

Appendix Two: Non-Technical Summary



Environmental Report Non-technical Summary

Prepared by Perth & Kinross Council
April 2014

TAYplan 2 Main Issues Report



COMMITTEE VERSION

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COMMITTEE VERSION

Consultation and next steps

This non-technical summary sets out the purpose, methods and findings of the Environmental Assessment, which has informed the development of the Main Issues Report and will inform the Strategic Development Plan ("the Plan"). The summary can be read on its own or as part of the full Environmental Report.



The Environmental Report has been prepared by Perth & Kinross Council in partnership with Dundee City Council and was submitted to the Consultation Authorities (Scottish Natural Heritage, Scottish Environment Protection Agency and Historic Scotland) on 14 April, 2014 and opened to public consultation, alongside the TAYplan Main Issues Report 2, from 15 April to 27 June 2014.

Both documents will be available at: www.tayplan-sdpa.gov.uk and on the Perth & Kinross Council web site at: www.pkc.gov.uk



If you are unable to access documents via the internet, please write to the address below or telephone 01738 475383.

How to tell us what you think of the Environmental Report



Where can I find information?

-  **Online:** go to www.tayplan-sdpa.gov.uk and click on Strategic Environmental Assessment Consultation 2014.
-  **Paper copies:** The Non-Technical Summary can be found in all public libraries and council offices in the TAYplan area.

How can I respond to this Consultation?

-  Responding online helps us process your comments more quickly, speeds up the planning system and saves paper.
-  **Online:** <http://tayplan-sdpa-consult.limehouse.co.uk/portal>
You need to login/register to respond. Login and then click on the Strategic Environmental Assessment Consultation 2014. You can access the system at any time and save your response to return to it later.

Responding if you don't have access to a computer:

-  Phone 01382 307180 or 01738 475383 and ask for a paper copy of the response form. Please return completed copies to:
-  TAYplan Strategic Development Plan Authority Enterprise House 3 Greenmarket Dundee DD1 4QB or Perth & Kinross Council, Planning, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Please respond no later than 27 June 2014. Late responses are unlikely to be accepted.

What are the key dates?

Future key milestones in the development of the Plan and associated Strategic Environmental Assessment are shown below.

Milestone	Anticipated date
Publication of Environmental Report	April 2014
Publication of the Main Issues Report	April 2014
Consultation period for Main Issues Report	April – June 2014
Consultation period for Environmental Report	April – June 2014
Active consultation (meetings, workshops, displays)	April – June 2014
Consideration of comments received	July – October 2014
Publication of Proposed Plan	April 2015
Approval of the Plan and publication of Strategic Environmental Assessment post-adoption statement	Late 2016

Are there any questions you would like answered in the consultation?

Below are some questions we would like you to answer and to help us assess whether we have got it right.

1. Do you agree with our understanding of the baseline environment in the TAYplan Area?
2. Do think there are there any other plans, policies (in addition to those listed in the Environmental Report) or wider environmental objectives that should be taken into account?
3. In your opinion have we identified the most important or significant environmental problems affecting the TAYplan area? Are there other environmental effects arising from the Main Issues Report?
4. What are the most significant negative effects arising from the assessment that should be taken into account as the Plan is finalised?
5. How can the Plan be enhanced, to maximise its positive environmental effects?
6. Do you have concerns about significant or cumulative environmental effects on particular parts of the TAYplan area or on particular environmental features? (If yes, please give details)
7. What do you think of the proposed approach to mitigation and monitoring proposed in Section 8 and 9?
8. Do think there are further, relevant positive aims and aspirations for the environment that the Strategic Development Plan could deliver in the long term? If yes, please give details.

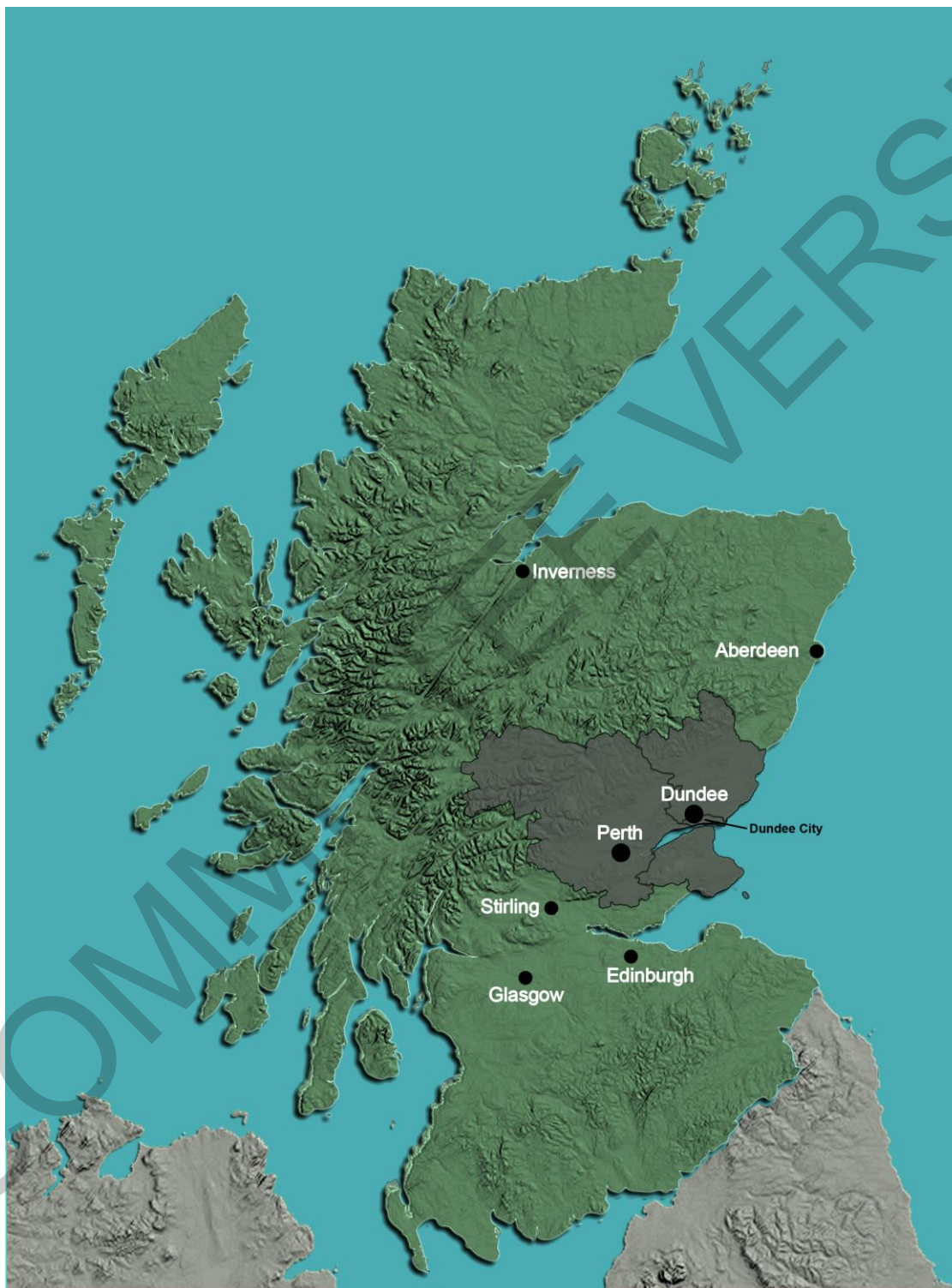
What will happen next?

All comments received on the Environmental Report, during the consultation period, will be reviewed and taken into account during the preparation of the Proposed Plan. A post

adoption statement which will be published alongside the approved Plan will set out how the assessment findings and the consultation responses have been taken into account in the approved Plan.

Area covered by the Strategic Development Plan

The map below shows the area covered by the Proposed Plan and includes Angus, Dundee City, Perth & Kinross and North-east Fife but excludes the parts of the National Parks which are within Council areas of Angus and Perth & Kinross.



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Map 1: The TAYplan area in a Scottish context

What is the purpose of Strategic Environmental Assessment?

Strategic Environmental Assessment is a process (Figure 1) intended to ensure that the possible environmental effects both positive and negative of plans, programmes and strategies are fully considered and taken account of in the course of their development.

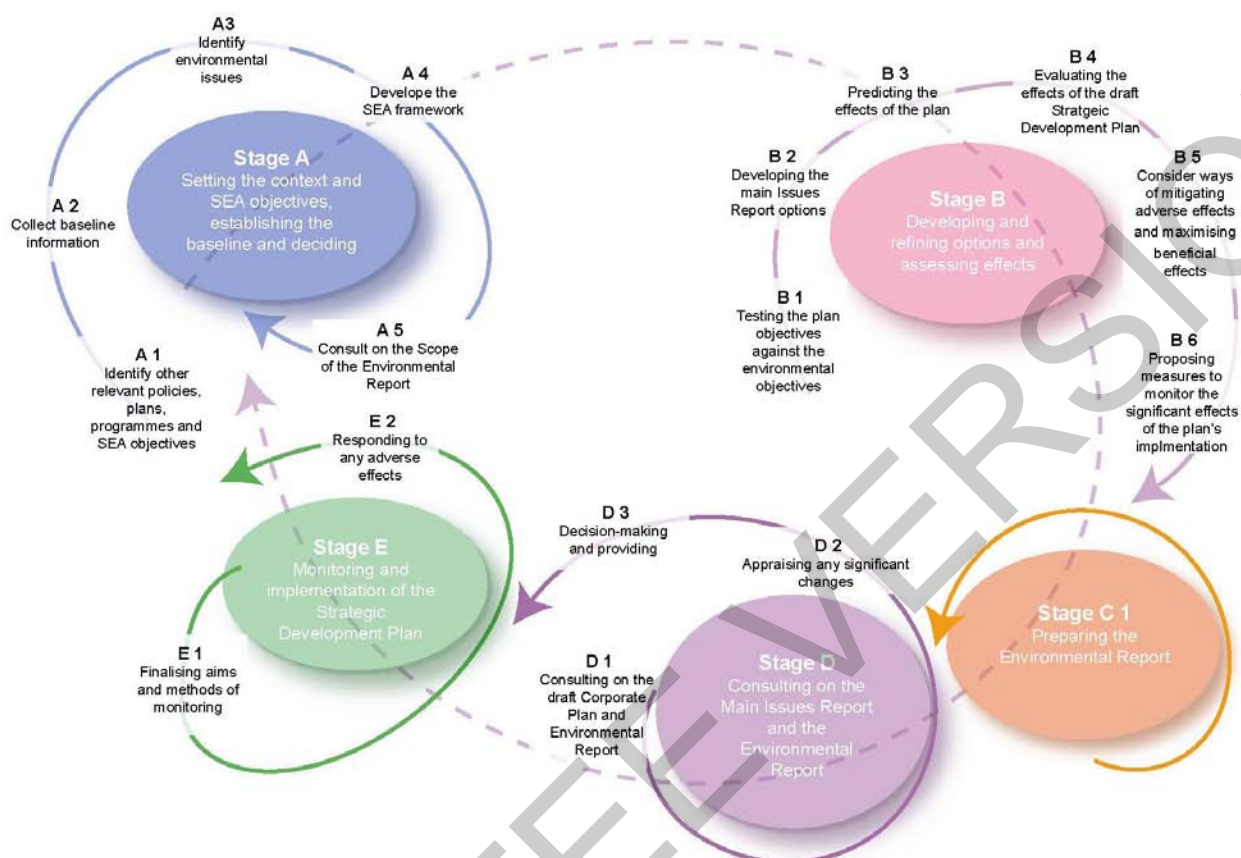


Figure 1: The Strategic Environmental Assessment process showing its iterative nature

The principle of Strategic Environmental Assessment is that if aspects of the environment, such as plants and animals, water quality, historic features, and human health, are considered whilst a plan is being prepared, then it can be modified to avoid or limit harmful effects and to promote or increase positive effects. The Environmental Report records the assessment of the Main Issues Report's vision and spatial strategy as it has been developed.

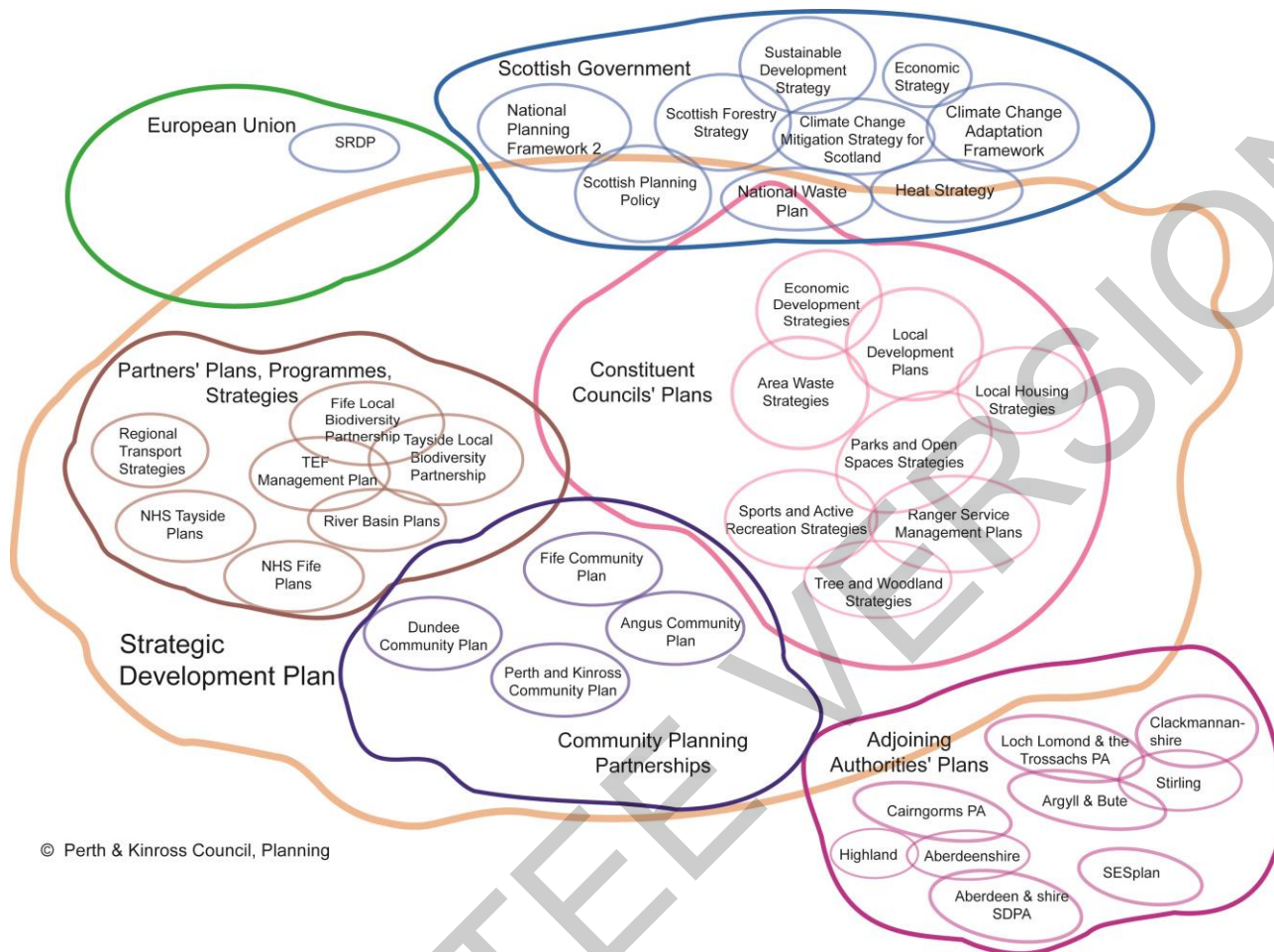
What is the TAYplan Main Issues Report?

The Main Issues Report as well as identifying the main cross-boundary land use planning issues presents a vision of how the area should develop over the next 20 years. It also indicates generally where development should and should not take place in Angus, Dundee City, Perth & Kinross and North-east Fife. However it is emphasised that the Main Issues Report is not a draft plan. If you want to find out more about the Main Issues Report you can go to the TAYplan website (<http://www.tayplan-sdpa.gov.uk>).

What is the relationship with other plans?

The Plan will not exist in isolation and there are a number of plans, programmes and strategies that set the context for the Plan and the area it covers. The purpose of reviewing other plans and programmes as part of the process is to ensure that the relationship with these other documents is fully explored and to ensure that the relevant

environmental protection and sustainability objectives are taken on board through the assessment. Reviewing the plans and programmes also provides information on the current situation in the plan area and helped us identify the key environmental issues.



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Figure 2: Plans influencing the strategic development plan

The plans and programmes thought to have an influence on or influenced by the Plan are identified in Figure 2, Table 1 and in more detail in the Environmental Report. Only those which are particularly relevant to the Strategic Development Plan have been reviewed as it is not meaningful to identify every possible plan or programme.

Table 1: Main themes from the review of plans, programmes and environmental objectives

Topic	Type of Plans Reviewed	Relevant Environmental Objectives
Biodiversity	Tayside and Fife biodiversity action plans, National Park Plans, River Basin Plans, National Forest Strategy, Wild Deer Strategy, Regional Transport Strategy, economic strategies	All seek to protect and enhance biodiversity and sensitive habitats.
Population	National/Regional/Local strategies for sustainable development, regeneration, housing, health, education, recreation	Many recognise the pressures and opportunities from a growing and aging population

Topic	Type of Plans Reviewed	Relevant Environmental Objectives
Human Health	National/Regional/Local strategies for sustainable development, regeneration, housing, health, education, recreation	Many recognise that there are still major challenges in terms of delivering improvements to the quality of people's lives, their health and well-being.
Soil	National/Regional/Local implementation plans, Rural Development Plan for Scotland, National Forest Strategy, sustainable development strategies	Some recognise the need to protect, enhance and reduce soil damage and erosion
Water	River basin management plans, river catchment management plans, resource and capacity development plans, aquaculture strategies	Generally aim to protect the water environment whilst some aim to improve it. Some plans advocate management of flood risk as part of a holistic approach to water management
Air	National air quality strategy, regional/local air quality action plans	Many seek to reduce energy consumption and the need to travel, as a means of reducing emissions and improving the air quality.
Climatic factors	National climate change strategies and delivery plans, renewables action plan, forestry commissions action plan	All recognise the need to adapt to and reduce the impacts of climate change.
Material Assets	National economic strategies, national tourism strategy, national/regional transport strategies, national/regional waste plans	Many the development of infrastructure to reduce flood risk.
Cultural Heritage	National/regional/local strategies	Many seek to conserve and enhance the historic environment and cultural heritage
Landscape	European Landscape Convention, National/regional spatial development and landscape plans	All seek to conserve and enhance landscape character.

What is the TAYplan environment currently like?

An essential part of the assessment process is the identification of the current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their significance, that the issues which the plans and programmes should address (in this case the Strategic Development Plan) can be identified and its subsequent success or otherwise be monitored.

The table below provides some baseline facts for TAYplan area and Map 2 at the end of this document shows graphically how the various designations and environmental matters are distributed throughout the TAYplan area.

Table 2: Environmental facts

Resource	Key Facts
Biodiversity	<ul style="list-style-type: none"> 45,983 ha of Ancient and semi-natural woodland 26 SAC sites (44,316 ha), 14 SPA sites (32,705 ha), 153 SSSIs (~60,000 ha), 9 Ramsar Sites (4,622 ha), 8 National Nature Reserves (8,281 ha)
Population	<ul style="list-style-type: none"> 485,960 people (Census 2011) Population density 42.8 people/sq km (Scottish average 68 people /sq km)
Human health	<ul style="list-style-type: none"> 18.7 % of population over 65 (higher than Scottish average) Life expectancy is significantly better than Scottish average (except for Dundee where it is lower)
Geology, Soils and Minerals	<ul style="list-style-type: none"> High proportion of undisturbed soils (only 22.7% cultivated) 93,872 ha of prime agricultural land 465 ha vacant /derelict land
Water	<ul style="list-style-type: none"> 51 % of rivers and streams classified as at risk 120 sq km standing waters 44,061 ha affected by fluvial flooding 1,875 ha affected by coastal flooding
Air	<ul style="list-style-type: none"> Relatively low atmospheric pollution 3 air quality management areas due to road traffic (Dundee, Perth and Bonnygate-Cupar)
Climatic factors	<ul style="list-style-type: none"> Annual precipitation over 1500 mm on summits and under 700 mm along coasts of Angus and Fife Average annual snow cover 100 days on summits and 20 days on low ground Mean July maximum 16 - 19° C
Material assets	<ul style="list-style-type: none"> 280,000 tonnes of municipal waste 33 % recycled
Cultural heritage	<ul style="list-style-type: none"> 72 Gardens and Designed Landscapes (15,920 ha), 1,311 Scheduled Ancient Monuments, 45 properties in care, 11,231 listed buildings, 82 Conservation Areas, 2 Battlefields (~5,000ha)
Landscape	<ul style="list-style-type: none"> 6 National Scenic Areas (77,200ha)

Why did you choose to look at these environmental topics?

The choice of environmental topics included in the Environmental Report was based upon those specified in legislation, the issues identified in the earlier Scoping Report and in consultation with Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage. It is also based on the range of matters that the Plan is likely to deal with.

Table 3: Scope of the Environmental assessment

Strategic Environmental Assessment Topic	Reason
Biodiversity	Has the potential to cause significant environmental effects, despite existing mitigation through existing development plan policy protection given to internationally and nationally protected sites. Also has potential to enhance positive effects from development.
Population	May generate significant positive or negative effects, depending on the needs and development proposals. The Strategic Environmental Assessment should be used to ensure any longer-term, negative effects on communities are avoided and positive effects enhanced.
Human Health	The area has significant geographical inequalities in health levels. People's health may be adversely affected by emissions from increased road traffic or positively affected by reduced need to travel.
Soil	Potential for significant cumulative effects, depending on approach to strategic land allocations and overall spatial patterns of growth, which may have implications for levels of brownfield and greenfield development.
Water	Potential for effects on water quality, water supplies, drainage, flooding and morphology. Also opportunity to improve water quality through investment in infrastructure.
Air	Has potential to have negative effect from emissions from road transport. Has potential to reduce emissions by reducing need to travel or distance travelled.
Climatic factors	The plan can make a significant contribution to the need for long-term adaptation to climate change. The plan has the potential to generate significant effects on climate change mitigation targets. The plan has a key role in contributing to a reduction in emissions from the TAYplan area.
Material assets	Issues around transport infrastructure, derelict and vacant land and sustainable waste management will all be explored within the plan, and as a result the Strategic Environmental Assessment has a role to play in maximising positive effects from the development strategy.
Cultural heritage	Depending on the scale and location of development, the plan has the potential to generate significant effects on cultural heritage. Cumulative effects may particularly be significant when considered from a regional perspective.
Landscape	Regionally significant landscape change may arise from different elements of the spatial strategy. Mitigation and enhancement could also be possible through creation of landscape framework.

Table 4 summarises the environmental issues in the TAYplan area which can be influenced by the Strategic Development Plan and these are also shown in Maps 3 and 4. Consequently, these are the potentially significant issues which have been identified for the Environmental Report to focus on.

Table 4: Main environmental problems and issues of relevance

Strategic Environmental Assessment Topic	Problems, issues and relevance to Main Issues Report/Proposed Plan
Biodiversity	<p>Problem: Pressures from increased development on both designated and non-protected sites. Damage could also result from poorly implemented or inappropriate development. Cumulative development pressure on the TAYplan coastline. Indirect effects such as disturbance, sedimentation and nutrient enrichment in watercourses/waterbodies. Non-native invasive species.</p> <p>Implication: The Strategic Development Plan should be implemented under the Nature Conservation (Scotland) Act 2004.</p>
Population & Human Health	<p>Problem: Provision of affordable housing across the area for the projected population increases. Ease of access to employment, education and essential services across the urban and rural communities.</p> <p>Implication: The Strategic Development Plan should address issues relating to changing population and health inequalities through the provision of services.</p>
Soil	<p>Problem: Irreversible loss of soil through development, contamination or erosion.</p> <p>Implication: The Strategic Development Plan should promote the sustainable use of the soil resource</p>
Water	<p>Problem: The need to achieve and maintain at least 'good' ecological status of the water environment (water quality, quantity, ecology/habitats and physical impacts).</p> <p>Implication: This requires actions to reduce pollution, promote sustainable water use, and contribute to the mitigation of floods and drought.</p>
Air	<p>Problem: High emissions from road traffic and levels of air pollution in hotspot areas such as Dundee, Cupar, and Perth.</p> <p>Implication: The Strategic Development Plan should promote the reduction of greenhouse gas emissions through improved energy efficiency, resource efficiency, green travel and behavioural change.</p>
Climatic factors	<p>Problem: The vulnerability of parts of the area to increased flooding, and sea level rises as a result of climate change. Particularly sensitive areas include flood plains, river corridors and coastal areas.</p> <p>Implication: It should also seek to show leadership to the wider community and direct development away from areas of flood risk</p>

Strategic Environmental Assessment Topic	Problems, issues and relevance to Main Issues Report/Proposed Plan
Material Assets	<p>Problem: The proper management of infrastructure and conservation of resources is central to the TAYplan's aim of achieving sustainable development and protecting the environment.</p> <p>Implication: Reducing the consumption of resources through the procurement of goods and services and work towards increasing the recycling of all waste in the area.</p>
Cultural Heritage	<p>Problem: Impact of increased pressure for inappropriate development on sites of historical importance. Promoting rural environments for tourism whilst maintaining their character.</p> <p>Implication: The Strategic Development Plan should support the protection and enhancement of the areas cultural heritage.</p>
Landscape	<p>Problem: Increased pressure from development resulting in an incremental adverse impact on the landscape, both designated sites and the wider landscapes.</p> <p>Implication: The Strategic Development Plan should support the principles of the European Landscape Convention and seek to protect and enhance all landscapes.</p>

What was your overall approach to Strategic Environmental Assessment?

Within the topics identified for consideration, a series of questions were devised to allow assessment of the Main Issues Report. Examples of the questions are shown in Table 5 below. The choice of topics and questions was initially proposed in a Scoping Report and accepted by the statutory Consultation Authorities (Scottish Natural Heritage, Scottish Environment Protection Agency and Historic Scotland).

How have you assessed the possible effects of the Proposed Plan?

Assessment was applied to the development of the Plan at two key stages; the 'vision' and the 'spatial strategy'. The assessments identify a number of suggested mitigation and enhancement measures, some of which were incorporated into the Main Issues Report and others will inform the development of the Proposed Plan.

Table 5 Strategic Environmental Assessment objectives and related assessment questions

Topic	Strategic Environmental Assessment Objective	Assessment questions will it ...
Biodiversity	To conserve and enhance the diversity of species and habitats	...protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value? ...affect habitat fragmentation?
Human Health	To improve the quality of life for communities in the TAYplan area To maximise the health and well-being of the population through improved environmental quality	...create and sustain vibrant and diverse communities? ... positively enhance and promote the perceived sense of place held by the community? ...reduce health problems relating to environmental pollution?
Soil	To safeguard soil quality and reduce soil sealing or contamination and to protect areas of peat and carbon rich soils	...make use of previously used/brown field land and buildings? ...minimise the amount of prime agricultural land required to implement the strategy?
Water	To protect and enhance the water environment and to prevent and minimise flood risk To maintain catchment processes and hydrological systems within the TAYplan area	...maintain natural processes? ...prevent deterioration and enhance ecological status of the water environment?
Air	To protect and enhance air quality	...reduce levels of pollution to air and minimise greenhouse gas emissions? ...encourage the transfer of freight from road to rail or water? ...prioritise sustainable transport over access by car?
Climatic Factors	To ensure climate change mitigation To ensure climate change adaptation	...avoid exacerbating the impacts of climate change? ...manage existing and avoid new flood risk? ...ensure adaptation to the effects of climate change?

Topic	Strategic Environmental Assessment Objective	Assessment questions will it ...
Material Assets	To promote and ensure high standards of sustainable design and construction To meet the Zero Waste Plan Targets	...encourage energy efficiency? ...ensure new development is undertaken in line with sustainable principles? ...encourage the safe treatment and disposal of residual waste...?
Cultural Heritage	To protect and where appropriate enhance the cultural and built environment	...protect [and enhance] the historic environment? ...it ensure high design quality, respect for local character, distinctiveness ... in new development?
Landscape	To protect and enhance the character, diversity and special qualities of the TAYplan area's landscape	... improve or maintain the landscape character of the area? ... respect landscape capacity, visual amenity, and the spatial diversity of communities?

Can you be certain of your predictions?

The prediction of future events and conditions in the environment is a central part of Strategic Environmental Assessment although there are many uncertainties and prediction of the future will always be difficult. Nonetheless, our goal has been to allow the decision-maker to make 'good decisions' based on effective predictions.

Can you tell me what the 'vision' is for the TAYplan area?

The vision for the area is to ensure that *"(By 2036) The TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs"*

How much land will be needed to implement the proposed Plan?

The following figure puts into context the amount of land required to accommodate the scale of development proposed by TAYplan over the next 20 years or so.

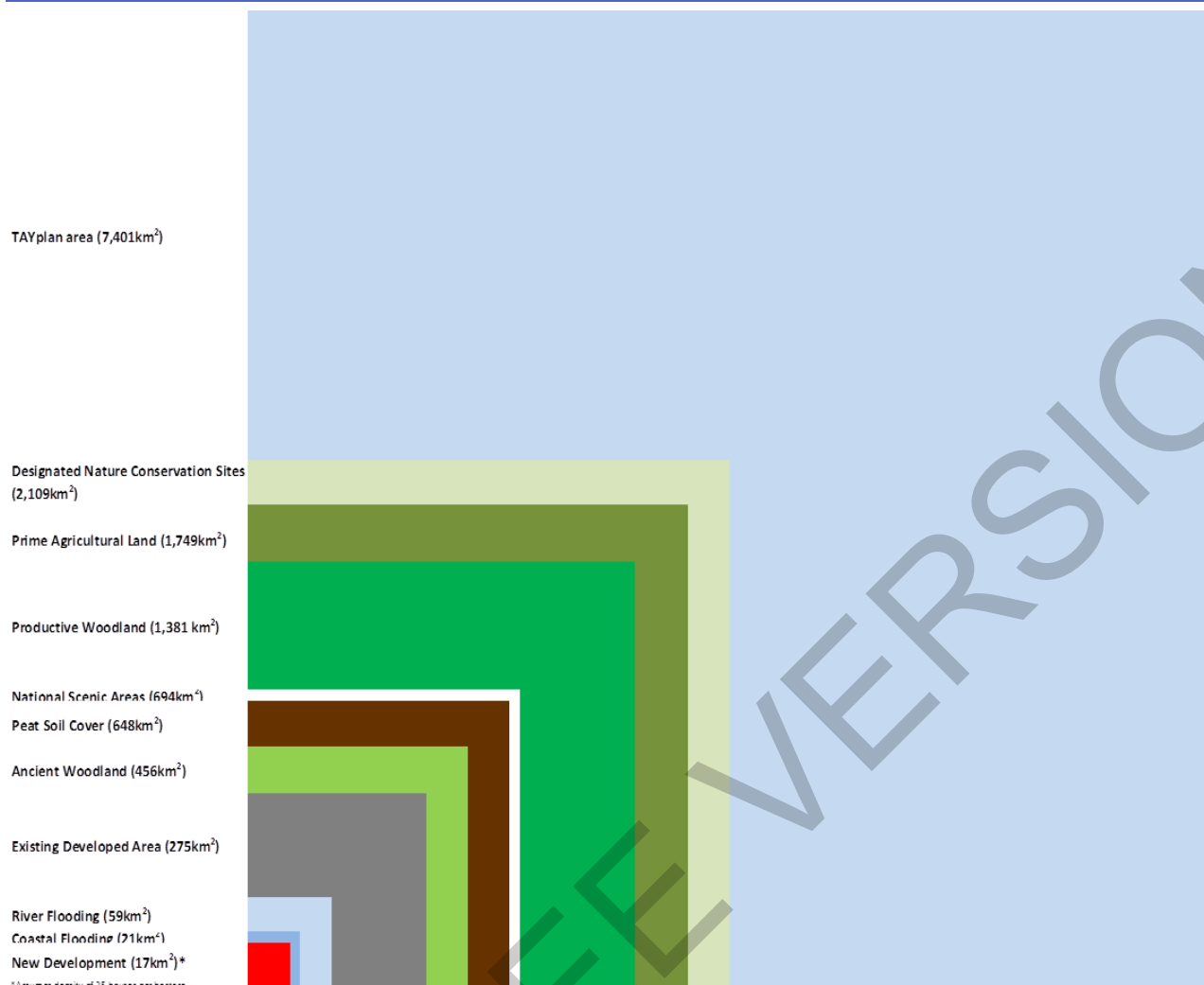


Figure 3: TAYplan area and 'new' development land in context

Have you considered alternatives?

Alternatives to the spatial strategy have not been considered and the outcomes of the assessment for the first Strategic Development Plan have been adopted. Whilst there are no alternatives to the strategic development sites they have been reassessed.

It was agreed with the Consultation Authorities at the Scoping Report stage that the aspects of the plan which are not set to change do not require to be re-assessed. Rather the findings of the earlier Environmental Report have been adopted and incorporated into the Environmental Report.

However, the Energy, Green Networks, Housing and the Strategic Development Areas of the Main Issues Report have been assessed for their effects on the environment and how they could be avoided, mitigated or enhanced.

What potential effects will the Main Issues Report have on the environment?

Clearly the Strategic Development Plan will affect, in both a positive and negative way, the environment both within and outside the TAYplan area. The Environmental Assessment has found that the Strategic Development Plan is likely to have a largely positive impact on the environment, although some uncertainties, arising from the level of detail within some of its themes and how the policies will be implemented remain.

- Most of the policies within the Main Issues Report/Strategic Development Plan will support the protection, management and enhancement of the area's **biodiversity, flora and fauna**. In particular, the Main Issues Report/Strategic Development Plan will encourage the creation of a multi-functional green network that will enhance a diverse ecosystem, increase connectivity, increase public awareness and understanding of biodiversity.
- The policies within the Main Issues Report/Strategic Development Plan relating to **population and human health** are also likely to have significant positive effects on health, quality of life and social inclusion.
- The Main Issues Report/Strategic Development Plan performs well in relation to supporting the opportunities for action in relation to **water and soil** through minimising the need for green field land release, the use of Sustainable Drainage and green roofs.
- The Main Issues Report/Strategic Development Plan should help deliver **air quality** benefits through the location of development and reducing the need to travel. It will also deliver benefits by encouraging the use of sustainable and low carbon transport.
- There is a positive relationship across the themes and the Strategic Environmental Assessment **climate** outcomes, particularly relating to adaptation and the need to avoid development in flood prone areas and to adapt buildings to a changing climate. The creation of multifunctional green networks will also assist in helping habitats and species adapt.
- In terms of **material assets**, the Main Issues Report/Strategic Development Plan should promote the need for the efficient use of resources and greater integration of land uses.
- The Main Issues Report/Strategic Development Plan policy framework should ensure that the area's **cultural heritage** is protected and enhanced.
- Positive impacts on **landscape** will arise in terms of increased awareness, understanding and enjoyment of the natural and cultural heritage and ensuring new development fits into the landscape.

Have you considered the cumulative effects of the actions in the Strategic Development Plan and other plans?

In order to assess the cumulative effects of the Plan on the environment we have looked at other plans and policies that may have an effect on the TAYplan area's environment. This has allowed us to assess whether any negative environmental impacts of the Plan will be counterbalanced by improvements in other areas or whether positive environmental effects can be enhanced by similar actions in other areas. A summary of the outcome of the assessment is shown in Table 7 below. In identifying impacts, the following key is used throughout this section:

What are your overall conclusions?

Our overall conclusions are that the effects are largely uncertain as they will depend on how the Plan is taken forward and implemented by lower level plans and policies.

However, the first round of Local Development Plans are implementing the first Strategic Development Plan and have all undergone Strategic Environmental Assessment the framework to ensure the environment is not significantly impacted upon are in place.

What changes have you recommended to ensure negative environmental effects are avoided, mitigated or positive effects enhanced?

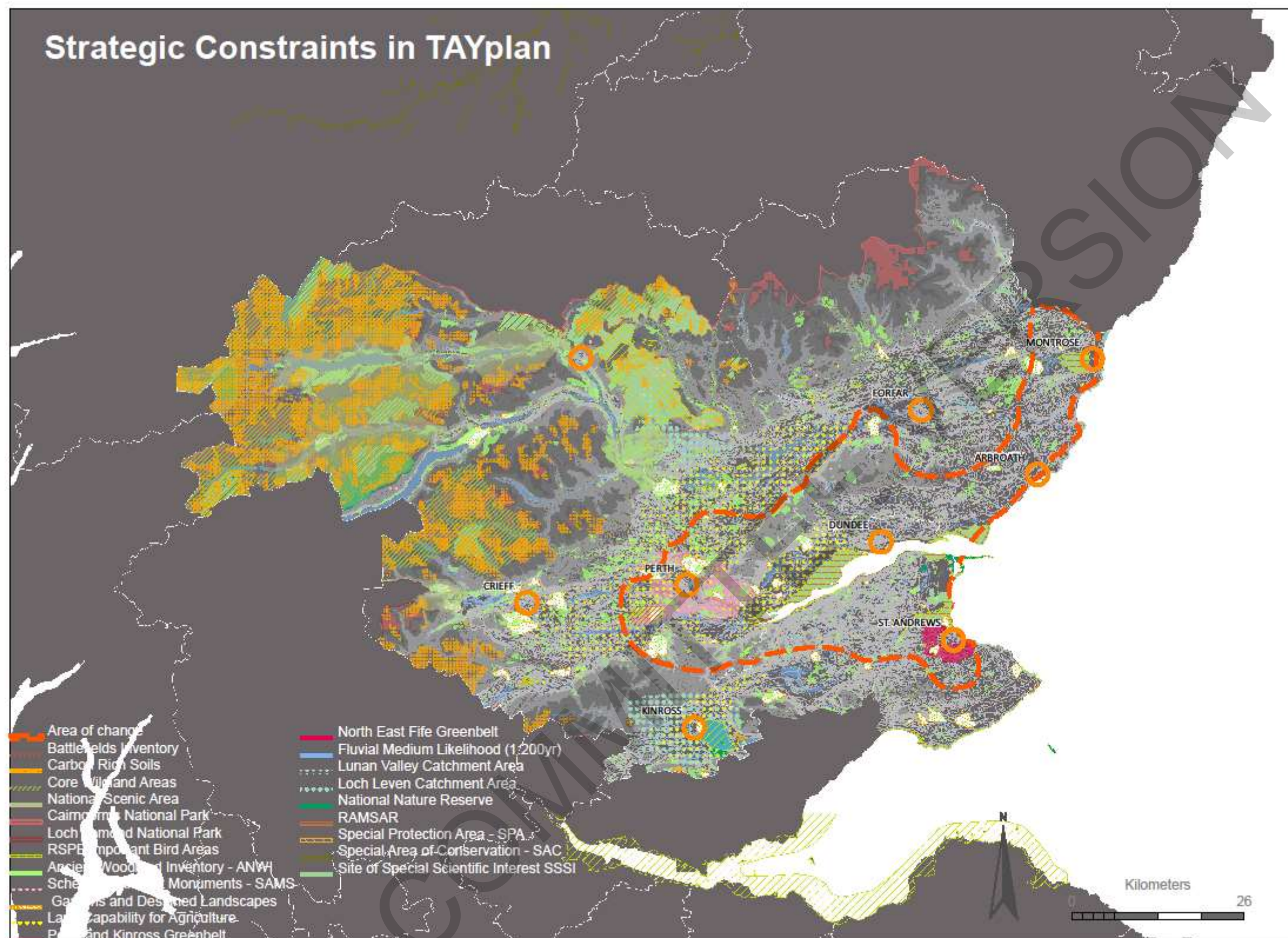
We think that much could be done to improve the environment if the Proposed Plan identified environmental matters that would strengthen its contribution to enhancing and managing biodiversity, addressing climate change through adaptation, air quality, greenspace, and soils. Consequently, we recommend that the Strategic Development Plan continues to:

- * Ensure compliance with statutory duties in terms of biodiversity should be made explicit;
- * Ensure that the strategic development areas are used as an opportunity to enhance or create multifunctional green networks through the provision of green infrastructure;
- * Ensure that the landscape has the capacity to accommodate new renewable energy developments without adversely affecting landscape character;
- * Ensure that measures are in place to make sure that any release of land for development is safeguarding the most valuable and vulnerable soils
- * Promote sustainable waste management and providing alternative processing and waste treatment to landfill

In summary the plan should provide leadership to ensure that the planned economic, social, and environmental activity achieves a net gain for the environment which will ultimately enhance well-being for local communities and increase the attractiveness of the area to investors.

How will you ensure that there are no adverse environmental effects from implementing the Plan?

We will monitor the significant effects of the Plan on the environment identified during the course of the assessment. It will focus on the effects of the Plan on existing environmental problems as a way of prioritising future monitoring activities. Many of the issues will be reviewed as an integral part of the monitoring of the Plan itself. If future monitoring shows adverse impacts arising from the implementation of the Plan, consideration will need to be given to review it.



Current position

Nearly 60% of the land mass in the TAYplan region is characterised as sensitive in terms of its physical, natural and/or cultural heritage assets (see map legend for full list of assets). There is a considerable spatial variation in the extent of landscape sensitivity where significant areas in the northern and central areas are considered largely sensitive to further development.

Relevance of this indicator

Landscape incorporates the environmental and cultural features present in an area. Preservation and enhancement of the distinctive landscape of the Strategic Development Plan Area is important in maintaining community well being, biodiversity and supporting the local economy (tourism in particular). This indicator collates numerous cultural and natural heritage features to provide a comprehensive picture of landscape sensitivity across the region.

Data availability: Various

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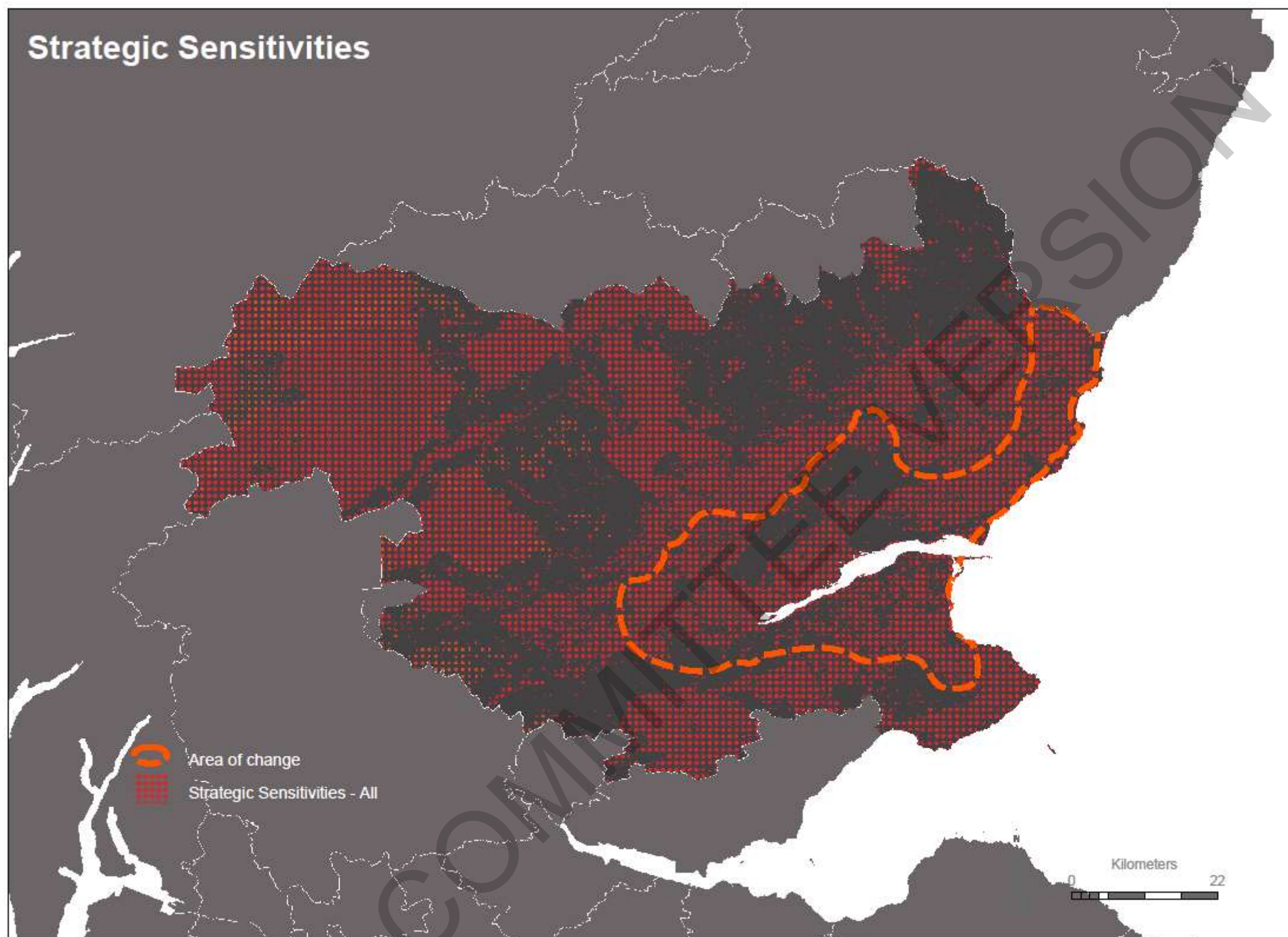
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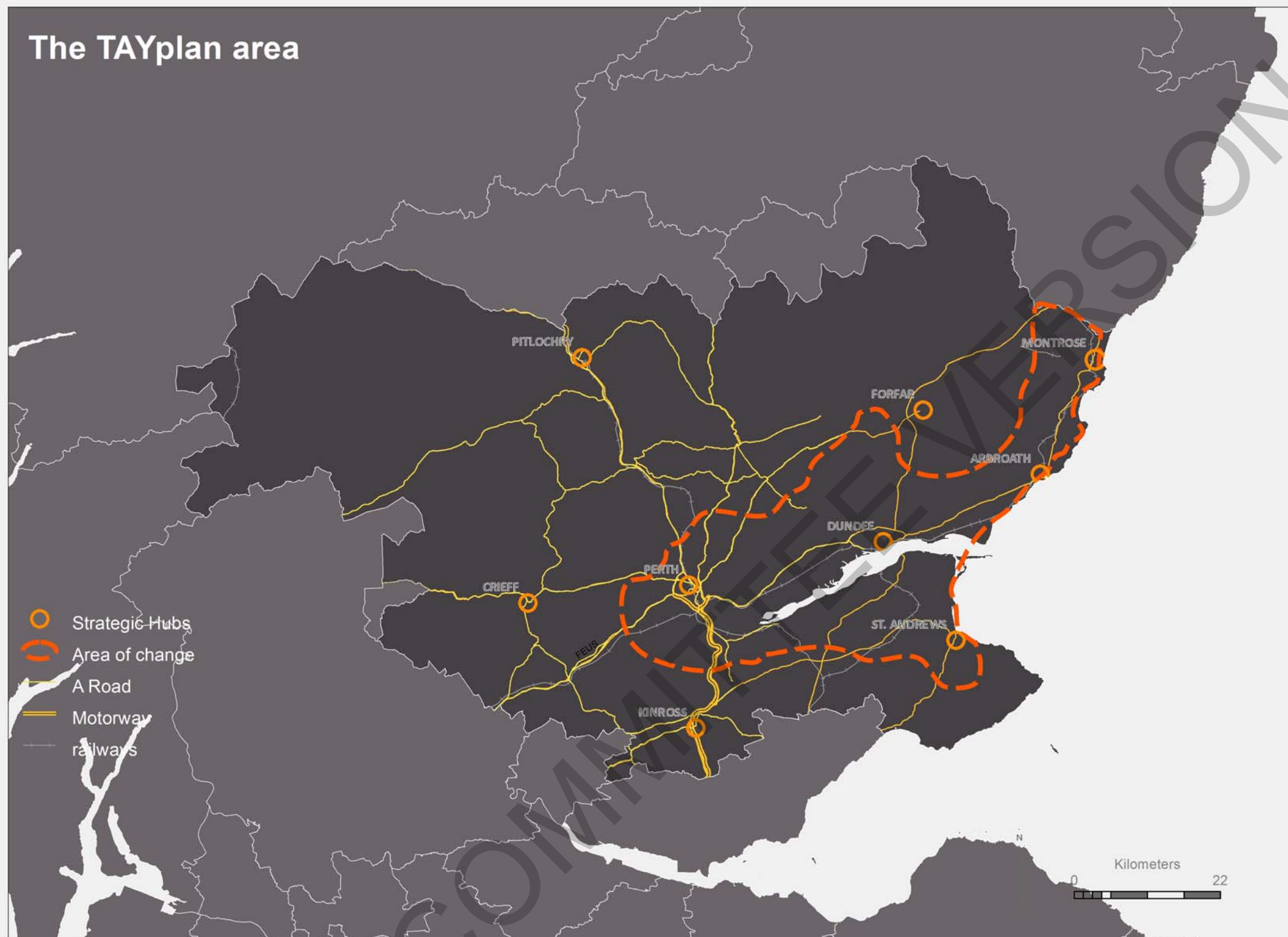
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The TAYplan area



Current position

The TAYplan area is home to nearly half a million people (8% of Scotland's population). The region is mostly made up of countryside but the majority of people live in the 20 largest settlements; including one third in Dundee and a sixth in Perth.

The area functions as a network of settlements and infrastructure that operate and interact to varying degrees of significance. Collectively Dundee, Perth and other principal settlements provide the majority of work and services for the area's people and visitors. The majority are concentrated around the Firth of Tay from Perth to Dundee and on to St. Andrews and Montrose.

The above are areas of predicted significant land use change - areas of known future development and regeneration. This includes **Strategic Development areas or hubs and growth areas or 'areas of change'**¹.

Data availability: Various

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¹ The 'area of change' - a corridor stretching from Perth to Montrose represents an area where population growth is predicted to exceed 10% within the lifetime of the plan and as such represents a key area of land use change and development pressures

COMMITTEE VERSION

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