

Note of Representations 2016 for submission of the

TAYplan Proposed
Strategic Development Plan
(May 2015)
to Scottish Ministers



Overall Summary of Representations

About this Note of Representations

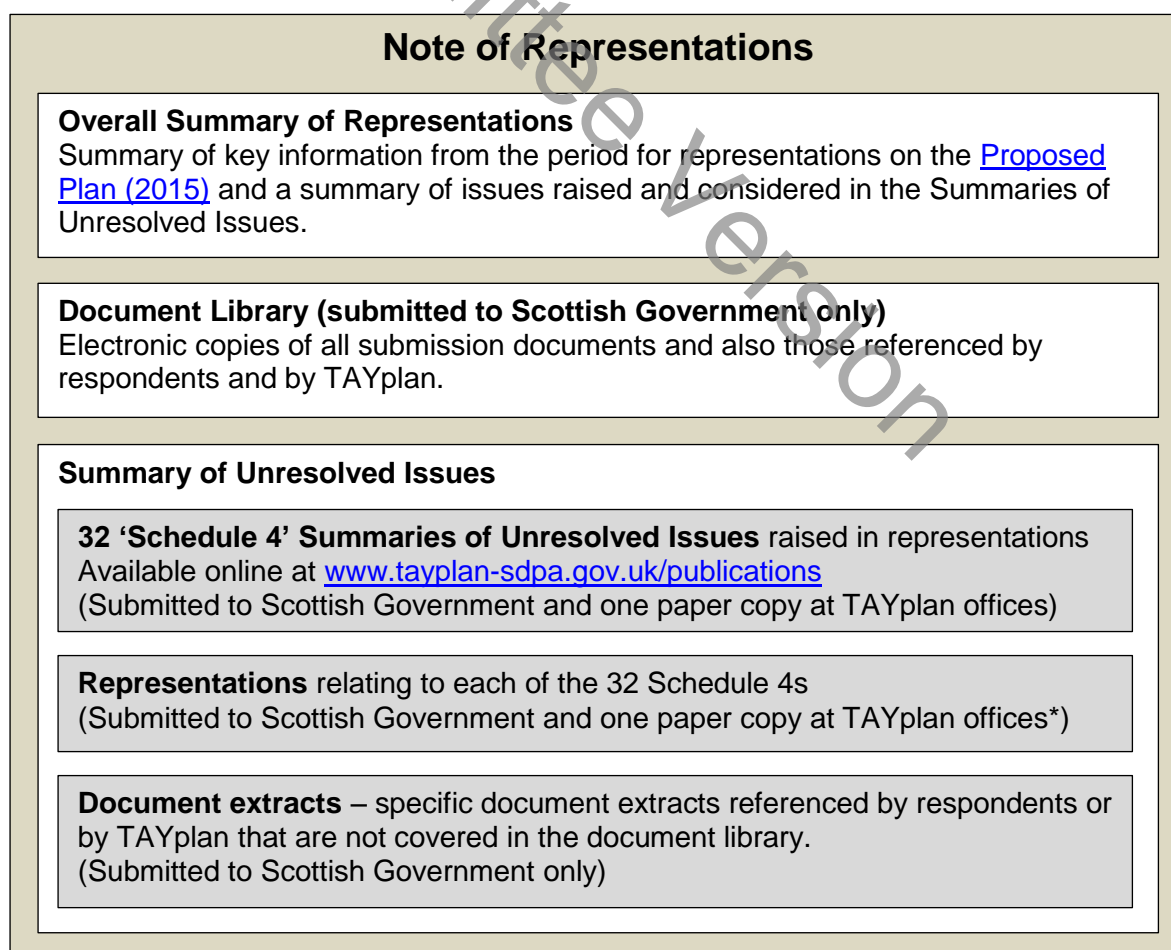
The Note of Representations is required under Section 10 (3) (b) of the [Planning etc. \(Scotland\) Act 2006](#) and Regulation 20 of the [Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2008](#) to explain how representations made on the [Proposed Strategic Development Plan \(May 2015\)](#) have been taken into account by TAYplan and to what extent.

It should set out:

- where the authority is minded to make any modifications to its Proposed Plan and what these are.
- where the authority is not minded to make modifications based on representations made. These are considered to be 'unresolved issues' and are set out in a Summary of Unresolved Issues which forms part of the Note of Representations.

TAYplan is not minded to make any modifications to the [Proposed Strategic Development Plan \(May 2015\)](#). Therefore a Summary of Unresolved Issues and accompanying material has been prepared and submitted to Scottish Ministers.

Note of Representations Structure and Content



*Personal contact details of respondents has been redacted




Introduction

TAYplan is the Strategic Development Planning Authority for Dundee City, Perth and Kinross, Angus and North Fife. Under the requirements of the [Town and Country Planning \(Scotland\) Act 1997](#) and the [Planning etc. \(Scotland\) Act 2006](#) TAYplan has published for submission a Proposed Strategic Development Plan and associated supporting documentations as required by the Act and the [Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2008](#).

TAYplan has fulfilled the requirements of the Act to produce and consult upon a Main Issues Report, Environmental Report and Equalities Impact Assessment (12 weeks from April to June 2014). Subsequently it has produced and sought representations upon a Proposed Strategic Development Plan, Proposed Action Programme and Equalities Impact Assessment (8 weeks from May to July 2015).

This work has been carried out fully reflecting the operational and procedural requirements of the [Planning etc. \(Scotland\) Act 2006](#) and the [Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2008](#). It has also been completed within the timescales set out in the project plan explained in the [Development Plan Scheme \(March 2015\)](#).

Following consideration of the representations made TAYplan's Joint Committee has agreed to make no modifications to the Proposed Plan and therefore to submit to Scottish Ministers the [Proposed Strategic Development Plan \(May 2015\)](#) and other documents, as required under the [Planning etc. \(Scotland\) Act 2006](#) and the [Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2008](#).

2012	Approval of first TAYplan 8 June 2012 -Approved TAYplan (2012)	
2013	Pre-Main Issues stage Workshops, meetings, youth engagement, call for issues and projects	
2014	Main Issues Consultation 10.5 weeks from 24 April to 27 June 2014. For comment: -Main Issues Report (2014) -Equalities Impact Assessment (2014) -Environmental Report & Non-Technical Summary (2014)	
2015	Period for Representations 8 weeks from 11 May to 3 July 2015 For comment: -Proposed Strategic Development Plan (2015) -Equalities Impact Assessment (2015) -Proposed Action Programme (2015)	
2016	Submission of Proposed TAYplan (2015) On 8 June 2016 -Within 4 year timeframe set out in the Planning etc. (Scotland) (Act) 2006 .	

Period for Representations on the Proposed Plan (2015)

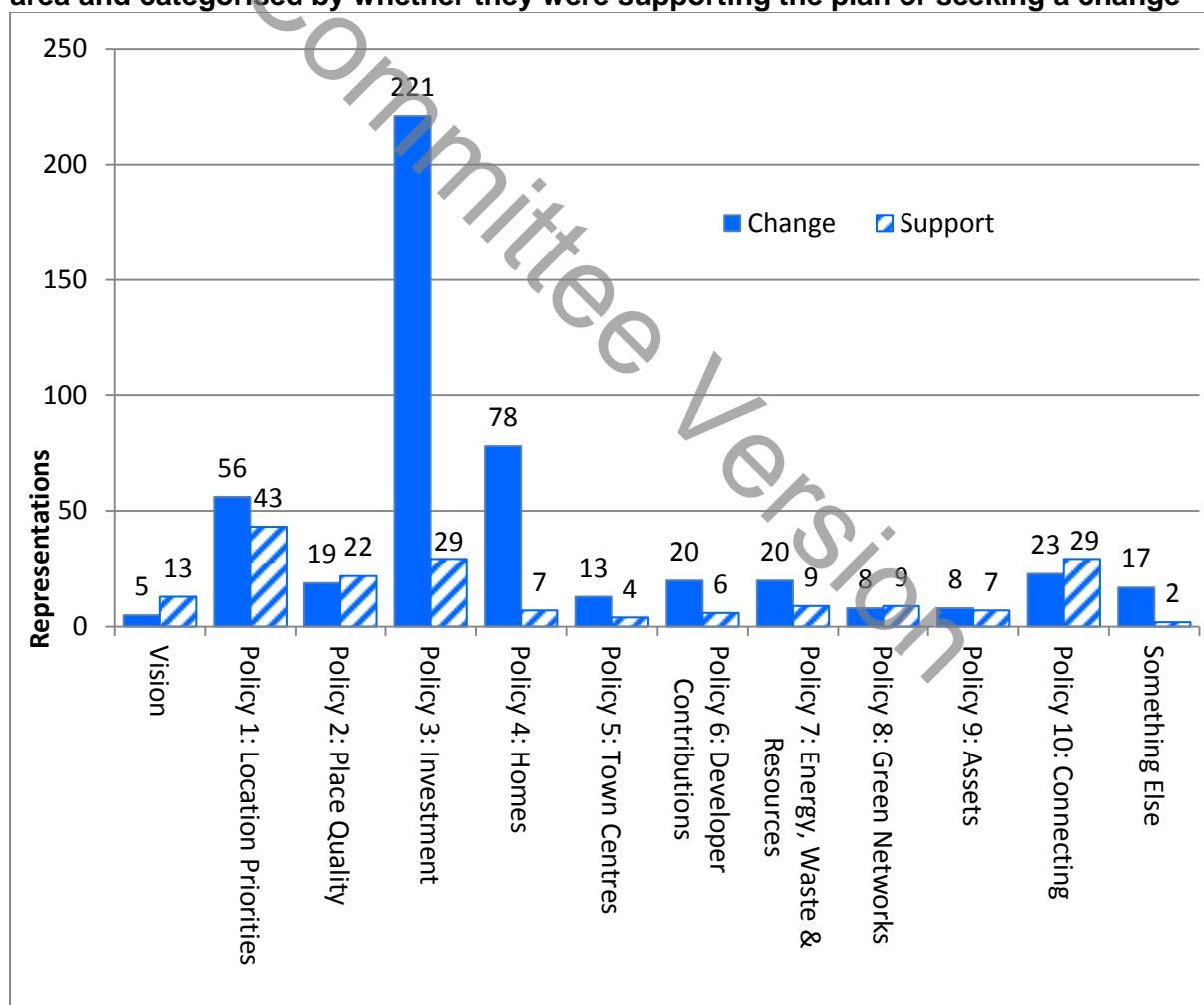
All documentation was in the public domain from early February 2015 when agenda and papers for TAYplan Joint Committee were made available. Online systems opened early on 27 April 2015. Paper copies were available from 11 May in public libraries and council offices. The period for representations ran for 8 weeks from 11 May to 3 July 2015.

Response during the Period for Representations

All representations received by 3rd July 2015 have been taken into consideration. Two representations were received in October 2015. These have not specifically been taken into consideration. However, the issues raised by each respondent were covered by other representations that had been submitted before the 3rd July 2015 closing date.

126 Individuals/Organisations responded with 564 representations raising 668 individual issues. Approximately 73% sought changes and 27% supported the Proposed Plan as written. Two thirds of representations were made electronically (59% overall using the online system).

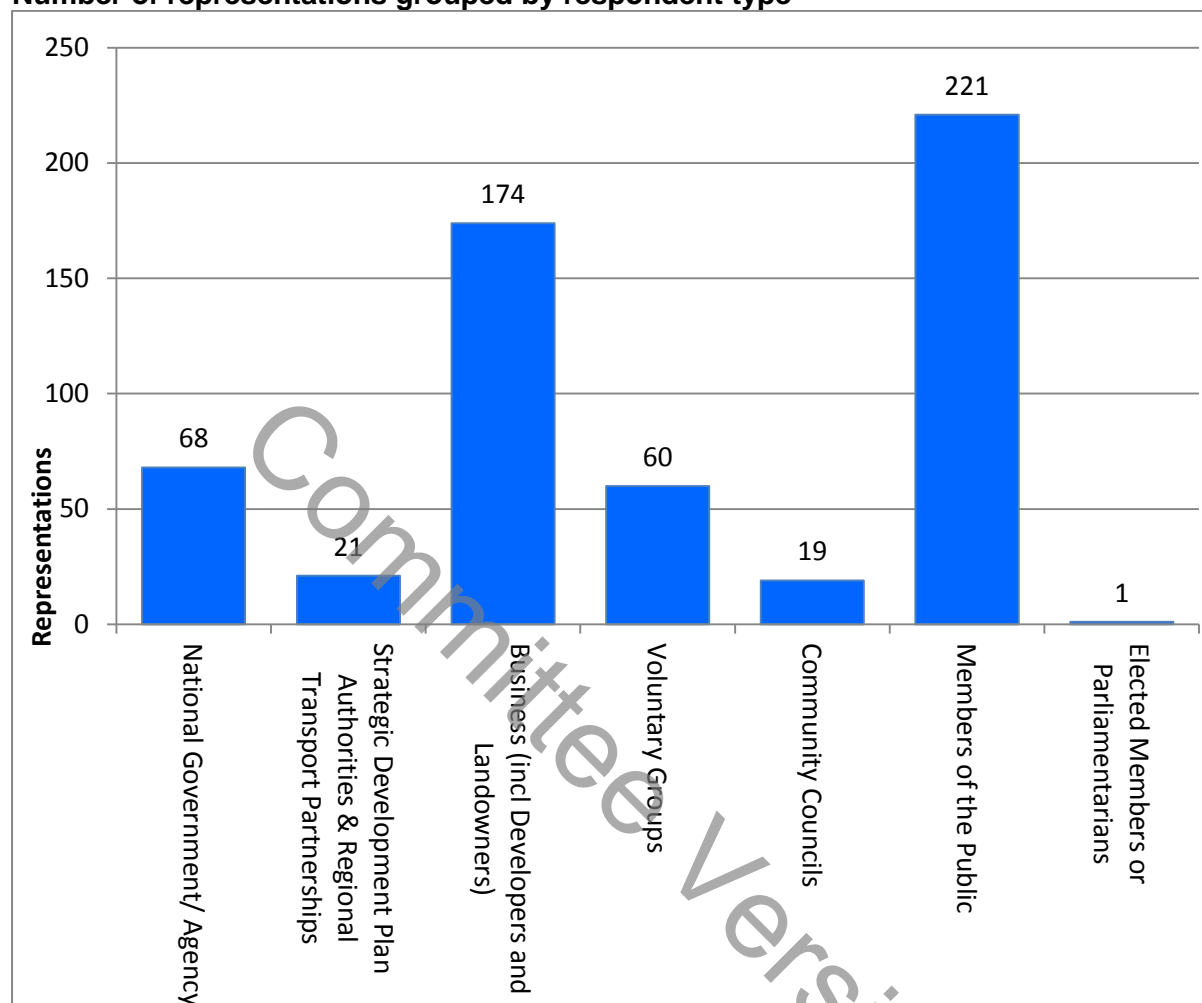
Number of issues raised in representations shown by Proposed Plan (2015) policy area and categorised by whether they were supporting the plan or seeking a change



Who made representations

The majority of representations were made by members of the public and businesses (including developers and land owners).

Number of representations grouped by respondent type



The representations

The representations have all been grouped into similar issues around the structure of the [Proposed Plan](#) itself. The 126 people/organisations raised 688 individual issues. These have collectively been grouped into 32 separate Schedule 4s in the Summary of Unresolved Issues. These are listed below:

Ref	Title
001	Vision and Transformational Projects Map
002	Policy 1 Location Priorities Part A & Map 1 Settlement Hierarchy – Named Settlements
003	Policy 1 Location Priorities Part A & Map 1 Settlement Hierarchy - Policy Principles
004	Policy 1 Location Priorities Part B & Map 1 - Sequential Approach
005	Policy 1 Location Priorities Part C & Map 1 - Land Outside of Principal Settlements
006	Policy 1 Location Priorities Part D & Map 1 - Greenbelts
007	Policy 2 Shaping Better Quality Places Part D Efficient Resource Consumption
008	Policy 2 Shaping Better Quality Places - Whole Policy & Other Issues
009	Policy 3 A First Choice for Investment - Whole Policy
010	Policy 3 A First Choice for Investment Part D, E & Map 3 - Strategic Development Areas
011	Policy 3 A First Choice for Investment Part D, E & Map 3 - Cupar North Strategic Development Area
012	Policy 4 Homes Technical and Background Assumptions
013	Policy 4 Homes Part A & Map 4 Housing Supply Targets and Housing Land Requirement - TAYplan Level
014	Policy 4 Homes Part A & Map 4 Housing Supply Targets and Housing Land Requirement - Angus
015	Policy 4 Homes Part A & Map 4 Housing Supply Targets and Housing Land Requirement - North Fife
016	Policy 4 Homes Part A & Map 4 Housing Supply Targets and Housing Land Requirement - Perth & Kinross
017	Policy 4 Homes Part A & Map 4 Housing Supply Targets and Housing Land Requirement - Dundee City
018	Policy 4 Homes Part B, F & Map 4 Effective Housing Land and sites surrounding the Perth and Dundee Core Areas
019	Policy 4 Homes Part C Mix of Housing Type, Size and Tenure
020	Policy 4 Homes Part D Environmental and Infrastructure constraints
021	Policy 4 Homes Part E Exceeding Housing Land Requirement
022	Policy 5 Town Centres First – Whole Policy
023	Policy 6 Developer Contributions – Whole Policy
024	Policy 7 Energy, Waste & Resources - Whole Policy & Other Issues
025	Policy 7 Energy, Waste & Resources – Wind Energy
026	Policy 7 Energy, Waste & Resources - Minerals
027	Policy 8 Green Networks - Whole Policy
028	Policy 9 Managing TAYplan's Assets - Whole Policy
029	Policy 10 Connecting People, Places and Markets - Whole Policy
030	Policy 10 Connecting People, Places and Markets - Map 10
031	Policy 10 Connecting People, Places and Markets – Rail (incl Map 10)
032	Something Else - Other Comments

For the most part individual issues raised in representations appear in one Schedule 4. There are however instances where individual representations were relevant to more than one Schedule 4. In other instances a single representations may have raised numerous issues that are each covered individually by different Schedule 4s. Where issues raised in one Schedule 4 are relevant to another Schedule 4 these have been cross referenced.

The Summary of Unresolved Issues

All issues which supported or sought changes to the [Proposed Plan](#) have been grouped into similar themes in a 'Summary of Unresolved Issues'. These have been arranged, so far as practicable, in the order that the issues raised appear in the [Proposed Strategic Development Plan \(2015\)](#) and to reflect the format required in Schedule 4 of the [Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2008](#).

These include a list of those making the representations; a summary of the issues raised in the representations; any modifications sought by the respondent; and the authority's reasons for not modifying the Proposed Plan in regard to each issue. TAYplan has published the Schedule 4's online. In addition and only for [Scottish Government's Planning and Environmental Appeals Division \(DPEA\)](#) this submission also includes:

- All individual representations (including any accompanying material). These are attached to each of the relevant Schedule 4s to which the representation pertains within the Summary of Unresolved Issues.
- A document library including all relevant documentation published by TAYplan and including other relevant documentation such as Scottish Government publications and others referred to by respondents and by the authority in responding to representations.
- Specific document extracts including any extracts referred to by respondents and by the authority in responding to representations that are not included in the document library. These have been included with their respective Schedule 4s. Such extracts tend to be individual paragraphs or small documents that are not otherwise referenced elsewhere.

It is the responsibility of the [DPEA](#) to consider which documents to publish.

All papers considered by the TAYplan Joint Committee can be found at www.tayplan-sdpa.gov.uk/jointcommittee and then scrolling down and selecting the relevant date and papers.

All material published by TAYplan; including those published for the Main Issues Report consultation (during 2014) and the Proposed Plan period for representations (during 2015); can be viewed on the TAYplan website at www.tayplan-sdpa.gov.uk/publications. Paper copies of this material are also available in all public libraries and all council planning and access/area/local offices within the TAYplan area.

A paper copy of the Schedule 4s and the actual representations (with personal contact details redacted) has been made available for public inspection at TAYplan's offices during office hours (contact details below).

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Summary of key issues

For each of these issues the conclusion is that the changes being sought by respondents do not warrant any modifications to The [Proposed Plan](#) prior to submission to The Scottish Ministers. A short overview is provided below which briefly describes the key issues covered by each of the 32 Schedule 4s in the Summary of Unresolved Issues:

001 Vision and Transformational Projects

The Plan's vision is a concise statements supported by a map identifying changes covered by later policies and maps in the document. No changes were proposed at [Main Issues Report \(2014\)](#) stage. There is general support for the continuation of the vision as the basis for the plan. A small number of modifications proposed by respondents relate to presentational style or propose some detailed text changes or elaboration. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

002 Policy 1 Location Priorities Part A and Map 1 - Settlement Hierarchy

This is a continuation of the current approach with no changes to the principal settlements as the focus for the majority of new development. No changes were proposed at [Main Issues Report \(2014\)](#) stage. Some representations support the inclusion of specific settlement and others seek their removal or the addition of others. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

003 Policy 1 Location Priorities Part A and Map 1 - Policy Principles

This is a continuation of the current approach with no changes to the settlement tiers of principal settlements. No changes were proposed at [Main Issues Report \(2014\)](#) stage. Respondents proposed detailed changes which would result in a shift in emphasis to from the current approach to increasing the scale of development in smaller principal settlements or outwith principal settlements. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

004 Policy 1 Location Priorities Part B and Map 1 - Sequential Approach

This is a continuation of the current approach with no changes to the principle of prioritising land release in principal settlements ahead of land elsewhere. No changes were proposed at [Main Issues Report \(2014\)](#) stage. A number of detailed changes were sought by a variety of developers and land owners to give stronger priority to land on the edge or outwith principal settlements and specific sites were promoted. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

005 Policy 1 Location Priorities Part C and Map 1 - Land Outside of Principal Settlements

This is a continuation of the current approach which allows some development to take place outwith principal settlements provided that certain criteria are met. Several respondents seek detailed changes to defining settlement boundaries or which enable more development to take place outwith principal settlements and/or promote specific sites. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

006 Policy 1 Location Priorities and Map 1 - Greenbelts

This is a continuation of the current greenbelts for Perth and St Andrews. Several respondents seek detailed changes to greenbelt boundaries or deletion of greenbelts. There is no strategic case to delete or amend greenbelt boundaries but there may be local cases where boundary amendments can be made through local development plans. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

007 Policy 2 Shaping Better Quality Places Part D Efficient Resource Consumption

There was strong support for the continuation of resource consumption as a central part of shaping better quality places. Proposed changes sought addition of specific detail or the deletion of energy performance given the role of building standards. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

008 Policy 2 Shaping Better Quality Places Whole Policy & Other Issues

There is support for the continuation of shaping better quality places as a strategic policy. Greater emphasis has been placed on the role of enabling healthy living and active lifestyles. Proposed changes seek more detail or elaboration on specific points or the addition of specific terminology. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

009 Policy 3 A First Choice for Investment and Map 3 - Whole Policy

Policy 3 Parts A to C were amended to reflect national policy changes in [Scottish Planning Policy \(2014\)](#). Proposed changes by respondents seek the addition of more detailed text or recognition of specific sites. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

010 Policy 3 A First Choice for Investment Part D & E and Map 3 - Strategic Development Areas

This is a continuation of the 11 Strategic Development Areas from the first [Strategic Development Plan \(approved 2012\)](#). No changes were proposed at [Main Issues Report \(2014\)](#) stage. Respondents either support or propose deletion of Strategic Development Areas or propose alternatives to add to or replace those currently included. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

011 Policy 3 A First Choice for Investment Part D & E and Map 3 - Cupar North

Cupar North is a continuation of one of the 11 Strategic Development Areas from the first [Strategic Development Plan \(approved 2012\)](#). No changes were proposed at Main Issues Report stage (2014). A large number of responses were received, many proposing the deletion of Cupar North. Many of the issues raised are already being responded to by the developers or Fife Council through masterplanning and the rationale for the proposal remains sound. Overall the changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

012 Policy 4 Homes Technical and Background Assumptions

The technical assumptions behind TAYplan's housing work have been subject to considerable scrutiny and have been found to be 'robust and credible'. The small number of respondents raised broad issues covering economic thinking or questioning the definition of functional housing market areas. Having examined these issues there is no reason to believe that the original assumptions were incorrect or that the assertions made by the

respondents are accurate. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

Committee Version

013 Policy 4 Homes Part A and Map 4 Housing Supply Targets and Housing Land Requirement - TAYplan Level

The scale of new homes proposed to be built (housing supply targets) and the scale of generous land supply to support this (housing land requirement) have been informed by a robust and credible [housing need and demand assessment](#) and other work. The respondents suggest that there is insufficient generosity in the land supply at TAYplan level. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

014 Policy 4 Homes Part A and Map 4 Housing Supply Targets and Housing Land Requirement - Angus

The scale of new homes proposed to be built in Angus (housing supply targets) and the scale of generous land supply to support this (housing land requirement) have been informed by a robust and credible [housing need and demand assessment](#) and other work. The small number of responses propose increases to the housing supply target and argue that there is not a generous supply of land. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

015 Policy 4 Homes Part A and Map 4 Housing Supply Targets and Housing Land Requirement – North Fife

The scale of new homes proposed to be built in North Fife (housing supply targets) and the scale of generous land supply to support this (housing land requirement) have been informed by a robust and credible [housing need and demand assessment](#) and other work. The small number of respondents seek changes to or support the scale of homes planned and/or promote sites. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

016 Policy 4 Homes Part A and Map 4 Housing Supply Targets and Housing Land Requirement - Perth & Kinross

The scale of new homes proposed to be built in Perth & Kinross (housing supply targets) and the scale of generous land supply to support this (housing land requirement) have been informed by a robust and credible [housing need and demand assessment](#) and other work. Many of the respondents do not oppose the housing supply target but do seek an increase in the housing land requirement. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

017 Policy 4 Homes Part A and Map 4 Housing Supply Targets and Housing Land Requirement - Dundee City

The scale of new homes proposed to be built in Dundee City (housing supply targets) and the scale of generous land supply to support this (housing land requirement) have been informed by a robust and credible [housing need and demand assessment](#) and other work. Many of the respondents seek an increase in both the housing supply targets and the housing land requirement. They also make numerous assertions about the effectiveness of land. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

018 Policy 4 Homes Part B & F and Map 4 Effective Housing Land and Areas Surrounding Perth and Dundee Core Areas

These parts of Policy 4 continue the approach in the current [Strategic Development Plan \(approved 2012\)](#) to effective housing land and limiting the release of land surrounding Dundee and Perth where this would conflict with regeneration, delivery of Strategic Development Areas or other aspects of the plan. Many respondents propose changes which promote sites or which support proposed changes to more easily enable development on the edge of or outside of principal settlements. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

019 Policy 4 Homes Part C Mix of type, size and tenure

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#) to ensure that there is an appropriate mix of housing type, size and tenure. No changes were proposed in the [Main Issues Report \(2014\)](#). The respondents seeking changes propose detailed amendments to the text. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

020 Policy 4 Homes Part D Environmental and Infrastructure constraints

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#). The potential for changes were proposed in the [Main Issues Report \(2014\)](#) and these were implemented for Highland Perthshire only. Respondents seeking changes proposed extending the scale of flexibility in other areas. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

021 Policy 4 Homes Part E Exceeding Housing Land Requirement

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#). No changes were proposed in the [Main Issues Report \(2014\)](#). The respondents seeking a change propose the removal of this approach, its expansion to all areas or question its rationale. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

022 Policy 5 Town Centres First – Whole Policy

This expands the approach in the current [Strategic Development Plan \(approved 2012\)](#) to take account of a broader range of land uses following the national policy change to 'town centres first' set out in [Scottish Planning Policy \(2014\)](#). These changes were considered through the Main Issues Report (2014). Respondents highlight various issues including the relationship with sustainable transport, land uses where town centres first may not be appropriate, the impact of specific proposals on town centres and promotion of sites outwith town centres. These issues are already covered by this or other policies in the Proposed Plan. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

023 Policy 6 Developer Contributions – Whole Policy

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#). No changes were proposed in the [Main Issues Report \(2014\)](#). Respondents highlighted instances where they consider new or specific types of infrastructure is necessary and/or procedural details. The changes being sought are not considered

necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

Committee Version

024 Policy 7 Energy, Waste & Resources -Whole Policy & Other Issues

This expands the approach to energy, waste and resource management infrastructure in the current [Strategic Development Plan \(approved 2012\)](#) to take account of a broader range of issues following the national policy change to energy and resources set out in [Scottish Planning Policy \(2014\)](#). These changes were considered through the [Main Issues Report \(2014\)](#). The respondents focus on detailed changes relating to pipelines, heat networks and gas extraction. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

025 Policy 7 Energy, Waste & Resources – Wind Energy

This expands the approach to energy, waste and resource management infrastructure in the current [Strategic Development Plan \(approved 2012\)](#) to take account of a broader range of issues following the national policy change to energy and resources set out in [Scottish Planning Policy \(2014\)](#). These changes were considered through the [Main Issues Report \(2014\)](#). Respondents seeking changes propose detailed amendments to specific criteria or changes to the application of Scottish Planning Policy (2014). Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

026 Policy 7 Energy, Waste & Resources - Minerals

This expands the approach to energy, waste and resource management infrastructure in the current [Strategic Development Plan \(approved 2012\)](#) to take account of a broader range of issues following the national policy change to energy and resources set out in [Scottish Planning Policy \(2014\)](#). These changes were considered through the [Main Issues Report \(2014\)](#). The small number of respondents promote detailed changes including the removal of coal or coal-bed gas extraction from the policy. Overall the evidence presented did not provide a compelling or robust case for the changes sought. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

027 Policy 8 Green Networks - Whole Policy

This is a new area of policy that was developed working closely with councils and key government agencies. This was proposed and considered in the [Main Issues Report \(2014\)](#). The majority of responses were supportive. Those proposing changes seek detailed amendments to promote sites for development or to add additional features or information. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

028 Policy 9 Managing TAYplan's Assets - Whole Policy

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#). No changes were proposed in the [Main Issues Report \(2014\)](#). The majority of responses were supportive. Those proposing changes seek detailed amendments. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

029 Policy 10 Connecting People, Places and Markets - Whole Policy

This expands the approach in the current [Strategic Development Plan \(approved 2012\)](#) following national policy changes set out in [Scottish Planning Policy \(2014\)](#). Respondents proposing changes seek detailed amendments. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

030 Policy 10 Connecting People, Places and Markets - Map 10

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#). No changes were proposed in the [Main Issues Report \(2014\)](#) but presentational changes have been made. This continues to identify infrastructure proposals from the two Regional Transport Strategies and from the Scottish Government's Strategic Transport Projects Review (2008). The majority of responses were supportive. Those proposing changes seek clarity or amendments to specific proposal or set out detail relating to specific locations. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

031 Policy 10 Connecting People, Places and Markets – Rail (incl Map 10)

This is a continuation of the approach in the current [Strategic Development Plan \(approved 2012\)](#). No changes were proposed in the [Main Issues Report \(2014\)](#). Those proposing changes promote specific projects or oppose the position set out towards rail. Transport Scotland opposes the approach to new rail stations. The changes being sought are not considered necessary or appropriate. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

032 Something Else - Other Comments

This covers all representations that were not directly about the [Proposed Plan \(2015\)](#) or which covered issues that are not covered by the headings above. The representations related to elements of the consultation, documentation, governance and to the approach for specific land uses. The [Proposed Plan \(2015\)](#) satisfies the requirements of the [Planning etc. Scotland Act 2006](#) and has been prepared in response to The Scottish Government's drive to see Strategic Development Plans which are clear, concise and visionary whilst utilising graphics. Considerable effort has gone into communication of material although there are lessons to be learned. Not all of these proposed a change to the plan. Several of these issues were already being acted upon or form part of thinking for future plan reviews. It is proposed that the [Proposed Plan \(May 2015\)](#) remains as written and unchanged.

Conclusion

Having considered all of the representations received the TAYplan Joint Committee determined on 18 February 2016 to make no modifications to the [TAYplan Proposed Strategic Development Plan \(May 2015\)](#). Consequently all representations seeking a change collectively constitute Unresolved Issues. These, along with all supporting comments, have been included in the Schedule 4s in the Summary of Unresolved Issues.

TAYplan therefore requests that Scottish Ministers consider at examination those issues contained in the Summary of Unresolved Issues.

The library of documents includes the 4 Topic Papers (May 2015), which were published to explain the evidence and thinking behind the [Proposed Plan \(2015\)](#). There are also a series of related research papers. It is intended that these will provide helpful background information to Ministers and any Reporters in considering the Unresolved Issues.