

Strategic Development Plans in Scotland



———— The Way Forward ————

The Strategic Development Plan Areas



These are the Strategic Development Plan Areas which cover Scotland's four largest city-regions, around Aberdeen, Dundee, Edinburgh and Glasgow, covering approximately 32% of the land area of Scotland.

Strategic Development Plans

The planning system in Scotland is undergoing a significant process of modernisation. This leaflet explains what Strategic Development Plans are, who they are being prepared by and how to get involved or seek further information.

Introduction

The changes to the development plan system are designed to improve the process and make the planning system more transparent and efficient. As a consequence, plans will be more concise, action-orientated, clear and visionary.

What are Strategic Development Plans?

Up-to-date, effective Strategic Development Plans are critical because they set the context for Local Development Plans which together guide decisions on planning applications. They also inform and co-ordinate decisions on the strategic infrastructure investment. Strategic Development Plans will replace existing Structure Plans, when approved.

Strategic Development Plans will have to set out a clear vision and spatial strategy for their area. Largely the plans will focus on the key land use and development issues that cross the planning authority boundaries and as a result they will be shorter, more strategic and easier to use than the current structure plans. Strategic Development Plans should also be concise and visionary documents that provide clear parameters for the Local Development Plans sitting below.

While the context of each plan will differ, the key issues for most Strategic Development Plans will be the supply of land for housing, as well as major business and shopping uses. Protection of environmental assets and the provision of important infrastructure such as transport, waste, water and energy will also be covered, as may the promotion of green belts and networks.



Strategic Development Plans are required under the Act to include:

- A vision statement - a broad statement showing how the development of the area could occur and the issues that might be expected to affect that development, including physical, economic, social and physical characteristics, principal land use, the size, composition and distribution of the population of the area, the infrastructure, how the infrastructure is used and any anticipated changes.
- A Spatial Strategy - a broadly based statement of proposals as to the development and use of land in the area.
- Analysis of relationships with development and land use proposals in neighbouring areas that are likely to affect the Strategic Development Plan area.
- Any other appropriate issue.

The plan may also contain or be accompanied by maps, diagrams or illustrations but it must contain a map or diagram describing the spatial strategy.

Who will prepare Strategic Development Plans?

Strategic Development Plans will only be prepared for Scotland's four largest city-regions, around Aberdeen, Dundee, Edinburgh and Glasgow. They will be prepared by Strategic Development Planning Authorities (SDPAs) which act on behalf of the constituent councils. Approximately 32% of the land area of Scotland will be covered by a Strategic Development Plan, although 75% of the population will be covered. Contact details for each of the SDPAs are provided on the back of this leaflet.

Strategic Development Plans form the upper tier of the development planning framework, with Local Development Plans sitting below. The Local Development Plans are prepared by the relevant council rather than the SDPA. Outside Strategic Development Plan areas there will be a single tier development plan – just a Local Development Plan.

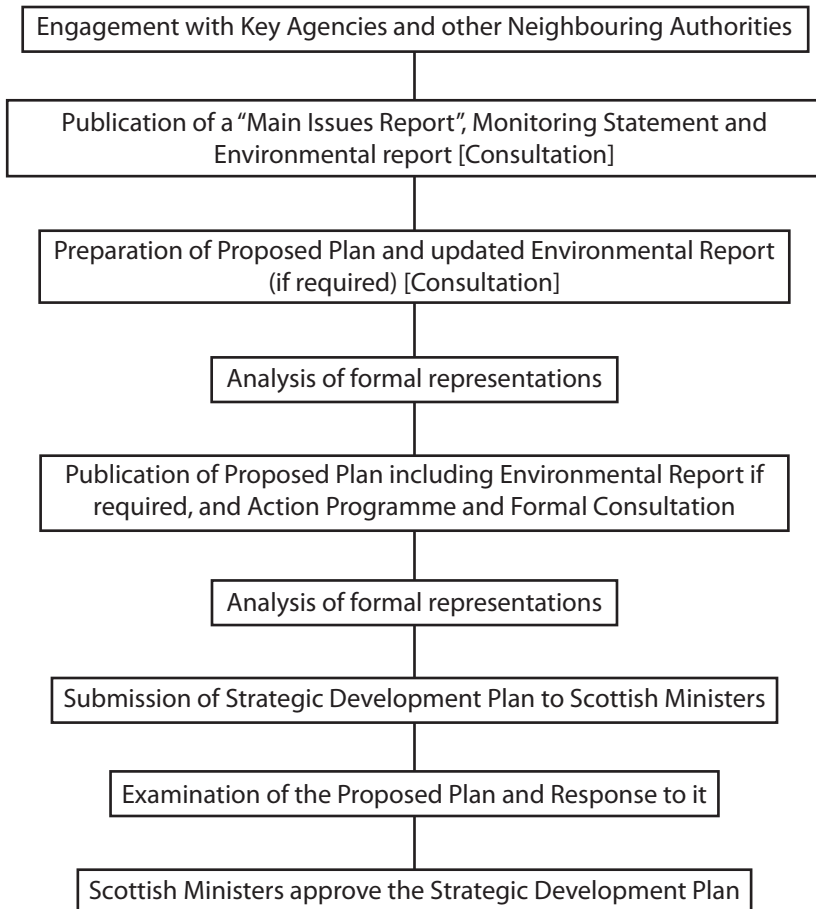
More detailed information on the area covered by each Strategic Development Plan is available from the SDPAs themselves or Circular 3/2008, available from the Scottish Government.

How will plans be delivered?

The actions in the plan are not just the responsibility of the Strategic Development Planning Authority. Alongside each Strategic Development Plan, an Action Programme will be published setting out what steps will be taken to deliver the policies and proposals in the plan, who will take this action and by when. This will help communities, businesses and agencies to see what progress is being made.

What is the process?

Although there will be differences between the Strategic Development Plans, the legislation sets out the key tasks and processes that each authority must complete.





Timetable

Each SDPA has published a Development Plan Scheme which is available from its website or on request. These set out the proposed timetable for the preparation of the plan and what is involved at each stage. Each SDPA will be preparing its plan to a different timetable given that some areas have a more up-to-date existing structure plan than others. These Development Plan Schemes will be reviewed by the authorities at least annually, to ensure all the information is kept up-to-date.

How can I get involved?

Public participation and consultation has always been a key part of the old planning process but under the new planning reform it is essential to involve the public, as well as community groups and other interested groups throughout the process.

A participation statement has been produced as part of each Development Plan Scheme. These set out when consultation is likely to take place, with whom, its form and the steps that will be taken to involve the public in the Strategic Development Plans preparation or review. The Scottish Government is keen to ensure that early, effective engagement takes place around the Main Issues Report and the participation statement sets out in more detail the processes.

How does this plan relate to the Local Development Plan?

Local Development Plans will replace Local Plans and will be produced by individual planning authorities. These will set out more detailed policies and proposals to guide development. These plans will be consistent with the Strategic Development Plans and will apply their visions and aims to the local area.

Review and Monitoring

A Strategic Development Plan will be reviewed every 5 years with monitoring being carried out annually. Plans will clearly state how review and monitoring will be carried out and when.

Contact Us

For more information on any of the four Strategic Development Plans, please contact the appropriate team at the addresses on the back of this leaflet.



All images kindly supplied by the participating 4 City Region Authorities.

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