

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE  
STRATEGIC DEVELOPMENT PLANNING AUTHORITY  
JOINT COMMITTEE MEETING ON 1<sup>ST</sup> OCTOBER 2013**

**REPORT ON: TAYPLAN STRATEGIC DEVELOPMENT PLAN PROJECT  
PLAN UPDATE**

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## **1 PURPOSE OF REPORT**

- 1.1 This report provides an update on progress in implementing the project plan for the review of the approved Strategic Development Plan (2012) and preparation of the next Strategic Development Plan.

## **2 SUMMARY**

- 2.1 The project plan is progressing well with research and graphics work well underway to support the next Main Issues Report. Activities defined in the project plan have commenced and are moving to schedule with some activities now in their closing stages.
- 2.2 The emphasis of the TAYplan team through the Autumn of 2013 and into 2014 will shift from research activity to the preparation of the Main Issues Report itself and associated documentation. This will be presented to the Joint Committee in February 2014 for approval to go out to consultation subject to the ratification of the four councils.

## **3 RECOMMENDATION**

- 3.1 It is recommended that The Joint Committee:
- a) Note the progress to date in implementing the Project Plan.

## **4 FINANCIAL IMPLICATIONS**

- 4.1 The financial implications of delivering the Plan over the current budget year are set out in report SDPA07-2013: SDPA Budget Update.

## **5 PROJECT ACTIVITIES COMMENCED**

### **TAYplan Monitoring Statement 2013**

- 5.1 The Planning etc. (Scotland) Act 2006 requires Strategic Development Planning Authorities to prepare Monitoring Statements 'from time to time' but they must be prepared and submitted to Scottish Government alongside the Main Issues Report. TAYplan's Monitoring Statement also sets out conclusions for the monitoring of the Strategic Environmental Assessment (SEA).

- 5.2 TAYplan has worked jointly with key stakeholders and the four councils to define and analyse indicators for an outcomes focussed Monitoring Statement. This joined up approach to analysis is designed to promote strong partnership working and build early consensus on the emerging issues ahead of the Main Issues Report.
- 5.3 The outcomes are derived from the approved TAYplan (2012) vision. The ultimate outcome from the vision is for more people to have a better quality of life. This is underpinned by four intermediate outcomes that are collectively essential to deliver the vision. These outcomes are consistent with the visions and outcomes of the community plans and single outcome agreements of the four councils:
- We live work and play in better quality environment;
  - We live within Earth's environmental limits;
  - More people are healthier; and,
  - We have sustainable economic development and the region has a better and more distinctive image.
- 5.4 A series of indicators have been jointly identified to measure progress towards these outcomes including many from the Scottish Government menu of indicators that is also used by councils and community planning partnerships for monitoring their outcomes.
- 5.5 The Monitoring Statement concludes that progress has been made in a number of areas which contribute to a better quality of life. However there is still more to be done. The global economic downturn has also affected the operation of the market economy in the TAYplan area, as elsewhere, and the consequences of this have impacted both on the distribution of benefit from the economy and on people's life experiences. Given the Strategic Development Plan was only approved in June 2012, this monitoring statement essentially monitors the area rather than the Plan itself. Future iterations will be able to monitor the Plan over a long timeframe.

#### **Topic Papers**

- 5.6 TAYplan officers are preparing a series of topic papers to collate ideas, options and debate the issues for the next TAYplan Main Issues Report. Drafting the topic papers serve as initial documentation for testing ideas with constituent councils and key stakeholders and building consensus but will later serve as a wider resource for the Main Issues Report consultation to help 'tell the story'. They are intended as brief documents that contain a degree of detail and process explanation not needed for the Main Issues Report but which are succinct enough to provide broader understanding for those who would like it.
- 5.7 There are 5 topic papers in different stages of preparation:
- Vision and Outcomes
  - Spatial Strategy
  - Growth
  - Assets, Resources and Infrastructure
  - Place Shaping

### **Main Issues Report**

- 5.8 The Main Issues Report is the first stage in the review of the Strategic Development Plan. It sets out the new Main Issues that the next plan will need to consider and presents options. A consultation will then invite interested parties to comment and help shape the content and direction of the proposed plan.
- 5.9 Work has commenced on the structure and content of the next Main Issues Report. The purpose of this early work has been to consolidate different ideas and options on structure and format as well as to identify and express the emerging issues. Particular effort has gone into graphics to help reduce text and improve understanding and readability for all groups.
- 5.10 The Main Issues Report will be presented to members at the Joint Committee in February 2014 for approval. Once approved this would then need to be ratified by each of the four Councils prior to publication and consultation.

### **Equalities Impact Assessment**

- 5.11 The equalities impact assessment is a requirement on all policy documentation. Its key purpose is to ensure that the subsequent policy does not unwittingly prejudice particular group. The Equalities Impact Assessment is prepared alongside the next Strategic Development Plan. As such it will be consulted upon alongside the Main Issues Report and the subsequent Proposed Plan. At each stage it will be modified to take account of comments and views received. A final copy will be submitted to Scottish Ministers alongside the Proposed Plan.
- 5.12 The first draft Equalities Impact Assessment will be presented to members at the Joint Committee in February 2014 for approval.

### **Strategic Environmental Assessment (SEA)**

- 5.13 The SEA is a requirement under the Environmental Assessment (Scotland) Act 2005. The purpose of the SEA is to assess the environmental consequences of plans, policies and programmes. As an iterative process the assessment will take place in parallel with the preparation of the Main Issues Report to inform the options that will be presented by the Main Issues Report. The SEA will take the form of an Environmental Report. This will be made available for consultation alongside the Main Issues Report.
- 5.14 Perth & Kinross Council is the responsible authority for the preparation of the SEA on behalf of TAYplan. TAYplan has appointed a temporary member of staff to assist in the preparation of the SEA and other tasks. The budgetary implications of this have been set out in in report SDPA07-2013: SDPA Budget Update.

## **6 NATIONAL CONSULTATIONS**

### National Planning Framework 3 (NPF 3) Main Issues Report

- 6.1 Scottish Ministers published a Main Issues Report for NPF 3 in April 2013. This reflects the Main Issues Report process also taken by Strategic and Local Development Plans. A response was submitted in July 2013. A summary of the comments is provided below.

### *Energy*

- 6.2 TAYplan welcomed the coverage of energy, particularly renewables, but the NPF should also highlight the hierarchy of efficiency-reduction-renewables etc. to give more prominence to reducing consumption. The NPF could identify any nationally important (or clusters of) opportunities where large scale infrastructure is needed to move towards a decarbonised heat sector. The focus should be on new opportunities rather than identifying what is already there. NPF3 could go further by identifying national projects or areas (of scale) with greatest potential.
- 6.3 Wild Land would need to become statutorily designated to provide the necessary weight in determining proposals. The approach being proposed through locational options is simplistic. TAYplan questions whether this recognises other important landscape qualities, particularly whether this element of the spatial framework is informed by research studies to make these judgements. TAYplan considers that spatial strategies for wind energy are best considered through the Development Plan, primarily Local Development Plans. Planning Authorities have invested very significant sums of money to provide detailed studies with regards landscape assessment at local levels. This approach needs to be recognised and supported in NPF3 (and Scottish Planning Policy).
- 6.4 NPF3 could identify where there may be short term opportunities for other energy technologies and the land use implications of these. In the medium to longer term NPF3 should be identifying the role technologies such as energy storage and hydrogen should have on delivering the national strategy.

### *National Projects*

- 6.5 TAYplan welcomes Dundee Waterfront being proposed as a national development. This is one of the largest redevelopment projects within the UK and will have benefits beyond the Dundee city region.

### *Housing*

- 6.6 The NPF should set out a framework for population and demographics and how land use change should respond to this. What parts of the country should plan for population growth/stabilisation/decline? The Framework should consider in more detail (aligned with Scottish Planning Policy) what the blockages are to delivering housing, including Scottish Sustainable Communities Initiative (SSCI) projects, and a national strategy for removing these blockages. TAYplan does not consider there is a need for a national housing figure.

### *Infrastructure*

- 6.7 TAYplan is disappointed that the projects put forward at the initial stage of consultation relating to nationally important transport infrastructure in the TAYplan area have not been identified in draft NPF3. Identifying a coordinated action area for the 2 city regions within TAYplan would help provide a focus on this, with road and rail routes through the Perth and Dundee City Regions being key to ensure good connectivity between the central belt and North and North East Scotland. Investment at Usan, Montrose is mentioned (NPF3 para 5.18) and TAYplan wish to discuss with Scottish Government the content of the Action Programme which should set out timing and funding commitments.

### *7 Cities and Areas of coordinated action*

- 6.8 TAYplan are disappointed that the draft does not reflect or take forward the Government's cities agenda. There should be a clear focus on the 7 cities and their importance for the country's economic growth. In particular Dundee and Perth are not reflected to the extent they should be in the draft. TAYplan are happy to discuss this further with Government.
- 6.9 The questionnaire also provides no questions on the Areas of Co-ordinated Action. The NPF should provide a clear link for the 7 cities and their regions on coordinated action; this is fundamentally missing for both the Dundee and Perth city regions and should be incorporated into the finalised NPF3. TAYplan is happy to discuss with Government what that coordinated action should focus on. Across all 7 cities there should be a clear link to the cities agenda and future projects through the Cities Alliance which is delivering on coordinated action. This should cover connectivity priorities, key growth sectors and set out the national assets and opportunities within each. A clear graphic for each city region would then provide a link between the NPF3 and Strategic Development Plans/Local Development Plans giving a clearer flow from national-strategic-local.
- 6.10 Dundee airport should be recognised as part of the growth of key airports. TAYplan set out some detail on this within the initial response on NPF3 pre-MIR.

### Draft Scottish Planning Policy Review

- 6.11 Scottish Ministers published a draft version for comment as part of the review of Scottish Planning Policy (SPP), originally published in 2010. TAYplan issued a response to Scottish Ministers in early July 2013.
- 6.12 The changes to the structure and layout of the new SPP are welcomed although there could be further benefit from using numbered policies given that SPP will be used as a reference document.
- 6.13 There would also be some benefit in clarifying how the SPP sits alongside other national strategies and policies including links with Single Outcome Agreements and Community Planning. The revised SPP could also more clearly set out the national policies which are required to help achieve the outcomes set out in National Planning Framework 3 (NPF3). In doing so, the SPP should be clearly focused on how the national outcomes can be achieved through a set of policies of national importance.
- 6.14 Monitoring of indicators should be focused on monitoring progress towards the outcomes. TAYplan considers that the Scottish Government should work with the four Strategic Development Planning Authorities (SDPAs) to consider indicators at the national level and at city region level, within the context of the NPF/SPP and Development Plans. We should move to a clear set of indicators relating to spatial planning across the country.
- 6.15 More detailed relating to specific policy areas or issues:
- The presumption in favour of development should be reinforced through policy.
  - Policy should be focused on national outcomes aligned with the national economic strategy. Policy should support any strategic business locations and/or economic corridors identified in NPF3. The focus should be on sustainable economic growth and economic recovery.

- The current review of Town Centres should inform SPP review. The changing role of Town Centres needs to be reflected. The sequential approach should be maintained.
- Delivering infrastructure remains a key national issue. The Government should consider a policy relating to the use of developer contributions and delivering development, particularly in relation to infrastructure but not exclusively.
- The glossary assists in providing consistency in interpretation and should be retained.
- Housing - Further consideration should be given to the term 'generous land supply'. Perhaps greater clarity on what 'generous' means would negate many planning debates, reduce differences of opinions and in turn speed up the process.
- Rural development – Prime Agricultural Land remains important for food security. Carbon rich soils also need to be considered in the national context.
- Landscape and natural heritage – a clear policy on national designations etc. would provide consistency and avoid the need for such policies sitting within SDP/LDPs.
- Open space and physical activity – further thought should be given as to whether this requires a national policy.
- Transport – consideration should be given to transport policy sitting within wider infrastructure policy aligned to NPF3, National Renewables Infrastructure Plan (NRIP) etc.
- Renewable Energy – the focus should be on energy of which renewables is a part.

## **7 RESEARCH PROJECTS/WORK COMMENCED**

### Housing Need and Demand Assessment

- 7.1 The Housing Need and Demand Assessment is a piece of research which helps us to better understand the housing market and the anticipated scale of need and demand for market and affordable housing. It forms part of the evidence base for the next TAYplan and also for Local Development Plans and Local Housing Strategies.
- 7.2 Officers from TAYplan and from each of the four council's housing and planning departments have worked jointly to prepare a draft Housing Need and Demand Assessment over spring and summer 2013.
- 7.3 The exercise investigates scenarios for alternative futures using the spread sheet tool provided by the Scottish Government's Centre for Housing Market Analysis (CHMA). This will assist in drawing up options for the next TAYplan Main Issues Report.
- 7.4 Each of the Council's Housing Market Partnerships have the opportunity to comment on the draft Housing Needs and Demand Assessment. Thereafter, the assessment will be finalised and submitted, as required, to the Centre for Housing Market Analysis (Scottish Government) in November/December 2013. It is anticipated that Centre for Housing Market Analysis will be able to give a view on whether the work is 'robust and credible' ahead of the next Joint Committee in February 2014.

### Waste Management

- 7.6 Work is presently underway with the Scottish Environment Protection Agency (SEPA) to understand the implications of implementing the Zero Waste Scotland Plan on waste management infrastructure requirements for this region. SEPA are due to publish more up to date information later this year that will help bring previous assumptions up to date.

### Energy Strategy

- 7.7 TAYplan Officers are working with council officers and key stakeholders to develop an energy strategy that could be tested at Main Issues Report stage. This will include a wind energy strategy taking account of the constituent Council's policies and strategies.

### State of the Economy Report

- 7.8 Work is progressing to appoint consultants to provide an updated State of Economy report at TAYplan level. This work will help us to understand how our area could be affected by future changes to the economy and support our consideration of scenarios in the Housing Need and Demand Assessment during the preparation of the Main Issues Report.

### Green Network Strategy

- 7.9 TAYplan officers have been working closely with Scottish Natural Heritage, the Forestry Commission, Scottish Environment Protection Agency, Architecture+Design Scotland, Tactran, and the constituent Councils on the emerging Green Network Strategy. Work to date has focussed on defining what strategic green network priorities exist and what opportunities there may be to support these through land use planning. This is a new area of work and a good degree of consensus has been built between the partner organisations in this exercise.

- 7.10 Subsequent work has focused on translating numerous environmental datasets into meaningful map based graphic with the assistance of Perth & Kinross Council and the University of Abertay.

- 7.11 It is intended that the proposals for a green network strategy will be set out at the Main Issues Report stage.

### Mapping Spatial Strategies and Graphics

- 7.12 The University of Abertay has been commissioned on a retention basis to support TAYplan's mapping and graphics in the Main Issues Report. They are presently bringing together satellite images of the four council areas with other spatial data including the green networks, transport infrastructure, energy information and settlement locations. This is intended to be used for the Main Issues Report.

### Town Centres and Retailing

- 7.13 A consultant has been appointed to undertake a strategic review of town centres and retailing. This work is identifying trends, challenges strengths and opportunities to inform TAYplan's town centre policy. The study area goes further than previous retail studies to consider opportunities for key town centres to promote their diversity, character and sense of place. This work will inform the preparation of the Main Issues Report.

## **8 CONSULTATIONS**

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

## **9 BACKGROUND PAPERS**

- 9.1 Circular 1/2009: Development Planning, Scottish Government  
(<http://www.scotland.gov.uk/Resource/Doc/261030/0077887.pdf>)
- 9.2 Planning etc. (Scotland) Act 2006  
([http://www.legislation.gov.uk/asp/2006/17/pdfs/asp\\_20060017\\_en.pdf](http://www.legislation.gov.uk/asp/2006/17/pdfs/asp_20060017_en.pdf))
- 9.3 Town and Country Planning (Scotland) Act 1997  
(<http://www.scotland.gov.uk/Publications/2005/01/20576/50663>)
- 9.4 Town & Country Planning (Development Planning) (Scotland) Regulations 2008 (<http://www.legislation.gov.uk/ssi/2008/426/contents/made>)
- 9.5 Environmental Assessment (Scotland) Act 2005  
(<http://www.legislation.gov.uk/asp/2005/15/contents>)

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