

<b>Issue (ref and heading):</b>	010: POLICY 3D and Map 3: A FIRST CHOICE FOR INVESTMENT – Strategic Development Areas	
<b>Development plan reference:</b>	Policy 3 Part D, Map 3 and Supporting Text pages 20 to 23	<b>Reporter:</b> [Note: For DPEA use only.]
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
<b>Seeking a change</b> HolderPlanning for Forth Ports Limited (846251) James R Brown Building Design for Mr G. Morris (910152) Montagu Evans LLP for Wallace Land Investment Management (343111) Mr Bryan Wallace for National Grid/Scotia Gas Network (763366) Mr Steve Beebe for Mount Melville Ltd (910280) Mrs Jennifer Hopgood (348875) Mrs Ruth Bickerton (902970) Quod for Scotia Gas Networks (910286) Royal Burgh of St Andrews Community Council (910325) Savills-SmithsGore for Scone Estate (909972) Scottish Property Federation (444087) St Andrews Preservation Trust (910253) Studio LK Ltd for JWK Properties (910156)		<b>Supporting as written</b> Colliers International for Scottish Enterprise (835481) Defence Infrastructure Organisation (MoD) (905923) Dundee Civic Trust (845127) Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) Mr David Wardrop for Headon Developments Ltd (752939) NHS Tayside (908896) Ristol Ltd for John Dewar Lamberkin Trust (763496) Ryden for Bon Accord Land Ltd/Stewart Milne Homes (843701) Savills for The Pilkington Trust & Stewart Milne Group (904840) Scottish Water (762198) sportscotland (905989) Tactran Regional Transport Partnership (441235)
<b>Provision of the development plan to which the issue relates:</b>		
The approach set out in Proposed TAYplan (2015) Policy 3 Part D (Doc80) is the same as approved TAYplan (2012) Policy 4 part A (Doc16). The wording has changed slightly but the emphasis has not. There are no new Strategic Development Areas and none have been deleted.		
<b>Planning Authority's summary of the representation(s):</b>		
<b>Summary of Representations Seeking a change</b> <b><u>ST. ANDREWS WEST AND SCIENCE PARK</u></b> <b>Mr Steve Beebe for Mount Melville Ltd (910280) PLAN2015_392</b> consider that St. Andrews West and Science Park Strategic Development Area should reflect the fact that a planning application has been submitted for the southern (Craigtoun) part of the development area and the emphasis should be given to the realisation of economic development on the northern area of the Strategic Development Area. <b>Royal Burgh of St Andrews Community Council (910325) PLAN2015_559</b> consider that St. Andrews is the most important small historic burgh in Scotland and notes that Scottish Natural Heritage lodged strong objections to 'the western extension proposal'. The respondent considers that through TAYplan St Andrews is to be 'carved up to meet the needs of the University Consortium', which 'proposed the western extension'. They query whether 'problems like lack of water, and insufficient educational and transport infrastructure', will all be solved under the TAYplan leadership. <b>St Andrews Preservation Trust (910253) PLAN2015_541</b> consider that development at St. Andrew's West Strategic Development Area risks overwhelming and changing the character of this historic town completely. It is also suggested that other nuclei could be considered such as Guardbridge, Leuchars with a dedicated		

electric light rail service running on the old railway with short headways and perhaps podcars.

**Mrs Jennifer Hopgood (348875) PLAN2015\_517** expresses concern about the landscape impacts of St Andrews West and Science Park on St Andrews and argues that it cannot be accommodated within the town's boundary and will be outside the boundary of the town.

#### **WEST/ NORTH WEST PERTH**

**Scottish Property Federation (444087) PLAN2015\_510** support the continued investment in the Strategic Development Areas of Dundee Waterfront and North West Perth on the basis that these areas have the potential to be 'major economic drivers for the wider region'.

#### **DUNDEE WATERFRONT**

**HolderPlanning for Forth Ports Limited (846251) PLAN2015\_234** consider that TAYplan's description of Dundee Waterfront, in the Proposed Plan, differs from that in the National Planning Framework 3 (Doc60). They consider it necessary to include reference to industrial development in the description to cover off activities at Dundee Port which is included as part of Dundee Wider Waterfront. The respondent considers that TAYplan should note that amending the text will not lead to non-port-related industrial development within the Port. This is because port operations generate revenue from providing port specific operational infrastructure and not unrelated industrial development which would have a negative impact on their commercial operations. The respondent considers that the supporting text for Policy 3 addresses the Port of Dundee's role in the energy industry and whilst this is welcomed the Plan must recognise that the Port is, and will continue to operate as, what they term 'a multi-purpose Port'.

**Scottish Property Federation (444087) PLAN2015\_510** support the continued investment in the strategic development areas of Dundee Waterfront and North West Perth on the basis that these areas have the potential to be 'major economic drivers for the wider region'.

#### **DUNDEE WESTERN GATEWAY**

**Mrs Ruth Bickerton (902970) PLAN2015\_380** considers it to make little sense to add in 50 hectares of employment land at Dundee Western Gateway next to what is supposed to be a new village community. The respondent is unclear from where the 50 ha figure has come and what the justification is for it. The respondent would like to understand the kind of employment expected to be generated and is concerned about traffic impacts in the local area.

**Mrs Ruth Bickerton (902970) PLAN2015\_382** consider that no further development should be permitted at Dundee Western Gateway, otherwise it risks becoming urban sprawl with no green space between locations. The respondent also considers that the original plan was for village development, and any additional housing risks would mean that this is not fulfilled.

#### **OTHER SITES AND GENERAL COMMENTS**

**Savills-SmithsGore for Scone Estate (909972) PLAN2015\_453** consider that land at Scone Estate (including the residential allocation Scone North - H29 in the Perth and Kinross Local Development Plan (Doc5) as having a significant role in the development of the Perth West/ North West Strategic Development Area. The respondent considers that as a principal settlement within the Proposed Strategic Development Plan it is clear that the development of Perth is central to the delivery of the stated vision and a mixture of development types and places will be necessary to fulfil the vision. The respondent considers that Strategic Development Area 4 should include all of the larger sites which are included in the Cross Tay Link Road (CTLR)

package, in order to recognise the significance of this area and ultimately the very different way in which Perth and its hinterland will function when the CTRLR is completed.

**Montagu Evans LLP for Wallace Land Investment Management (343111)**

**PLAN2015\_248** considers that Junction 6 of the M90 represents a significant opportunity for the promotion of economic development and is seeking an amendment to include Turfhill, Kinross as a Strategic Development Area (010/Extract/3). The respondent considers this to be supported by Scottish Planning Policy (Doc84) and to significantly contribute to economic development opportunities over the life of the plan.

**Montagu Evans LLP for Wallace Land Investment Management (343111)**

**PLAN2015\_252** is not persuaded that current land allocations in Local Development Plans will be delivered and would like to see TAYplan provide a what they term a 'clear context within which to address any issue of housing land supply across the area'. They highlight the approach to this set out in Scottish Planning Policy (2014) paragraphs 27, 39 and 125 (Doc84) which include circumstances in which Local Development Plan policies for the supply of housing land will no longer be considered up to date. The respondent cites examples of what they term 'planning delays' at various sites in Kinross and suggest that their site at West Kinross (previously known as site H46 (010/Extract/4) is an opportunity to resolve these issue and should therefore be 'supported by TAYplan.

**Mr Bryan Wallace for National Grid/Scotia Gas Network (763366)**

**PLAN2015\_261** consider the area defined as Dundee Wider Waterfront Area to be unclear and the respondent considers that the Gas Holder Site (GHS) should be included within this area. The respondent considers that a site appraisal demonstrates the redevelopment potential of the site for a medium sized supermarket of 6,500 square metres (70,000 square feet); non-food units; car parking; landscaping and a new traffic controlled junction. The respondent has submitted a number of reports to supplement their submission.

**Studio LK Ltd for JWK Properties (910156) PLAN2015\_320** do not consider Policy 3C to be specific enough in terms of its guidance to Local Development Plans, given the importance of tourism to the regional economy. The respondent also wishes for JWK Properties planning consent, 10/01899/AMM (010/Extract/2), for a 300 bed, 5 star hotel on an approximate 9.5 ha site at Burnfoot, Kinfauns, Perth and Kinross to be included as a Strategic Development Area.

**Quod for Scotia Gas Networks (910286) PLAN2015\_394**

The respondent is keen to ensure that the maximum possible flexibility is available regarding the future use of their sites at the existing gas holder sites located at Crieff Gas Holder Site and the St Andrews Gas Holder Station. The respondent considers that traditional employment uses would not be deliverable as these would not generate significant value to offset remediation costs. The respondent considers that the sites do not provide any permanent employment opportunities at present and the current appearance of the sites do not make a positive contribution to the appearance of the area. It is essential that the sites are allocated for uses of sufficient value to ensure that redevelopment is viable, taking into account the significant abnormal costs of these enabling works. Given the OFGEM decommissioning requirement both the Crieff and Broich Gas Holder sites will therefore come forward for redevelopment. The respondent does not consider that the site will be used in the future for mass terranean gas and therefore an alternative land use will, be possible. There are well rehearsed substantial costs related to the decommissioning of the gas holders, dismantling the associated infrastructure and decontamination of the site which prohibit low value generating Class B uses from

being considered as viable alternatives. The respondent considers that any Strategic Development Plan approach should avoid the long term protection of these sites as an allocation for such uses when there is no reasonable prospect of the site being used for that purpose. They propose that the Strategic Development Planning Authority for Dundee, Perth, Angus and North Fife consider these Gas Holder sites within the proposed TAYplan proposed Strategic Development Plan for higher value uses such as residential, retail and mixed use, to ensure flexibility in terms of its potential use, in order to fund the decommissioning and remediation of the site.

**James R Brown Building Design for Mr G. Morris (910152) PLAN2015\_379**

The respondent has requested that their Client's land is zoned for housing and included within the Burrelton settlement boundary. The respondent outlines that they consider the site to be 'ideally suited for residential development' for the following reasons: 1. The land is not part of the larger farm unit and is too small to be economically viable for agricultural use. 2. It adjoins an existing residential area. 3. Land was previously included within the Burrelton settlement boundary. 4. It was included in the draft 2014 Local Development Plan until it was deleted by the Scottish Government. 5. The respondent considers that whilst there is very little land around Burrelton zoned for residential use there is a strong demand in the village for new houses. 6. All utility services are readily available. The respondent notes that a similar submission has been sent to Perth & Kinross Council.

## **Summary of Representations Supporting as written**

### **ST. ANDREWS WEST AND SCIENCE PARK**

**Mr David Wardrop for Headon Developments Ltd (752939) PLAN2015\_497** support the continued proposals for a Strategic Development Area at St Andrews West.

### **WEST/ NORTH WEST PERTH**

**Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015\_256** support Policy 3 Part D, specifically West/ North West Perth as necessary to promote economic growth and meet identified housing need.

**Ristol Ltd for John Dewar Lamberkin Trust (763496) PLAN2015\_299** supports the Perth West Strategic Development Area and record their intention to submit an application during the autumn of 2015.

**Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015\_253** support the inclusion of West / North West Perth as Strategic Development Area and provide an update on Almond Valley, with a planning application submitted.

**Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015\_254** support the identification of North West Perth as a Strategic Development Area which the respondent argues will enable Perth to grow in a sustainable manner through the concentration of facilities and services and through the enhancement of accessibility to Perth city centre in accordance with NPF3.

### **MONTROSE PORT**

**Ryden for Bon Accord Land Ltd/Stewart Milne Homes (843701) PLAN2015\_310** support the identification of Montrose Port as a Strategic Development Area. They consider that identifying sufficient housing land together with important clusters for business is essential in delivering sustainable locations, which in turn, would enable and promote walking and cycling, by reducing the need to travel, by integrating business and housing developments close together.

### **DUNDEE LINLATHEN**

**Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015\_423** support the policy together with the continued commitment to the Strategic Development Area at Linlathen, Dundee.

**Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015\_411** support the transformational projects including Strategic Development Area 6 (Linlathen).

### **DUNDEE WESTERN GATEWAY**

**Colliers International for Scottish Enterprise (835481) PLAN2015\_368** support reference to Dundee Western Gateway as a Strategic Development Area arguing this is sustainably located and can deliver a well-designed, desirable place to live and work, which reflects the wider aspirations of TAYplan in the successful creation of sustainable communities across the area and also supports Scottish Planning Policy's (Doc84) policy principle emphasis on the six qualities of successful place.

### **OTHER SITES AND GENERAL COMMENTS**

**Defence Infrastructure Organisation (MoD) (905923) PLAN2015\_12** support the policy and reiterate that any proposed development exceeding 91.4m above ground level should be referred to the MOD for review, noting interest in Strategic Development Areas 5-11.

### **WHOLE POLICY**

**Dundee Civic Trust (845127) PLAN2015\_281** and **Scottish Water (762198) PLAN2015\_268** support the policy.

**NHS Tayside (908896) PLAN2015\_324** support the policy, particularly the emphasis on economic growth.

**Tactran (441235) PLAN2015\_361** support Policy 3 which is consistent with and complements the Regional Transport Strategy.

**sportscotland (905989) PLAN2015\_8** support the specific reference to the role of sport in the year-round economy, and the requirement placed on Local Development Plans to facilitate related development.

**Colliers International for Scottish Enterprise (835481) PLAN2015\_369** support the policy, specifically the approach to ensuring that the most appropriate areas for strategic development, which underpins the growth of the region and the requirement for Local Development Plans to include Design Frameworks for Strategic Development Areas.

### **Modifications sought by those submitting representations:**

#### **ST. ANDREWS WEST AND SCIENCE PARK**

**Mr Steve Beebe for Mount Melville Ltd (910280) PLAN2015\_392**

- Propose change to Strategic Development Area 11 St Andrews West & Science Park to reflect the fact that a planning application has been submitted for the southern (Craigtown) part of the Strategic Development Area and the emphasis of Strategic Development Area 11 should be given to the realisation of economic development on the northern area of the Strategic Development Area.

**Royal Burgh of St Andrews Community Council (910325) PLAN2015\_559**

- No specific change identified.
- Implied deletion of St. Andrews West and Science Park Strategic Development Area.

**St Andrews Preservation Trust (910253) PLAN2015\_541**

- Propose that reference to evidence supporting first choices for investment should

be provided.

- Implied deletion of St. Andrews West and Science Park Strategic Development Area.

**Mrs Jennifer Hopgood (348875) PLAN2015\_517**

- Implied deletion of St. Andrews West and Science Park Strategic Development Area.

**WEST/ NORTH WEST PERTH**

**Scottish Property Federation (444087) PLAN2015\_510**

- No specific change identified.

**DUNDEE WATERFRONT**

**HolderPlanning for Forth Ports Limited (846251) PLAN2015\_234**

- Propose – Page 20: Proposed uses for Dundee Wider Waterfront should be changed to include " industrial use "
- Propose - Page 23, paragraph 3: insert first new sentence to paragraph as follows, "The Port of Dundee is multi-purpose port serving a broad range of industries and it will continue to operate as such."
- Propose - Page 23, paragraph 3: change text to "port related and industrial use."

**DUNDEE WESTERN GATEWAY**

**Mrs Ruth Bickerton (902970) PLAN2015\_380 and PLAN2015\_382**

- No specific change identified.

**Scottish Property Federation (444087) PLAN2015\_510**

- No specific change identified.

**OTHER SITES AND GENERAL COMMENTS**

**Savills-SmithsGore for Scone Estate (909972) PLAN2015\_453**

- Propose a change to the "Strategic Development Areas" and "Proposed Uses" table to also list all of the larger sites which are included in the Cross Tay Road Link package, including the residential allocation Scone North (H29 in the Perth and Kinross Local Development Plan (Doc5).

**Montagu Evans LLP for Wallace Land Investment Management (343111) PLAN2015\_248**

- Policy 3 should be amended to include Turfhill as a Strategic Development Area (010/Extract/3).

**Montagu Evans LLP for Mr J Russell Wallace Land Investment Management (343111) PLAN2015\_252**

- Propose that TAYplan should provide a clear context within which to address any issue of housing land supply across the area.

**Mr Bryan Wallace for National Grid/Scotia Gas Network (763366) PLAN2015\_261**

- Propose that for Page 20. Policy 3. A First Choice for Investment. 7. Dundee Wider Waterfront - The SDP should define what is meant by the Dundee Wider Waterfront Area and The Gas Holder Site, Dock Street, Dundee should be included within it.

**Studio LK Ltd for JWK Properties (910156) PLAN2015\_320**

- Policy 3C is not specific enough in terms of its guidance to Local Development Plans, given the importance of tourism to the regional economy. JWK Properties' planning consent, 10/01899/AMM (010/Extract/2), for a 300 bed, 5 star hotel on an approximate 9.5 ha site at Burnfoot, Kinfauns, Perth and Kinross should be included as a Strategic Development Area in the table on page 20.

**Quod for Scotia Gas Networks (910286) PLAN2015\_394**

- The Strategic Development Plan approach should avoid the long term protection of these sites as an allocation for such uses when there is no reasonable prospect of the site being used for that purpose.

**James R Brown Building Design for Mr G. Morris (910152) PLAN2015\_379**

- Implied addition of a specific site.

**Summary of responses (including reasons) by Planning Authority:****Authority's response to proposed modifications****ST. ANDREWS WEST AND SCIENCE PARK**

St. Andrews is the largest population centre in north east Fife and home to a broad range of services and facilities. It also has a strong international reputation for its university and as the home of golf along with the 600,000+ visitors it receives annually making it an economic driver for north east Fife as well as the whole of Fife and also the Dundee City Region.

The level of growth proposed for St Andrews is considered to be appropriate given its identification as a Tier 2 principal settlement within TAYplan's Approved Strategic Development Plan (2012) (Doc16) and the continuation of this in the Proposed Strategic Development Plan (2015) (Doc80).

**Mr Steve Beebe for Mount Melville Ltd (910280) PLAN2015\_392**

TAYplan welcome the update provided. Further detail on the progress of each of the Strategic Development Areas is included within the Action Programme (Doc76). The Action Programme has been updated accordingly with this information. Therefore TAYplan does not consider any change to be necessary.

**Royal Burgh of St Andrews Community Council (910325) PLAN2015\_559**

The St. Andrews Strategic Development Area was allocated in the approved Fife Structure Plan 2009 (Doc44) and the Finalised St. Andrews and East Fife Local Plan 2009 (Doc48), prior to being in the Approved TAYplan Strategic Development Plan (2012) (Doc16). TAYplan recognises the importance of historic settlements across the area. TAYplan continues to work in partnership with 14 key stakeholders, including Scottish Natural Heritage and Scottish Water. Neither has sought a change to St. Andrews West and Science Park Strategic Development Area, through TAYplan's Proposed Plan 2015 (Doc80). TAYplan also continue to work with Fife Council to ensure that all necessary infrastructure is sufficient for the required development. Therefore TAYplan does not consider any change to be necessary.

**St Andrews Preservation Trust (910253) PLAN2015\_541**

Council Services such as Transportation and Education, along with external partners and organisations such as NHS Fife and Scottish Water, have been consulted throughout the development planning process. Community engagement will be undertaken as part of the planning application process.

Guardbridge is not of a scale to accommodate the level of development proposed in the Strategic Development Area, nor does it have the existing facilities required for new development to take place. Moreover, it was decided at the Main Issues Report stage (2014) (Doc56) that there would be no proposed change to the existing strategic development areas in the Approved TAYplan (2012) (Doc16). Therefore TAYplan does not consider any change to be necessary.

**Mrs Jennifer Hopgood (348875) PLAN2015\_517**

The Proposed FIFEplan (Doc79) carries forward the existing site boundary from the adopted Local Plan in order to protect the recently established St Andrews greenbelt. The St Andrews West and Science Park Strategic Development Area is now within

the Approved LDP boundary. Fife Council is committed to protecting the landscape setting of St Andrews, through the continued identification of the St Andrews green belt and a policy framework that protects against inappropriate development. Therefore TAYplan does not consider any change to be necessary.

#### **WEST/ NORTH WEST PERTH**

##### **Scottish Property Federation (444087) PLAN2015\_510**

TAYplan consider Dundee Waterfront and West/ North West Perth to be key economic drivers as they are within TAYplan's 2 cities. Therefore TAYplan does not consider any change to be necessary.

#### **DUNDEE WATERFRONT**

##### **HolderPlanning for Forth Ports Limited (846251) PLAN2015\_234**

TAYplan's Proposed Plan (2015) (Doc80) does not repeat the exact wording from NPF3 (Doc60) for the description of the Wider Waterfront. However, there is no inconsistency about the type of uses that are considered to be acceptable. The description in the Proposed Plan (Doc80) does not exclude non-port-related industrial development for the wider waterfront and includes the reference to business. It is not considered necessary to amend the wording.

The Local Development Plan 2014 (Doc4) is more specific and allocates the area of the Port as a Principal Economic Development Area and allows for Classes 4, 5 and 6 of the Uses Classes Order (1997) (Doc109). Therefore TAYplan does not consider any change to be necessary.

##### **Scottish Property Federation (444087) PLAN2015\_510**

TAYplan consider Dundee Waterfront and West/ North West Perth to be key economic drivers as they are within TAYplan's 2 cities. Therefore TAYplan does not consider any change to be necessary.

#### **DUNDEE WESTERN GATEWAY**

##### **Mrs Ruth Bickerton (902970) PLAN2015\_380**

The 50ha of employment land at the Western Gateway is carried through from the approved TAYplan 2012 (Doc16). This location was identified in TAYplan's Action Programme (Doc76) to provide for a strategically located area of employment land on the west side of the city in second period of the plan (the post 12 year period). The location was previously identified in the Dundee Local Development Plan Review 2005 (Doc119) to accommodate a large single user site and other class 4 uses. Therefore TAYplan does not consider any change to be necessary.

##### **Mrs Ruth Bickerton (902970) PLAN2015\_382**

The TAYplan Proposed Plan (2015) (Doc80) does not include any further large scale land release at this location over the already identified. It would be for the Local Development Plan (Doc4) to consider what other, if any, sites may be suitable for additional housing and the impact that there might be on urban sprawl and loss of greenspace. Therefore TAYplan does not consider any change to be necessary.

#### **OTHER SITES AND GENERAL COMMENTS**

##### **Savills-SmithsGore for Scone Estate (909972) PLAN2015\_453**

This level of detail is not considered necessary for the Strategic Development Plan. Strategic Development Areas will be considered in more detail through the Local Development Plans. Therefore TAYplan does not consider any change to be necessary.

##### **Montagu Evans LLP for Wallace Land Investment Management (343111) PLAN2015\_248 and PLAN2015\_252**

In analysis of responses received from the Main Issues Report consultation, it was concluded that there would be no further Strategic Development Areas included in

the Proposed Plan. Site specific queries should be referred to the relevant Local Development Plan Authority. Therefore TAYplan does not consider any change to be necessary.

**Mr Bryan Wallace for National Grid/Scotia Gas Network (763366)  
PLAN2015\_261**

The gas holder site is an existing urban brownfield site and is not of a scale or nature that would constitute a strategic site as its development for retail or other uses would not singularly affect the implementation of the Strategic Development Plan. This is an issue that should be dealt with at Local Development Plan (Doc4) level. Therefore TAYplan does not consider any change to be necessary.

**Studio LK Ltd for JWK Properties (910156) PLAN2015\_320**

The application in question for a 300 bed, 5 star hotel is not of a scale or nature that would constitute a strategic site as the development would not singularly affect the implementation of the Strategic Development Plan. This is an issue that should be dealt with at Local Development Plan (Doc4) level. Therefore TAYplan does not consider any change to be necessary.

The response to this comment has been covered in Issues 009: Policy 3: A First Choice for Investment – Whole Policy.

**Quod for Scotia Gas Networks (910286) PLAN2015\_394**

TAYplan do not consider the sites proposed to be of a scale or nature that would constitute a strategic site as its development for retail or other uses would not singularly affect the implementation of the Strategic Development Plan. This is an issue that should be dealt with at Local Development Plan level. Therefore TAYplan does not consider any change to be necessary.

**James R Brown Building Design for Mr G. Morris (910152) PLAN2015\_379**

TAYplan does not consider this area of land or the proposed development to be of a strategic scale. Such a proposal would be considered through the Local Development Plan (Doc4) process within Perth & Kinross Council. Therefore TAYplan does not consider any change to be necessary.

**Authority's response to supporting representations**

**ST. ANDREWS WEST AND SCIENCE PARK**

**Mr David Wardrop for Headon Developments Ltd (752939) PLAN2015\_497**

TAYplan welcome the support for St. Andrews West and Science Park.

**WEST/ NORTH WEST PERTH**

**Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015\_256, Ristol Ltd for John Dewar Lamberkin Trust (763496) PLAN2015\_299, Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015\_253 and Savills for The Pilkington Trust & Stewart Milne Group (904840) PLAN2015\_254,**  
TAYplan welcome the support for West/ North West Perth.

**MONTROSE PORT**

**Ryden for Bon Accord Land Ltd/Stewart Milne Homes (843701) PLAN2015\_310**

TAYplan welcome the support for Montrose Port.

**DUNDEE LINLATHEN**

**Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015\_423 and Emac Planning LLP for Linlathen Estates (Tayside) Ltd & James Keiller Estates Ltd (846825) PLAN2015\_411**

TAYplan welcome the support for Dundee Linlathen.

**DUNDEE WESTERN GATEWAY**

**Colliers International for Scottish Enterprise (835481) PLAN2015\_368**

TAYplan welcome the support for Dundee Western Gateway.

**OTHER SITES AND GENERAL COMMENTS**

**Defence Infrastructure Organisation (MoD) (905923) PLAN2015\_12**

TAYplan welcome the support for this Policy and note the guidance referred to.

**WHOLE POLICY**

**Dundee Civic Trust (845127) PLAN2015\_281, Scottish Water (762198)**

**PLAN2015\_268, NHS Tayside (908896) PLAN2015\_324, Tactran (441235)**

**PLAN2015\_361, sportscotland (905989) PLAN2015\_8 and Colliers International for Scottish Enterprise (835481) PLAN2015\_369**

TAYplan welcomes support for Policy 3.

**CONCLUSIONS**

TAYplan considers that all of the issues raised do not warrant any change to the Proposed Strategic Development Plan (May, 2015) and propose that the elements dealt with in this Schedule 4 Summary of Unresolved Issues remain as written and unchanged. TAYplan is satisfied that many of these issues are dealt with appropriately by the Policy as currently written or by supporting elements of Policies 1, 2, 4 and 5.

The principle for development on the St Andrews West and Science Park Strategic Development Area was set through the adopted St Andrews & East Fife Local Plan examination (2009). The West/ North West Perth Strategic Development Area is included within and detailed through the Perth & Kinross Council Local Development Plan (2014) (Doc5). Both plans have been approved by Scottish Ministers.

Any changes or alterations to any of the Strategic Development Areas could fundamentally undermine the existing allocations in each authority as most have been approved within Local Development Plans. All the Strategic Development Areas were approved because they were considered effective sites.

**Reporter's conclusions:**

DPEA use only

**Reporter's recommendations:**

DPEA use only