

**REPORT TO:** DUNDEE, PERTH, ANGUS AND NORTH FIFE  
STRATEGIC DEVELOPMENT PLANNING AUTHORITY  
JOINT COMMITTEE MEETING ON 21<sup>ST</sup> FEBRUARY 2017

**REPORT ON:** REVISED DEVELOPMENT PLAN SCHEME

**REPORT BY:** DAVID LITTLEJOHN, ACTING STRATEGIC DEVELOPMENT  
PLAN AUTHORITY MANAGER

**REPORT NO:** SDPA 04-2017

## **1.0 PURPOSE OF REPORT**

- 1.1 This report asks members to approve the new Development Plan Scheme, which focuses on the Strategic Development Plan examination and approval process and the early consideration of preparing for the next Plan.

## **2.0 SUMMARY**

- 2.1 This report sets out the Revised Development Plan Scheme to be published in March 2017. The Development Plan Scheme provides an overview of the existing and proposed Development Plans within the TAYplan area in addition to an update on the current status of TAYplan's Proposed Strategic Development Plan. The scheme also sets out the authority's programme for preparing and reviewing the Strategic Development Plan and what is likely to be involved at each stage. No public consultation is scheduled in 2017/18.

## **3.0 RECOMMENDATION**

- 3.1 It is recommended that the Joint Committee:
- a) Approve the revised Development Plan Scheme as set out in Appendix 1; and,
  - b) Delegate authority to TAYplan Manager to submit two copies of the Development Plan Scheme to the Scottish Government, as legally required.

## **4.0 FINANCIAL IMPLICATIONS**

- 4.1 The costs incurred from the production of the Development Plan Scheme will have a minimal financial implication. The financial implications of delivering the Participation Statement for the period of representations on the Proposed Plan will be met within the existing TAYplan budget (See Report SDPA03-2017).

## **5.0 DEVELOPMENT PLAN SCHEMES**

- 5.1 Section 20B of the Town and Country Planning (Scotland) Act 1997 requires each planning authority and Strategic Development Planning Authority to prepare a Development Plan Scheme and review at least annually.

- 5.2 Regulation 24 of the Development Planning Regulations 2008 requires the Development Plan Scheme to outline the proposed timetable, specifying the month the authority proposes to publish its Proposed Plan and when the Plan will be submitted to Scottish Ministers. Additionally, information must be provided on the required components at each stage of the Development Plan process.
- 5.3 Within the Scheme, there must be a Participation Statement which outlines when, how and with whom the period of representation on the Proposed Plan will take place as well as how it will be undertaken.
- 5.4 After the Scheme is adopted, the Act stipulates the requirement for copies to be published, two copies sent to Scottish Ministers and copies made available for viewing in public libraries. There is no requirement to consult on the content of Development Plan Schemes.

## **6.0 TAYplan DEVELOPMENT PLAN SCHEME 2017**

- 6.1 The proposed Development Plan Scheme is set out in Appendix 1 of this Report. If approved, this will supersede the current Development Plan Scheme 2016. In brief, the Scheme provides information on:
- Where TAYplan is and what it does;
  - Why we are producing a Strategic Development Plan;
  - An overview of the Strategic Development Plan process;
  - An updated timetable for completing the second Strategic Development Plan and early work on the third Strategic Development Plan; and
  - A review of the past year.
- 6.2 The Scheme provides an overview of the Strategic Development Plan process to date, including a review of the examination process and anticipated timescales for a decision to be made on the second Strategic Development Plan. The Scheme also highlights forthcoming work areas around the examination process, approval and publishing of the Action Programme and the associated monitoring of this document. Further work areas during the term of this Development Plan Scheme include commencing preparation of the Monitoring Statement and further consideration of the research areas required in developing the next Strategic Development Plan (pending conclusion of the Scottish Planning Review) and preparatory work around a potential pre-Main Issues Report consultation stage.

## **7.0 PARTICIPATION STATEMENT**

- 7.1 The revised Development Plan Scheme sets out that whilst TAYplan remains committed to stakeholder and public engagement, there is no scheduled consultation in the period to March 2018.

## **8.0 CONSULTATIONS**

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

## **9.0 BACKGROUND PAPERS**

- 9.1 Circular 6/2013: Development Planning, Scottish Government.  
(<http://www.scotland.gov.uk/Resource/0044/00441577.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 & Country Planning (Scotland) Act 1997.  
(<http://www.legislation.gov.uk/ukpga/1997/8>)
- 9.4 Town & Country Planning (Development Planning) (Scotland) Regulations 2008.  
([http://www.legislation.gov.uk/ssi/2008/426/pdfs/ssi\\_20080426\\_en.pdf](http://www.legislation.gov.uk/ssi/2008/426/pdfs/ssi_20080426_en.pdf))
- 9.5 Planning Advice Note 3 'Community Engagement', 2010.  
(<http://www.scotland.gov.uk/Resource/Doc/322754/0103851.pdf>)

David Littlejohn  
Acting Strategic Development Plan Authority Manager  
7 February 2017

# TAYplan

The Strategic Development Planning Authority  
for Dundee, Angus, Perth and North Fife

## Development Plan Scheme

March 2017





# TAYplan Development Plan Scheme

The Dundee, Perth, Angus and North Fife Strategic Development Planning Authority



## Where TAYplan is

TAYplan is a large area located on the East Coast of Scotland. It mostly covers the Council areas of Angus, Dundee City, Perth & Kinross and the north part of Fife Council's area (Map 1 - overleaf page 3). The TAYplan area excludes the parts of Angus Council and Perth & Kinross Council that are within the Cairngorms National Park and the Loch Lomond and the Trossachs National Park.

## What TAYplan does

TAYplan has a role to prepare, monitor and keep up-to-date a Strategic Development Plan for the area. This is a land use development plan that considers the big and cross-boundary issues such as climate change, economic growth, how we use resources, house building and infrastructure.

TAYplan is one of four strategic development planning areas for Scotland's largest cities, designated by Scottish Ministers under the Planning etc. (Scotland) Act 2006.

The purpose of the Development Plan Scheme is to set out the programme for preparing and reviewing the Strategic Development Plan.

**Map 1:**  
TAYplan Boundary



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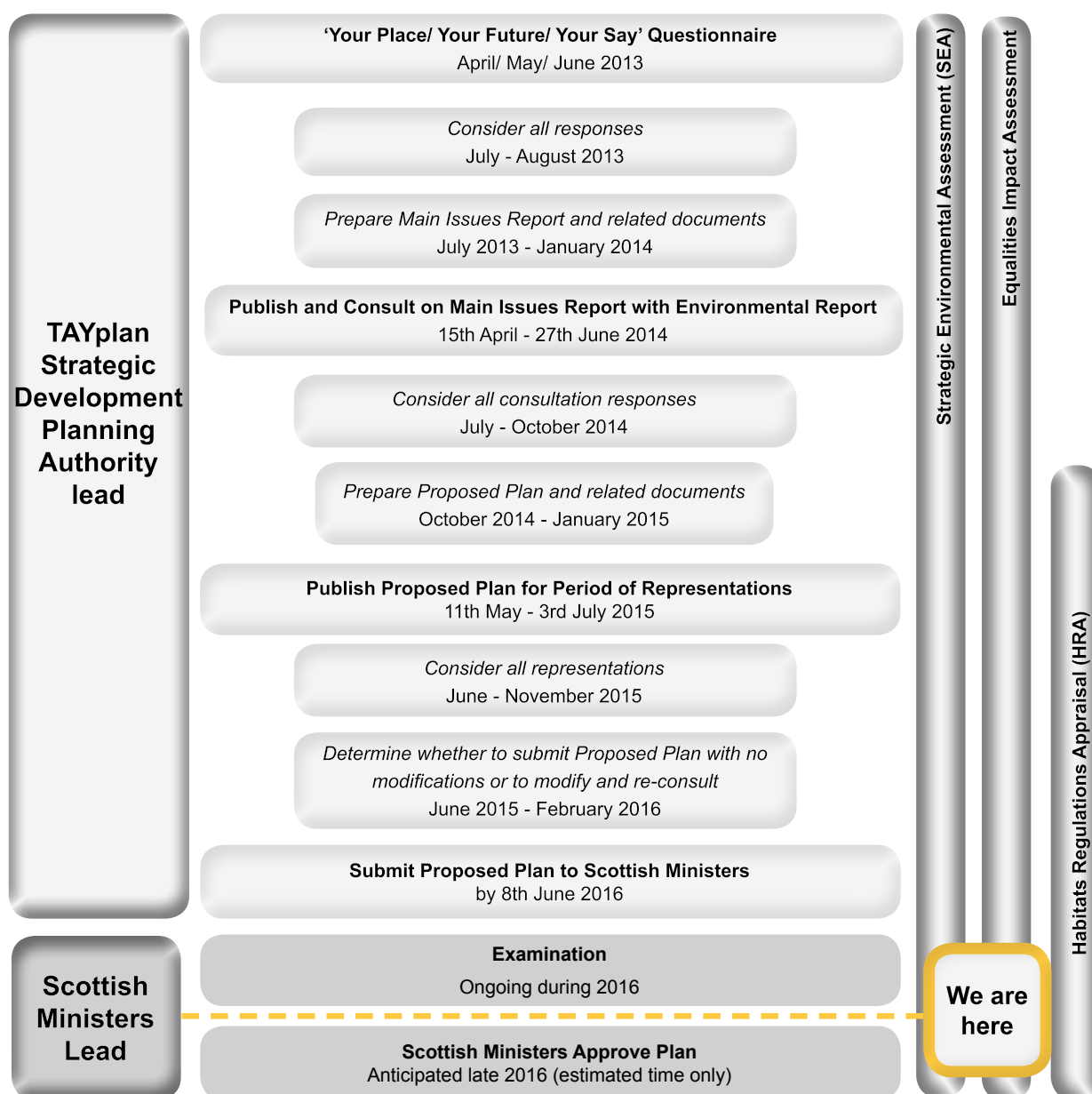
## **Why is this important to me?**

Change is constant and so is Planning. People's lives don't stand still. Our cities, towns and countryside change too. Some changes happen overnight; others are so gradual that they may not be noticed. But if one goes back to a place not visited for some time there will always be things that have changed.

Planning is the way in which changes are managed. For some land there will be a statement in a plan showing what that land should be used for in the future. Managing change means making difficult decisions. Scotland's, and TAYplan's, population is growing. We need more jobs and homes, improved connections between places and public transport improvements, more vibrant city and town centres. We need to achieve this and grow TAYplan's economy through responding to climate change and improving the quality of life and places. TAYplan has an important role in making these changes.



Whilst TAYplan's first Strategic Development Plan was only approved in June 2012, the process is one of continual review. The existing Plan is required to be reviewed and the subsequent Strategic Development Plan submitted to Scottish Ministers within 4 years of the approval of the existing Plan. 20 years is a long time and things don't stand still. The process of continual review is important in ensuring the Plan is kept up to date. This diagram explains the process and timescales for preparing the next TAYplan. TAYplan are currently awaiting approval from Scottish Ministers on the second Strategic Development Plan.



The Strategic Development Planning Authority remains strongly committed to encouraging interest and wide stakeholder and public involvement in the preparation of the Strategic Development Plan. No consultation by TAYplan is expected in the period to March 2018. TAYplan's website ([www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)) will be kept up-to-date with any changes to this. The website is the main focus for TAYplan's communication with specific news articles released to local newspapers uploaded.



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## The Development Plan System in Scotland

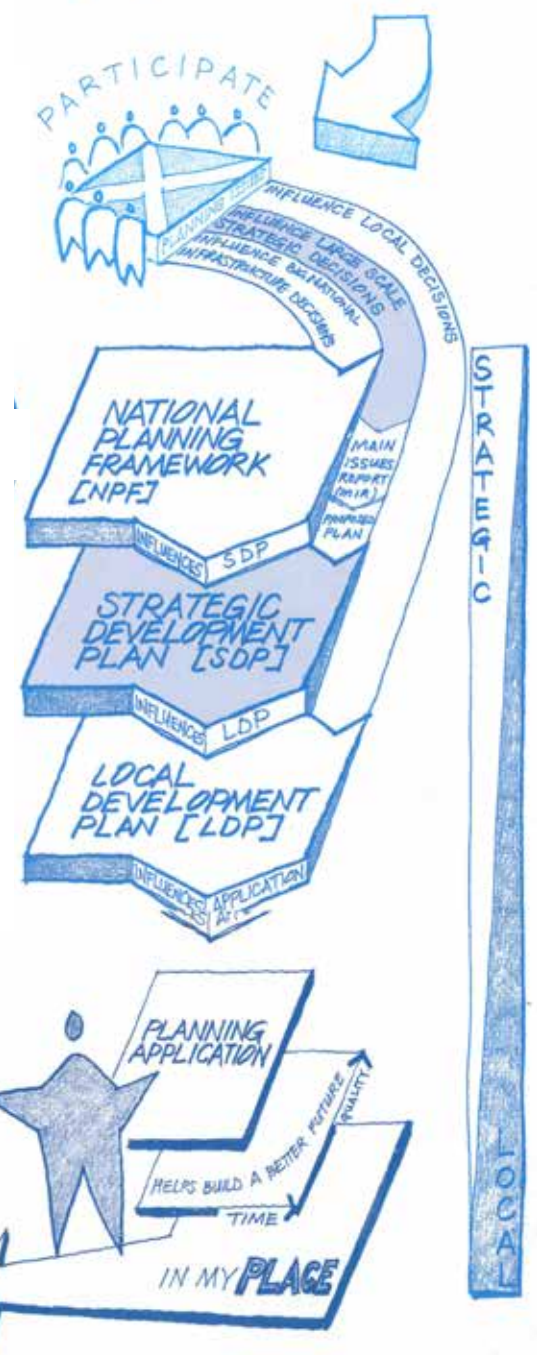
The Development Plan system in Scotland consists of three core statutory documents, which you will have the opportunity to comment on:

The National Planning Framework (NPF) for Scotland is produced by the Scottish Government and sets out the Scottish Government's strategy for Scotland's spatial development, including national developments, and the priorities for that development. The Scottish Government published the NPF3 in June 2014.

The Strategic Development Plan sets out a spatial strategy that says where development should and should not go. The plan covers a 20 year time period with greatest clarity for the next 12 years and a broader indication for the second 8 years. The Plan is reviewed every 4 years.

Each Council in the area then prepares a Local Development Plan which sets out how the Strategic Development Plan will work locally, as well as dealing with important local issues.

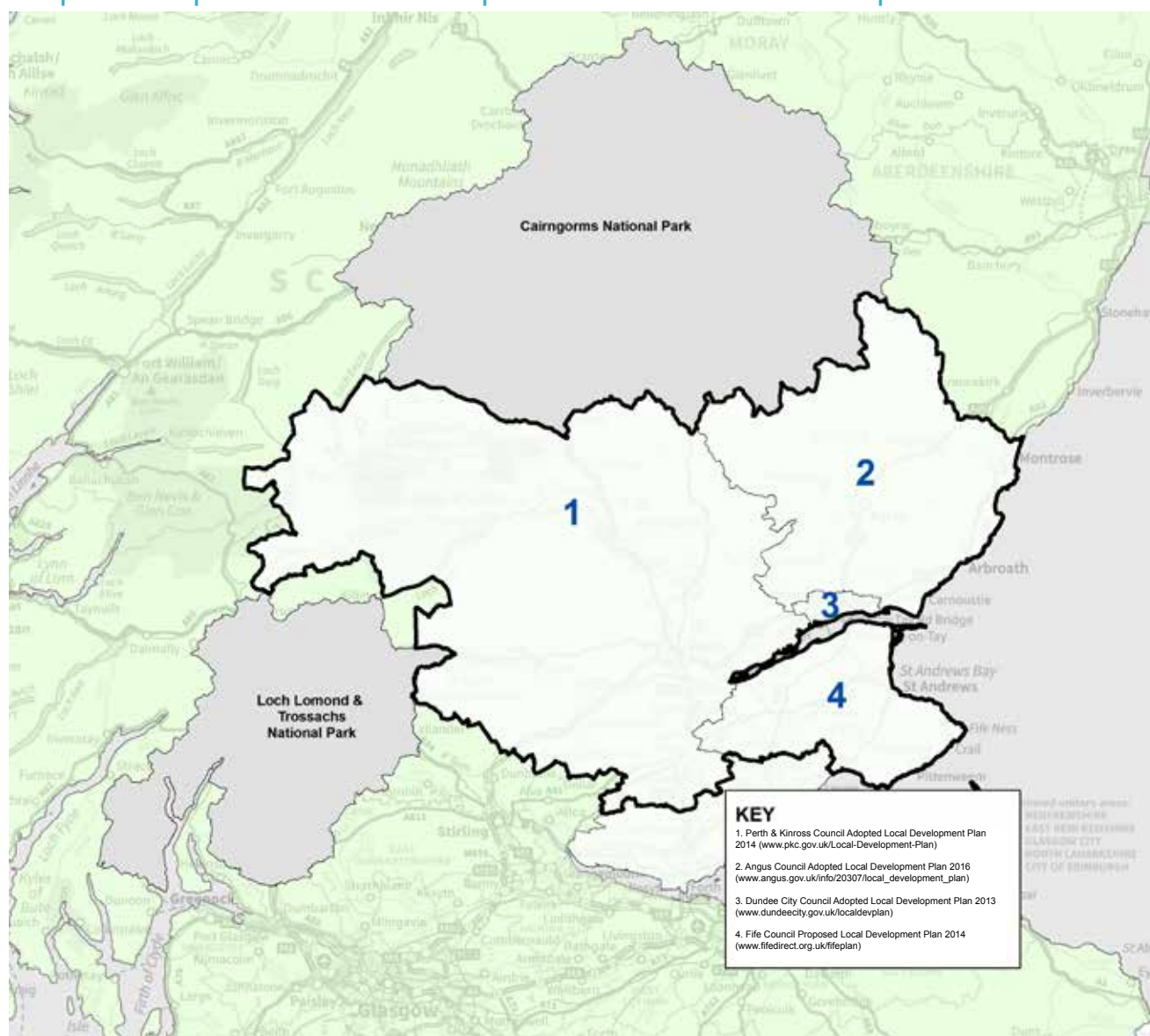
The Strategic Development Plan and Local Development Plans collectively form the statutory Development Plan for the TAYplan area and are used in determining planning applications, within local authorities. In addition, Supplementary Planning Guidance on specific planning topics may be prepared and form part of the statutory Development Plan. There is an opportunity to comment on all stages of the Development Plan process.



## Existing and Proposed Local Development Plans

The coverage of existing Local Development Plans within the TAYplan area is set out in Map 2. More information on current Local Development Plans and the timetables for the preparation of the Local Development Plans can be obtained on each of the constituent Councils' web sites.

### Map 2: Adopted/ Proposed Local Development Plans within the TAYplan area



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Local Development Plans are constantly being reviewed and all at different stages. Whilst at first this may seem confusing, this process gives you the opportunity to comment and consider what is changing in your area.

## Proposed Strategic Development Plan

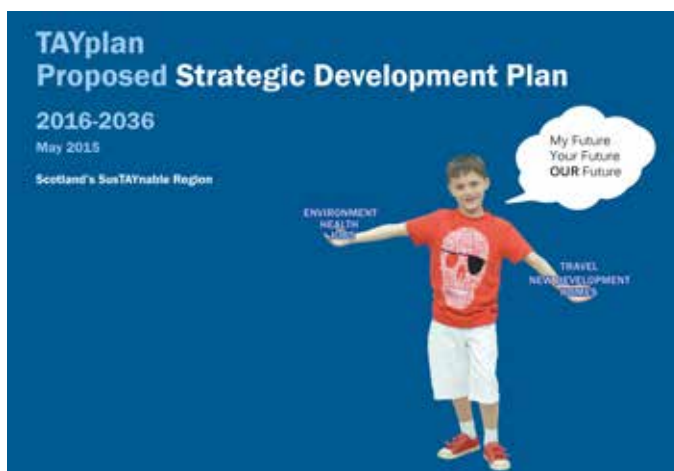
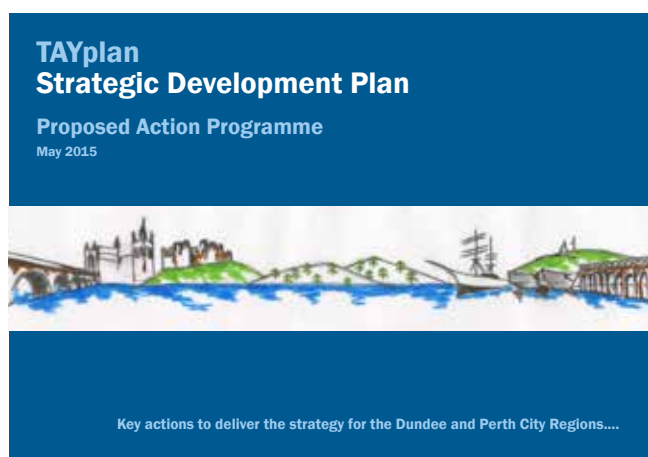
The Proposed Plan sets the long term spatial strategy, vision and the policies and proposals to deliver this. The Plan sets out where development should and should not go and the infrastructure required to deliver the vision up to year 12 from Plan approval and a broad indication of the scale and direction of growth up to year 20.

TAYplan submitted the Proposed Plan and related documents to Scottish Ministers on 7th June 2016 and thereafter Scottish Ministers commenced an examination of the Plan. The examination is to independently test the issues arising from the representations made on the Proposed Strategic Development Plan. It focuses on the issues raised rather than every individual representation. The Plan will be published after the Ministers approval (anticipated during 2017). Further information on TAYplan's examination can be found through the TAYplan website: [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk).

As soon as possible after Scottish Ministers approval of the Strategic Development Plan, TAYplan will publish the Plan, send 2 copies to Scottish Ministers and place copies in local libraries. Notification of approval and publishing will be advertised in local newspapers and those who made representations on the Plan will be notified.

## Proposed Action Programme

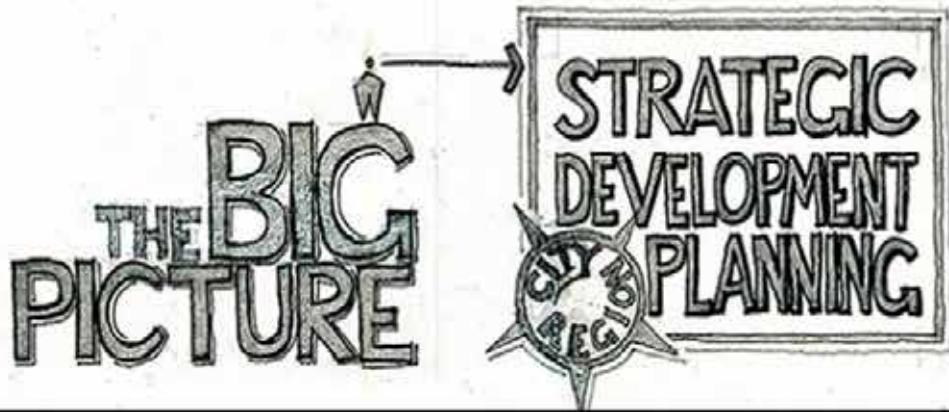
This programme accompanies the Proposed Plan and sets the Plan's aspirations and the actions required to deliver the vision and spatial strategy. All organisations with a responsibility for actions are consulted.



The Action Programme will be adopted and published within 3 months of the Proposed Plan being approved by Scottish Ministers. The Action Programme will be monitored regularly and reviewed every 2 years. The Proposed Action Programme (May 2015) was agreed by all Government Key Agencies.

A Project Plan is being produced for the preparation of the third Strategic Development Plan. The timetable is set out below from March 2017 to March 2018 for key areas of work.

<b>Strategic Development Plan process</b>	<b>Actions to be taken</b>	<b>Key dates</b>
Examination and Approval	Work related to the examination of the Strategic Development Plan will continue on request by the Directorate of Planning and Environmental Appeals (DPEA).	Early 2017
Action Programme	The Action Programme will be reviewed and published following approval of the Strategic Development Plan. Thereafter, monitoring of the Action Programme will be undertaken, following consideration and confirmation of the approach to monitoring.	Ongoing
Monitoring Statement	Consider scope, indicators and approach, undertake monitoring and commence preparation of the Monitoring Statement.	Ongoing during 2017
Continuing consideration of the next Strategic Development Plan	Work will continue on research areas for the next Strategic Development Plan that are useful to the local authorities and others depending on the outcome of the Planning Review.	Ongoing during 2017



**The main point of contact for correspondence is:**

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Lines open 8.30am to 5pm, Monday to Friday



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