

Strategic Development Plan Update

Issue 1

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TAYplan

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

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1 What is TAYplan?

TAYplan is the new Strategic Development Planning Authority (SDPA) for Angus, Dundee City, Perth & Kinross and NE Fife. The key role of the SDPA is to prepare and maintain an up to date Strategic Development Plan for the area. This process will involve engagement and consultation with a number of key stakeholder organisations and the wider community.

To deliver the Strategic Development Plan the 4 constituent Local Authorities have formed a Joint Committee, referred to as the Dundee, Perth, Angus and North Fife Strategic Development Planning Joint Committee. The Joint Committee comprises 12 Councillors, three from each of the 4 constituent Local Authorities, and meets at least 4 times a year.

2 What is a Strategic Development Plan?

Up-to-date, effective Strategic Development Plans are critical because they set the context for Local Development Plans which together guide decisions on planning applications. They also inform and co-ordinate decisions on the strategic infrastructure investment. When approved, the Strategic Development Plan will replace the existing Dundee and Angus Structure Plan 2002, the Perth and Kinross Structure Plan 2003 and the Fife Structure Plan 2009 (specifically the NE area of Fife).

Largely the plans will focus on the key land use and development issues that cross the planning authority boundaries. The key issues for the Strategic Development Plan include the supply of land for housing, as well as major business and shopping uses. Protection of environmental assets and the provision of important infrastructure such as transport, water and energy will also be covered.

Strategic Development Plans are required under the Act to include:

- A vision statement – a broad statement showing how the development of the area could occur and the issues that might be expected to affect that development, including physical, economic, social and physical characteristics, principal land use, the size, composition and distribution of the population of the area, the infrastructure, how the infrastructure is used and any anticipated changes;
- A Spatial Strategy – a broadly based statement of proposals as to the development and use of land in the area;
- Analysis of relationships with development and land use proposals in neighbouring areas that are likely to affect the Strategic Development Plan area;
- Any other appropriate issue.

The Plan must also contain or be accompanied by maps, diagrams or illustrations but it must contain a map or diagram describing the spatial strategy.



3 Awareness Raising Initial Consultation August 2009 – Results

In August 2009, TAYplan held an Awareness Raising Initial Consultation with the aim of generating interest and identifying those parties that are interested in engaging in the Strategic Development Plan process. The on-line questionnaire set out three questions seeking views on what the main strategic cross boundary landuse issues are considered to be, as well as views on improving consultation. A total of 144 comments were received over the extended consultation period, which represents one third of those who have registered their interest in TAYplan.

Responses were received from a number of types of organisations and the general public. Housing, strategic infrastructure and transport are seen as the three top strategic and cross boundary priorities to be addressed within the Plan.

All comments from the consultation can be viewed on the Consultation Portal at <http://tayplan-sdpa-consult.limehouse.co.uk/portal>. Alternatively, you can view the comments in hard copy by visiting the TAYplan office in Dundee – please contact us to arrange.

4 Main Issues Report

The Main Issues Report is the first stage in preparing the Strategic Development Plan under the new planning system. The Main Issues Report will:

- Take forward commitments in the Single Outcome Agreements and existing approved Structure Plans;
- Consider the big changes that will shape the next 20 years of our lives;
- Consider the strategic changes that are best dealt with at regional level;
- Provide options for the scale of growth and for where development should and should not be and ask for views on these and other issues; and,
- Consider where new strategic housing and employment land should be, beyond that already identified in approved Structure Plans.

The consultation representations will help to shape the Proposed Plan; TAYplan will seek views from individuals/organisations on the key issues which the region faces for the future and the possible and preferred options for dealing with these issues. Alongside the MIR, there will be a number of other documents on which we will seek views; including the Environment Report of the Strategic Environmental Assessment.

The TAYplan team has been busy writing the Main Issues Report over recent months in preparation for presenting it to the Joint Committee on 16th February 2010. There will be a 6 week consultation on the Main Issues Report in May/June 2010; a communications strategy, which will set out how it will run, is currently being devised.

5 Delivering the Project – Key Dates

There have been no slippages in delivering the project during the last quarter of activities.	
February 2010	Presentation of Main Issues Report, Environment Report and other related reports to the SDPA Joint Committee
February – March 2010	Ratification of the Main Issues Report by the 4 Local Authorities
May 2010 (6 weeks)	Publication of Main Issues Report and Environmental Report for Consultation
May 2011	Publication of Proposed Plan, including Environmental Report (ER)
January 2012	Submission of finalised SDP (including ER) to Scottish Ministers
Ongoing 2012	Examination of Plan by Scottish Ministers
April 2013	Scottish Ministers decision

6 Research and Information

A number of research studies and reports, commissioned by TAYplan, have been concluded in recent months. The first of these was a Housing Needs and Demand Assessment (HNDA), undertaken by Arneil Johnston; a public sector housing and facilities consultancy. The HNDA is a strategic assessment of housing need and demand to help inform local housing strategies and development plans.

A retail study was also carried out by Roderick MacLean Associates Ltd. The study sets out the retail profile of the TAYplan area, indicating the trends, pressures and main opportunities, leading to advice and recommendations on where the strategic retail policy framework should focus in the future.

Work on the Strategic Environmental Assessment is continuing to progress well. The purpose of this assessment is to provide proper consideration for the environment by ensuring that environmental issues are considered by decision makers alongside economic and social issues. The process involves regular liaison with Scottish Natural Heritage, Scottish Environmental Protection Agency and Historic Scotland in particular.

The Monitoring Statement, which shows key data and statistics about what has been happening in the region over the last few years, is being finalised and will be issued along with the Main Issues Report in May 2010. The information it provides helps us to understand the issues that face the region for the future.

A considerable amount of time has been spent on researching demographics, housing needs, infrastructure and other key issues. All of this information is being prepared as part of the Background Technical Note which is a summary of the work undertaken to arrive at the Main Issues Report.

7 Publication List

All publications produced and commissioned by TAYplan are available to be downloaded in PDF format free of charge from our website at www.tayplan-sdpa.gov.uk. Alternatively, hard copies of the publications can be purchased at a nominal fee – please contact us to arrange. The publications available include:

Development Plan Scheme	Free
Strategic Development Plans in Scotland: The Way Forward	Free
TAYplan Retail Study	£50

The publications list will be updated online, as and when new documents are made available.

8 Key Stakeholders

TAYplan are required by law to engage with public agencies through the process of producing the Strategic Development Plan. Outwith this requirement, collaborative working is fundamental in ensuring the Plan is comprehensive and accurate and the key stakeholders for TAYplan hold an abundance of knowledge and data on the region which is integral to the production of the Plan.

The group meets on a regular basis and comprises of Architecture and Design Scotland, The Forestry Commission, Historic Scotland, NHS Fife, NHS Tayside, Scottish Enterprise, Scottish Environment Protection Agency, Scottish Natural Heritage, Scottish Water, South East of Scotland Transport Partnership (SEStran), Tayside and Central Scotland Transport Partnership (TACTRAN), Transport Scotland and Visit Scotland.



9 TAYplan Student Project

A GROUP of six honours year Town and Regional Planning students from Dundee University has been recognised for its vision for the area for the next 20 years.

The group picked up the gauntlet thrown down by TAYplan, to create a strategy for future development throughout the Dundee, Angus, Perth and Kinross and North/East Fife area.

Liam McAulay, James McCrum, Lewis Reekie, Nikki Smith, Michael Sykes and Jamie Watt were judged to have come up with the clearest and best justified strategy by a panel of expert assessors.

TAYplan Manager Pamela Ewen, who was one of the judging panel said: "Overall the quality of the eight groups' presentations was good and the University of Dundee's school of social and environmental sciences can be credited for the quality of students that are coming through the undergraduate Town and Regional Planning, postgraduate Spatial Planning and postgraduate Advanced Sustainability courses.



L-r: David Kirk (Dundee University), Diarmaid Lawlor (Architecture + Design Scotland), Lewis Reekie, Jamie Watt (students), Aileen MacKenzie (Scottish Water), Nikki Smith, Liam McAulay (students), Pam Ewen (SDPA Manager), Andrew Davidson (Transport Scotland), Michael Sykes and James McCrum (students).

The winning group set out three spatial strategy options very clearly and with good justification. The presentation style was very good and the review panel considered that this group delivered very well what the study requirements were.

The exercise provided students with the experience of an important area of work that is required for the creation and implementation of new Strategic Development Plans."

10 Registering with TAYplan

TAYplan is strongly committed to encouraging interest and wide stakeholder and public involvement in the preparation of the first Strategic Development Plan.

By encouraging consultation at all stages of the Plan's preparation, TAYplan seeks to ensure that those with an interest in the area e.g. members of the public, businesses, key organisations and organisations including community groups, have an opportunity to contribute their views before decisions are taken. This applies as much to those who support the plan as to those who want to make objections.

If you would like to be kept informed of TAYplan progress and take part in consultations events, please register your details by visiting the Consultation Portal at: <http://tayplan-sdpa-consult.limehouse.co.uk/portal>. Alternatively, please call us on 01382 307180 and we will arrange registration on your behalf.

Contact us

By email at: contactus@tayplan-sdpa.gov.uk or by phone on: 01382 307180

www.tayplan-sdpa.gov.uk