Both are supportive of the Cupar North Strategic Development Area. **Chris Addison-Scott (548499)** believes that the provision of a relief road (funded mainly by developer contributions) will help reduce congestion and associated issues within Cupar itself and **Montgomery Forgan Associates for VGH (349134)** believes it will allow other proposals for the area to advance with support from TAYplan.

Montagu Evans for Inverarity Farms Ltd (443912) supports the proposed Dundee Western Gateway Strategic Development Area especially at South Gray which has an extant planning consent for the development of 230 dwellings.

Colliers International for Lawrie & Symington Ltd (541485) and **Barton Willmore for Scotia Homes (443109)**: Both support the recognition of Forfar being identified as a 'Regional Agricultural Service Centre.'

Savills for Pilkington Trust (547933) supports the proposed Strategic Development Area at West/North West Perth especially at Almond Valley as it is an effective site which can contribute to sustainable economic growth.

Hargest Planning Ltd for Macdonald Estates PLC (548948) supports the St. Andrews Strategic Development Area as the principle has been identified in the approved Fife Structure Plan (2009) and is identified in the St. Andrews Local Plan.

Auchterarder & District Community Council (419429); Scottish Enterprise (344939); Scottish Environmental Protection Agency (442031); Scottish Natural Heritage (344848) and **Tactran Regional Transport Partnership (441235)**; All supportive of the policy and supporting text. **Scottish Enterprise (344939)** states that it accords with their priorities. **Scottish Environmental Protection Agency (442031)** adds that all Strategic Development Areas will require flood risk assessments.

Modifications sought by those submitting representations:

CUPAR NORTH STRATEGIC DEVELOPMENT AREA

Emac Planning for JG Lang & Son (445206) requests that a more generous housing supply is required for other settlements within NE Fife e.g. Springfield because of questions over the deliverability of Cupar North during the Plan period.

Montgomery Forgan Associates for VGH (VICO Ltd/Bett Homes/Headon Developments) (349134) requests that the Cupar North housing figure of 1,400 homes should be reworded to 1,400+ so that additional units can be supported to justify the requirement for key infrastructure improvements.

DUNDEE'S STRATEGIC DEVELOPMENT AREAS

DG Coutts for Linlathen Developments (346407); DG Coutts for Margaret Swanney (548390) and **Karen Clark Planning for Discovery Homes (346689)** requests that alternative Strategic Development Area's with more realistic development prospects be identified for the Plan especially at East Dundee.

Forth Ports PLC (329236) requests that the proposed Dundee Centre & Port Strategic Development Area should be amended to allow for mixed use development, including employment land, manufacturing and port related uses. The term port related uses is regarded as somewhat restrictive and should encompass industrial uses as well.

FORFAR STRATEGIC DEVELOPMENT AREA

Colliers International for Lawrie & Symington Ltd (541485) requests that a development framework for the proposed Forfar Regional Agricultural Service Centre is completed prior to any development.

PERTH'S STRATEGIC DEVELOPMENT AREAS

Bidwell's for Zurich Assurance Ltd (442149) request that half of the housing numbers earmarked for West/North West Perth Strategic Development Areas should be reallocated to other areas within the Perth Core Area.

David Dykes (527724) requests that there is more detail on the housing numbers for the West/North West Perth Strategic Development Areas as there is for the Oudenarde Strategic Development Area.

DPP LLP for Shell UK Ltd (548169) requests that the level of development proposed at Oudenarde Strategic Development Area is reconsidered as it is now too high and may not accord with Health & Safety Executive's PADHI guidelines as a Shell UK gas pipe line runs through the site.

ST. ANDREWS STRATEGIC DEVELOPMENT AREA

Miss Marianne Baird (544315); Mr KC Fraser (443846); Mrs Anne Tynte-Irvine (543388); Penelope Uprichard (344887); Roy de C Chapman (548419); Royal Burgh of St. Andrews Community Council (453889); Miss Sarah Hunt (548386); St. Andrews Preservation Trust (547750); Strathkiness Community Council (546153); Alaric Hopgood (548889); Colin McAllister (545660); D Graham Wynd (513279); Dr Mary Campbell Brown (548364); Flora Selwyn (542815); Henry Paul (377771); Howard Greenwell (546652); Irene Duncan (547693); Mrs Jennifer Byrne (5453910); Mrs Jennifer Hopgood (348875); Mrs Judith Harding (377831); Professor Charles McKean (545597) and Mrs Wendy Bayliss (541352):

All request that the St. Andrews Strategic Development Area is deleted as a site for development from the Proposed Plan. **Professor Charles McKean (545597)** requests that the St. Andrews Strategic Development Area is removed from the Proposed Plan or postponed until after a landscape assessment is carried out or the green belt is implemented. **Mrs Wendy Bayliss (541352)** requests that the St. Andrews Strategic Development Area is removed from the Proposed Plan until there is an up to date assessment of current economic conditions, the situation of RAF Leuchars and St. Andrews University purchase of the former paper mill at Guardbridge.

Rydens for University of St. Andrews (548506) request that the proposed Science Park as part of the St. Andrews Strategic Development Area is reworded to include Science/Research/University Park to more accurately reflect the range of activities likely to take place.

Rydens for University of St. Andrews (548506) request that the proposed 1,090 homes as part of the St. Andrews Strategic Development Area is revised to say 1,090+ homes so that it will be consistent with the approved Fife Structure Plan.

Alaric Hopgood (548889) and **D Graham Wynd (513279)** requests that St. Andrews is not designated as the economic driver for Fife.

Mrs Jennifer Hopgood (348875) requests that the housing land requirement for St. Andrews is reviewed prior to any strategic allocation.

GENERAL

Roscco Properties (442290) requests that more account should be taken of other locations with potential to expand e.g. Dunning.

Rydens for Bon Accord Land Ltd/Stewart Milne Homes (330884) requests that further Strategic Development Areas should be identified on the edge of settlements other than Perth or Dundee.

RESPONSES TO REPRESENTATIONS SEEKING A CHANGE

CUPAR NORTH STRATEGIC DEVELOPMENT AREA

Issue raised by **EMAC Planning for JG Lang & Son (445206)**: Settlements such as Springfield in north east Fife are too small to accommodate Strategic Development Areas as they do not have the capacity or existing infrastructure to accommodate large scale development and would in effect lead to the creation of a new settlement. The Finalised St. Andrews & East Fife Local Plan 2009 (CL/Doc40), which is currently undergoing examination, has allocated sites within small villages such as Springfield that are appropriate to the size and nature of the settlement. On this basis there is no need for TAYplan to consider additional sites for any smaller settlements within the TAYplan region and this is a role for the Local Development Plans.

Issue raised by **Montgomery Forgan Associates for VGH (VICO Ltd/Bett Homes/Headon Developments) (349134)**: The Strategic Development Area of Cupar North is an allocated site in the approved Fife Structure Plan 2009 (CL/Doc39), that has gone through a series of assessments before any housing figures were arrived at. The figure of 1,400 homes is seen as an appropriate level of development whilst helping fund the new Relief Road. It will provide certainty and confidence to the local community that no more than 1,400 homes will be developed over the next 20 years. The Strategic Development Area is also allocated in the Finalised St. Andrews and East Fife Local Plan 2009 (CL/Doc40), which is currently undergoing examination and will on adoption form part of the Development Plan.

DUNDEE'S STRATEGIC DEVELOPMENT AREAS

Issue raised by **DG Coutts for Linlathen Developments (346407)**; **DG Coutts for Margaret Swanney (548390)** and **Karen Clark Planning for Discovery Homes (346689)** An assessment of strategic sites was undertaken as part of TAYplans Background Technical Note 2010 (pages 119-127) (012/SL/Doc8) to help understand whether they would impact on important environmental designations and any possible infrastructure implications. The sites assessed were a combination of those already allocated in approved Structure Plans or have planning permission or were submitted by developers during the TAYplan Awareness Raising Initial Consultation in August/September 2009. Some of the sites submitted were considered to be too small and not strategic in significance and were therefore not assessed. These could still be assessed as part of the Local Development Plan Process if submitted to the respective Local Authority. The following sites/areas within the Dundee Core Area were assessed.

- Ashdownie/Ashludie Farms, Monifieth
- Carlogie, Carnoustie
- Berryhill Farm, Dundee;
- Linlathen, Arbroath Road, Dundee;
- Dundee Western Gateway; and
- East Dundee Port Rail Freight Facility, Dundee

From these assessments it was considered that Linlathen and Dundee Western Gateway should be brought forward as Strategic Development Areas and East Dundee Port Rail Freight Facility could form part of the existing Dundee and Port Strategic Development Area. Berryhill Farm was found to require significant transport and education infrastructure improvements. It was also not considered as a suitable strategic site because it is located in the countryside with no services. Therefore it is not considered to be an effective or sustainable site. Development at such a location is also considered that it will have an adverse impact on the surrounding landscape. There are known infrastructure issues especially drainage surrounding the sites promoted in

Monifieth and Carnoustie leading to issues over their effectiveness during the Strategic Plan period. The TAYplan Topic Paper 2 – Growth Strategy (paragraph 5.24) (012/SL/Doc9) considered that the site at Carnoustie, although large in scale, will only play a significant role locally and if developed would not singularly affect the delivery of the Strategic Development Plan.

Seeking growth in locations outside of Dundee city are considered likely to fuel a growth in road based commuting. This is not consistent with the objectives of the Proposed Plan and is contrary to Policy 1 and has the potential to adversely impact on Policy 3. Policy 5 Part C of the Proposed Plan also helps clarify the presumption against housing land releases in the areas surrounding Dundee. It is not a blanket restriction on housing development and it places the onus on developers/land owners to demonstrate that housing proposals would not prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of the Strategic Development Plan. However, given the parameters of Policy 1 Part A, of the Proposed Plan the scale of any development in such locations should be small. The non inclusion of the above sites and others within the Dundee Core Area does not represent their deletion or importance and should remain part of the Local Development Plan process.

In addition to this if sites/areas have not been put forward as potential Strategic Development Areas during the Awareness Raising Initial Consultation in August/September 2009 and the Main Issues Report Consultation in 2010, then it is considered that the Proposed Plan stage of the planning process is too late for landowners/agents to be submitting sites for consideration.

Issue raised by **Forth Ports PLC (329236)**: Table 1 of Policy 4 already allows that Dundee Centre & Port Strategic Development Area can comprise of a mixed use development, including business, commercial, leisure, retail residential and port related. The allocation does not specifically restrict the Port area to just port related uses and the supporting text on page 14 (paragraph 5) specifically mentions industrial uses such as offshore renewables for Dundee Port.

FORFAR STRATEGIC DEVELOPMENT AREA

Issue raised by **Colliers International for Lawrie & Symington Ltd (541485)**: Footnote *** on page 15 of the Proposed Plan states that the Forfar Regional Agricultural Service Centre will not require a Development Framework because of the nature of its allocation. There is no specific site or general area earmarked within Forfar. It is the entire settlement that is designated as a Strategic Development Area because of Forfar's position as a hub to the agricultural industry and the important role it has on the TAYplan economy. As a Regional Agricultural Service Centre it is envisaged that it will support and range of activities and development (existing and new) across the Forfar area. The TAYplan Topic Paper 2 – Growth Strategy (paragraph 7.13) (012/SL/Doc10) confirms that it will be for the Local Development Plan to determine whether a site(s) is required to contribute to this role.

PERTH'S STRATEGIC DEVELOPMENT AREAS

Issue raised by **Bidwell's for Zurich Assurance Ltd (442149)**: If half of the housing numbers earmarked for West/North West Perth Strategic Development Areas were reallocated to other Strategic Development Areas within the Perth Core Area it would fundamentally undermine both the strategy of growing Perth to the west/north west and concentrating a significant proportion of growth to assist in creating a sustainable expansion and new infrastructure. The housing numbers indicated for Perth West/North West are the approximate numbers required to help ensure the development of the sites will be economically viable and help justify the expected infrastructure requirements including the A9/A85 junction improvements and the proposed new bridge over the River Tay north of Perth. Increasing the housing numbers at the other Perth Strategic Development Areas or other sites within the Perth Core Area would place too much of

a load on the sites and surrounding areas in terms of the increased infrastructure requirements and its capacity to accommodate a large increase of housing numbers.

Issue raised by **David Dykes (527724)**: No more detail on the housing numbers for the West/North West Perth Strategic Development Areas is required at this point of the planning process. The indicative numbers of 4,000+ homes for the West/North West Perth Strategic Development Area is considered acceptable until a Strategic Development Framework is produced by Perth & Kinross Council and their Local Development Plan. The Development Framework will provide clear design and scale parameters which will include greater detail on suggested housing numbers and therefore provide greater clarity to potential developers and the public.

Issue raised by **DPP LLP for Shell UK Ltd (548169)**: The land area of the Oudenarde Strategic Development Area is the same size as before. It is just that the development density for housing has been increased from 1,000 units to 1,400 units. An area of land to the south east of the Strategic Development Area is constrained in terms of Health and Safety legislation because of the Shell gas pipeline which runs through it. The Shell pipeline is situated immediately to the east of part of the Strategic Development Area which has a Planning Permission in Principle (08/00610/OUT) (012/SL/Doc11) (subject to a Section 75 Legal Agreement) since March 2009 for employment use. At the time of the planning application Shell Exploration and Production stated they had no objections to the proposal. Condition 18 of the decision notice states that prior to any submission of a detailed application the developer is required to consult with the pipeline operator to ensure that any proposals put forward do not prejudice the safety or integrity of the facility.

ST. ANDREWS STRATEGIC DEVELOPMENT AREA

Issue raised by **Miss Marianne Baird (544315); Mr KC Fraser (443846); Mrs Anne Tynte-Irvine (543388); Penelope Uprichard (344887); Roy de C Chapman (548419); Royal Burgh of St. Andrews Community Council (453889); Miss Sarah Hunt (548386); St. Andrews Preservation Trust (547750); Strathkiness Community Council (546153); Alaric Hopgood (548889); Colin McAllister (545660); D Graham Wynd (513279); Dr Mary Campbell Brown (548364); Flora Selwyn (542815); Henry Paul (377771); Howard Greenwell (546652); Irene Duncan (547693); Mrs Jennifer Byrne (5453910); Mrs Jennifer Hopgood (348875); Mrs Judith Harding (377831); Professor Charles McKean (545597) and Mrs Wendy Bayliss (541352)**: National Planning Framework 2 (CL/Doc1) recognises that St. Andrews is an asset to both the national and local economy because of its university and as a tourist destination. TAYplan follows national planning policy with its strategy of focusing that majority of new development in the main towns and cites. For St. Andrews there is a recognised shortage of affordable houses within the town.

The St. Andrews Strategic Development Area is already allocated in the approved Fife Structure Plan 2009 (CL/Doc39) and the Finalised St. Andrews and East Fife Local Plan 2009 (CL/Doc40) which is currently undergoing examination. Because TAYplan will supersede the Fife Structure Plan once adopted it is important that the majority of the existing Strategic Development Areas are included the first TAYplan Strategic Development Plan to ensure continuity and consistency. According to Circular 1/2009 (paragraph 45) (012/SL/Doc12), the Scottish Government considers that it would be good practice to draw from existing Plans within the first generation of Strategic Development Planning Authority. Paragraph 78 of Circular 1/2009 (012/8SL/Doc13) also says that reporters should generally not recommend modifications to parts of plans that have been examined in previous examinations or rolled forward from previous plans, unless circumstances have clearly changed. It is also important to note that the establishment of a Strategic Development Planning Authority and production of the first TAYplan Strategic Development Plan does not mean everything from a land use perspective or land allocation

starts from a clean slate. In addition, because there are no significant changes to the Strategic Development Area from the Fife Structure Plan, it is considered that there is no need or requirement to warrant a landscape reassessment being carried out or wait until the green belt has been implemented.

The High Court decision by Lord Justice Clerk, Lord Brodie and Lord McEwan on September 7th 2011 (CL/Doc76) dismissed a legal challenge to the Fife Structure Plan 2009 stating that

“The effect of our quashing those parts of the Plan that relate to St Andrews West would be that it would cease to be a strategic land allocation. That would undermine the settlement strategy of the Plan. It would disrupt the local plan process. It would frustrate the policy decision that St Andrews must make its contribution to the economic regeneration of Fife. In this way the wider economic strategy would be undermined and, in my opinion, would become unworkable. I think that there would also be a vacuum in the development plan because there would no longer be a coherent planning framework for development control in St Andrews West.”

The issue of impact on landscape setting and protection/enhancement of key views is an important element of the yet to be produced masterplan for St. Andrews West Strategic Development Area. An independent, assessment of key views from the west of the town to the historic core was carried out to inform the Strategic Development Framework process. This work will help inform the production of the masterplan for the site which will require formal public consultation.

In terms of the future of RAF Leuchars this issue has been dealt with by another Schedule 4 (Issue 13 Policy 4 Strategic Development Areas Alternative Sites). On July 18th 2011, the Secretary of State for Defence, the Rt Hon Dr Liam Fox MP (CL/Doc64) announced to the House of Commons that that RAF Leuchars will close as an RAF station and transfer to the British Army to base two units of and the headquarters for one of the five new multi-role brigades. The gap between the RAF leaving and the Army arriving will affect housing demand in the area. Departing RAF personnel selling properties may well do so prior to the arrival of Army personnel who may otherwise have purchased them. The St. Andrews West and Science Park Strategic Development Area could provide one source of off-base housing within the locality.

It is also important to note that St. Andrews University has confirmed its purchase of the former paper mill at Guardbridge with the intention to develop an Energy Centre with the heat and power piped to St. Andrews Town. The remainder of the site will be developed for related uses such as accommodating spin off companies involved in energy research, community and commercial activities. This development should not compromise the aspirations of the Science Park element of the St. Andrews Strategic Development Area. It is therefore important that the Science park remains part of the Strategic Development Area.

Issue raised by **Rydens for University of St. Andrews (548506)**: There is no need to reword Science Park as part of the St. Andrews Strategic Development Area to include Science/Research/University Park as the term Science Park is flexible enough to not restrict other University related uses such as research facilities/offices. All should fall under the same use class order 4 (Business) (CL/Doc77) which allows such uses as offices (other than that specified under Class 2), research and development of products or processes and light industry.

Issue raised by **Rydens for University of St. Andrews (548506)**: Firstly, the Fife Structure Plan 2009 (CL/Doc39) will be replaced by the Strategic Development Plan once it is approved and secondly, it is an incorrect statement that the Fife Structure Plan says 1,090+ homes for St. Andrews Strategic Development Area. The Structure Plan originally allocated 1,000 homes to form part of the Strategic Development Area with an additional 90 assigned through the St. Andrews and East Fife Local Plan (CL/Doc40) from the 270 unit strategic allocation to the St.

Andrews and North East Fife Housing Market Area. As a consequence there is no requirement to modify the 1,090 homes as part of the St. Andrews Strategic Development Area to say 1,090+ homes. This is considered the maximum level of housing required for the location and help fund required infrastructure. It also gives confidence to the community that no more than 1,090 will be developed in the allocated area.

Issue raised by **Alaric Hopgood (548889)** and **D Graham Wynd (513279)**: St. Andrews is the largest settlement within north east Fife in terms of population size, provision of services and status. Because the largest settlements within a region generally act as the economic driver, St. Andrews because of its size and facilities is the principal town in north east Fife. Its international reputation for its university and as the home of golf along with the 600,000+ visitors it receives annually is not only an economic driver for north east Fife but for the whole of Fife and also the Dundee City Region.

Issue raised by **Mrs Jennifer Hopgood (348875)**: The housing land requirement figures for St. Andrews Strategic Development Area come from the Approved Fife Structure Plan 2009 (CL/Doc39) and this went through a series of robust assessments before arriving at the approved figure of 1,000 homes for the Strategic Development Area. An additional 90 units were assigned from a 270 unit strategic allocation to the St. Andrews and North East Fife Housing Market Area resulting in 1,090 homes being allocated for the Strategic Development Area. The TAYplan Strategic Development Plan, once approved, will replace the existing Fife Structure Plan 2009 (CL/Doc39) and will use the existing approved Structure Plan figures as their base. The scale of the housing land release at St. Andrews West indicates that 1,090 houses are required. This is because there is a development strategy to expand St. Andrews to realise the potential of tourism and the University as an economic driver for Fife. As part of this strategy, land for 1,090 houses has already been identified alongside land identified for academic requirements, science park and employment. The development strategy recognises that this housing development, in addition to meeting housing needs, is a key element of the expansion of this area of St. Andrews, as it will enable the proposed improvement to the University's facilities through the provision of shared infrastructure. Other sites in St. Andrews (including brownfield sites) which come forward for housing, whilst contributing to the housing land supply in the St. Andrews and NE Fife Housing Market Area, will not reduce the requirement for 1,090 houses to be provided as part of the St. Andrews West Strategic Land Allocation. Such sites have been taken into account in identifying the scale of St. Andrews West Strategic Development Area. This has been covered in more detail in another Schedule 4 (Issue 015 Scale and Distribution of Housing.) Any change to the St. Andrews Strategic Development Area would undermine the existing allocation that has been approved at Structure Plan level and more recently at Local Plan level, which is currently undergoing examination. There are no new material considerations relating to the St. Andrews Strategic Development Area and it remains important to the overall strategy.

GENERAL

Issue raised by **Rosco Properties (442290)**: Requests that more account should be taken of other locations with potential to expand e.g. Dunning. Settlements such as Dunning are too small to accommodate Strategic Development Areas as they do not have the capacity or infrastructure to accommodate large scale development and would in effect lead to the creation of a new settlement. The Perth & Kinross Local Development Plan which has produced its Main Issues Report 2010 (CL/Doc62) has identified some potential sites within smaller settlements such as Dunning that are considered more appropriate to the size and nature of the settlement. On this basis there is no need for TAYplan to consider additional sites for any smaller settlements within the TAYplan region and this is a role for the Local Development Plans.

Issue raised by *Rydens for Bon Accord Land Ltd/Stewart Milne Homes (330884)*: Most settlements that do not appear in Policy 1 (Location Priorities) of the Proposed Plan are considered too small to accommodate Strategic Development Areas as they do not have the capacity or infrastructure to accommodate large scale development and could in effect lead to the creation of a new settlement. On this basis there is no need for TAYplan to consider additional sites for any smaller settlements within the TAYplan region and this is a role for the Local Development Plans.

RESPONSE TO REPRESENTATIONS SUPPORTING AS WRITTEN

TAYplan notes and welcomes the support for these issues.

CONCLUSION

Any changes or alterations to any of the Strategic Development Areas could fundamentally undermine the existing allocations in each authority as most have been approved at Structure Plan and Local Plan level. All the Strategic Development Areas were approved because they were considered effective sites. Scottish Government considers it good practice to draw from existing Structure Plans with the first generation of Strategic Development Plans and that the reporters generally does not recommend modifications to parts of plans that have been examined in previous examinations or rolled forward from previous plans, unless circumstances have clearly changed. In addition, the establishment of a Strategic Development Planning Authority and production of the first TAYplan Strategic Development Plan does not mean the land allocation process starts from a clean slate.

Because there are no significant changes to the Strategic Development Area from the Fife Structure Plan (CL/Doc39), it is considered that there is no need or requirement to warrant a landscape reassessment being carried out or wait until the green belt has been implemented. TAYplan considers the issues raised do not warrant any change to the Proposed Strategic Development Plan (June, 2011) and propose that the elements dealt with in this Schedule 4 Summary of Unresolved Issues remain as written and unchanged.

Reporter's conclusions:
[Note: For DPEA use only.]
Reporter's recommendations:
[Note: For DPEA use only.]

2. Copy of representations pertinent to this issue

3. Library of documents and extracts (less than 50 pages) referred to within representations and/or this Schedule