

Issue (ref and heading):	Issue 015: Policy 4 Homes - Annual Housing Supply Targets and Housing Land Requirements – Fife	
Development plan reference:	Policy 4 Part A/Map 4 and supporting text, pages 24 and 25	Reporter: [For DPEA use only]
Body or person(s) submitting a representation raising the issue (including reference number):		
Seeking a change Cllr Tim Brett (333367) Linda Jeffrey (742611) Newport Wormit & Forgan Community Council (909097) Steve Beebe for Mount Melville Ltd (910280)		Supporting as written Burness Paull LLP for Mr & Mrs David Finlay (344950) Colliers International for Scottish Enterprise (835481) NHS Tayside (908896) Scottish Water (762198)
Provision of the development plan to which the issue relates:		
Policy 4A and Map 4 work in conjunction setting out the housing supply targets (how much housing is planned to be built) and housing land requirement (the amount of land to be provided to deliver this). Map 4 presents these at TAYplan level, for each housing market area and for the constituent council areas within TAYplan. The Greater Dundee Housing Market Area is the only housing market area to cover part(s) of more than one council area. Here the figures are set out for each constituent council area to provide clarity for the respective Local Development Plans. This Schedule relates specifically to the North part of Fife.		
Planning Authority's summary of the representation(s):		
<p>Note to Reporter For clarity Dundee City is the same as Dundee City Council's administrative area. This is one part (the largest part) of the Greater Dundee Housing Market Area. The Greater Dundee Housing Market Area is bigger than Dundee City and covers all of Dundee City and some parts of all three local authorities which surround it. The North Fife part of the Greater Dundee Housing Market Area includes the settlements of Tayport, Newport and Wormit. These are part of the Dundee Core Area (see Policy 1 Part A) and are sometimes referred to locally as the 'Tay bridgehead'. There are also some smaller settlements within this area that are not principal settlements and are not part of the Dundee Core Area in Policy 1 Part A. Topic Paper 2: Growth Strategy (2015) pages 39 to 42 (Doc104)</p>		
Summary of Representations Seeking a change		
<u>NORTH FIFE PART OF THE GREATER DUNDEE HOUSING MARKET AREA</u>		
<p>Cllr Tim Brett (333367) PLAN2015_385 and Newport Wormit & Forgan Community Council (909097) PLAN2015_230 both express concerns about the scale of new homes planned for the North Fife part of the Greater Dundee Housing Market Area.</p> <p>Newport Wormit & Forgan Community Council (909097) PLAN2015_230 seeks a reduction in the housing supply targets (and therefore housing land requirement) from 40 to 20 homes per year for the North Fife part of the Greater Dundee Housing Market Area. They propose 20 homes per year which they suggest reflects 'the current level in the Fife Local Development Plan' (Doc78). They suggest that this has been the result of 'significant local consultation over a lengthy period of time'. They consider that 40 homes per year would be 'unrealistic' as there are 'not the sites in this locality' and that such a level would 'fundamentally change the community'. They also consider that the 40 homes per year would 'undoubtedly exceed the infrastructure capacity available (roads, transport, health, education)'.</p>		

Cllr Tim Brett (333367) PLAN2015_385 seeks a reduction to the housing supply target and land requirement for the North Fife part of the Greater Dundee Area. He suggests that as a result the level of house building here will be 'double the level that has been included in the current Fife local plan'. He considers that there is a lack of suitable sites in Newport and Tayport and if no change is made this could lead to a significant change in the type of community that currently exists. He also suggests that over the last period of the plan 'very few if any of these sites have been developed'. He therefore questions the need for even further sites.

CUPAR AND NORTH WEST FIFE HOUSING MARKET AREA

Linda Jeffrey (742611) PLAN2015_448 seeks a reduction to the housing planned at Cupar North Strategic Development Area (Policy 3 – Doc80). She references the supporting text for Policy 4 which states that 'this Plan will be kept up-to-date, reviewed and replaced at least twice before 2028. This provides the opportunity to review the Housing Need and Demand Assessment and other work that informs housing supply targets' (Doc97). In particular she considers that there has been no alternative put forward to Cupar North in spite of this. She goes on to suggest that the Cupar North proposal is 'totally inappropriate' and 'in the wrong place' and cites specific issues which she considers will be adversely affected such as wildlife, aesthetics, drainage, health care, education provision and productive agricultural land.

Responses covering Cupar North Strategic Development Area are dealt with specifically in the Schedule 4 Summary of Unresolved Issues for Issue 011 Cupar North Strategic Development Area.

ST ANDREWS AND EAST FIFE HOUSING MARKET AREA

Steve Beebe for Mount Melville Ltd (910280) PLAN2015_393 considers the fall in the housing supply target and land requirement for the St Andrews and East Fife Housing Market Area, compared with the Approved TAYplan (2012) Policy 5 (Doc16), to be 'at odds' with the principal justification for the St Andrews West Strategic Development Area; in which they have an interest. They seek changes to result in what they describe as a 'realistic (and proven)' capacity to provide housing land. They suggest a new housing supply target of 180 homes per year and a new housing land requirement of 200 homes per year for the St Andrews and East Fife Housing Market Area. They suggest that this would reflect what they describe as 'the realistic availability of housing land in St Andrews & East Fife Housing Market Area' that accords with the Fife Housing Land Audit 2014 (Doc41).

Summary of Supporting Representations

NORTH FIFE PART OF THE GREATER DUNDEE HOUSING MARKET AREA

Burness Paull LLP for Mr & Mrs David Finlay (344950) PLAN2015_457 supports the housing land requirement for the North Fife part of the Greater Dundee Housing Market Area. They promote a site in this area which they note has not been allocated in the Proposed FIFEplan (2014) (Doc78). They suggest that this site was omitted from the Proposed FIFEplan on the basis that 'FIFEplan allocates sufficient land elsewhere in the St Andrews and East Fife Housing Market Area' to meet what they term 'the strategic requirement' and that 'additional large scale release of greenfield sites within the Tay Bridgehead area could be considered to be detrimental to regeneration proposals in Dundee'. The respondent welcomes that Tayport is part of the Dundee Core Area and a tier 1 principal settlement in Proposed Plan (2015) Policy 1/Map 1 (Doc80) and that this area is now part of the Greater Dundee Housing Market Area and, as such, includes its own housing land requirement. The respondent considers that this should be 'stressed to Fife Council'. They also

consider their proposals for this site to reflect Policy 2 (Doc80). The respondent attaches their response to the Proposed FIFEplan (2014) (Doc78) which sets out some of the local and detailed arguments made to Fife Council regarding the respondent's proposed allocation of the site.

Colliers International for Scottish Enterprise (835481) PLAN2015_370 supports all of Policy 4 (Doc80) as the basis for the identification of housing land as consistent with Scottish Planning Policy (2014) paragraphs 110, 123 and 125 (Doc84). They also support the role of the Strategic Development Areas (Policy 3 – Doc80) in contributing to an effective housing land supply.

NHS Tayside (908896) PLAN2015_325 consider that the ability to be 'flexible' and 'respond to changes in terms of Housing Need and Demand Assessment' is important and recognises that 'population projections are not always reliable'.

Scottish Water (762198) PLAN2015_269 supports this policy and reinforces its duty as an infrastructure provider to support the delivery of this.

Modifications sought by those submitting representations:

Summary of Representations Seeking a change

NORTH FIFE PART OF THE GREATER DUNDEE HOUSING MARKET AREA

Newport Wormit & Forgan Community Council (909097) PLAN2015_230 and **CIlr Tim Brett (333367) PLAN2015_385** each propose a reduction in the number of new homes planned for the North Fife part of the Greater Dundee Housing Market Area.

Newport Wormit & Forgan Community Council (909097) PLAN2015_230 propose that the housing supply target of 40 homes per year (and housing land requirement of 44 homes per year) should be reduced to a housing supply target of 20 homes per year.

CUPAR AND NORTH WEST FIFE HOUSING MARKET AREA

Linda Jeffrey (742611) PLAN2015_448 proposes a reduction in the number of homes proposed for the Cupar North Strategic Development Area and that the location of these should change.

ST ANDREWS AND EAST FIFE HOUSING MARKET AREA

Steve Beebe for Mount Melville Ltd (910280) PLAN2015_393 proposes an increase in the housing supply target to 180 homes per year and a housing land requirement of 200 homes per year for the St Andrews and East Fife Housing Market Area.

Summary of responses (including reasons) by Planning Authority:

Context

The TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) was declared 'robust and credible' by the Centre for Housing Market Analysis on 24 February 2014 (Doc54). The TAYplan Economic Outlook (2014) pages 32 to 36 (Doc98) supports the conclusions of the TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97). Both documents are summarised and discussed in Topic Paper 2: Growth (2015) pages 22 to 33 (Doc104).

The TAYplan-wide Joint Housing Need and Demand Assessment (2013) Figure 5.5 on page 199 (Doc97) concluded that the identified need and demand for new homes for Angus, Dundee City and North Fife was less than currently planned for in approved TAYplan (2012) Policy 5 (Doc16). For Perth & Kinross it was higher.

This persuaded TAYplan that it would be possible to accommodate all of the identified need and demand for new homes for North Fife within the context of the existing strategy. This is largely on the basis that the Proposed FIFEplan submission version (2015) (Doc79) already plans for higher levels to deliver the same strategy. Therefore the two Main Issues Report (2014) housing options on pages 29 and 30 (Doc56) were identical for North Fife (and also for Dundee City and Angus).

Following the Main Issues Report consultation (in 2014) TAYplan examined new information including the then recently published 2012-based population and household projections. This new information was considered in the TAYplan Housing Analysis Paper (2015) pages 25 to 41 (Doc100) and some of this is summarised in Topic Paper 2: Growth (2015) pages 45 to 52 (Doc104).

The 2012-based population and household projections did not replace the TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97). They have also not been considered alongside a revised current housing need figure (also known as backlog need) within a robust and credible housing need and demand assessment and they have not been tested through a Main Issues Report. Therefore they served as a 'sense test' to help TAYplan to understand which Main Issues Report (2014) option for new homes (pages 29 – 30 Doc56) is most appropriate to plan for. This work is detailed in the TAYplan Housing Analysis Paper (2015) pages 25 to 48 (Doc100). The next housing need and demand assessment will take place around 2017/18 and will use the 2014-based projections or even the 2016-based projections dependent on publication date.

TAYplan's analysis of the 2012-based population and household projections (Doc100) shows that there is some potential for a higher number of households in Dundee City than had previously been envisaged. The same information showed no equivalent situation for other council areas, in fact it showed the opposite. TAYplan concluded that there may be a potential need for Dundee City to plan for higher levels of growth.

Scottish Planning Policy (2014) (Doc84) was published in the final week of the Main Issues Report consultation in 2014 (Doc56). It has been fully considered in the preparation of the TAYplan Housing Analysis Paper (2015) (Doc100) and the subsequent Proposed Plan (2015) (Doc80).

All of these factors combined meant that the Proposed Plan needed to express a housing supply target and a housing land requirement. There was also a need to consider the potential implications of the 2012-based projections and balance the risk of over allocating land should the 2012-based projections not come about with the risk of failing to have sufficient flexibility to cope should they actually occur.

The housing supply target for North Fife is 295 homes per year. This meets the identified need and demand for new homes from the TAYplan-wide Joint Housing Need and Demand Assessment (2013) page 219 (Doc97). The housing land requirement for North Fife stated in Policy 4/Map 4 (Doc80) is 10% above the housing supply target. This is discussed in TAYplan Housing Analysis Paper (2015) pages 41 to 48 (Doc100). This includes the North Fife part of the Greater Dundee Housing Market Area and the other two housing market areas in North Fife.

Authority's Response to Proposed Changes

NORTH FIFE PART OF THE GREATER DUNDEE HOUSING MARKET AREA

**Cllr Tim Brett (333367) PLAN2015_385 and Newport Wormit & Forgan
Community Council (909097) PLAN2015_230**

TAYplan notes the concerns raised about the scale of development proposed.

The scale of new homes planned (40 homes per year) is based on the conclusions of the TAYplan-wide Joint Housing Need and Demand Assessment (2013) Chapter 5 (Doc97). The housing land requirement is based on a generosity margin of 10% based on work in the TAYplan Housing Analysis Paper (2015) pages 41 to 48 (Doc100). This reflects the scale of identified need and demand and an appropriate margin of generosity of land supply.

TAYplan notes the concerns raised about the impacts on infrastructure and the community. As the only principal settlements (see Policy 1A/Map 1 – Doc80) within the North Fife part of the Greater Dundee Housing Market Area there would be an expectation that Newport, Tayport and Wormit would be the focus for the majority of new development, including new homes. Policies 2 and 6 (Doc80) already set out the requirements (including developer contributions) to ensure that appropriate infrastructure is in place and that communities are well designed and capable of supporting sustainable patterns of living.

TAYplan examined the Fife Housing Land Audit (2014) (Doc41) to understand land availability within the North Fife part of the Greater Dundee Housing Market Area. This is explained in Topic Paper 2: Growth (2015) pages 40 to 44 (Doc104). This indicates that no large scale expansion, beyond what is planned, is envisaged for this area. This also notes that the St Andrews and East Fife Local Plan (2012) (Doc6) – the current operational Local Plan – and Fife Housing Land Audit (2014) (Doc41) identify land for 480 homes between 2016 and 2026 - equivalent to approximately 48 homes per year (see St Andrews and East Fife Local Plan 2012 – pages 35 to 114) (Doc6). This is similar to the 40 homes per year planned in Proposed Plan (2015) Policy 4/Map 4 (Doc80) for the period 2016-28.

Topic Paper 2: Growth (2015) pages 40 to 44 (Doc104) also explains the approach taken to the Perth & Kinross part of the Greater Dundee Housing Market Area. Here a similar scale of need and demand for new homes was identified by the TAYplan-wide Joint Housing Need and Demand Assessment (2013) Chapter 5 pages 219 (Doc97). However, the supply of land in principal settlements was constrained and the resultant impact would have been a situation which conflicted with approved TAYplan (2012) Policies 1 Policy 5C (Doc16). These policies continue in the Proposed Plan as Policies 1C and 4F (Doc80). Similarly the Strategic Environmental Assessment (2010) page 95 (Doc99) had identified issues with locating development along the Carse of Gowrie (between Perth and Dundee). Therefore, to reflect the Plan 35 of the 40 homes per year are proposed to be accommodated in Dundee City. This is part of the same housing market area and reflects the strategy. This was presented as a preferred Option in the TAYplan Main Issues Report (2014) pages 33 to 35 including Question 8 (Doc56).

TAYplan had not applied this approach to the North Fife part of the Greater Dundee Housing Market Area because it considered that sufficient land had already been made available (as described above) within the principal settlements.

TAYplan is aware that some sites that have been identified in plans have not come forward. This is a common factor across many housing market areas and has at least some relationship with the recent economic downturn. There are already signs that this is changing although it should be acknowledged that the road to recovery is fragile.

The more recent Fife Housing Land Audit (2015) pages 68 to 76 (Doc120) sets out the anticipated build rates for the listed sites. Only Balmerino, Gauldry, Newport-on-Tay, Tayport and Wormit are within the North Fife part of the Greater Dundee Housing Market Area. The aggregate total shows that 213 homes are anticipated in the 7 years between 2016/17 and 2021/22. This time period also does not cover all of

the first 12 years of the Proposed Plan (2015) (Doc80) which runs from 2016 to 2028. A further 170 homes are anticipated post 2022. This gives an aggregate total of 383 homes. This information does not include any assumptions for small sites of fewer than 5 homes.

Opportunities for further, significant extension in the Tay bridgehead (Newport, Tayport and Wormit) are constrained by topography, landscape designations and risk of settlement coalescence.

TAYplan had considered how land supply issues would be dealt with in the Greater Dundee Housing Market Area as a whole given that this is covered by four Local Development Plans. Main Issues Report (2014) pages 33 to 35 and Question 9 (Doc56) considered options for this.

However, following the Main Issues Report (2014) TAYplan concluded that these were too complex and did not provide for an easily operable solution. Instead the conclusions of the four council housing land audits will be brought together to monitor the effective housing land supply for the Greater Dundee Housing Market Area as a whole (see Proposed Action Programme page 53 – Doc76). This is important because the effective housing land supply is judged at housing market area level irrespective of how many council areas this covers. The existing housing land requirement set out in Policy 4A/Map 4 and the approach for Dundee City only in Policy 4E (Doc80) will ensure that the Greater Dundee Housing Market Area has an effective land supply.

The supporting text on Proposed Plan (2015) page 27 (Doc80) makes clear that if housing supply targets for the period to 2028 are not met within the first 12 years then there is no transfer of this 'legacy' to the subsequent period. This is also logical because there will be at least two new housing need and demand assessments and related plan reviews during that period.

There is only one alternative method to reduce the housing supply target for the North Fife part of the Greater Dundee Housing Market Area within the context of the strategy. This would be to transfer some of the homes to neighbouring Dundee City. As noted above such an approach was used for the Perth & Kinross part of the Greater Dundee Housing Market Area (see Topic Paper 2: Growth (2015) pages 42 to 44 – Doc104). Taking the proposed housing supply target reduction to the 20 homes per year that is proposed by the respondent would require the transfer of the remaining 20 homes per year to Dundee City. Were this to be undertaken the result would be as follows:

- North Fife part of Greater Dundee Housing Market Area: 20 homes per year with a 10% generosity margin giving a resultant housing land requirement of 22 homes per year.
- Dundee City part of the Greater Dundee Housing Market Area: The extra 20 homes per year would increase the housing supply target to 500 homes per year with a 10% generosity margin giving a resultant housing land requirement of 550 homes per year. The flexibility to plan for higher levels as set out in Policy 4E (Doc80) would continue for Dundee City only.
- Overall the total aggregate housing supply targets and housing land requirement for the whole Greater Dundee Housing Market Area would remain the same as the aggregate of the levels currently stated in the Policy 4/Map 4.

TAYplan remains satisfied that its original consideration of land supply in Policy 4/Map 4 and its proposed approach in Policy 4E are appropriate to achieve Policy 4A/Map 4 as currently written. TAYplan has also made clear in Updated Action Programme (2016) page 59 (Doc121) that the growth of Dundee will be one of the key considerations in the next (third) Strategic Development Plan. Undoubtedly the

issues raised here will form part of the multitude of considerations that will be part of that debate.

TAYplan does not consider that a change is needed and the above points outline the only conceivable alternative that would reflect the strategy and would not bring consequential adverse impacts or changes to other parts of the Plan. Therefore TAYplan proposes no changes.

CUPAR AND NORTH WEST FIFE HOUSING MARKET AREA

Linda Jeffrey (742611) PLAN2015_448

The respondent appears to seek a reduction in the scale of house building proposed at Cupar North and a change in its location. There are two issues here; the first relating to the Cupar North Strategic Development Area and the second relating to scale of homes for the Cupar and North West Fife Housing Market Area.

The boundaries, master planning and design elements of the Cupar North Strategic Development Area are a matter for Fife Council and are discussed in Policy 3D and 3E (Doc80). Matters relating to the choice of Cupar North and related issues are considered in more detail in the Schedule 4 Summary of Unresolved Issues for Issue 011 Cupar North Strategic Development Area.

The approved TAYplan (2012) Policy 5 (Doc16) plans for 110 new homes per year for the Cupar and North West Fife Housing Market Area. The subsequent TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) concluded an almost identical need and demand for new homes. The TAYplan Main Issues Report (2014) (Doc56) therefore consulted on the continuation of 110 homes per year. This was on the basis that this could already be delivered within the context of the strategy and elements of the existing plan which were not proposed to change. No evidence has been provided to refute this or to provide an evidenced alternative.

As with all housing market areas the vast majority of new homes will be accommodated within the principal settlements of the respective housing market area. This is consistent with Policy 1 (Doc80) and is explained in Topic Paper 2: Growth (2015) pages 14-20 and page 40-41 (Doc104).

For the Cupar and North West Housing Market Area the expectation would be that the majority of the 110 homes per year would be accommodated in Cupar and Newburgh. These are the two principal settlements within this housing market area. Of the two Cupar is the largest and contains the greater range of services, including a main line rail station.

110 homes per year is equivalent 2,200 over the 20 year Proposed Plan period from 2016 to 2036. This can be broken down to 1,320 homes between 2016 and 2028 (the first 12 years of the plan) and a further 880 in the following 8 years (2028-36).

It is understood that a planning application for Cupar North is anticipated during 2016. The Cupar North proposal of 1,400 homes would represent a significant proportion of the homes planned in this housing market area for the period 2016-36. If the site continues to complete beyond 2036 then this proportion will fall slightly. These points were also made in TAYplan's response to comments received on Cupar North in the Schedule of Responses to the Main Issues Report (Feb 2015) pages 154-158 (Doc83).

This scale of homes at Cupar North is appropriate given the intentions of Policy 1 and the identification of this Strategic Development Area in Policy 3 (Doc80). It is also clear that were this site to be removed then an alternative location(s) would need to be found in Cupar and/or Newburgh to accommodate this scale of new homes. Given the work that has gone into identifying the site since 2005 TAYplan

remains certain that Cupar North is the most appropriate location and does not propose to remove it from Policy 3 (see Schedule 4 Summary of Unresolved Issues for Issue 011 Cupar North Strategic Development Area). Issues relating to where the homes are located within the Strategic Development Area are a matter for Fife Council, who are leading work on master planning.

TAYplan therefore remains satisfied that Policy 4A/Map 4 (Doc80) plans for an appropriate scale of house building in the Cupar and North West Fife Housing Market Area and that Cupar should be the focus for a large share of this under Policy 1 (Doc80). TAYplan is not persuaded that the respondent has justified the removal of Cupar North or the alternatives. Therefore TAYplan proposes no changes.

ST ANDREWS AND EAST FIFE HOUSING MARKET AREA

Steve Beebe for Mount Melville Ltd (910280) PLAN2015_393

The respondent is correct that the housing supply targets for St Andrews and East Fife Housing Market Area have fallen when compared with the approved TAYplan (2012) Policy 5 (Doc16). There are two reasons which explain this:

- Previously the North Fife part of the Greater Dundee Housing Market Area was considered as part of the St Andrews and East Fife Housing Market Area. This changed and the two were then separated following proper identification of the Greater Dundee Housing Market Area in the TAYplan-wide Joint Housing Need and Demand Assessment (2013) Appendix 5: Housing Market Area Refresh pages 25 to 27 and pages 33 to 35 (Doc97). The details of this are explained in Topic Paper 2: Growth (2015) pages 39 and 40 (Doc104).
- The TAYplan-wide Joint Housing Need and Demand Assessment (2013) Chapter 5 page 219 (Doc97) concluded that the identified need and demand for new homes for the St Andrews and East Fife Housing Market Area was 145 homes per year. Even if the 40 homes per year for the North Fife part of the Greater Dundee Housing Market Area were added to give the equivalent geography the aggregate total of 185 homes per year would still be lower than the 210 homes per year from the equivalent geography in approved TAYplan (2012) Policy 5 (Doc16).

The respondent has not provided any evidence to refute these conclusions. They have also not explained where the additional need and demand for the proposed additional new homes would originate or the basis for this. It is plausible that the identification of the land to accommodate the higher number of new homes from approved TAYplan (2012) Policy 5 (Doc16) in the Proposed FIFEplan examination version (2015) (Doc79) now means that there is more land than would be needed for the smaller figure in the Proposed TAYplan (2015) Policy 4A/Map (Doc80). This is not adequate justification for either a higher housing supply target or for the expansion of the St Andrews West Strategic Development Area. The identification of sites is a matter for Fife Council through their Local Development Plan.

The TAYplan Housing Analysis Paper (2015) pages 25 to 40 (Doc100) examines the 2012-based population and household projections. It does not indicate any circumstances which support a housing land requirement in excess of 10% for the St Andrews and East Fife Housing Market Area.

TAYplan is therefore not persuaded that there is any justification to increase the housing supply targets and land requirement on the basis that further land capacity may exist – proven or otherwise. TAYplan is satisfied that the current evidence supports the position set out in Policy 4A/Map 4 (Doc80) and welcomes the confirmation that those with an interest in the St Andrews West Strategic Development Area remain committed to its delivery. Therefore TAYplan proposes no changes.

Summary of Representations Supporting as written

NORTH FIFE PART OF THE GREATER DUNDEE HOUSING MARKET AREA

Burness Paull LLP for Mr & Mrs David Finlay (344950) PLAN2015_457

TAYplan welcomes the support for the current strategy and the contents of Policy 4A/Map 4 (Doc80) and notes that the respondent is promoting a site. Any decision to allocate specific sites is a matter for Fife Council in future reviews of the Local Development Plan based on the approach set out in Policy 1 (Doc80).

Matters relating to sites that are being promoted as Strategic Development Areas or where respondents specifically request the identification of a site they are promoting is covered by the Schedule 4 Summary of Unresolved Issues for Issue 010 Strategic Development Areas.

SUPPORT FOR BASIS AND APPROACH OF POLICY 4

NHS Tayside (908896) PLAN2015_325

TAYplan welcomes the support and notes that successive population and household projections can vary in their conclusions. TAYplan agrees that the current approach provides flexibility to respond to these issues in a way which delivers the vision.

Colliers International for Scottish Enterprise (835481) PLAN2015_370

TAYplan welcomes this support and agrees that the principles and approach set out contribute to the delivery of Scottish Planning Policy (2014) paragraphs 110, 123 and 125 (Doc84).

Scottish Water (762198) PLAN2015_269

TAYplan welcomes this support.

CONCLUSION

TAYplan notes that there are concerns regarding the scale of housing supply targets for the North Fife part of the Greater Dundee Housing Market Area. TAYplan is satisfied that these meet the identified need and demand for new homes. Although TAYplan does not propose any changes the transfer of some of these homes to neighbouring Dundee City would not present any issues for delivering the strategy.

TAYplan remains satisfied that Cupar, and Cupar North Strategic Development in particular, is an appropriate location to accommodate a large share of the identified need and demand for new homes in the Cupar and North West Fife Housing Market Area. TAYplan is satisfied that there is no evidence to change this.

TAYplan remains satisfied that the housing supply targets and housing land requirement for the St Andrews and East Fife Housing Market Area reflect the identified need and demand for new homes and that there is no justification to change this.

Neither the Scottish Government nor any other government agency has raised any issues regarding Policy 4A/Map 4 (Doc80).

TAYplan considers that all of the issues raised do not warrant any change to the Proposed Strategic Development Plan (May, 2015) (Doc80) and propose that the elements dealt with in this Schedule 4 Summary of Unresolved Issues remain as written and unchanged.

Reporter's conclusions:

DPEA use only

Reporter's recommendations:

DPEA use only