

TAYplan

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



Development Plan Scheme

March 2009

TAYplan Development Plan Scheme March 2009

(Approved by the Dundee, Perth, Angus and North Fife
Strategic Development Planning Authority Joint Committee -
February 2009)



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TAYplan Development Plan Scheme

Introduction

An important strand of the modernisation of the Scottish Planning System introduced by the Planning etc (Scotland) Act 2006 has been the replacement of structure plans with strategic development plans. To deliver this change Scottish Ministers have designated groups of planning authorities as Strategic Development Planning Authorities (SDPAs) and tasked them with preparing and reviewing Strategic Development Plans (SDPs) for their areas.

Dundee, Perth and Kinross, Angus and Fife Councils are one of the strategic development planning authorities designated by the Scottish

Government. These 4 Councils are now working together to deliver a Strategic Development Plan for their area.

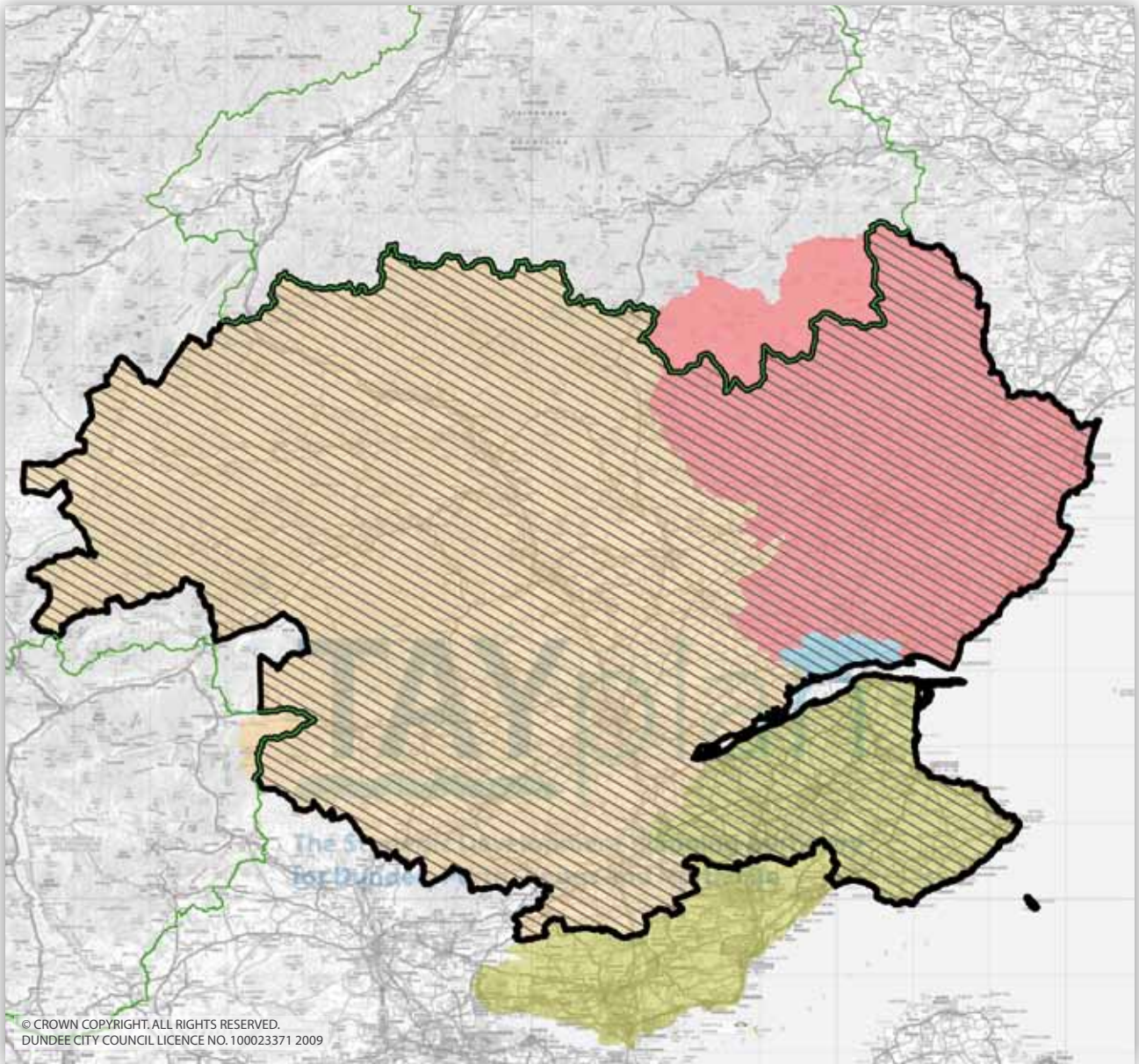
The area to be covered by the Strategic Development Plan has been approved by Scottish Ministers as illustrated on Map 1. This covers the local authority administrative areas of Dundee, Perth and Kinross, Angus and the north part of Fife. The approved Strategic Development Plan Area however excludes the part of Angus Council within the Cairngorms National Park and the part of Perth & Kinross Council that is within the Loch Lomond and Trossachs National Park.

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







To deliver the Strategic Development Plan the 4 constituent local authorities have formed a Joint Committee, referred to as the Dundee, Perth, Angus and North Fife Strategic Development Planning Joint Committee. The Joint Committee comprises 12 Councillors, three from each of the 4 constituent Local Authorities. The Joint Committee will meet at least 4 times a year.

The Strategic Development Plan to be produced by the 4 authorities will be called the TAYplan Strategic Development Plan. The Plan will set out the strategic planning and development strategy for the TAYplan area for the next twenty years and beyond.

Map 1 :TAYplan Boundary (Approved 2008)



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DUNDEE CITY COUNCIL LICENCE NO. 100023371 2009

- | | |
|---|--|
|  TAYplan Area |  Angus Council |
|  Dundee City Council |  Fife Council |
|  Perth & Kinross Council |  National Park Boundaries (Cairngorms, Loch Lomond and the Trossachs) |

The Development Plan System in Scotland

The Development Plan system in Scotland consists of three core statutory documents:

- (i) **The National Planning Framework for Scotland.** This is produced by the Scottish Government and sets out, in broad terms, the Governments' strategy for Scotland's spatial development, including national developments, and the priorities for that development;
- (ii) **The Strategic Development Plan.** This will be prepared by the new Strategic Development Planning Authorities. This Plan will set out a long-term (20 years or more) development strategy indicating, in broad terms, where future development will be located and what is needed to deliver it. The Plan will be approved by Scottish Ministers;

- (iii) **The Local Development Plan.** This will be prepared by local authorities. This Plan will set out more detailed policies and proposals to guide development. The Plan, which is approved by the local authority, must accord with the approved Strategic Development Plan.

The Strategic Development Plan and the Local Development Plan will form the statutory Development Plan for the TAYplan area. In addition, Supplementary Planning Guidance on a specific planning topic may be prepared and form part of the statutory Development Plan.

Existing and Proposed Development Plans

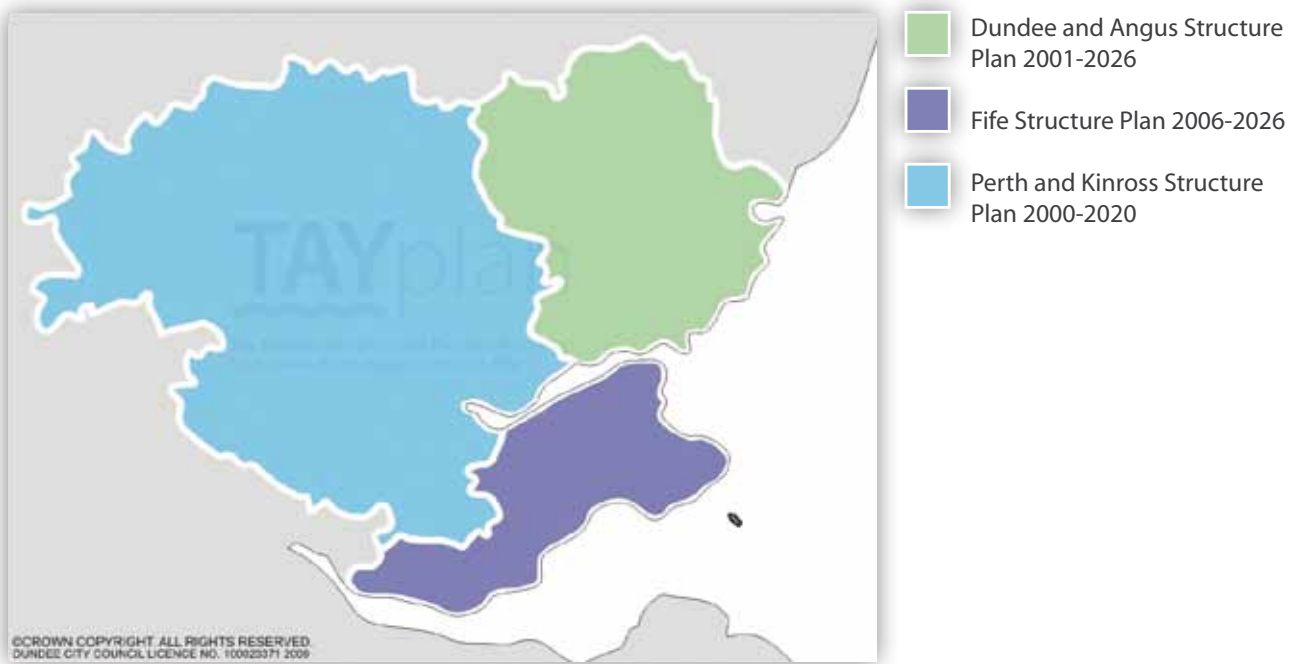
Within the TAYplan Strategic Development Plan Area there are three existing Structure Plan Authorities. These are Dundee and Angus, Perth and Kinross and Fife Councils. Each of these authorities was required to prepare a Structure Plan for their administrative area. The coverage of existing Structure Plans is set out in Map 2.

The new planning system requires these authorities to work together to prepare a Strategic Development Plan for the designated TAYplan area. The TAYplan Strategic Development Plan when approved will replace the existing Dundee

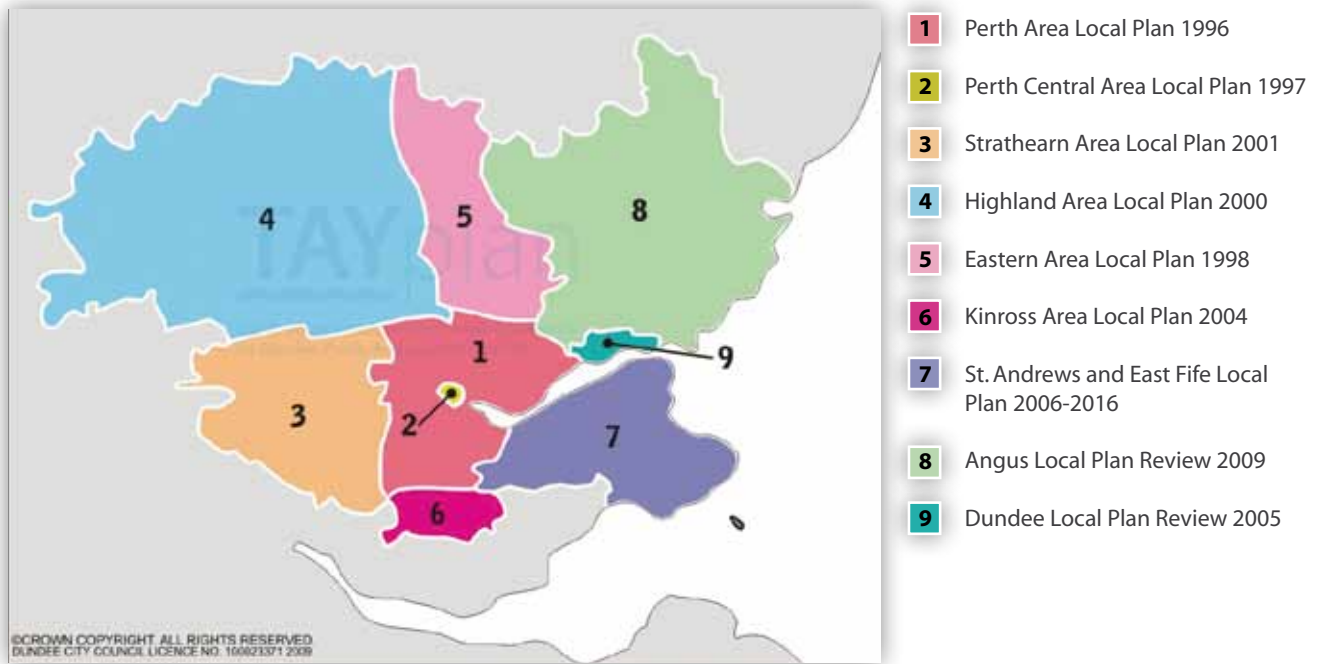
and Angus Structure Plan 2001-2016, the Perth and Kinross Structure Plan 2003-2020 and the coverage of the Fife Structure Plan 2006-2026 relating to those parts of Fife within the TAYplan area. The TAYplan Strategic Development Plan will cover the area as set out in Map 1.

The existing coverage of local plans within the TAYplan area is set out in Map 3. More information on current local plans, structure plans and the timetables for the preparation of the new style local development plans can be obtained on each of the constituent councils' web sites.

Map 2 : Current Structure Plan Areas within the Tayplan Area



Map 3 : Current Local Plan Areas within the TAYplan Area



The Strategic Development Plan

Scottish Ministers have outlined the expected form and content of Strategic Development Plans. They advise that the Strategic Development Plan should contain:

- **A vision statement.** This should be a broad statement of how the development of the area could and should occur and the matters that might be expected to affect that development. It should provide a realistic expression of what the plan area could be like in 20 years time and a useful springboard for the spatial strategy of the plan.
- **A spatial strategy.** This should be a broadly based statement of proposals as to the development and use of land in the area. It should also encapsulate the headline changes that the plan seeks to achieve, and provide a locational strategy for new development up to year 12 from plan approval and a broad indication of the scale and direction of growth up to year 20.

- **an analysis** of the relationship with development and land use proposals in neighbouring areas that are likely to affect the SDP area.
- **any other matter** the SDPA consider appropriate.

Scottish Ministers have also indicated that they expect Strategic Development Plans to be concise visionary documents that set clear parameters for subsequent Local Development Plans and inform decisions about strategic infrastructure investment.

The principal topics for SDPs are expected to be land for housing, business, shopping and waste management development, strategic infrastructure (including transport, water supply and waste water) and strategic greenspace networks (including green belts). SDPs may be site specific especially where there are no realistic alternative sites.

The Strategic Development Plan Scheme

In delivering the Strategic Development Plan the Strategic Development Planning Authority is required by the Town and Country Planning (Scotland) Act 1997 to produce a Development Plan Scheme at least annually. Each of the constituent planning authorities is also required to prepare a Development Plan Scheme for their Local Development Plans. The purpose of the Development Plan Scheme is to set out the programme for preparing and reviewing the SDP. The Scheme's parts are:

- a summary of the new development planning system;

- a proposed timetable for preparing the SDP;
- a summary of what's involved at the various stages of preparing this plan; and
- a Participation Statement with information on when and how interested parties can get involved.

The Development Plan Scheme will be updated every year to keep interested parties informed about the SDP's progress.

Strategic Environmental Assessment (SEA)

The Environmental Assessment (Scotland) Act 2005 makes SEA a legal requirement on many public plans, programmes and strategies, including the Strategic Development Plan.

The purpose of SEA is to provide proper consideration for the environment by ensuring that environmental issues are considered by decision makers alongside economic and social issues. This is achieved by systematically assessing the potential significant environmental effects

of the plan and recording the results in an 'Environmental Report'. The process will involve regular liaison with Scottish Natural Heritage, Scottish Environmental Protection Agency and Historic Scotland.

The SEA will be prepared in conjunction with the Strategic Development Plan and will be coordinated with the Plan's preparation and process.

Preparing the Strategic Development Plan

The Development Planning Regulations published by Scottish Ministers set out the approach to be taken to prepare and implement a Strategic Development Plan. The main stages of this process are:

- Publication of a Development Plan Scheme (including a Participation Statement);
- Preparation and Publication of a Monitoring Statement;
- Preparation and Publication of a Main Issues Report and Interim Environmental Report (ER);

- Preparation and Publication of the Proposed Plan, including the ER and the Action Programme;
- Submission of Strategic Development Plan to Scottish Ministers;
- Examination by a Reporter; and
- Ministerial Decision.

Timetable for Strategic Development Plan Production

As part of the Development Plan Scheme, Ministers require that the Strategic Development Planning Authority set out a broad timetable for the stages in the production of their Plan.

A Project Plan has been prepared for the preparation of the TAYplan Strategic Development Plan. The following table sets out the broad timescale for the preparation of the SDP. As

this is the first time through the new Strategic Development Plan process it should be noted that some of the timings for the stages in the timetable may require to be revised as the preparation process unfolds. As indicated above the Development Plan Scheme requires to be published annually and any changes to the timetable will be addressed at this time.

Timetable for Production of the Strategic Development Plan

Stage	Plan Preparation Process	Actions to be taken	Key Dates
1	Development Plan Scheme including Participation Statement	Publication of Development Plan Scheme including Participation Statement	March 2009
2	Awareness Raising and Initial Consultation	Raise awareness of SDP process and set out in general terms the task that lies ahead, generate interest, and identify those parties that are interested in engaging in the SDP process. Also to obtain first input from interested individuals/organisations.	Spring 2009
3	Research/Studies to inform Main Issues Report	The principal topics for SDPs including: <ul style="list-style-type: none"> • housing land supply • the economy and employment land • retail capacity • strategic infrastructure (including transport, water supply & waste water) • waste management 	Ongoing 2009
4	Monitoring Statement	Review the impact of the policies and proposals of the existing structure plans and the changes in the principal physical, economic, social and environmental characteristics of the SDP area	Up to November 2009
5	Preparation of Main Issues Report	<ul style="list-style-type: none"> • Preparation of the Main Issues Report taking into account the Research/ Studies and the Monitoring Statement 	Up to November 2009
6	Publication of Main Issues Report and Environmental Report for Consultation	<ul style="list-style-type: none"> • Wide consultation with the key Stakeholders, the public, businesses and community groups. • Assessment of responses 	December 2009 and into 2010
7	Publication of Proposed Plan, including Environmental Report (ER) and Action Programme (AP)	<ul style="list-style-type: none"> • Publication of Proposed Plan • Publication of Action Programme • Formal Notification and Publicity • Public Consultation • Assessment of Responses • Discussions/negotiations on representations & objections 	December 2010
8	Submission of finalised SDP (including AP and ER) to Scottish Ministers	Proposed Plan including modifications submitted to Scottish Ministers	October 2011
9	Examination of Plan by Scottish Ministers	Examination of issues relating to outstanding representations	Nov 2011-June 2012
10	Scottish Ministers Approval	Decision issued by Ministers after receiving Inquiry Reporters recommendations	November 2012

Participation Statement

The Strategic Development Planning Authority (SDPA) is strongly committed to encouraging interest and wide stakeholder and public involvement in the preparation of the first TAYplan Strategic Development Plan (SDP).

By encouraging consultation at all stages of the Plan's preparation, the SDPA seeks to ensure that those with an interest in the area e.g. members of the public, businesses, key organisations and organisations including community groups, have an opportunity to contribute their views before decisions are taken. This applies as much to those who support the plan as to those who want to make objections.

In preparing the Strategic Development Plan the Scottish Government's 'National Standards for Community Engagement' will be taken into account to allow for interested parties to be involved in the process, have a say and be listened to. In addition, the process will be in line with the Scottish Government's Planning Advice Note 81 on 'Community Engagement'. The Strategic Development Plan Authority will seek to ensure that:

- arrangements for participation are as inclusive, open and transparent as possible;
- information is provided early and in a format that allows full consideration;
- communication is provided in a range of formats and locations, making use of electronic means including the SDPA's website; and,
- representations are considered and reported to the SDPA.

The participation exercise will seek to involve a wide range of parties including:

- public sector groups (including key government departments and agencies);
- private sector groups (including business, retail and housing interests);
- established community groups (including community councils);
- voluntary and environmental organisations; and
- Community Planning Partnerships.

As the various stages of the plan preparation process progress, the Strategic Development Planning Authority will gain a greater understanding of how and with whom its consultation will take place and as a result will evolve its consultation processes and participation statement accordingly. The Strategic Development Planning Authority is aware it can be difficult to engage various sections of society and organisations in strategic planning. The SDPA will also consider innovative ways of consultation and will make extensive use of its website.

In this context the SDPA would wish to hear from individuals, groups and organisations or indeed anyone interested in the SDP as to how to effect constructive dialogue with them. If you have any suggestions as to how the SDPA can best liaise with you, please let us know.

Participation Strategy

The SDPA will seek to utilise a variety of approaches and methods to engage with interested parties. The SDPA has prepared a communications strategy to seek to ensure that as many people and groups can be involved and contribute to the

plan preparation process. This will be reviewed as the process evolves and new techniques adopted during the lead up to the publication and consultation on the Main Issues Report.

Consultation Programme

The following sets out the consultation for the TAYplan SDP:

1. **Awareness Raising/Initial Consultation: Spring 2009.** Raise awareness of SDP process and set out in general terms the task that lies ahead, generate interest, and identify those parties that are interested in engaging in the SDP process. Also to obtain first input from interested individuals/organisations. This input will be obtained through a range of different techniques. For example, TAYplan web site, organised events (workshops), meetings etc. The aim is to make sure the process is delivered efficiently by making it easy to make responses electronically, through the web site or other electronic methods.
2. **Formal Main Issues Report Public Consultation January 2010.** To seek views of individuals/organisation on the content of the published Main Issues Report. This will be an opportunity to submit representations on the various TAYplan development options for the SDP area, including the preferred development strategy.
3. Publish formal response to comments on **Main Issues Report - Spring 2010**

4. **Proposed SDP published and formal objection phase January 2011.** To give stakeholders and consultees the opportunity to submit formal objections to the plan. Any objections that can't be resolved through negotiation and are not withdrawn will be considered in a subsequent public examination (public inquiry/hearing).
5. **Submission of Proposed Plan to Scottish Ministers - Autumn 2011** Including TAYplan response to formal objections.

This reflects our current thinking but the timing and content of planned consultation stages are subject to unforeseen changes as the first SDP project unfolds, hence the need for an annual review process.

Making Representations

The Strategic Development Planning Authority encourages interested parties to make representations, both in support of the Plan and in raising representations or objections to it and will attempt to facilitate this through email and its website www.tayplan-sdpa.gov.uk as well as in letter form.

Representations are sought in respect of both the Strategic Development Plan and the Environmental Report.

All formal representations and objections are required to be placed on a public register and cannot be kept confidential.

Accessing Documents

The SDPA will make copies of the most up-to-date documents relating to the production of the Strategic Development Plan available principally through its website www.tayplan-sdpa.gov.uk

Documents will also be made available at each of the local authority headquarters and planning offices and at public libraries within the four local authority areas.

Links to Council Local Development Plan Schemes:

www.dundee.gov.uk/localplan

www.pk.gov.uk

www.angus.gov.uk/localplan

www.fife.gov.uk/localplan

The main point of contact for correspondence is:

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