

# TAYplan

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



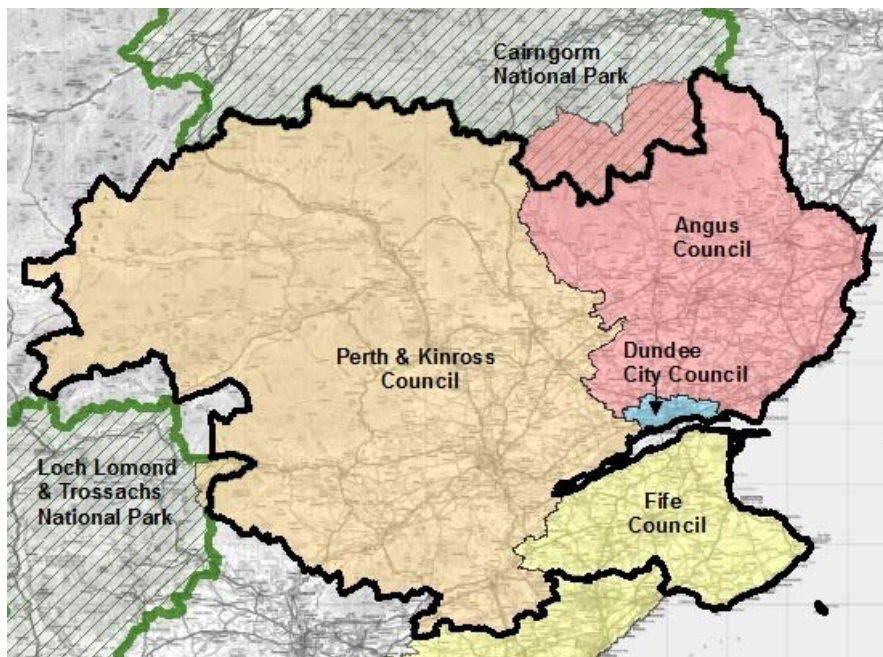
## Development Plan Scheme

March 2011

## 1 Introduction

- 1.1 This is the third Development Plan Scheme published by the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority.
- 1.2 An important strand of the modernisation of the Scottish Planning System introduced by the Planning etc. (Scotland) Act 2006 has been the replacement of Structure Plans with Strategic Development Plans for the city regions including and surrounding Scotland's four largest cities; Glasgow, Edinburgh, Aberdeen and Dundee.
- 1.3 Dundee, Perth & Kinross, Angus and Fife Councils are one of the Strategic Development Planning Authorities designated by the Scottish Government. These 4 Councils are now working together to deliver a Strategic Development Plan for their area, known as TAYplan.
- 1.4 The area to be covered by the Strategic Development Plan is illustrated on Map 1. This covers the local authority administrative areas of Dundee, Perth and Kinross, Angus and the north part of Fife. The approved Strategic Development Plan area however excludes the part of Angus Council within the Cairngorms National Park and the part of Perth & Kinross Council that is within the Loch Lomond and Trossachs National Park. However, following boundary changes during 2010 it now includes the newly designated part of the Cairngorm National Park within northern Perth & Kinross Council. The TAYplan boundary (approved in 2008 and shown on Map 1 overleaf) will remain for the first Strategic Development Plan but will be amended to exclude this area in subsequent Strategic Development Plans (post 2013).

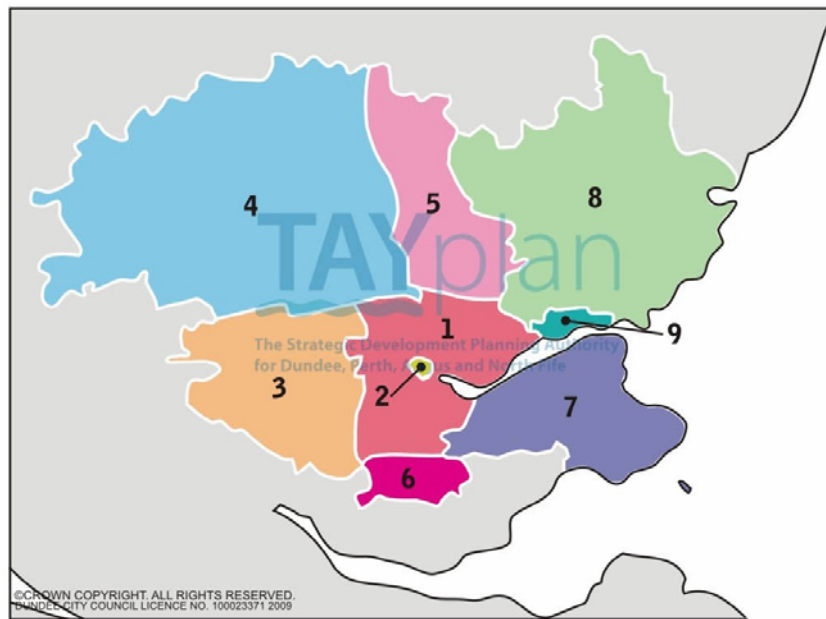
**Map 1: TAYplan Boundary (Approved 2008) – possibly add 2010 extension to Cairngorm NP boundary**



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- 2 The Dundee, Perth, Angus and North Fife Strategic Development Planning Authority**
- 2.1 The Dundee, Perth, Angus and North Fife Strategic Development Planning Authority Joint Committee comprises 12 Councillors, three from each of the 4 constituent Local Authorities. The Joint Committee meets at least 4 times a year in TAYplan's offices. Committee Reports are available from the TAYplan website at [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk). The chair for 2011 is Cllr John Beare (Fife Council) and the vice-chair is Cllr John Kellas (Perth & Kinross Council).
- 3 The Development Plan System in Scotland**
- 3.1 The Development Plan system in Scotland consists of three core statutory documents:
- (i) **The National Planning Framework for Scotland.** This 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.
  - (ii) **The Strategic Development Plan.** This is prepared by the Strategic Development Planning Authorities in Scotland's four city regions. This Plan will set out a long-term (20 years or more) development strategy indicating, in broad terms, where future development will be located and what is needed to deliver it. The Plan will be approved by Scottish Ministers.
  - (iii) **The Local Development Plan.** This is prepared by all local authorities. This Plan will set out more detailed policies and proposals to guide development. The Plan, which is approved by the local authority, must generally accord with the approved Strategic Development Plan.
- 3.2 The Strategic Development Plan and Local Development Plans will collectively form the statutory Development Plan for the TAYplan area. In addition, Supplementary Planning Guidance on specific planning topics may be prepared and form part of the statutory Development Plan.
- 4 Existing and Proposed Development Plans**
- 4.1 The TAYplan Strategic Development Plan, when approved, will replace the existing Dundee and Angus Structure Plan (2001-2016), the Perth and Kinross Structure Plan (2003-2020) and the policy coverage of the Fife Structure Plan (2006-2026) relating to those parts of Fife within the TAYplan area (North Fife). The TAYplan Strategic Development Plan will cover the area as set out in Map 1.
- 4.2 The coverage of existing Local Plans within the TAYplan area is set out in Map 2. More information on current Local Plans, Structure Plans and the timetables for the preparation of the new style Local Development Plans can be obtained on each of the constituent Councils' web sites.

**Map 2: Current Local Plan Areas within the TAYplan Area**



- 1 Perth Area Local Plan 1996
- 2 Perth Central Area Local Plan 1997
- 3 Strathearn Area Local Plan 2001
- 4 Highland Area Local Plan 2000
- 5 Eastern Area Local Plan 1998
- 6 Kinross Area Local Plan 2004
- 7 St. Andrews and East Fife Local Plan 2008 - 2018
- 8 Angus Local Plan Review 2009
- 9 Dundee Local Plan Review 2005

## **5 Proposed Strategic Development Plan**

- 5.1 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.
- 5.2 The Proposed Plan is published for a period to allow representations either in support or against. TAYplan will then consider all representations and determine whether any modifications should be made to the Plan prior to submission to The Scottish Ministers. This is programmed to be considered in October 2011.

## **6 Proposed Action Programme**

- 6.1 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 proposed programme is submitted to The Scottish Ministers alongside the Proposed Plan, and is finalised within 3 months of the Minister's approval of the Plan. The programme is updated biannually.

## **7 Main Issues Report Stage**

- 7.1 The Main Issues Report was published for consultation in April 2010 and considered the big changes that will shape the next 20 years of our lives. It focused on the key issues for the Proposed Plan which cannot easily be dealt with at local level alone and are best considered with at regional level where they are cross boundary. It presented options including the preferred scale of growth and where development should and should not be up to year 12 (2012-24) and a broad indication of the scale and direction of growth up to year 20 (2024-32). A Monitoring Statement supported the Main Issues Report consultation and will be updated over time to help us to understand whether strategies are working and will form part of future reviews of the Strategic Development Plan.

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

- 8.1 The Environmental Assessment (Scotland) Act 2005 makes SEA a legal requirement for public plans, programmes and strategies. The Environmental Report was published alongside the Main Issues Report for consultation in April 2010. The assessment covered numerous broad themes introduced by the Main Issues Report. Mitigation identified in the Environmental Report has informed and been incorporated into the Proposed Plan and Proposed Action Programme. A review of the Environmental Report at the Proposed Plan stage has not been required.

## **9 Habitats Regulations Appraisal (HRA)**

- 9.1 The European Habitats and Birds Directives requires an HRA to be carried out. The purpose of the HRA is to screen what policies or proposals may have an impact, and thereafter undertake an Appropriate Assessment. This assesses the impacts of the Plan against the conservation objectives and qualifying features of the relevant wildlife sites with European protection. A draft Habitats Regulations Appraisal was undertaken on the Main Issues Report and has been finalised alongside the preparation of the Proposed Plan.

## **10 Equalities and Human Rights Impact Assessment**

- 10.1 The purpose of an Equalities and Human Rights Impact Assessment is to help ensure that we do not discriminate and that, where possible, we utilise opportunities to promote equality, as well as all other human rights and good relations between groups. A draft Equalities and Human Rights Impact Assessment was undertaken on the Main Issues Report and this has been updated during the production of the Proposed Plan. Comments received have informed the Proposed Plan.

## **11 Key Stakeholders**

- 11.1 Throughout the process of producing the Plan, TAYplan involves its Key Stakeholders and neighbouring authorities. TAYplan's Key Stakeholder group comprises 13 public sector agencies:

Architecture and Design Scotland	Scottish Natural Heritage
The Forestry Commission for Scotland	Scottish Enterprise
Historic Scotland	Transport Scotland
Scottish Environment Protection Agency	NHS Fife
Scottish Water	NHS Tayside
Tayside & Central Scotland Transport Partnership (TACTRAN)	Visit Scotland
South East of Scotland Transport Partnership (SEStran)	

## 12 Timetable for Strategic Development Plan Production

12.1 A Project Plan has been produced for the preparation of the first Strategic Development Plan and the timetable is set out below from February 2011 onwards. This Plan will be reviewed and a second Plan produced. The Development Plan Scheme is required to be published at least annually and any changes to the timetable will be addressed at this time. Regular updates are provided through the TAYplan website ([www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)).

Plan Preparation Process	Actions to be taken	Key Dates
Presentation of Proposed Strategic Development Plan and accompanying reports to the TAYplan Joint Committee	Joint Committee approval of the Proposed Strategic Development Plan, Proposed Action Programme and related documents	16 <sup>th</sup> February 2011
Ratification of Proposed Strategic Development Plan and related documents	Constituent Councils ratification of the Proposed Strategic Development Plan, Proposed Action Programme and approval/ratification of related documents	17 <sup>th</sup> February – 12 <sup>th</sup> May 2011
Publication of Proposed Plan, Proposed Action Programme and Equalities and Human Rights Impact Assessment for representations to be made to support or object	<ul style="list-style-type: none"> <li>• Publication of Proposed Plan, Proposed Action Programme and Equalities and Human Rights Impact Assessment</li> <li>• Publication of Habitats Regulations Appraisal</li> <li>• Publication of Schedule of Responses to comments received at the Main Issues Report stage</li> <li>• Publication of background Topic Papers</li> <li>• Formal notification and publicity</li> <li>• Formal period for representations (8 weeks)</li> </ul>	6th June to 1st August 2011
Submission to Scottish Ministers	Proposed Plan, Proposed Action Programme and Environmental Report submitted to Scottish Ministers (assuming no modifications made)	late December 2011/January 2012
Examination of Proposed Plan by Scottish Ministers	Examination of issues relating to representations received during 6th June - 1st August 2011	Ongoing 2012
Scottish Ministers Approval	Decision issued by Ministers after receiving Inquiry Reporters recommendations	Anticipated before end December 2012
Review of the Plan	A review of the first Strategic Development Plan will be undertaken and preparation for the second Plan will commence.	2013 onwards

### **13 Communication Plan including the Participation Statement**

- 13.1 The Strategic Development Planning Authority is strongly committed to encouraging interest and wide stakeholder and public involvement in the preparation of the Strategic Development Plan.
- 13.2 By encouraging involvement at all stages of the Plan's preparation, the Authority 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.
- 13.3 In preparing the Strategic Development Plan the Scottish Government's Planning Advice Note 3 (2010) on 'Community Engagement' (which takes account of the National Standards for Community Engagement) is taken into account. This is to allow for interested parties to be involved in the process, have a say and be listened to. TAYplan will seek to ensure that:
- Arrangements for participation are as inclusive, open and transparent as possible;
  - Information is provided early and in a format that allows full consideration;
  - Communication is provided in a range of formats and locations, making use of electronic means including the TAYplan's website; and,
  - Representations are considered and reported to the TAYplan Joint Committee.
- 13.4 The participation exercise will seek to involve a wide range of parties including:
- Public sector groups (including key government departments and agencies);
  - Private sector groups (including business, retail and housing interests);
  - Established community groups (predominantly Community Councils);
  - Voluntary and environmental organisations; and,
  - Community Planning Partnerships.

#### Proposed Strategic Development Plan period for representations

- 13.5 The Proposed Plan will be publically available from 8<sup>th</sup> February 2011 ahead of the TAYplan Joint Committee on 16th February. Interested parties will be able to follow its progress through Joint Committee and ratification by the four Constituent Councils. The active phase of public involvement will commence on 6 June 2011 for 8 weeks and will close on 1 August 2011. This provides for an active phase of engagement of 8 weeks within a seven month period during which interested parties can view the Plan and associated documents.

13.6 It is important that all interested parties are made aware of the period of representations on the Proposed Plan with sufficient prior notice to it taking place and have the opportunity to make representations. The Participation Statement, through this scheme, will be issued to all Community Councils, all those who made representations to the Main Issues Report, the TAYplan Key Stakeholders/agencies, adjoining authorities and other statutory bodies. TAYplan will seek to utilise a number of methods in order to communicate and publicise the period of representations on the Proposed Plan, Proposed Action Programme and the Equalities and Human Rights Impact Assessment. In December 2010, the TAYplan newsletter started to communicate the dates of the representation period and was widely distributed. A copy of the documents will be available to inspect at an office of each of the constituent planning authorities and will be published on the TAYplan website. On formal publication for 6th June 2011 all documents will be displayed for reference in all public libraries in the TAYplan area.

#### Advertisements

13.7 TAYplan will advertise the period for representations by buying space in the two newspapers with the greatest circulation in the area - the Courier and Press and Journal. The first of these advertisements will be published two weeks before the start of the active part of the consultation to provide notice of the dates and where to find the documentation. The second will be placed during the first week of the consultation to prompt interested parties to make their representation. The notice will also be placed on the TAYplan website. The notice will set out:

- The document prepared, and where and when it may be viewed;
- A brief description of the content and purpose of the document;
- Details of how further information may be obtained; and,
- A statement that representations may be made, and how, to whom and by when they should be made.

#### News Releases

13.8 A number of news releases will be issued to media outlets including daily and weekly newspapers, radio stations and websites across the TAYplan region. The press release of the Joint Committee in February 2011 will provide a news "hook" to highlight the period for representations. In addition, the information events will create media interest at a local level. Other press releases will be issued during the 8 week period. All news releases will remind the public of the dates for representations to be made and will provide additional information to the advertisements.

#### Posters/Leaflets

13.9 Visual marketing, through the use of posters and leaflets, will be used in order increase the geographic reach and penetration to advertise the period of opportunity to make representations. Posters and leaflets will be issued to planning offices, libraries, and buildings where key stakeholders are based. Community Councils will also be sent posters and leaflets for onward dissemination to community groups, church notice boards and other similarly prominent sites embedded in neighbourhoods.



### Information Events

- 13.10 An important element will be the opportunity for face-to-face communication with interested parties. TAYplan will hold 11 information events in the locations identified below (in line with settlements in Tiers 1 and 2 of the Proposed Plan location priorities) along with Pitlochry to cover the north of Perthshire. The dates may be the subject of change.

<b>Location</b>	<b>Date</b>	<b>Time</b>	<b>Venue</b>
Dundee	7 June 2011	2pm – 8pm	All venues to be confirmed.
Crieff	8 June 2011	2pm – 8pm	
Forfar	9 June 2011	2pm – 8pm	
Cupar	14 June 2011	2pm – 8pm	
Kinross	15 June 2011	2pm – 8pm	
Arbroath	16 June 2011	2pm – 8pm	
Montrose	20 June 2011	2pm – 8pm	
St Andrews	21 June 2011	2pm – 8pm	
Pitlochry	22 June 2011	2pm – 8pm	
Perth	27 June 2011	2pm – 8pm	
Blairgowrie	28 June 2011	2pm – 8pm	

- 13.11 The events will include display stands providing information about the Proposed Plan, Proposed Action Programme and related documents. They are scheduled for the afternoon and evening of weekdays to allow as many people as possible the opportunity to take part. A number of personnel from TAYplan and the four Local Authorities will be on hand to answer questions.

### Community Councils and Elected Members

- 13.12 Ahead of the face-to-face activity detailed above, two events will be held to brief Community Council representatives and Elected Members. These will take place in May and aim to provide more information on the representation period itself and how they can disseminate posters, leaflets and other written information materials.

<b>Location</b>	<b>Date</b>	<b>Time</b>	<b>Venue</b>
Forfar	16 May 2011	6.30pm – 8pm	TBC
St. Andrews	18 May 2011	6.30pm – 8pm	TBC

### Online

- 13.13 The period for representations will be highlighted on TAYplan's website and a link provided to the documents and questions on the consultation portal. The Local Authorities and some Key Stakeholder organisations will also provide information on the consultation. In Spring 2011, an e-newsletter will be published and distributed to all those who made representations to the Main Issues Report, elected members and Community Councils.
- 13.14 Individuals and organisations who have already registered their details on the TAYplan system, including those making representations to the Main Issues Report, will receive an update ahead of the active part of the period of representations on the Proposed Plan to inform them of start and end dates. They will receive reminder correspondence during the consultation itself.

### Roving Presentations

- 13.15 Often community councils and other organisations request individual presentations. Unfortunately it will not be possible to resource this as the main focus for TAYplan will be the Information Events and the Community Council/Elected Member briefings. Those seeking further engagement are advised to attend one of the Information Events described above.

### Other Publicity

- 13.16 TAYplan will utilise, where possible, other ad hoc communications opportunities in the run up to and during the consultation period, including display stands at other organised events hosted by relevant organisations and, accessing the business sector through the regional Chamber of Commerce.

- 13.17 TAYplan's Communication Plan can be found on the TAYplan website at [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk) and will be updated when the venues and dates for the Information Events are confirmed. Thereafter, it will be revised for every key stage of the Plan preparation process.

## **14 TAYplan Progress to Date**

- 14.1 A significant amount of progress has been made over the last year towards the production of the first Strategic Development Plan. There have been no slippages in timescales in delivering the Plan. The TAYplan team, comprising of the Strategic Development Plan Authority Manager, Senior Planner and Planning Officer, undertook and completed the Main Issues Report consultation (April to July 2010) which was well received. The consultation received over 170 representations on the 17 questions posed from a wide range of parties from across the TAYplan region and elsewhere. A schedule of responses to the Main Issues Report was published and placed in Council offices around the region within 6 weeks of the consultation closing.
- 14.2 Work on the Proposed Plan and accompanying documents rapidly increased over the 6 months following the Main Issues Report consultation in preparation for TAYplan Joint Committee in February 2011. With the assistance from the region's 4 Local Authorities and Key Stakeholders, the TAYplan team have produced the Proposed Plan along with the Proposed Action Programme, a Habitats Regulations Appraisal, an Equalities and Human Rights Impact Assessment, a Schedule of Responses to comments received during the Main Issues Report stage and a series of background Topic Papers to support the Proposed Plan.
- 14.3 The TAYplan-wide Housing Needs and Demand Assessment, along with those of the four constituent local authorities, have been confirmed as robust and credible by the Scottish Government's Centre for Housing Market Analysis. This is a strategic assessment of housing need and demand to help inform Local Housing Strategies and Development Plans.

## **15 Making Representations**

- 15.1 Representations will be sought in respect of the Proposed Strategic Development Plan, Proposed Action Programme and Equalities and Human Rights Impact Assessment. The Strategic Development Planning Authority encourages interested parties to make representations, both in support or objections to it. TAYplan will attempt to facilitate this through email and its website [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk) as well as in letter form. All formal representations are required to be placed on a public register and cannot be kept confidential.

## **16 Accessing Documents**

- 16.1 The Strategic Development Planning Authority will make copies of the most up-to-date documents relating to the production of the Strategic Development Plan available principally through its website [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk). A copy of the documents will be available to inspect at an office of each of the constituent planning authorities and will be published on the TAYplan website. On formal publication for 6th June 2011 all documents will be displayed for reference in all public libraries in the TAYplan area.

## **17 Registering with TAYplan**

- 17.1 To register your interest with TAYplan, keep informed of progress and consultations; please visit the website at [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk) where a link to the making representations portal can be found. Online instructions will be available with a detailed guide.

## **18 Contacts**

- 18.1 The main point of contact for correspondence is:

Pamela Ewen  
Strategic Development Planning Authority Manager  
TAYplan Strategic Development Planning Authority  
Enterprise House  
3 Greenmarket  
Dundee  
DD1 4QB

Email: [contactus@tayplan-sdpa.gov.uk](mailto:contactus@tayplan-sdpa.gov.uk)

Telephone: 01382 307180 (9am to 5pm, Monday to Friday)

- 18.2 Links to Constituent Council Websites

- [www.dundee.gov.uk/localplan](http://www.dundee.gov.uk/localplan)
- [www.pkc.gov.uk](http://www.pkc.gov.uk)
- [www.angus.gov.uk/localplan](http://www.angus.gov.uk/localplan)
- [www.fife.gov.uk/localplan](http://www.fife.gov.uk/localplan)

**We can provide this information in large print  
or in another format that meets your needs.**

<b>Chinese</b>	欲知詳情，請致電： 01382 431563
<b>Russian</b>	Более подробную информацию можно получить позвонив по телефону: 01382 431563
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