

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING ON 26th MARCH 2013**

**REPORT ON: YOUR PLACE, YOUR FUTURE, YOUR SAY: NEW ISSUES,
CHALLENGES AND PROJECTS**

**REPORT BY: PAMELA EWEN, STRATEGIC DEVELOPMENT PLANNING
AUTHORITY MANAGER**

REPORT NO: SDPA01-2013

1 PURPOSE OF REPORT

1.1 This report sets out the proposed early engagement to help inform the preparation of the Main Issues Report.

2 SUMMARY

2.1 An initial stage of engagement in reviewing the Strategic Development Plan is proposed to provide an opportunity for people to comment on what they consider the big issues are together with any ideas for new projects. This is not a statutory part of the process, or the main stage for consultation, however it provides an opportunity to engage with interested parties early on and to consider others views in preparing the Main Issues Report.

3 RECOMMENDATION

3.1 It is recommended that The Joint Committee:

- a) Approves the questionnaire (Appendix One) as the basis for engagement at this initial stage of reviewing the Strategic Development Plan; and,
- b) Approves the proposed participation over the period 22nd April to 11th June 2013.

4 FINANCIAL IMPLICATIONS

4.1 Costs will be incurred through the use of a consultant to assist with the schools workshops, printing and other materials. These costs will be met within the revenue budget as set out in Report SDPA 03-2013: TAYplan Budget Update and 3 Year Projections.

5 YOUR PLACE, YOUR FUTURE, YOUR SAY: NEW ISSUES, CHALLENGES AND PROJECTS

5.1 Whilst not a statutory requirement, initial engagement is proposed at this early stage of reviewing the Strategic Development Plan. All the comments which are made during this initial stage will help us shape our Main Issues Report and projects submitted will be included within the Strategic Environmental Assessment process.

5.2 This stage provides the opportunity for people to comment on what they consider the issues and challenges are. This will assist TAYplan in considering the scope and content of the Main Issues Report. In doing so, this early stage of engagement highlights the process of reviewing the Plan and identifies the different stages people should get involved.

- 5.3 This is not the main stage for consultation. How we engage at this early stage has been designed to best utilise the limited resources we have. The focus is on seeking comments from:
- those whom have engaged with us during the first Strategic Development Plan and our wider customer database;
 - Community Councils/Community Partnerships;
 - our Key Stakeholders (Government Agencies);
 - Statutory consultees; and,
 - Younger stakeholders through schools and other young people's networks.
- 5.4 We will communicate directly with those above to encourage comments through the questionnaire. In addition we will raise awareness of this initial engagement stage through local press releases and TAYplan's website to encourage others to get involved. At this stage, there will be no public events/meetings. Workshops are proposed with young people to help improve engagement at this early stage and assist greater participation at the Main Issues Report stage.
- 5.5 As well as providing an opportunity for people to say what they consider are the big issues TAYplan should focus on, this is the opportunity for people to submit details of projects, any big ideas which they have. It is important to have these submitted at this early stage in reviewing the Plan to allow TAYplan to assess these projects in preparing the Main Issues Report and the Strategic Environmental Assessment. Projects of regional significance, of scale, which are submitted will be considered and assessed alongside any other projects which TAYplan identifies. The extent to which new large scale development will be required, beyond that currently identified, is unknown. Providing an opportunity for interested parties to submit their ideas/development proposals does not prejudice this. TAYplan will continue to research through 2013 to help inform the Main Issues Report and the extent of new development which should be considered.
- 5.6 A report will be presented to the next Joint Committee in October 2013 with an overview of the comments and projects received during this initial engagement stage. This will provide an opportunity for a workshop following that Committee meeting for the Members to discuss these issues and projects to help inform the preparation of the Main Issues Report.

6.0 CONSULTATIONS

- 6.1 The Treasurer and Clerk to TAYplan, the Director of Infrastructure Services, Angus Council, The Director of City Development, Dundee City Council, The Head of Enterprise, Planning and Protective Services, Fife Council and the Executive Director (Environment), Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

7.0 BACKGROUND PAPERS

- 7.1 The Planning etc. Scotland Act 2006
http://www.legislation.gov.uk/asp/2006/17/pdfs/asp_20060017_en.pdf.

Pamela Ewen
Strategic Development Planning Authority Manager
13th March 2013

TAYplan 2016-2026

Your place | Your future | Your say

This questionnaire will remain open until 11th June 2013. Should you have any queries please contact the TAYplan team on 01382 307180 during 9am-5pm weekdays or e-mail 'contactus@tayplan-sdpa.gov.uk'.

CHANGE IS CONSTANT – AND SO IS PLANNING

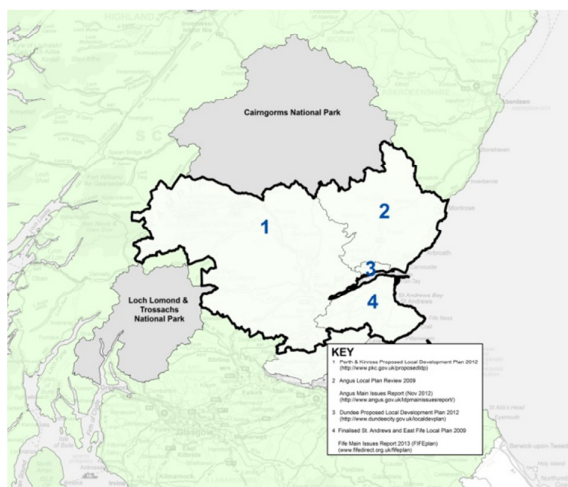
Change is constant. From smartphones to shopping online, people's lives don't stand still. Our cities, towns and countryside don't stand still either. Shops close on the High Street, factories are replaced by distribution depots, houses are built on fields, farms need bigger agricultural buildings. Some of these changes happen overnight; others are so gradual that you might not notice. But if you go back to a place you haven't been for 20 or 30 years, there will always be things that have changed.

Planning is the way in which these changes are managed. For most land there will be a statement in a plan showing what that land should be used for in the future. What the plan says will affect our futures – where we live, work and play, how businesses and the public sector invest, and what our towns and countryside will look like in the future.

Managing change means making difficult decisions. Scotland's population is growing. We need more jobs and homes. Where should they go? What extra facilities will people need like shops, parks and roads? What do we do with derelict land that is no longer needed for industry now that more of us work in the service industry? How can we help our town centres adapt to the reality of supermarkets and online shopping? How should our towns and cities respond to climate change? How should we plan for our energy needs?

These changes are real and immediate challenges. We need to think about them in a co-ordinated way. The tool for doing that is the planning system.

In and around Dundee and Perth, there are two levels of plans. TAYplan prepares the Strategic Development Plan largely covering the four Council areas of Angus, Dundee City, Fife and Perth & Kinross.



TAYplan (the Strategic Development Plan) provides broad-brush direction for the next 20 years about where new development and infrastructure should take place. It is agreed by all four local authorities working together. Each Council then has its own Local Development Plan which shows the detail of what development should take place for the next ten years. These Local Development Plans must reflect TAYplan's strategy.

Since change is constant, planning must be constant too. Preparing TAYplan takes four years from start to finish, because of the different stages of research, public consultations and draft plans required. As soon as one TAYplan is finished, we start work on the next one. Without constantly updating the plan, TAYplan would not be able to keep up with how the world changes.

The current TAYplan was completed in June 2012. The TAYplan team has now started to prepare the next plan. When it is completed in 2016, it will plan for the next 20 years of future up to 2036.

WHY DOES THIS MATTER TO YOU?

If you care about your city, town, neighbourhood or village, TAYplan matters to you. That's because it sets the overall direction for how the TAYplan area will change over the next 20 years – what major developments can take place, where, and what they should be like. There might be something planned that affects you!

We want to make sure that the next TAYplan responds to what people think are the key issues facing the region around Dundee and Perth, what should change. That's why, before we start to write the plan, we want to ask you:

- **What key issues should the next TAYplan focus on?** How should it be different from the last TAYplan? What should change?
- **What big ideas do you have?** They could be anything of regional significance from business parks to roads, hospitals to housing. The ideas could be from businesses, developers, community groups, individuals or government.

TAYplan focuses on new development which has more than a local impact. Largely covering 4 Council areas most of TAYplan's focus is on big issues and ideas which have cross boundary impacts.

Your answers to these big questions (below) will help the new TAYplan be even better. You may be a resident, a business, a community group, a landowner, a developer, a student or have another interest. All views are equally important and will be equally considered.

We cannot guarantee to incorporate every suggestion into the next TAYplan, but we will consider all responses.

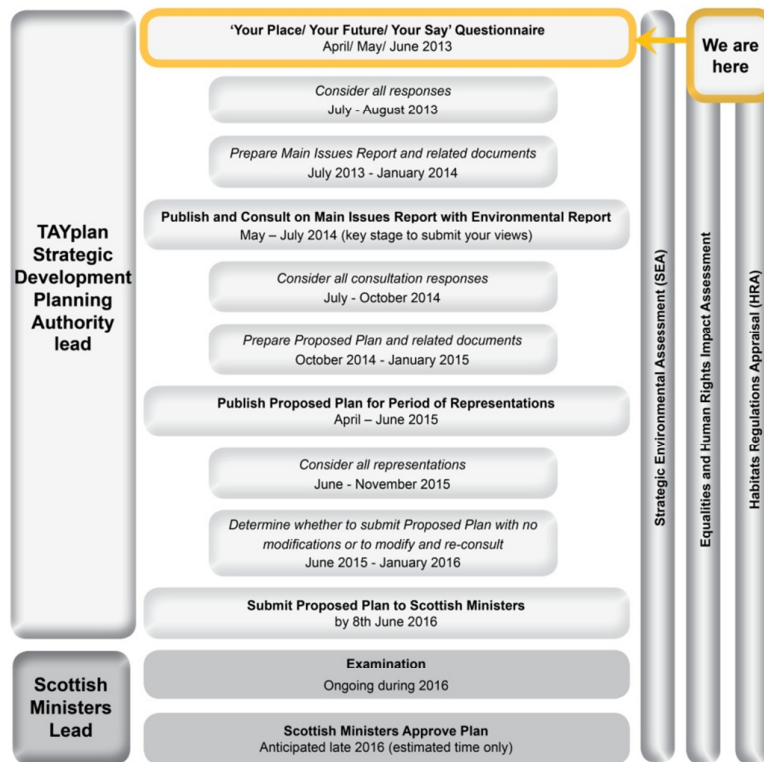
WHAT HAPPENS NEXT?

Your views on the big questions will help to shape the **Main Issues Report** that we will publish in 2014. This will bring together the main planning issues facing the Dundee and Perth region, and suggest preferred ways of addressing them in the future. Look out for publicity and consultation events around the TAYplan area when the Main Issues Report is published. This is the main stage of consultation.

The TAYplan team will go through all the comments on the Main Issues Report, and then publish the **Proposed TAYplan** in 2015. People will be able to support or object to parts of this Proposed Plan.

Those responses will all be carefully analysed, and the TAYplan team will decide whether to amend the Proposed TAYplan before sending it to the Scottish Government for approval. There may then be a public examination, following which the government can make adjustments before the approved **TAYplan** is published in 2016.

The diagram has more details of how the next TAYplan will be prepared.



WHAT BIG ISSUES SHOULD THE NEXT TAYplan FOCUS ON?

TAYplan has defined four outcomes for the Perth and Dundee region. Questions are posed under each one to stimulate your thoughts. If you would like to look at the current TAYplan, you can view the PDF [here](#).

1: We live, work and play in better quality environments

- What would make our neighbourhoods, villages, towns, cities and countryside become **better places**?
- Our **town centres** need to adapt. The current TAYplan focuses on shopping and steers new retail investment towards town centres. Our town centres provide a range of activities, not just shopping. What else should be done? Should different town centres have different roles?
- How can we improve people's access to **nature, parks and countryside**, and conserve nature and wildlife? TAYplan refers to this as green infrastructure. Are there any particular areas where we could link and enhance our green infrastructure within the TAYplan region? (e.g. linking villages/towns)
- **What else** is needed to make better quality environments in the TAYplan area?

2: There is sustainable economic development and our region has a better and more distinctive image

- The current TAYplan steers most **future urban growth** to around Dundee and Perth, plus the towns of Blairgowrie/Rattray, Forfar, Montrose, Arbroath, Cupar, Kinross/Milnathort, St Andrews and Crieff. Are there new issues or challenges which could change this?

- The current TAYplan safeguards land for industry and offices in each settlement, and around the ports in Dundee and Montrose, for continued '**employment**' use. What else should the next TAYplan do to strengthen the area's economic base?
- TAYplan identifies areas where large scale change is proposed. What are the **new issues or challenges** in delivering this change?
- **What else** is needed to support sustainable economic growth in the TAYplan area?

3: More people are healthier

Planning can **improve people's health and wellbeing** by:

- encouraging employment
- reducing air pollution in neighbourhoods
- improving people's access to open space, sport and nature
- reducing car dependency and promoting walking and cycling
- ensuring everyone has access to homes
- **What else** is needed to enable more people to be healthier in the TAYplan area?

4: We live within Earth's environmental limits

- The current TAYplan encourages renewable **energy production** throughout the TAYplan area in appropriate locations. How else could the next TAYplan contribute to a zero carbon energy production over the next 20 years?
- **Climate change** is happening, whatever the debate about how much it is caused by humans. TAYplan needs to further consider how through landuse planning we could respond to the challenges and opportunities the area faces as a result of projected changes in climate. What should the next TAYplan do to help the area adapt, e.g. to rising sea levels and increased and more intense rainfall?
- The current TAYplan seeks **new developments and related infrastructure** to be designed in a sustainable way. What else could the next TAYplan do to better respond to achieving more sustainable development?
- The current Plan seeks to protect the best quality **agricultural land**, balanced with the need to identify land for new development to meet the area's needs. What else could TAYplan do through the landuse plan to protect our food security?
- **What else** is needed to ensure that we live within the Earth's environmental limits in the TAYplan area?

Have we missed anything?

Are there any **other big issues** that the next TAYplan should address?

WHAT BIG IDEAS DO YOU HAVE?

If you have a big idea that you would like to see included in the next TAYplan, this is your opportunity to suggest it. Your idea could be anything of regional significance - from business parks to roads, hospitals to housing. Anybody can put forward an idea – businesses, developers, community groups, individuals or public bodies.

If you have a development proposal of regional significance, of scale, please provide as much information as you can using this form [\[add link to proposal form\]](#). The form contains guidance on what proposals could be of regional significance.

By regional significance we mean a major project which will have impacts beyond the local area, which is large in scale. **TAYplan is looking for submission of projects which you consider:**

- will help achieve TAYplan’s four outcomes
 - We live, work and play in better quality environments
 - There is sustainable economic development and our region has a better and more distinctive image
 - More people are healthier
 - We live within Earth’s environmental limits

and,

- which you consider help deliver TAYplan’s spatial strategy of where development should and should not go.

Projects of regional significance include, for example:

- infrastructure projects (e.g. new roads of more than 8km, strategic park & ride sites)
- business and industry projects likely to require more than 10 hectares of land
- residential (e.g. sustainable growth of TAYplan’s Principal Settlements, a project scaled at more than around 500 homes)

Projects of regional significance *do not* include small/medium scale development whether these are in the open countryside, brownfield sites or edge of settlements.

If TAYplan considers any project submitted not to have a regional significance you will be advised and this will not be progressed through the Main Issues Report.

Proposal Form for Projects of Regional Significance

Note: The form will be provided electronically through TAYplan's website.

Question 1: Please tell us the name of your project?

Question 2: Where is it located? (please also attach a location map outlining location)

Question 3: TAYplan has 4 outcomes for the authority to contribute to achieving. Please consider and advise how you believe your project can help achieve these outcomes:

- We live, work and play in better quality environments;
- There is sustainable economic development and our region has a better and more distinctive image;
- More people are healthier;
- We live within Earth's environmental limits.

Question 4: Please tell us what type of project/development this is by ticking one of the options below:

- Infrastructure
- Energy
- Housing
- Retail
- Employment
- Waste
- Mixed Use
- Other (please specify)

Question 5: Please tell us more about the project/development including the area of land in hectares (ha), the number of homes (if appropriate) and a description of the development type(s).

Question 6: Is the site within outright ownership or option of a developer?

- Ownership of Developer
- Option for Developer
- Neither Option nor Ownership of Developer (if yes please advise of land owners)
- Multiple Ownership and a consortium formed (if yes is this a legally formed consortium)
- Multiple ownership but no consortium

Question 7: If there is currently no developer please advise on your timescales for seeking developer interest.

- <12 Months
- 1-3 years
- 3+ years

Question 8: Within which local authority is your project located?

- Angus
- Dundee City
- Perth & Kinross
- North Fife

Question 9: What are the current land use(s) at this location?

- Agriculture
- Other greenfield
- Brownfield (if so please specify present uses)

Question 10: Have there been any previous planning applications at the project location?

- Yes (if yes please provide details)
- No

Question 11: Has your project been submitted/considered before through TAYplan or any Local Development Plan in the TAYplan area?

- Yes (if yes please provide details)
- No

Question 12: What constraints on developing in this location have you identified? (please provide some detail for each constraint)

- Flood risk
- Access
- Health and Safety Exclusion Zones
- Contamination
- Market
- Built and Natural Heritage
- Infrastructure deliverability
- Other (please specify)

Question 13: Does the required infrastructure capacity currently exist to deliver your project for the following (please specify for each):

- Waste water and drainage
- Water
- Electricity Supply
- Access to the road network
- Transport e.g. junctions and roundabouts
- Secondary Education
- Primary Education
- Other (please specify)

Question 14: If infrastructure capacity is currently not available, please advise how the infrastructure will be delivered.

Question 15: What can you deliver within this project to ensure it is sustainable? (e.g. combined heat and power, sustainable travel access, community facilities etc.)

Question 16: Within what timescales can this project be developed?

- By 2023
- By 2036
- Beyond 2036

Question 17: When would you propose commencing this project?

Question 18: What do you consider are the key risks for delivering this project within your timescales?