



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

# Scotland's SusTAYnable Region

## Main Issues Report

April 2014

Your Place | Your Future |  
Your Say



## Foreword by Councillor Will Dawson TAYplan Convenor 2014



This Main Issues Report is the first stage in reviewing the approved Strategic Development Plan (2012). The Plan focuses on the big changes in how we use our land and improve our built and natural heritage. It is long term, setting out a vision for

30-40 years and how landuse should change over the next 20 years. We want to understand what communities, businesses, organisations and politicians think about how the TAYplan area should change to allow us to make localised decisions to make the region an even better and even more successful place.

The decisions we take today will leave a legacy for future generations. This Main Issues Report provides an opportunity to discuss and consider the options for how our places should change. Your Place/Your Future/Your Say consultation and engagement running from 15<sup>th</sup> April until 27<sup>th</sup> June 2014 is your opportunity to tell us what you think.

The pressures on the public sector purse are likely to require more collaborative working across administrative boundaries. The planning system has a key role in delivering sustainable communities, improving the quality of place and quality of life, as well as tackling inequalities and taking preventative action.

The National Planning Framework 3 sets out a long

term spatial strategy for Scotland and is soon to be finalised by Ministers setting a national context for the Scottish planning system. TAYplan's Main Issues Report takes forward the national framework, plans and strategies on the climate change, economy, landuse, transport and tourism. The Main Issues Report has been prepared in partnership with public sector agencies also taking account of Community Planning and Single Outcome Agreements.

Therefore, we are not starting this review of the approved Strategic Development Plan from scratch. The approved TAYplan (2012) already focuses the majority of new development in the two cities; Dundee and Perth, as well as in the largest towns. We want to deliver a sustainable pattern of development that promotes access to jobs, services and facilities. There are a number of large scale developments already planned but still to be built. Very significant investments continue to be made in the region to deliver economic growth and provide homes for people to live in. I believe it is important to maintain these commitments, providing certainty to the market and facilitating delivery. The Strategic Development Plan is long term; the changes which it drives do not happen overnight.

On behalf of TAYplan I encourage you to have your say and influence the decisions that will affect your place and your future.

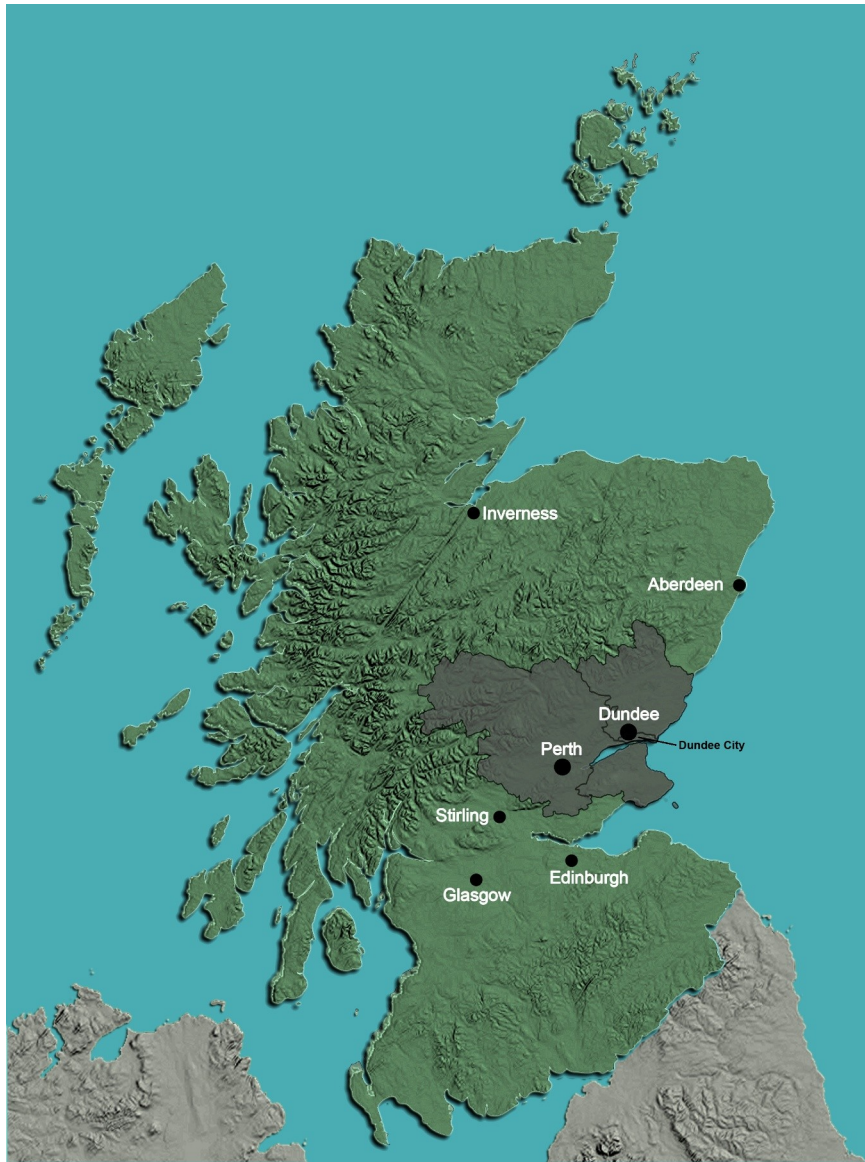


Councillor Will Dawson, TAYplan Convenor 2014

## Contents

TAYplan Strategic Development Planning Authority: Where it is and what it does.....	Page 3
The TAYplan area.....	Page 4
What is a Main Issues Report .....	Page 5
Having Your Say.....	Page 6
Vision and outcomes for the next TAYplan.....	Page 7
<b>Main Issue 1:</b> How to be more resilient to a changing climate .....	Page 8
<b>Main Issue 2:</b> Planning to enable people to live healthier lives.....	Page 12
<b>Main Issue 3:</b> Making TAYplan a place of first choice to invest .....	Page 16
<b>Main Issue 4:</b> Planning for vibrant town and city centres....	Page 21
<b>Main Issue 5:</b> How to plan for homes for people to live in.....	Page 25
<b>Main Issue 6:</b> Planning for a low carbon economy and place .....	Page 36
<b>Main Issue 7:</b> Planning for resource security.....	Page 43
<b>Main Issue 8:</b> Planning to enhance green networks.....	Page 47
Coordinated Action.....	Page 54
No change to locational strategy and infrastructure proposals.....	Page 56
Have we missed anything?.....	Page 58
Timescale for preparing the next TAYplan.....	Page 59
Where to find copies of TAYplan's Main Issues Report and supporting material.....	Page 60

# TAYplan Strategic Development Planning Authority: Where and What



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## 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. But it 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 covers the city regions of Dundee and Perth. It is one of four city-region strategic development planning areas for Scotland's largest cities, designated by Scottish Ministers. TAYplan is a statutory partnership between Angus, Dundee City, Fife and Perth & Kinross Councils.

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 can mean 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 by responding to climate change and improving the quality of life and places for people.

TAYplan has an important role in making these changes. TAYplan prepares, monitors and keeps 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.

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 (2016-36) with greatest clarity for the next 12 years and a broader indication for the second 8 years. The Plan is reviewed every 5 years.

Each Council in the TAYplan 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.

## I want to know more about TAYplan

Visit: [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)

## The TAYplan area

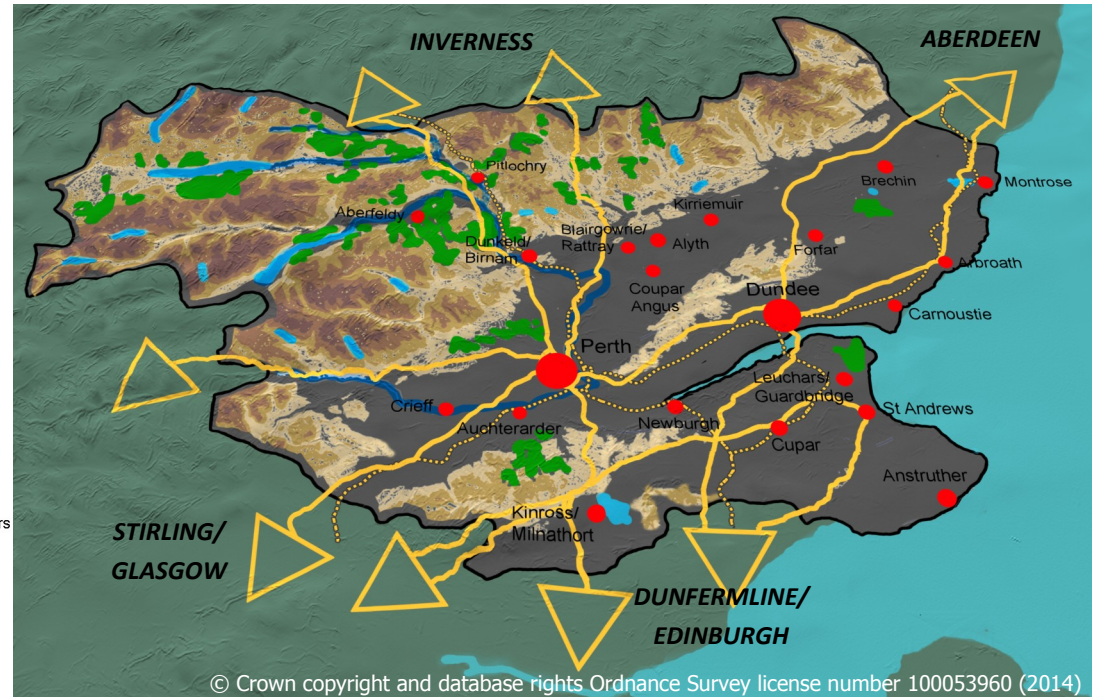
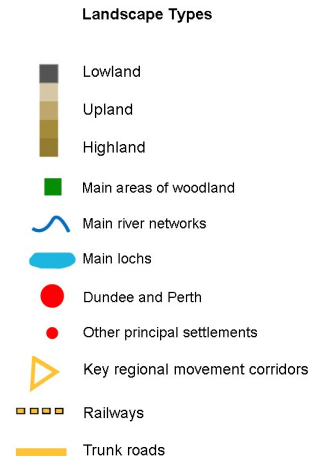
The TAYplan area is characterised by a variety of different environments from the mountains and lochs of the north and west to the coast in the east. At its heart is the Firth of Tay. Together these places provide a rich mixture of high quality environments and dramatic scenery.

The area is home to nearly half a million people (8% of Scotland's population). The region is mostly made up of countryside but the majority of people live in the 20 largest settlements; including one third in Dundee and a sixth in Perth.

The area functions as a network of settlements and infrastructure that operate and interact to varying degrees of significance. Collectively Dundee, Perth and other principal settlements provide the majority of work and services for the area's people and visitors. The majority are concentrated around the Firth of Tay from Perth to Dundee and onto St. Andrews and Montrose.

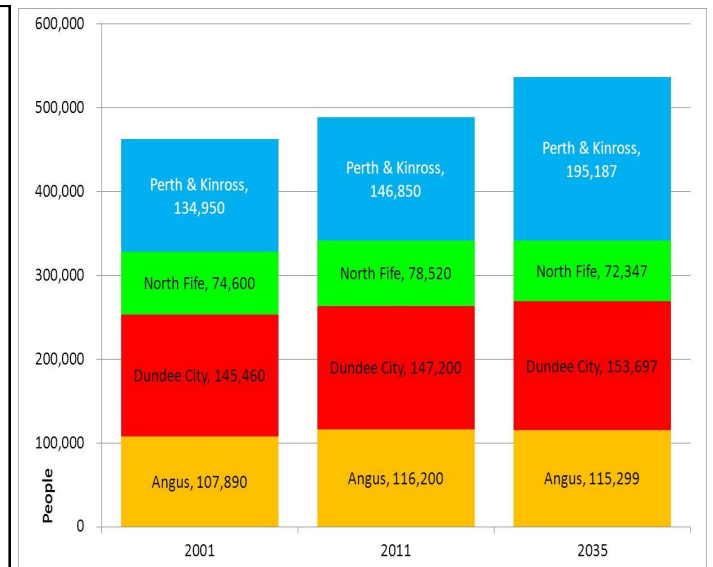
Good connectivity is about how well the cities and other principal settlements are connected within TAYplan and externally to other parts of Scotland, the UK and the world. This is essential to delivering economic growth. Existing national/strategic infrastructure projects to implement new infrastructure at Perth West/North West, A90 improvements at Dundee, rail improvements, expanded services at Dundee Airport and improved broadband are all key components to make TAYplan, and Scotland, better connected places.

### Map showing TAYplan the place



### Demographic changes in the TAYplan area

- TAYplan area approximate population in:
  - 2001 Census:** 463,375 people
  - 2011 Census:** 485,960 people
  - 2035:** 536,530 people (2010-based projections)
- Families with children will represent a smaller share of the population as other age groups become more dominant.
- More of us are living longer because we have healthier lives. This means that the number of elderly people will increase and will represent an increasing share of the population.



Source: National Records of Scotland—2001 Census and 2011 Census and 2010-based population projections (principal projection)

Note: North Fife projection not published and so figures calculated by subtracting sum of Perth & Kinross, Dundee City and Angus from TAYplan total for 2035

# What is a Main Issues Report?

## The key stage in preparing the next TAYplan

**It is time to prepare the next TAYplan, but, before writing it the main issues that the next TAYplan will need to respond to must be considered.**

This is the key stage for you to have your say and influence what the next TAYplan will say and do before it gets written.

The Main Issues Report is not a draft plan. Instead it sets out the big issues that will affect the area over the 20 years from 2016 to 2036, and specifically the things that have changed since the last TAYplan (2012) was approved. These are the major, cross-boundary issues that are best dealt with at a strategic level.

20 years is a long time and things don't stand still. During the next 20 years there will be changes. Our children may grow up and have families of their own. There will be changes in technology, the economy, the climate, the world around us, governments and government policy, as well as other factors. Whether changes are human or natural, planning is a way of understanding these changes, what they could mean and then identifying the best way to respond before they happen.

This Main Issues Report sets out the current approved TAYplan (2012) approach and considers the factors that have changed since then. It then sets out options to respond to the main issues resulting from these changes, including TAYplan's preferred response. Strategy, policy and proposals which are not changing from the approved TAYplan (2012) are identified through out and from page 56 and 57.

## Using this Main Issues Report

### Structure of this Main Issues Report

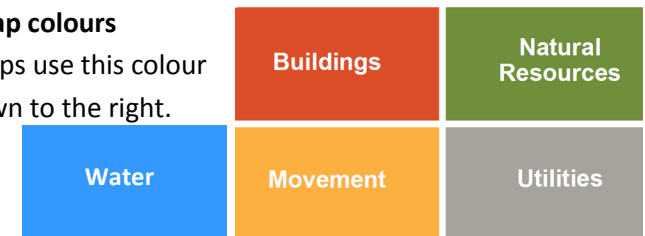
Each Issue is considered in turn in a chapter that also explains:

- What the issue is and why it is important to strategic planning;
- Changes that will influence the next TAYplan;
- What reasonable options there are to respond to these changes;
- What policy would not need to change;
- The options for change and TAYplan's preferences; and,
- Questions asking what you think.

**Page 6 tells you how to find information and how to respond to this consultation.**

### Universal map colours

All of our maps use this colour scheme shown to the right.



### This Main Issues Report is accompanied by the:

- TAYplan Monitoring Statement (2014);
- Non Technical Summary and Environmental Report (2014) of the Strategic Environmental Assessment;
- Equalities Impact Assessment (2014); and,
- Topic Papers (2014), including summaries of responses from the initial consultation stage (2013).

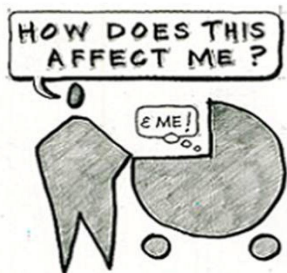
These documents contain the facts and figures that help those who want to find out more detail about the work that has informed the Main Issues Report.

# Having your say on the issues raised in this Main Issues Report



## Have your say

TAYplan wishes to ensure that anyone who is interested has the opportunity to engage at an early stage in how the TAYplan area should change. If you care about your city, town, village or neighbourhood this Main Issues Report matters to you.



This is the most important stage to consider what you think of the changes that are being suggested and to let us know.

Now is the main stage to have your say in the content and direction of the next TAYplan.

This TAYplan Main Issues Report consultation runs for 10 weeks from 15 April to 27 June 2014.

The consultation will be focussed on reviewing the approved TAYplan (2012) and what should change. The issues relate to where development should and should not go, how people may change the way they live, and, the



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<https://twitter.com/TAYplan>

implications this has for how places should change.

Consultation will be published through newspapers, radio, posters, e-newsletter, websites and twitter.

### Public events

A series of events will be run across the TAYplan area with the public, community councils, elected members and young people. These events will be led by Planning Aid Scotland, providing independent advice and assistance to help people respond.

Full details are available on TAYplan's website: [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk)

### Responding to this consultation


There is an online questionnaire that allows you to have your say on the questions set out in this Main Issues Report. You can also make your views known at one of the public events.


### Strategic Environmental Assessment (SEA)

An SEA has been undertaken in parallel with the preparation of this Main Issues Report. Where significant changes are expected resulting from the Main Issue, this is highlighted.



## How to tell us what you think by 27 June 2014

### Where can I find information?

 **Online:** go to [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk) and click on Main Issues Report Consultation.

 **Paper copies:** can be found in all public libraries and council planning offices in the TAYplan area (see back page for details).


### How can I respond to this Consultation

  Responding online helps us process your comments more quickly, speeds up the planning system and saves paper.

 **online:** <http://tayplan-sdpa-consult.limehouse.co.uk/portal>

You need to login/register to respond. Login and then click on the Main Issues Report Consultation 2014. You can access the system any time and save your response to return later.

### Responding if you don't have access to a computer:


 Phone 01382 307180 and ask for a paper copy of the response form. Please return completed copies to:

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

### Please respond no later than 27 June 2014

### Late responses are unlikely to be accepted

### Any queries please get in touch

 01382 307180 or  email [contactus@tayplan-sdpa.gov.uk](mailto:contactus@tayplan-sdpa.gov.uk)

# Vision and outcomes for the next TAYplan

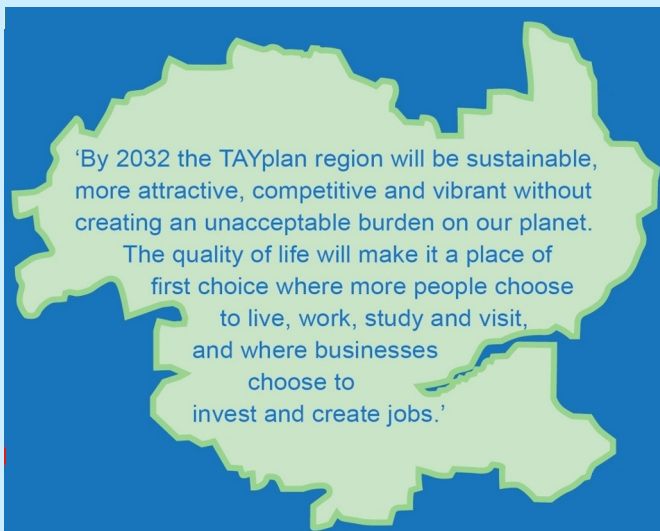
## What is a vision

A vision is a statement setting out what the area is intended to be like as a result of the Plan. The vision drives the Plan's content and the direction of its policies.

## Approved TAYplan (2012) vision

The present vision in the approved TAYplan (2012) is set out below. This vision centres around improvements to people's quality of life based on the principles of sustainable economic growth, place shaping and resource management. This vision reflects the visions that each of the four councils have prepared with their partners in their Community Plans and Single Outcome Agreements.

## Vision from the Approved TAYplan 2012



## Keep the present vision for the next TAYplan

Since the approved TAYplan (2012) was prepared the outcomes agenda has grown substantially in prominence and momentum. Councils, Community Planning Partnerships and all other public bodies are aligning their policy and delivery functions towards achieving the Scottish Government's 16 National Outcomes. The actions needed and level of priority for each outcome will differ from area to area.

Development Plans, including TAYplan, are now firmly positioned as one of the delivery tools for achieving the outcomes.

Changes implied through the Proposed National Planning Framework 3 (2014) and the review of Scottish Planning Policy (2013) suggest a stronger focus on these outcomes rather than any change of direction.

Recent work by TAYplan has focused on how the approved vision (2012) relates to outcomes. It is clear from this work that the ultimate consequence of the present vision is for people to have a better quality of life. This is underpinned by four outcomes that are collectively necessary to bring this about:

- More people are healthier;
- Through sustainable economic growth the region's image will be enhanced;
- We live, work and play in better quality environments; and,
- We live within Earth's environmental limits.

These outcomes sit well with both the approved TAYplan (2012) vision and the 16 National Outcomes. The TAYplan vision reflects the visions that Community Planning Partnerships have prepared in their Community Plans and Single Outcome Agreements.

The present vision is a long term vision that will not be achieved over night and many of the issues it was designed to influence remain apparent. This also provides certainty to investors for the future direction of development in the TAYplan area.

Although a number of important changes have taken place since the approved TAYplan (2012) was prepared these essentially reinforce the existing vision. This suggests that the vision in the approved TAYplan (2012) remains relevant and appropriate for the future. Minor text changes are likely to be made, for example replacing the date 2032 with 2036.

Therefore TAYplan considers that the present vision should continue to be the vision for the next TAYplan.

## I want to know more:

TAYplan Topic Paper 1: *Vision and Outcomes* (2014)

Scottish Government's National Outcomes

# Main Issue 1: How to be more resilient to a changing climate

## Adapting makes us more resilient to change

Climate change is the single greatest challenge facing mankind. Although it will affect everyone in some way it is the most vulnerable who will be affected most severely.

It is clear to anyone that we are already vulnerable to weather events. There is strong scientific evidence that our climate has changed and will continue to change in the future, bringing both threats and opportunities. The Stern Report (2007) concluded that the costs to the economy and society of doing nothing far exceed the costs of action.

Adaptation is about how people or natural systems adjust to cope with the threats and opportunities posed by a changing climate. This should not be confused with mitigation of climate change, which is about reducing our contribution to climate change e.g. through reducing carbon emissions (this is covered in Main Issue 6: Low Carbon Economy and Main Issue 7: Resource Security).

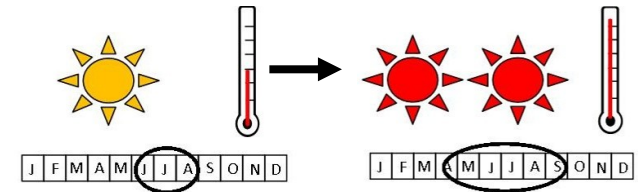
Land use planning has a role in making buildings and places more resilient so as to limit the impact of these risks to the health and wellbeing of people, businesses and the environment. TAYplan also has a role in providing a decision making framework to help take advantage of some of the other opportunities, but without undermining the plan's vision and outcomes.

People's quality of life is affected by their health, the economy and the quality of their environments. Adapting to a changing climate plays a fundamental role in ensuring that the quality of places continues or improves the conditions for a thriving economy and healthy people.

## What we are adapting to

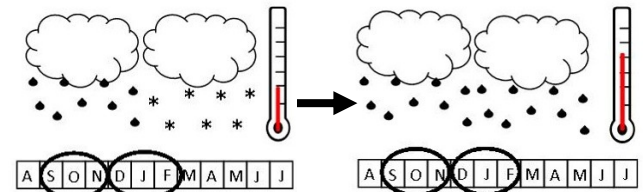
### Longer, hotter, drier summers

This does not mean that wet summers like 2012 will never happen, as we may see intense down pours. But it does mean that typical summers will be hotter and drier. The growing season will also lengthen. This presents threats and opportunities relating to water use and temperature.



### Milder and wetter autumns and winters

This does not mean that there will never be harsh winters like 2009/10. But it does mean that typical autumns and winters will be milder with less frost and snow. It also means that there will be more rainfall. This will present challenges for managing excess water.



## Approved TAYplan (2012) approach

- i. Policy 2A makes a presumption against development in areas vulnerable to flooding, sea level rise and coastal erosion. It also seeks to limit activity that would exacerbate flood risk and recognises the role of natural water storage in soils and how green spaces can be used to cope with excess water.
- ii. Policy 2F ensures that the design and layout of development integrate networks and systems

necessary to improve the place. In both cases the emphasis is on providing the best solutions rather than specifying a one size fits all solution.

- iii. Policy 3 (Natural and Historic Assets) safeguards areas as undeveloped coast to assist in retreat or coastal realignment where necessary to cope with flood risk or rising sea levels. This policy also safeguards watercourses, wetlands and floodplains from development recognising their joint role both as habitats and as natural areas of water storage.



## Changes to the climate and changes in how we respond will influence the next TAYplan

### Increased risk from weather events

Places and buildings need to be resilient enough to cope with the increased risks from natural events such as flooding, including flash flooding from overwhelmed drains or rapid snow melting, and also from heat waves, droughts, erosion and land slips. This means that through the location, design and layout of new development such risks should be avoided.

### Water for life

Hotter summers pose an increased risk of drought with wetter winters posing the opposite risk of excess water. From a food security perspective this could mean a growing number of winter storage reservoirs to support agriculture. It may also require a move to a more coordinated water management system to drain farm land but which also acts as both storage and irrigation. New development also needs to consider water management.

At a broader level the region's green networks will also have a role in acting as natural water storage and may need to form part of a wider system of water catchment management.

### Joining up and coordinating effort

Although some of the changes facing our climate are new to our direct experience they are quite normal for parts of North America and Europe. This provides some ready examples of ways to cope and adapt to a changing world.

These changes present a series of inter-related challenges where there is no single solution but instead a mixture of co-ordinated and related solutions. These

involve civil contingencies and emergency response systems, infrastructure design and maintenance, land and environmental management and the land use planning system. Communities themselves are playing an increasing role in understanding their changing local climate, adapting and taking local action. A good example is in the Carse of Gowrie.

### Managing temperature in buildings and places

As summers get hotter there will be a greater need to cool buildings and places. It is possible to design-in natural and man-made shading, ventilation and cooling systems to new buildings and places. There may also be some retrofitting options.

At an area level it may also be necessary to design-in public shaded areas or places where people can escape the heat; particularly if there is a greater risk of heat waves. This requires a change of thinking but is fundamentally a place quality and public health issue.

Conversely during warmer, wetter winters there is likely to be a reduction in demand for energy, particularly gas for central heating.

### Improving knowledge and capacity

TAYplan recognises that understanding in more detail how the area could change requires further research and sharing of knowledge with partners. As time goes on policy makers, politicians and communities are on a journey to learn more about adaptation.

The growth and spread of this knowledge will help shape future strategic planning policy and unify policy and delivery approaches.

### Scotland's Draft Adaptation Programme (2013)

During Summer 2013 Scottish Ministers consulted on their proposed objectives, proposals and policies for addressing the impacts identified by the UK Climate Change Risk Assessment that have been identified as a priority for Scotland over the next 5 years. The proposed approach focuses on:

- a climate ready environment;
- climate ready buildings and infrastructure networks; and,
- a climate ready society.

These themes focus around ability to adapt to changing circumstances and appropriate organisation and management systems being in place.

### Strategic Flood Risk Assessment

The TAYplan-wide Strategic Flood Risk Assessment (2012) is the most recent exploration of flood risk for the region. At present all identified strategic and cross boundary flood risk implications have been considered and appropriately dealt with in the approved TAYplan (2012). The Strategic Flood Risk Assessment will be updated in 2014 to inform the next TAYplan.

## Options to adapt to a changing climate

### Greening the TAYplan area

The approved TAYplan (2012) already has a strong approach to green infrastructure by protecting important assets for their social, economic and environmental benefits. The present approach is also very strong on integrating new development into existing natural and manmade systems and networks.

However, there is further opportunity to enhance the approved TAYplan (2012). This could involve a requirement for new development to support greening our urban fabric through green roofs and walls. This could also include increased tree planting at property, street and countryside levels. Doing so will contribute towards both temperature management and water management as well a place quality and contribute to improving green networks (See also Main Issue 8).

### Designing Places

The approved TAYplan (2012) already has a strong focus on place quality. It seeks to reduce risks from flooding and coastal erosion by avoiding development in at risk areas. It also requires measure to improve resilience to these risks.

The place quality approach also has a strong focus on reducing resource consumption in buildings and places. This offers strong direction where adapting to higher temperatures brings the potential for increased energy consumption.

The role of the next TAYplan is to ensure that:

- the location of development avoids risks from natural events based on an understanding of present and future risk;

- the green infrastructure (open spaces, trees etc.) is enhanced to help reduce flood risk, help keep our urban areas cooler and help address the impacts of climate change;
- the design and layout of new development or the retrofitting of existing development makes buildings and places resilient to risks and improves place quality; and,
- the responses to the opportunities and risks posed by a changing climate are managed so as to best protect and enhance sensitive buildings and places.

The present approach to place quality could be further enhanced by considering how to design-in temperature and water management solutions to places and buildings at the outset. This could include solutions for natural and man-made shading, taking advantage of solar thermal energy and local as well as catchment-wide approaches to water consumption and water storage systems.



### I want to know more:

TAYplan Topic Paper 4: *Place Shaping* (2014)

TAYplan Topic Paper 3: *Assets, Resources and Infrastructure* (2014)

*Creating Places - A policy statement on architecture and place for Scotland* (2013) Scottish Government

## Proposed changes to adapt to a changing climate

### Co-ordinated action

Scotland has a National Climate Change Adaptation Programme. This includes a public sector duty to support the delivery programme. TAYplan, through the proposed changes to Policy in this Main Issues Report, is seeking to make TAYplan more resilient.

### Proposed Change: Enhance approved TAYplan (2012)

This option enhances rather than replaces the current policy approach. As with the present approach the emphasis is on providing appropriate solutions rather than specifying what the solution must be. The proposed response (see blue box) addresses this issue.

### What do you think?

**Question 1:** Do you support the inclusion in the next TAYplan of requirements for new buildings and places to be designed with 'greener' ways to manage temperature and water? (see blue box to right)

**Yes/No/No Comment**

**Please tell us your reasons.**

<b>Change</b>	<b>Enhance approved TAYplan (2012)</b>
<b>Description</b>	<p>Require new development to improve place quality by designing-in additional solutions for temperature and water management:</p> <ul style="list-style-type: none"> <li>• natural and manmade shading, ventilation and cooling systems for new buildings and places to help cope with higher average temperatures;</li> <li>• methods to take greater advantage of solar thermal energy as a contribution towards reducing resource consumption;</li> <li>• water consumption and storage solutions from property, neighbourhood and catchment wide levels to help manage water;</li> <li>• surface water management measures to ensure a sustainable solution; and,</li> <li>• methods to green the TAYplan area such as green roofs and walls and increased tree planting.</li> </ul>
<b>Pros</b>	<ul style="list-style-type: none"> <li>• Complements presently strong place quality and asset management approach.</li> <li>• Takes account of likelihood of higher temperatures and times of little and plenty of water.</li> <li>• Requires a solution but provides room for innovation about what the solution is.</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>• None that can be identified.</li> </ul>
<b>TAYplan's Reason</b>	Offers a workable and compatible approach to improving resilience that is consistent with proposed vision and outcomes and the present place shaping framework.

## Main Issue 2: Planning to enable people to live healthier lives

### Health and well being improve quality of life

People's physical and mental health and wellbeing directly affect their self esteem, life experience and their quality of life. A healthy population is integral to the social and economic success of this area.

Key drivers of people's health include the quality of the environments in which they live, work and play; and, their economic circumstances. A great deal is also about choices made by people about diet, smoking, drinking, substance misuse and physical exercise. The quality of and access to health care and treatments is vital but represents the point at which problems have already occurred.

#### Approved TAYplan (2012) Approach

- i. Policy 1 concentrates the majority of new development in principal settlements. This is to reduce the need for people to travel to access jobs, services and facilities. It is also to increase the likelihood of active travel (walking and cycling) being a probable and realistic choice for people. This approach is also to enable the majority of people to take advantage of existing recreational space and facilities that promote physical exercise.
- ii. Policy 2 requires homes and neighbourhoods to be designed to enable active travel rather than promoting car use. There is also a recognition of the need to integrate transport so that non-car transport journeys are more fluid and convenient as a choice.
- iii. Policy 2 also recognises the benefits of co-locating new infrastructure and linking green space with transit routes.

Planning for better health involves thinking about the route causes of poor health so that action can be taken to avoid these. This then enables people to have better health and wellbeing outcomes.

Although poor quality places, deprivation and lifestyles can play a major role in public health; it is the human body's physiological response to these that influences health and, ultimately, life expectancy.

The land use planning system has a key role to play in the quality of the environments people live, work and play in. This includes how the location, design and

- iv. Policy 3 safeguards, for a limited range of development uses, important green network assets such as parks and woodlands. These can provide space for physical activity and escape for people.
- v. Policies 3 and 4 also promote economic growth by supporting particular assets and strategic development areas. The aim is to support a growing economy that can provide more jobs and bring more people out of poverty and deprivation.
- vi. Policy 5 requires the provision of a range of housing type, size and tenure to meet the needs of a range of households throughout their lives.
- vii. Collectively these recognise both the physical and mental health benefits that can be brought about by jobs and the location, design and layout of development.

layout of development enables people to live active lives by walking and cycling, and, through the provision and safeguarding of indoor and outdoor recreational space, parks and green networks. But the actual choices about whether to use these are down to the preferences of individuals and, in some cases, access to the necessary finance.

Health care facilities should be in locations accessible by public transport, cycling and walking, and, where possible, be an integral part of a community hub of facilities.

The land use planning system also has a strong role to play in providing certainty to business, which can help retain or create new jobs. Employment presents an opportunity to reduce socio-economic disparities and the associated health issues.

But, the land use planning system is only one part of a wider set of co-ordinated solutions that are needed to deliver a two pronged strategy to:

- deploy measures to help those who are exposed to deprivation; or who live chaotic lives, to get out of these situations; and,
- ensure that actions are taken so that in the early years of life our children can avoid similar circumstances as they journey through childhood and adulthood.

## Changes that will influence the next TAYplan

### Some improvements in underlying health

The Scottish Household Survey (2011) shows that there has been an improvement in people's perceptions of their own health. There is some evidence for this as life expectancy at birth for both men and women has increased. This partly reflects better clinical treatments but also that fewer people are expected to spend their lives working in hazardous industries. Smoking levels have also fallen.

### Inequalities remain a driver of health experience

Despite improved life expectancy there is still a massive difference in health experience between the most and least deprived in society. Men living in areas ranked amongst Scotland's most deprived 10% have an average life expectancy of 12 years less than another man of the same age living in areas ranked amongst Scotland's least deprived 10%.

There has been a fall in the proportion of people in the TAYplan area who live in areas ranked amongst Scotland's 20% most health deprived between 2004 and 2012. However, the largest concentrations of population living in areas ranked amongst Scotland's 20% most deprived continue to be in Dundee City.

These factors show that socio-economic circumstance is a critical factor in health and quality of life. It therefore shows the importance of jobs and financial security in helping to lift people out of poverty, deprivation and ultimately the risk of poor health and lower life expectancy.

### Physical activity rates have fallen

Despite more people feeling healthier adult obesity rates in Tayside and Fife are similar to or higher than Scottish average levels. Similarly physical activity levels for Tayside and Fife are lower than the Scottish average. This suggests that people are choosing more sedentary lifestyles or, that they do not find it easy or possible to choose alternatives.

Despite most new homes being built in principal settlements the proportion of journeys to school and to work taken by active travel (walking and cycling) in the years to 2012 remained relatively constant and fell in some areas. This may have contributed to falling rates of physical activity and increased obesity; although it is not the only factor.

This shows the importance of ensuring that the location, design and layout of development enable and promote active lifestyles, in particular active travel, and enable people to be physically active.

### Ageing population structure

Like the rest of the UK, the TAYplan area has an ageing population structure. This means that elderly people will account for a higher share of the population in future.

Today's elderly people tend to be fitter and healthier than previous generations at the same stage in life. Many will continue to live healthy, independent lives but there will also be those in need of care. The quality of homes and neighbourhoods will need to be capable

of meeting the needs of the elderly so that they can continue to access services and facilities that support good mental and physical health and wellbeing.

### Early years interventions

Although the population is ageing it is essential to tackle future health issues and, where possible, avoid them entirely. For this reason early years interventions play a prominent role in the Scottish Government's national outcomes and in the region's Community Plans and Single Outcome Agreements.

Providing children with a safe and secure family life can help give them the certainty they need to thrive. Good quality places can help to embed physically active lifestyles into the everyday life. Jobs and good quality housing can support a stable household and provide a positive context for childhood.

This shows the importance of sustainable economic growth and good quality places in supporting the health and wellbeing of the next generation of citizens. But, these measures will also need to be supported by education, training, social care, health services and access, particularly for children, to facilities that support walking and cycling to school.

### I want to know more:

TAYplan Monitoring Statement (2014): *More People Are Healthier* section

TAYplan Topic Paper 2: *Growth* (2014)

TAYplan Topic Paper 4: *Place Shaping* (2014)

## Options available to help more people to live healthier lives

### Jobs and work reduce inequalities

The approach to the economy will have a major role in reducing inequality. Sustainable economic growth must be lasting and benefit all without costing the Earth. The next TAYplan will need to continue to provide certainty and clarity for investors about where to invest in land. Approved TAYplan (2012) Policy 4 already defines Strategic Development Areas and Policy 3 safeguards important infrastructure and economic assets. But there will also be a critical role for skills development and education in helping the workforce prepare and meet business needs. The present strategy already recognises these factors as expressed by the vision and outcomes (See Main Issue 1).

### Reducing exposure to pollution

Air quality is managed by local authorities and the region's four Air Quality Management Areas are largely the result of transport pollution. The approved TAYplan already promotes reducing the need to travel, but changes to emissions from vehicle propulsion would bring about more significant change. Increasing freight movements by sea and rail can also reduce air pollution and congestion on roads. Such an approach would require the establishment or improvement of hubs for distribution; already supported through Policy 3.

### Lifetime neighbourhoods

This recognises that homes and neighbourhoods must be capable of meeting the needs of all ages. It brings together many of the considerations already set out in approved TAYplan (2012) Policy 2 *shaping better quality*

*places*. But the intention is to use these requirements to ensure that people's whole life needs can be met by the variety of homes, local amenities, movement and recreational options within a given neighbourhood. This means that homes must be capable of being adapted or easily changed to meet different needs. But it also means that people can enjoy a good quality of life irrespective of age. This can help people to be happy and contented with where they live and contribute to healthy people and communities.

### Designing-in active lifestyles

Approved TAYplan (2012) Policy 2 already requires the integration of transport routes and facilities and to design neighbourhoods that enable and promote walking and cycling, and easy access to facilities.

But more emphasis could be placed on the requirement for town centres, work places and other destinations and venues to support this by providing facilities that support people in making a choice to walk or cycle.

There is also a need for safe foot and cycle routes that are well lit, well maintained and safe from traffic. This is already considered to be a logical component of providing walkable and cycleable neighbourhoods.

### Space for physical exercise and recreation

It is important that as well as being able to undertake active travel people can also undertake active recreation and leisure. Approved TAYplan (2012) Policy 3 already safeguards important green assets such as parks. But the emerging green network strategy (See

Main Issue 8) offers the opportunity to link up green space to improve access to and through these assets.

This provides people of all ages with the opportunity to access open space. The present approach, set out in Policy 3, is sufficient to ensure these areas are safeguarded for a limited range of development. The green network strategy (Main Issue 8) will offer the opportunity to consider how best to link these areas and use development nearby to bring about improvements.

The planning system will also have a role in enabling other sport and leisure facilities to go ahead. Policy 1 already seeks to concentrate new development within principal settlements. It will be for Local Development Plans to determine which specific sites are appropriate.



## Proposed changes to help plan for more people to live healthier lives

The approved TAYplan (2012) already sets out a series of policy requirements that can contribute to people living healthier lives. However, based on the changes and issues described in this Main Issues Report there are a series of amendments that could be made to the place shaping approach in the next TAYplan. These would more explicitly promote active lifestyles and mental and physical health and wellbeing for all age groups.

These do not, in themselves, alter the present policy but would more overtly express its intentions. Similarly this would more strongly link with the proposed vision and outcomes (See Main Issue 1).

The proposed changes (blue box to the right) are in response to this issue. TAYplan does not consider there to be a reasonable alternative to these proposed changes.

The health and wellbeing links to the proposed green networks strategy are set out in Main Issue 8.

Change	Enhancements to place shaping policy
Description	<p>Policy amendments to:</p> <ul style="list-style-type: none"> <li>• Outline the role of lifetime neighbourhoods in place shaping;</li> <li>• Overtly promote the inclusion of pedestrian and cycle access to destinations such as work places, town centres, transport interchanges and other destinations and venues;</li> <li>• Promote the location of health facilities with existing community infrastructure in locations accessible by public transport, walking and cycling; and,</li> <li>• Promote a shift from road to rail/sea for freight, and hubs for distribution to contribute to a reduction in air pollution.</li> </ul>
Pros	<ul style="list-style-type: none"> <li>• More explicitly integrates the existing policy with proposed outcomes.</li> <li>• Responds to the changes identified in this Main Issues Report.</li> </ul>
Cons	<ul style="list-style-type: none"> <li>• None that can be identified.</li> </ul>
TAYplan's Reason	<p>This fits well with other complementary agendas such as the low carbon economy and policy approaches that have already been established in the Approved TAYplan (2012), but it clearly expresses the health dimension to these.</p>

### What do you think?

**Question 2:** Do you support changes to policy about place shaping in the next TAYplan to include the following: (see blue box above)

- The role of lifetime neighbourhoods in place shaping? **(Yes/No/No Comment)**
- Include new requirements to promote walking and cycling and health facilities which are easily accessible without a car? **(Yes/No/No Comment)**
- Promote rail/sea freight and freight distribution hubs? **(Yes/No/No Comment)**

**Please tell us your reasons.**

## Main Issue 3: Making TAYplan a place of first choice to invest

### Investment can bring jobs and improve people's quality of life

The TAYplan area needs to be a place where people and businesses have the confidence to invest. This is important because it builds confidence in the area, which supports markets and jobs. Jobs mean people earn money and are more likely to be able to improve the quality of their lives.

The quality of life and quality of place offered can also be an important driver of investment choices. But this will also be influenced by the skills of the workforce, the availability of business premises, infrastructure etc.

Growth of the economy cannot be pursued at any cost. A strong economy is a means to an end, not the end in itself. A strong economy must be lasting and inclusive. More jobs and prosperity must benefit people's health, improve the quality of the environments where we live, work and play and it must not undermine the very systems that support human existence. These factors are mutually supportive in giving people a better quality of life.

There must therefore be sustainable economic growth that is lasting and inclusive. For this we need a stronger economy with more businesses, a greater variety of business activity and more jobs. Collectively this presents the best opportunity to improve people's life experiences, to reduce inequalities and also to be resilient to changes in the global economy.

### Approved TAYplan (2012) approach

- i. Policy 3 (Transport) and Policy 4 provide land and protect locations for specific sectors of the economy (e.g. Dundee and Montrose Ports are protected to help grow the offshore renewable energy industry).
- ii. Policy 4 identifies Strategic Development Areas (see map below) for development whose scale and nature directly influences the outcomes of the Plan. These are usually mixed-use but provide larger scale investment opportunities to complement small to medium sized locations.
- iii. Policy 3 (Employment land) requires Local Development Plans to identify at least 5 years supply of employment land and to safeguard *Class 4 Office* land

in principal settlements.

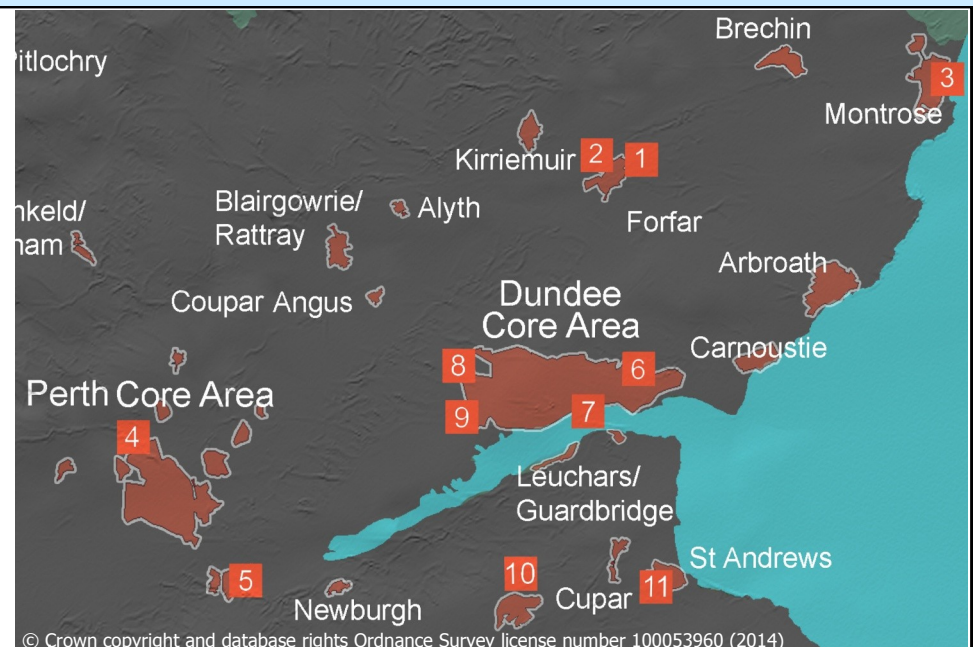
iv. Policy 3 protects assets for a limited range of uses recognising their economic, social and environmental value. This includes their collective value to the visitor economy. Policy 3 promotes development for year round tourism within the context of the wider Plan.

v. Policy 3 also protects routes and land for Transport and other Infrastructure identified in the Proposals Map 1 (See page 57).

vi. The approved TAYplan (2012) recognises the importance of the area's two cities and of key sectors of the economy including life sciences, digital media, agriculture and food, tourism and offshore energy.

### Strategic Development Areas and Principal Settlements in approved TAYplan (2012):

1. Forfar Regional Agricultural Service Centre
2. Orchard Bank Forfar
3. Montrose Port
4. West/North West Perth
5. Oudenarde
6. Dundee Linlathen
7. Dundee Centre and Port
8. Dundee Western Gateway
9. James Hutton Institute
10. Cupar North
11. St. Andrews West & Science Park





## Changes that will influence the next TAYplan

### UK and Scottish economies

When the approved TAYplan (2012) was being prepared the economic downturn had taken hold and the emphasis was on planning to support the recovery. Signs are now apparent that the recovery is in its early stages. The approved TAYplan (2012) provided a framework for investment which focused on giving clarity and certainty about where development should and should not go. Providing a continuity of strategy is important to support existing investment and to attract new investment.

### Economic recovery

Economic recovery forms one of the 6 priority areas that Scottish Government has asked Community Planning Partnerships to focus their Single Outcome Agreements on. Scottish Government's consultation on Planning for Sustainability (2013) also makes clear the intention for the planning system to deliver sustainable development. This puts sustainable development considerations at the forefront, within the context of wider national outcomes.

### Cities agenda and national projects

Cities and their regions are drivers of economic growth. Perth has recently re-gained city status, and, along with Dundee City, is the focus for growth and investment in the TAYplan area. The agenda for cities and their regions develops the key assets of Scotland's cities as drivers of growth. The Scottish Cities Alliance is taking forward a programme of collaborative action.

This recognises the need to develop the assets of cities and their regions to compete for investment in the global market. The approved TAYplan (2012) already

recognises that the two TAYplan cities rely on their surrounding areas for access to labour and to house economic activities and industries. Equally, surrounding areas rely on the cities for employment opportunities and access to social and cultural services and other activities.

Dundee Wider Waterfront including the new Victoria and Albert Museum (V&A at Dundee), is a nationally important project identified in Proposed National Planning Framework 3 (2014) already identified in the approved TAYplan (2012) Policy 4.

### Enterprise Areas designated in 2012

To help grow the offshore renewable energy sector in the TAYplan area Scottish Ministers designated Dundee Port and the Claverhouse Industrial Estate, on the north side of Dundee, as Enterprise Areas. Claverhouse Industrial Estate was also designated to support renewable energy industries at Dundee Port.

Dundee Port is already part of a Strategic Development Area called *Dundee Centre and Port* in the approved TAYplan (2012). Although physically separate the Enterprise Area link with Dundee Port suggests that the Dundee Centre and Port Strategic Development Area should be amended to include Claverhouse Industrial Estate.

### Dundee Wider Waterfront

The £1 billion transformation of Dundee City waterfront encompasses 240 hectares of development land stretching 8km along the River Tay. The area is divided into five focussed zones: Riverside; Seabraes; The Central Waterfront, City Quay and Dundee Port.

The next TAYplan will refer to this as the Dundee Wider Waterfront Strategic Development Area, rather than Dundee Centre and Port.

### Analysis of Strategic Development Areas

Between April and June 2013 TAYplan asked stakeholders for 'big ideas' or projects that could be significant for the next TAYplan. 22 projects were submitted. Analysis of the responses found that many were in locations that would compromise the delivery of the spatial strategy; including requiring new settlements or large extensions to villages. These issues are covered in more detail in Topic Paper 2: *Growth* (2014). Based on the scale of new homes required (Main Issue 5) TAYplan does not consider that there is a need for more Strategic Development Areas, the focus is on delivering the current strategy.

Overall TAYplan considers the Strategic Development Areas are still effective and deliverable and should not be de-allocated or replaced.

## Major infrastructure

The major power network upgrades affecting this region (Beauldy-Denny and East-Coast) are underway. National Grid has also licenced the Carnoustie to Tealing grid connection for nearby offshore wind energy schemes. These are nationally important upgrades that allow large scale renewable electricity projects to take place and to supply the wider national grid. This does not present any need to change Policy.

There have also been no changes to the Strategic Transport Projects Review (2008) or to the two Regional Transport Strategies (2008) that cover the TAYplan region. Although these will be reviewed in due course. Work is also underway on major regional infrastructure projects including the road realignment for Dundee Waterfront and the new link road to facilitate the West/North West Perth Strategic Development Area (See TAYplan Action Programme).

## Developer contributions

Scottish Government has recently prepared a new Circular 3/2012: *Planning Obligations and Good Neighbour Agreements*. This continues to recognise the important role of developer contributions and ensuring that the system works and does not cause undue delay to development. TAYplan considers that the present approach, set out in Policy 8, is still relevant and there is no need to modify this policy.

## Nationally important clusters

Draft Scottish Planning Policy (2013) suggested that the next TAYplan should identify nationally and regionally important business, tourism and leisure clusters in its area. This has presented some challenges, not least of which is defining what '*nationally or regionally*

*important*' means. TAYplan, in liaison with Visit Scotland, Scottish Enterprise and sportscotland have considered clusters relating to the visitor economy, agriculture and food and drink, port and offshore, scientific research, digital media and locations for sports, leisure and events.

There is a strong relationship between the area's universities and hospitals with commercial research activity. This is particularly prominent in life sciences and digital media for example, which have a strong focus in Dundee. In the approved TAYplan (2012) Strategic Development Areas at the James Hutton Institute at Invergowrie; St. Andrews West and Science Park; and Dundee Centre and Port are designated.

TAYplan's food and drink and agriculture sectors are widespread. With research through the James Hutton Institute and Universities, a high percentage of Scotland's Class 1 agricultural land together with the region's reputation for high quality food stuff, the sector is spread across the region.

The role of nationally and regionally important clusters relating to the visitor economy is highlighted in the National Tourism Development Framework (2013). It encourages planning authorities to build in greater consideration of both the needs and the benefits of the visitor economy.

In the TAYplan area previous recognitions of the '*Destination Perthshire*' and '*Destination Fife*' already reflect the multitude of offers relating to hospitality, outdoor sports (including golf) and the landscape. Similarly there has also been recognition of '*Angus Ahead*' with a variety of offers related to the food sector; '*Taste of Angus*', Angus Heritage, the coast and

golf.

There is also an emerging '*Destination Dundee*' which will be based around the changes brought about by Dundee Waterfront including the V&A at Dundee; which is anticipated for completion in 2017. Dundee's bid for City of Culture 2017 has raised the profile of the city in conjunction with other physical regeneration activity.

There are also more opportunities to benefit from cultural and sporting venues such as Scone racecourse/palace, Barry Buddon near Carnoustie and internationally renown golf courses such as St. Andrews, Carnoustie and Gleneagles. There are also a number of theatres, museums, conference and concert venues. Many of the events hosted at these venues are seen by national and international audiences.

Despite failing to win the National Performance Centre for Sport, Dundee has been granted £13m for a regional facility focussed on football but with the possibility of other sports as well. Additional training or sporting participation venues include Angling at Loch Leven and Canoe Slalom at Grandtully. These contribute to the broader offer of the TAYplan countryside as a place for outdoor pursuits and adventure sports. There are also many other locations and activities.

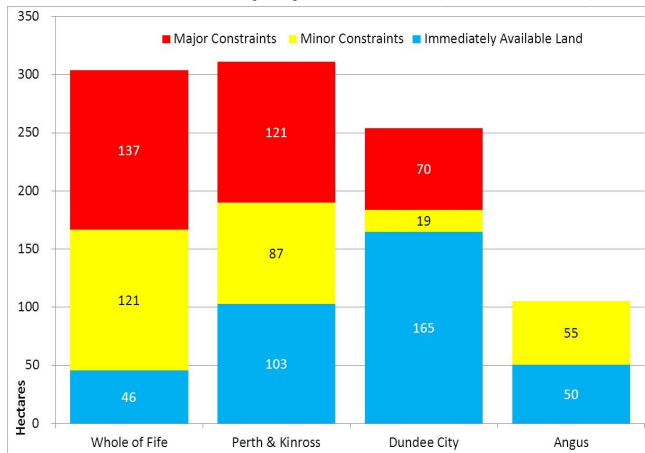
These clusters are important in understanding the value and role of TAYplan as a place and bringing important social and economic opportunities. These clusters do not suggest the need to amend the approved TAYplan (2012). Similarly they are supported by existing Strategic Development Areas and employment land identified through Local Development Plans.

## Options to respond to these changes

### Business land

Draft Scottish Planning Policy (2013) continues to prioritise the need to provide land for a variety of business and industrial interests. Council Employment Land Audits show collectively that there is a substantial supply of immediately available business land.

### Effectiveness of employment land (March 2012)



Source: Employment Land Audits 2012 (and 2013 for Perth & Kinross)  
Note: Fife figures are for the whole of Fife

TAYplan does not consider there to be any reason to change the current approach to employment land. The approved Policy approach should continue.

### Strategic Development Areas - no change

There is no evidence to suggest that the next TAYplan should replace or de-allocate existing Strategic Development Areas, nor that it should provide additional ones. The supply of effective strategic business and industrial sites is considered adequate. The Dundee Centre and Port Strategic Development Area should be renamed Dundee Wider Waterfront and should include the Claverhouse Industrial Estate.

Business clusters focus around the Strategic Development Areas in the approved TAYplan (2012) at James Hutton Institute at Invergowrie complements existing business parks and activities at Dundee's Universities and Ninewells Hospital for the life sciences sector. The links between Abertay University and the digital media sector in Dundee are also promoted through some of the land uses in the Dundee Wider Waterfront Strategic Development Area.

The St. Andrews West and Science Park Strategic Development Area provides space for businesses that could expand as part of commercial research and links with St. Andrews University.

There is also the designation of Forfar as a regional agricultural service centre to recognise its role in this sector and promote it as the location for future development relating to agricultural and food services and facilities.

The approved TAYplan (2012) already identifies Strategic Development Areas that include Dundee and Montrose Ports to support the growth of the offshore renewable energy sector. These areas are also protected for port related uses in Policy 3. This reflects the National Renewables Infrastructure Plan (NRIP) 2010 and consequent advancements in thinking from the Proposed National Planning Framework 3 (2014) and Draft Scottish Planning Policy (2013).

### Visitor economy and sports

The approved TAYplan (2012) Policy 3 (Employment Land) supports the growth of year round tourism. But the spatial elements are covered by approved TAYplan (2012) Policies 1, 4, 5 and 7. The place quality and asset

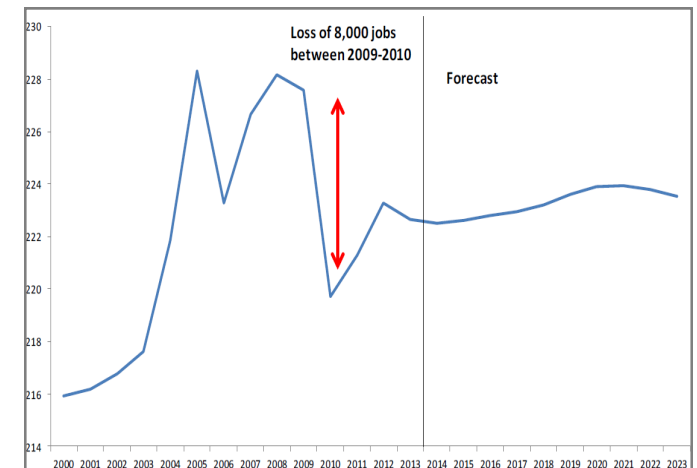
management elements are covered by Policies 2 and 3 respectively. Together these form an appropriate framework for considering visitor related development within and outwith the area's principal settlements. This suggests that there is no additional change that is not already being proposed under other Main Issues.

### TAYplan Economic Outlook (2013)

TAYplan saw considerable employment growth from 2000-2008 followed by significant job losses (8,000 between 2009 and 2010). The majority of net job losses were in the financial, construction and manufacturing sectors though some of these were offset by growth in the health and professional services sectors.

Future employment growth is forecast but this is not anticipated to reach 2008 levels. This indicates that no further major employment sites are needed beyond those already planned.

### Total Employment for the TAYplan area (2000-23)



Source: Oxford Economics taken from the TAYplan Economic Outlook (2013)

### Health and safety and hazardous activities

Draft Scottish Planning Policy (2013) proposed the identification of nationally important clusters of industries handling hazardous substances and safeguarding these from development.

There are several facilities handling hazardous substances within the TAYplan region. There are also several pipelines passing through Perth & Kinross and Angus. The only clusters are concentrated at or around Perth harbour, and, Dundee and Montrose Ports.

The Health & Safety Executive must be consulted on planning proposals within zones they have designated around hazardous land uses. Also, Dundee and Montrose Ports are both within Strategic Development Areas and are protected by approved TAYplan (2012) Policy 3 for port related uses only. The clusters identified are not considered to be 'nationally important' and therefore no change to the approved TAYplan (2012) is considered necessary unless national policy changes.

#### I want to know more:

TAYplan Topic Paper 2: *Growth* (2014)

*Draft Scottish Planning Policy* (2013) Scottish Government

*TAYplan Monitoring Statement* (2014)

*TAYplan Economic Outlook* (2013) by Oxford Economics

### Potential change for investment opportunities

#### No reasonable alternatives

The changes and issues identified here are either satisfactorily covered by the approved TAYplan (2012) or there are no reasonable alternatives that demonstrate the capability to support the delivery of National Outcomes, Community Plans and Single Outcome Agreements.

The changes identified do not immediately suggest any fundamental change to present policy. However, the Draft Scottish Planning Policy (2013) indicates a requirement to identify regionally and nationally important clusters for business, tourism and leisure.

Although some of these are already represented by the approved Strategic Development Areas, it may be that the next TAYplan could include some expression of where these clusters are located (see blue box to the right). The Government's policy is expected to be finalised in June 2014 and will help inform the next TAYplan in this regard.

<b>Potential changes</b>	Potentially identify regionally and nationally important clusters for business, tourism and leisure to reflect the requirements of Draft Scottish Planning Policy (2013).
<b>Issue</b>	The issue for the next TAYplan is about what clusters to identify as nationally and regionally important and how best to do this.

### What do you think?

**Question 3:** Do you think that the next TAYplan should identify areas of nationally and regionally important clusters for business, tourism and leisure as required by the Scottish Government? (see blue box above)

#### Yes/No/No Comment

**Please tell us your reasons. If you consider Yes, please also tell us what these important clusters are and where they are located.**

# Main Issue 4: Planning for vibrant town and city centres

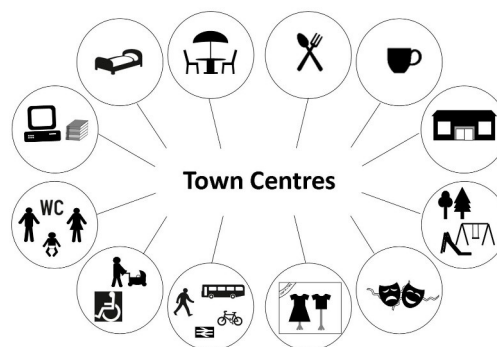
## Town and city centres provide accessible places for lots of activities

Town and city centres are the heart of our towns and cities. They are amongst the most accessible locations by a range of transport modes. Although shops are important town and city centres are also locations for homes, offices, cafes, pubs, restaurants, theatres, museums, libraries and numerous other services and facilities. This mix of activity shows the importance of these centres for both sustainable economic growth and meeting social needs.

Strong town and city centres tend to be those that provide a range of different services and facilities within an attractive environment. They are vibrant and attract visitors, which is essential because they support trade, commerce and jobs.

Strong town and city centres are also easily accessible by a range of transport modes. This contributes to reducing travel demand and helping people live healthier lives because people can easily walk or cycle to and within the centre to access different things. The accessibility of centres can also help reduce exclusion by enabling people to easily get to and use a variety of services.

Larger settlements often include other centres. Commercial centres tend to include bulky goods retail such as furniture. Local centres are smaller areas with local convenience stores and services with a local customer base.



### I want to know more:

TAYplan Topic Paper 2: *Growth* (2014)

*Scottish Town Centres Review* (2013) by Scottish Government External Advisory Group

*Strategic Review of Town Centres and Retailing in the TAYplan area* (2013) by Roderick MacLean Associates Ltd

*Town Centres Action Plan* (2013) Scottish Government

### Approved TAYplan (2012)

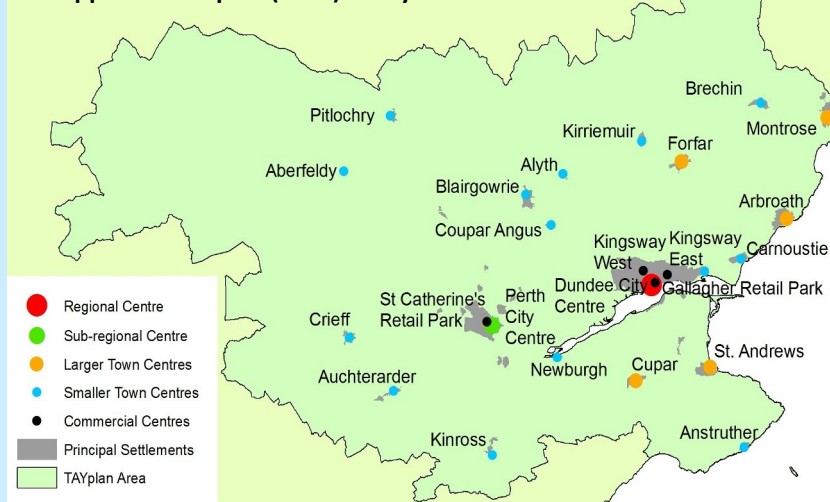
i. Policy 7 focuses comparison retail development in town and commercial centres defined in the hierarchy of town and commercial centres in Policy 7 Table 2 (See map below).

ii. It is for Local Development Plans to identify specific boundaries for each town centre and commercial and local centre. They will also need to define any centres necessary beneath the hierarchy set out in Policy 7 Table 2.

iii. Policy 7 also requires Local Development Plans to support a mix of uses in town centres to encourage vitality and diversity of social and economic activity both in the day and at night.

iv. For retail, planning decision should be based on combining the town centre hierarchy with the sequential approach in Scottish Planning Policy (2010) and other important local considerations.

### Town Centres and Commercial Centres defined in the approved TAYplan (2012) Policy 7



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## Changes that will influence the next TAYplan: land use mix in town and city centres, quality of environments and quality of access

### High Street casualties

The global economic downturn has often been cited as the reason for some high profile business closures. But it is also important to remember that the shift to internet retailing and fierce high street competition have collectively played a strong role. But they have also brought consumer choice.

### Internet shopping has changed how people shop



The internet, payment methods and other technological changes such as mobile devices have changed the way people can and do buy goods and services. This makes it possible to access and purchase goods and services without the need to travel and in situations where travel would be impractical or inconvenient.

In the case of goods and services such as insurance, banking, news, greetings cards, books, music, film and photos the products themselves have become more digital. Although society has not totally transitioned to digital for all of these services the partial move has challenged traditional methods of service delivery using dedicated premises and staff, often based in a town/city centre.

Whilst this has shifted some operations to warehouse rather than shop facilities, e-commerce is an important part of small retailer business in particular. The viability of small retailers in the TAYplan area is often dependent on a town/city centre presence as well as online.

Larger retail chains for clothing and food continue to operate stores but offer delivery or in-store collection as part of their services.

### Place quality increasingly important

The recent changes in the high street have seen shop closures and growth in other land uses such as cafes and restaurants. These uses in particular signal a change in town and city centres to being places where, increasingly, people go to spend time and relax, rather than simply to buy things. This means that, as consumers, people increasingly consider place quality as a motivator in choice about where to visit.

Therefore public space and the ease for people to get to centres and to move within them will become even more important. This is because visitors to these centres will increasingly be consuming a cultural experience. Town and city centres will become the shop window for their settlements, and help them to compete with other places for investment.

Ease of access in a low carbon economy means a greater shift to the use of public transport, walking and cycling as a means of accessing centres. The public spaces and streets in these centres need to be designed for people of all ages and for disabled people.

### Overall implications for the next TAYplan

These changes imply the need for a stronger emphasis on a mix of land uses within town and city centres including bring empty properties back into use to increase vitality and vibrancy, rather than just considering retail. It also emphasises the importance of town and city centre environments and the quality of access to and within these centres.



## Options to respond to the changing ways in which people use town and city centres

### Town centres first

The *Town Centres Action Plan* (2013) sets the Scottish Government's response to the *Scottish Town Centres Review* (2013). It recommends that a 'town centres first' approach be taken across the public sector and suggests that this will be set out in the new Scottish Planning Policy when it is published in June 2014.

Overall this approach recognises the importance of land uses other than retail in making town centres places where people and businesses want to be.

This means that *town centres first* is about all types of commercial and service development, particularly those with a high footfall. Retail is just one component of this. The Town Centres Review also suggested that town and city centres become liveable places with more residential accommodation capable of meeting a broader range of housing needs, so that they are vibrant places by day and by night.

Although approved TAYplan (2012) Policy 7 recognises the role of town and city centres in providing economic and social diversity this could be strengthened. The future emphasis could be modified to be on town and city centres being the first location for retail, business, civic amenity and community uses. Centres could also be places where more people live.

Although this policy change would direct commercial decisions it will be about councils, businesses, infrastructure providers and other bodies working in partnerships for mutual benefit. There should also be a recognition that the scale and nature of some large footfall land uses such as schools or health facilities may be more appropriately located in neighbourhoods

and may not always be part of a town or city centre. Development proposals would have to be considered against a sequential approach to all development with high footfall.

### Small versus large town centres

The largest shares of retail spend in the TAYplan area was concentrated in Dundee and Perth City Centres and also the out of centre retail parks in those cities. However, this leaves 20 or so town centres in the area's other principal settlements. These have small catchment populations, often within easy access of Dundee or Perth and with sometimes significant commuting populations.

The network of town centres in TAYplan is important. The scale, role and function of each town centre can change. There will continue to be a need to provide some local services but this will always be challenged by the viability of providing them.

The town centres first approach offers some opportunities for smaller town centres to develop niche markets but one of the major opportunities is in the visitor economy. The diversity, vitality and quality of place are key factors for centres to attract visitors.

To achieve this requires thinking about whole place solutions based around place quality, how places function and providing a place for people to enjoy. The present approach in the approved TAYplan (2012) Policy 2F requires these types of consideration.

### Cultural events and festivals

Using space in and around town centres to hold markets, national conferences, and, cultural festivals

and events, such as Seafest in Arbroath, can bring visitors and enhance the role of the town as well as helping to showcase local produce and services. This may require greater depth of thinking about delivery and how to optimise the use of place. But this can already be achieved within the context of approved TAYplan (2012) Policy 2.

### Place quality approach appropriate

Place quality will have an essential role to play in attracting visitors and delivering better quality town centres. However, the existing place shaping framework in approved TAYplan (2012) Policy 2 is considered appropriate.

Place quality will also continue to be enhanced by the approach in the approved TAYplan (2012) Policy 3, which protects and enhances important assets such as the historic environment.

There is no evidence to suggest that the present hierarchy of town and commercial centres has changed or that any alteration to this would better respond to the changes identified in this Main Issue. Therefore there is no proposal to alter the town centre hierarchy set out in the approved TAYplan (2012) Policy 7. However, this hierarchy is accepted to reflect the broader role of town centres beyond just retail.

### Planning decision framework for retail appropriate

There is also no requirement to alter the approach to retail planning decisions that presently comprises the town centre hierarchy in Policy 7 and the sequential approach set out in Scottish Planning Policy. These remain appropriate.

## Proposed change for town and city centres

Scottish Government has signalled that the new Scottish Planning Policy will have a stronger focus on a variety of land uses in town/city centres besides just retail. The approved TAYplan Policy 7 could be strengthened to set this out more explicitly within the context of the existing town centres hierarchy and to consider a policy statement on the network of centres in TAYplan, in order to define the relative scale, role and function of each town centre.

Such an approach would make town/city centres the first location of choice for all high trip generating land uses (see blue box).

This could be managed by broadening the present retail hierarchy and sequential approach set out in Draft Scottish Planning Policy (2013) to apply to each of these land uses. How the next TAYplan changes current approved policy will largely depend on the Scottish Government's revised Scottish Planning Policy, due to be finalised in June 2014.

This also requires a broader attitude to industrial and commercial development locations, particularly for Class 4 office use. Where Class 4 office use is ancillary to, for example industrial activity or research and development, then town centre first would not apply.

Increasing the number of homes within these centres will result in more activity, vibrancy and bringing empty properties back into use. Local Development Plans should seek to optimise opportunities for residential uses in these centres.

The implication is that most new development proposals in 'edge of centre', or 'out of centre' locations would have to be justified against a form of sequential approach. 'Out of centre' would refer to areas outside of defined town and city centres in approved TAYplan (2012) Policy 7 and Local Development Plans. To implement these changes will require more collaboration between the public and private sectors.

TAYplan does not consider that there are any reasonable alternatives to this proposed approach.

Change	Town and city centres first for a mix of uses
Description	Defined town/city centres would be the first location of choice for high trip generating land uses for retail, business, civic activity, community uses, events and markets, and opportunities for more homes in centres would be optimised. In addition defining the relative scale, role and function of each town/city centre (Policy 7) would seek to enhance the collective vibrancy of the network of centres in the region rather than just focussing on comparison retail centres.
Pros	<ul style="list-style-type: none"> <li>Improves the potential vibrancy of and investment in town/city centres.</li> <li>Reflects Scottish Government's Action Plan response to the Scottish Town Centres Review (2013).</li> </ul>
Cons	<ul style="list-style-type: none"> <li>None that can be identified.</li> </ul>
TAYplan's Reasons	This approach focuses the majority of high trip generating functions in locations which are the most easily accessible by a variety of transport modes.

### What do you think?

**Question 4:** Do you support changes to the next TAYplan that promote town centres as the first location of choice for high trip generating uses such as shopping, business, civic activity, community uses, events and markets?  
(see blue box above)

**Yes/No/No Comment**

**Please tell us your reasons.**

**Question 5:** Do you support changes to the next TAYplan that identify a network of town centres with different sizes and functions in the TAYplan area?  
(see blue box above)

**Yes/No/No Comment**

**Please tell us your reasons.**



## Main Issue 5: How to plan for homes for people to live in

### Planning for new homes is important

Every person should have a home. It is anticipated that around 2,100 new homes are needed per year across TAYplan . The next TAYplan will need to set out a policy framework for land to be identified to allow the market to meet as much of this need as possible.

The next TAYplan will determine both the number of new homes that should be planned for across the TAYplan area and also the factors that influence their quality.

The quality of homes and neighbourhoods affects people's quality of life; including their health, how they travel and ability to access jobs, services and facilities. These are influenced by the location, the design and the layout of housing development. This includes how well new and existing places are integrated and goes beyond thinking about the home itself.

The quality of homes and neighbourhoods are both important because these influence people's choices about where to live. These can affect business confidence and perceptions of areas. They can also contribute to the economic competitiveness of the area.

House building and the wider construction industry is an essential part of our economy and will need to grow to deliver the amount of new homes required.

### Approved TAYplan (2012) approach

i. Policy 5 sets out average yearly build rates for each housing market area. It also provides for a mix of housing type, size and tenure to meet the needs and aspirations of a range of households throughout their lives. But it is for Local Development Plans to determine how and what affordable housing will be sought.

ii. Policy 5 also includes a series of flexibilities:

- The build rates are averages and apply to the first 12 years of the plan to 2024.
- Besides the Strategic Development Areas and sites that are already permitted, it will be for Local Development Plans to provide a generous supply of effective housing land.
- In serious cases of appropriately evidenced environmental or infrastructure capacity constraints councils can share up to 10% of housing provision for a housing market area between one or more neighbouring market areas within the same authority.
- Good quality development that delivers the vision of the plan will not be held back. Poor quality development that fails to deliver these shall be refused.
- House building rates in Dundee City can exceed the levels set out in policy 5 to aid regeneration.

iii. Policy 5C contains a presumption against land releases in the areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where it would prejudice the delivery of Strategic Development Areas, regeneration within the core areas or conflict with other parts of the plan.

iv. Policy 2 requires the design and layout of development to contribute to shaping better quality places. This is essential for housing, although the policy covers all types of land use.

v. Policies 2B and 2C require the provision of new infrastructure where necessary and the integration of new or existing infrastructure with new development.

vi. Policy 2F requires the arrangement, layout, design, density and mix of development, and its connections, to be a result of understanding the place. This is to ensure that new housing development is well integrated into its surroundings and that place quality is better as a result of the development.

vii. Policy 8 requires developer contributions towards the provision of new infrastructure, services or amenities brought about by the development. This includes contributions towards schools, affordable housing, transport infrastructure and facilities and other community facilities.

## Demographic and economic changes that will influence the next TAYplan

### More people live here

The TAYplan population grew by 22,585 (4.9%) to 485,960 people between 2001 and 2011. The majority of growth took place in Perth & Kinross (just over 11,700 people) and in Angus (just over 7,600 people). This growth has taken place because more people are living longer, birth rates have increased, there have been generally more births than deaths, and, more people have moved here than have left.

### The population is projected to keep growing

National Records of Scotland prepares population and household projections every two years. These project the trends of the most recent 5 years forward for the next 25 years. The 2010-based projections include 7 variants to understand high and low migration scenarios and larger household sizes.

Each variant shows projected population growth in all four council areas within the TAYplan area. The ageing population structure and inward migration continue to be the most fundamental drivers of future population change.

### More homes are needed for the future

The TAYplan-wide Joint Housing Need & Demand Assessment (2013) was declared robust and credible by the Scottish Government's Centre for Housing Market Analysis in early 2014. It examined anticipated economic change and the 2010-based household projections to consider future housing requirements. It concludes a total need and demand equivalent to 2,200 new homes per year (2016-32). This average rate has also been applied to the remaining 4 years to 2036. TAYplan needs to consider the deliverability of this in light of the transition from present low build rates and wider physical, social, economic and environmental considerations.

### Larger households

The number of people in the average household grew from 2.1 people in 2001 and to 2.2 people in 2011. There are numerous reasons for this but three of the most plausible reasons are:

- both men and women are living longer and so single person households are becoming less common;
- an increase in the birth rate in recent years means there are more households with children; and,
- the recent economic down turn has made staying with parents/family a sound financial option for some people.

### More elderly people and households

The population is ageing as more people live for longer. This means that the number of elderly people will continue to increase and the elderly will continue to represent a growing share of all population and households.

### More families but represent a smaller share

Birth rates are rising and the number of families is expected to increase. But, the growth in the elderly population will mean that families represent a smaller proportion of all households.

### Home ownership versus renting

Home ownership continues to be seen by many as the optimum social and political aspiration. However, the TAYplan-wide Joint Housing Need and Demand Assessment (2013) examined the factors influencing the housing market in the future. It concludes that the private rented sector will need to play a more significant role in the future housing market. This will be influenced by a mixture of welfare reform, stricter mortgage lending and higher deposit requirements, static or rising house prices, and growth in jobs in the

low to middle pay sectors.

### House building rates need to recover and grow

House building rates fell after 2007/08 with the credit crunch and subsequent recession. The house building industry will need to increase build rates to meet the requirements for new homes and the need identified. The transition from present build rates to those which would be required to meet identified need and demand will not take place overnight but instead over a period of years. This will be dependent on financial and market conditions, capacity of the building industry and supply chain, and also the supply of effective housing land.

### Impacts on approved TAYplan (2012) policy

These issues prompt the need to consider changes to policy which covers the scale of new home building and the arrangements for bringing forward sufficient land to achieve this. All other areas of housing policy in the approved TAYplan (2012) remain appropriate or are considered as part of wider proposed changes elsewhere in this Main Issues Report. This includes no changes to approved TAYplan (2012) Policy 5 parts B and C. No changes are considered necessary to approved TAYplan (2012) Policy 2, besides those already identified under other main issues.

### House building rates have fallen

The onset of the financial crisis in 2007/08 saw credit markets become far stricter in lending to both builders and consumers. This has led to a dramatic fall in house building rates over the most recent four years.

Similarly changes to land values have, in some cases, led to land owners withdrawing or holding their assets until the market recovers. These changes have also affected the viability of sites when considering developer contributions for essential infrastructure.

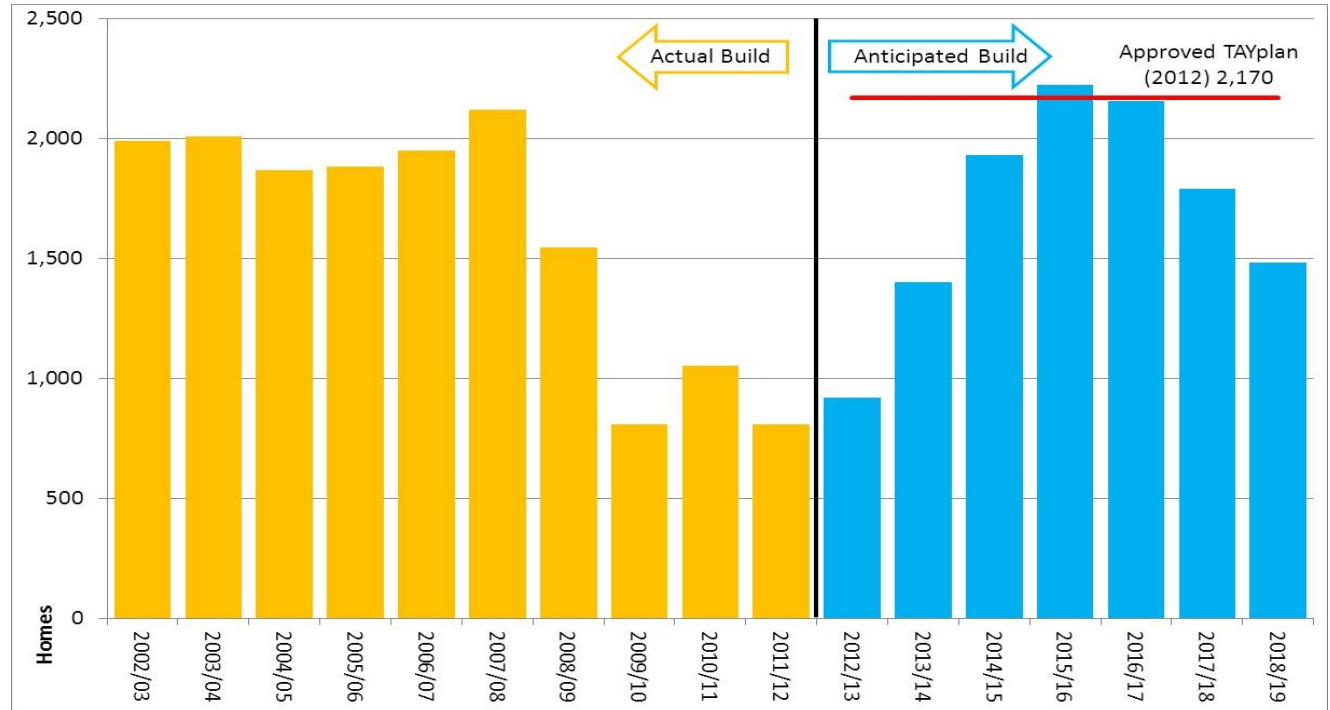
As such many sites previously considered to be effective and capable of being brought to the market and developed quickly now have far lengthier delivery timeframes. This situation reflects the national economic position experienced across the UK.

The Council Housing Land Audits (2012) show that anticipated build rates over the 7 years from 2012 to 2019 could potentially increase averaging around 1,700 homes per year (2012-19) at TAYplan level. This is still fewer than the 2,170 planned for in the approved TAYplan (2012) and lower than the pre-recession average. This reflects the scale of transition needed to deliver presently planned build rates and how the financial market has changed.

### Anticipated growth in households

The Housing Need and Demand Assessment (2013) examined several scenarios for alternative futures to understand the outputs and the factors influencing them. These linked different variables for income, house price and rent and household projections. The outputs show the number of new homes, that would be required to meet need and demand, and split these by homes to buy, private rent (market housing) and social rent and intermediate housing (affordable housing).

Recent and anticipated build rates compared with approved TAYplan (2012) planned build rates



Source: Council Housing Land Audits (as at March 2012) - excludes site of 5 or fewer homes

Scenario 4: *Better than Anticipated Economic Future* is most reflective of TAYplan’s aspirations. This is based on realistic and known areas of economic potential and links impacts on income, house prices and rents. Strong growth is envisaged in the care, agriculture and food production, and, tourism and hospitality sectors in particular. Scenario 4 also envisages stronger economic performance from a better national economy and additional growth in the offshore energy sector.

The Housing Need and Demand Assessment will be repeated each time TAYplan is reviewed to understand how housing requirements have changed and policy will be reviewed as a result.

### Meeting identified housing need and demand

Scenario 4 anticipates need and demand for 2,200 new homes per year. The graph (overleaf) compares this with build rates in Policy 5 of the approved TAYplan (2012) At TAYplan and council area level.

Scenario 4 suggests that identified need and demand in Angus, Dundee City and North Fife could be met with build rates lower than those presently planned for in the approved TAYplan (2012). However, meeting all of the identified need and demand for Perth & Kinross would require higher build rates than presently planned for in the approved TAYplan (2012).

## Responding to these changes

Scottish Government policy sets out that planning authorities should identify housing land to meet identified need and demand in full, whilst taking into consideration broader social, economic, environmental and physical policy objectives.

### Reality check: transition from present to future

Although markets are beginning to improve there must be a transition from presently low build rates to the higher levels required to deliver the identified need and demand for new homes (Scenario 4) (graph below). These build rates are similar to those in the approved TAYplan (2012) and to the highest levels seen during

the last housing 'boom'. Since this time the financial lending environment has changed significantly.

The effective housing land supply is one of many factors that will assist the transition from low to higher build rates. This also requires financial lending to both builders and purchasers to improve more readily. It also requires a capacity increase by the building industry and supply chain. This will all take several years as the national economic recovery takes hold.

### Impact of house building on TAYplan's strategy

Planning for too much housing land release would be as damaging as planning for too little; particularly in the

early stages of the recovery because this risks:

- adversely affecting the viability and deliverability of existing proposals; and/or,
- leads to a small number of sites coming forward in the locations least suited to delivering the strategy at a time when total need and demand is unlikely to be met in full as the building industry transitions to recovery.

### Potential changes in response to these issues

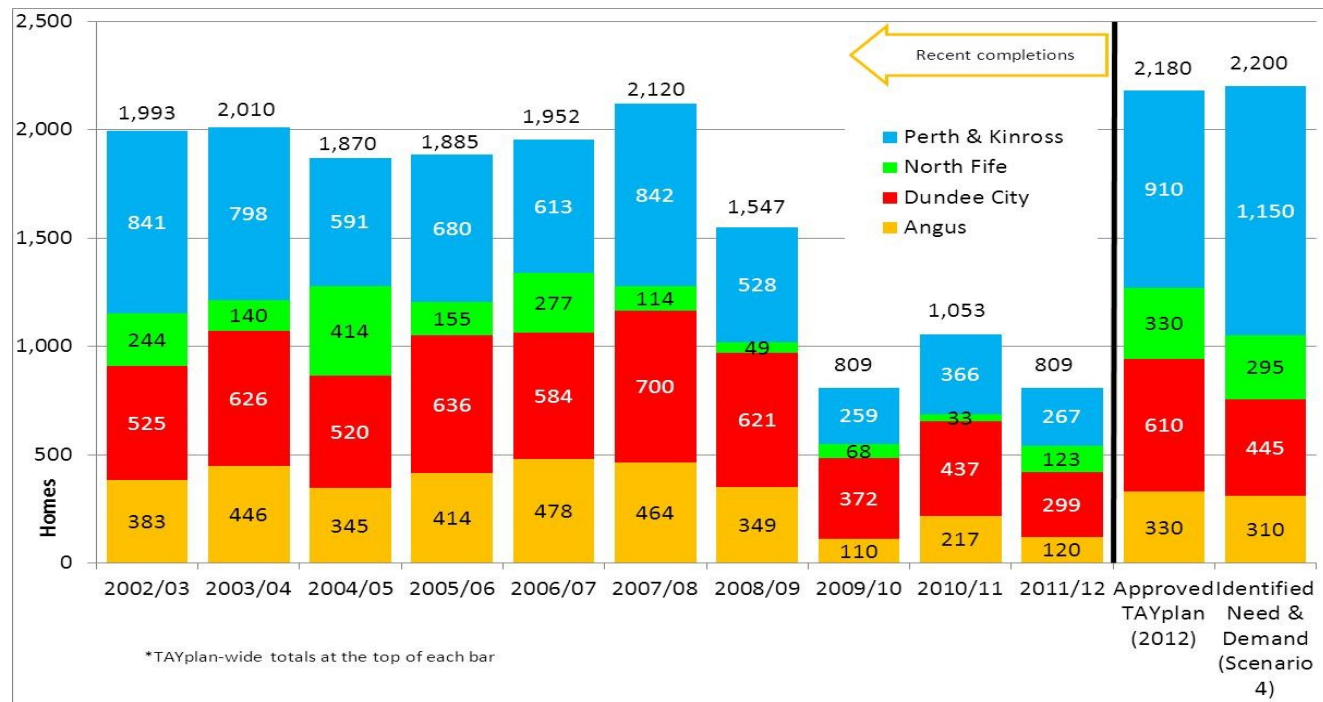
Most of the land required to meet identified need and demand for new homes is either allocated in Local Development Plans/Local Plans covering the four council areas in TAYplan or has planning permission.

In Angus, Dundee City and North Fife the identified need and demand for new homes is lower, than the respective planned build rates in the approved TAYplan (2012). This suggests that the existing strategy could accommodate all identified need and demand for new homes in these areas.

In Perth & Kinross the identified need and demand for new homes exceeds planned build rates in approved TAYplan (2012). This would require an almost threefold increase in build rates.

A reasonable alternative would be to plan for house building rates of 90% of the identified need and demand in Perth & Kinross. This continues to plan for significant growth, whilst also recognising the shift required in skills, labour and finance in the construction sector. The review of the next TAYplan (approximately 2020) will also provide an appropriate point at which to review progress.

**Graph comparing recent house building with average yearly build rates in the approved TAYplan (2012) and scenario 4 from the TAYplan-wide Housing Need and Demand Assessment (HNDA) 2013**



Source: Council Housing Land Audits (as at March 2012); approved TAYplan 2012 Policy 5 and TAYplan-wide Housing Need and Demand Assessment

## Potential Change: Two options for the level of new house building to plan for

### Option 1: Plans for 2,085 homes per year (41,700 over the plan period)

This Option plans for build rates to meet all of the identified need and demand for new homes in Angus (310 homes per year), Dundee City (480 homes per year) and North Fife (295 homes per year). It plans to meet 90% of the identified need and demand for new homes in Perth & Kinross (1,000 homes per year). This reflects both the scale of transition from presently low to high build rates and the implications for delivering the economic and environmental components of the strategy.

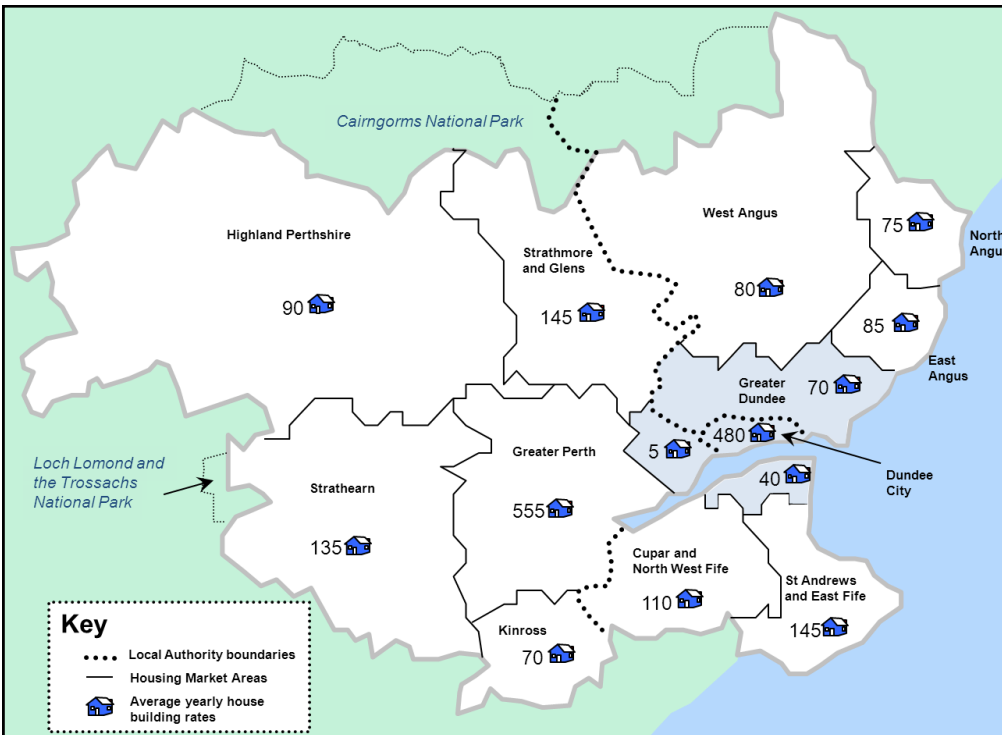
This option plans for build rates of 2,085 homes per year at TAYplan level (2016 to 2028) and an assumed continuation for the final 8 year period to 2036. Over the period 2016 to 2036 this would be in the order of 41,700 new homes across the whole of the TAYplan area.

### Option 2: Plans for 2,200 homes per year (44,000 over the plan period)

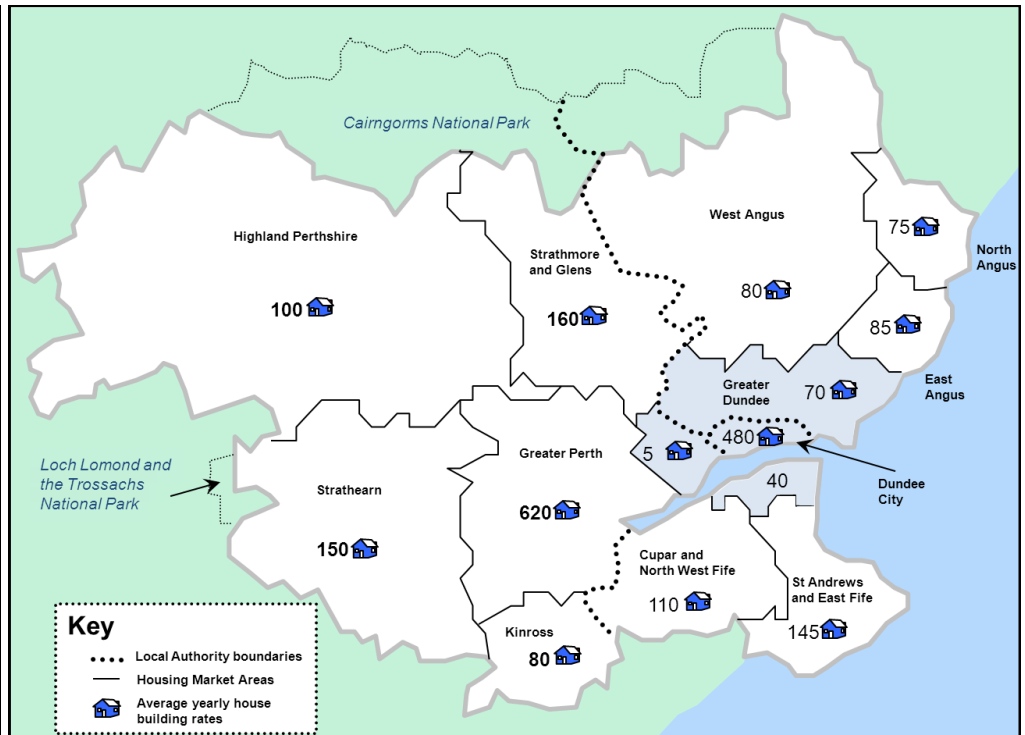
This Option plans for build rates to meet all of the identified need and demand for new homes in all council areas in TAYplan irrespective of the transition through recovery: Angus (310 homes per year), Dundee City (480 homes per year), North Fife (295 homes per year) and Perth & Kinross (1,115 homes per year).

This option plans for build rates of 2,200 homes per year at TAYplan level (2016 to 2028 ) and an assumed continuation for the final 8 year period to 2036. Over the period 2016 to 2036 this would be in the order of 44,000 new homes across the whole of the TAYplan region.

### Option 1: Plans for 2,085 homes per year mapped at housing market area level



### Option 2: Plans for 2,200 homes per year mapped at housing market area level



## Which option should be plan for the level of new house building?

The only difference between the two options is the scale of house building planned for in Perth & Kinross.

**Option 1** plans for equivalent to 90% of identified need and demand for new homes in Perth & Kinross. This is around 1,000 homes per year (20,000 over the 20 year plan period) and is 90 homes per year more than the planned build rates in the approved TAYplan (2012) for Perth & Kinross.

**Option 2** plans equivalent to 100% of identified need and demand for new homes in Perth & Kinross. This is around 1,115 homes per year (23,000 over the 20 year plan period) and is 205 homes per year more than the planned build rates in the approved TAYplan (2012) for Perth & Kinross.

Option 2 presents greater risks to deliverability than Option 1. The Perth & Kinross Local Development Plan has recently been adopted and provides a range and choice of sites over the next 7 years and beyond. Further justification can be found in Topic Paper 2: *Growth Strategy* (2014).

### What do you think?



**Question 6:** How much future estimated housing need and demand should the next TAYplan aim to plan for? (see blue box to right)

A. **Option 1:** 90% of housing need and demand in Perth & Kinross and 100% in Dundee City, Angus and North Fife?

B. **Option 1:** 100% of housing need and demand in Perth & Kinross, Dundee City, Angus and North Fife?

C. **No Comments**

**Please tell us your reasons.**

Option	Plans for 2,085 homes per year (2016-36)	Plans for 2,200 homes per year (2016-36)
<b>Description</b>	Plans for build rates to meet all identified need and demand for new homes in Angus, Dundee City and North Fife and 90% of it in Perth & Kinross; recognising the transition through the recovery.	Plans for build rates to meet all of the identified need and demand for new housing in all council areas in TAYplan irrespective of the transition through the recovery.
<b>Pros</b>	<ul style="list-style-type: none"> <li>• Provides for significant growth and generous land supply given the transition required from presently low build rates.</li> <li>• Reflective of realistic and aspirational economic growth assumptions.</li> <li>• Provides for a scale of build similar to pre-recession output.</li> <li>• Plan will be reviewed within 5 years to account for pace of recovery.</li> </ul>	<ul style="list-style-type: none"> <li>• Provides for all of the identified housing need and demand (2016-36).</li> <li>• Reflective of realistic and aspirational economic growth assumptions.</li> <li>• Provides for a scale of build similar to pre-recession output.</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>• Meets 90% of identified need and demand for housing in Perth &amp; Kinross (2016-36).</li> <li>• Risk to deliverability from significant industry transition equivalent to two and a half times presently low build rates.</li> </ul>	<ul style="list-style-type: none"> <li>• Risk to deliverability from significant industry transition equivalent to three times presently low build rates. This will create pressure to identify additional land on greenfield sites which also risks delivery of the vision and strategy.</li> <li>• Risks deliverability and investment by diluting the market with more sites.</li> </ul>
<b>TAYplan's Preference</b>		
<b>TAYplan's Reason</b>	This is ambitious for growth but recognises the risks of planning for too much land release are as significant as planning for too little. This also appropriately recognises the scale of the economic recovery required to transition from presently low build rates without compromising the strategy or investments.	Although this would plan to meet all of the identified housing need and demand it fails to properly plan for the risks and consequences to the strategy and deliverability from significantly increased land release at a time of economic recovery and transition from low build rates.

## Options for allocating housing land within local authority boundaries

### Flexibility to deliver new homes

The approved TAYplan (2012) Policy 5 balances the strategy objectives with the implications of growing the economy to achieve the Plan's vision by using various flexibilities.

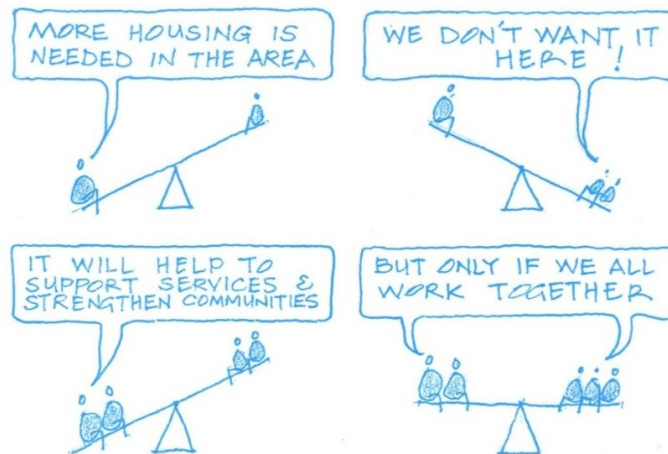
It allows councils; in serious cases of environmental and infrastructure constraint, to provide for up to 10% of the housing provision for one housing market in one or more neighbouring housing market areas in the same authority. This also requires them to take account of meeting the housing needs of that market area.

This flexibility only applies to Local Development Plans. The circumstance for using this approach is where the level of new house building cannot be accommodated on sites which accord with the Plan's locational strategy (Approved TAYplan (2012) Policy 1) and have serious environmental or infrastructure constraints. It is for councils to justify their decision in the preparation of their Local Development Plans.

### Potential Changes to respond to these issues

In recognition of the many different physical, social, economic and environmental considerations that councils must judge, this flexibility could be increased from 10%, possibly up to 25% (see overleaf). This would enable

councils to respond to environmental and infrastructure constraints whilst also meeting the requirements of approved TAYplan (2012) Policy 1 *Location Priorities*.



### I want to know more:

*TAYplan-wide Joint Housing Market Area Refresh Exercise (2012)*

*TAYplan-wide Joint Housing Need and Demand Assessment (2013)*

*TAYplan Topic Paper 2: Growth (2014)*

*Draft Scottish Planning Policy (2013) by Scottish Government*

## Options for proposed change to flexibilities for allocating housing land within local authority boundaries

The two options presented here are about making sure that each council can deliver whichever build rates are chosen for the next TAYplan, but also have the flexibility to respond to local infrastructure or environmental constraints.

These options each require Local Development Plans to justify their approach. Both options would see a continuation of the flexibility presently explained in approved TAYplan (2012) Policy 5. Both options vary the scale of housing provision that could be shared amongst one or more neighbouring housing market areas within the same council area.

TAYplan prefers Option 1 because this is considered to best recognise some of the challenges faced in responding to infrastructure and environmental constraints and contribute towards growth of the cities and other principal settlements.

### What do you think?

**Question 7:** What share of housing land should the next TAYplan allow Councils to shift between neighbouring housing market areas to respond to serious cases of environmental or infrastructure constraints? (see blue box to the right)

**Option 1:** Increase from 10% and possibly up to 25% - please tell us what you think it should change to.

**Option 2:** Retain the 10%.

**No comments**

**Please tell us your reasons.**

Option	1: Increase from 10% and possibly up to 25%	2: Retain 10%
Description	Increases from 10% and possibly up to 25% the scale of housing provision from any housing market area that a council can share amongst neighbouring market areas within the same council area.	Retain at 10% the scale of housing provision from any housing market area that a council can share amongst neighbouring market areas within the same council area.
Pros	<ul style="list-style-type: none"> <li>Continues the existing policy principles within which the percentage is applied.</li> <li>Provides councils with greater flexibility to respond to infrastructure and environmental constraints within their areas.</li> <li>Provides greater flexibility to support sustainable economic growth by focussing development in the cities and other principal settlements.</li> </ul>	<ul style="list-style-type: none"> <li>Continues the existing policy principles within which the percentage is applied.</li> </ul>
Cons	<ul style="list-style-type: none"> <li>If the proportion is set too high this may risk dealing with housing needs in the respective housing market area.</li> </ul>	<ul style="list-style-type: none"> <li>Provides more limited flexibility for councils to respond to infrastructure and environmental constraints within their areas.</li> </ul>
TAYplan's Preference	✔	✘
TAYplan's Reasons	This option allows exploration of greater flexibility for the next TAYplan which could provide councils with more flexibility to respond to serious cases of infrastructure and environmental constraint. This is considered to promote a more forward looking approach that sustainable economic growth and the Plan's strategy.	Whilst this is a workable solution it is not considered to provide some of the advantages described in Option 1.

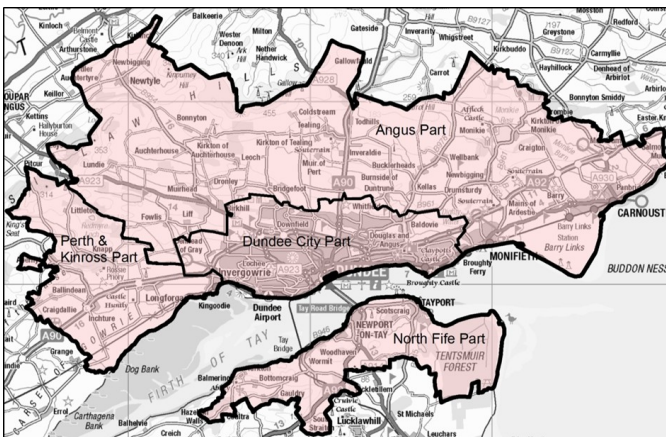
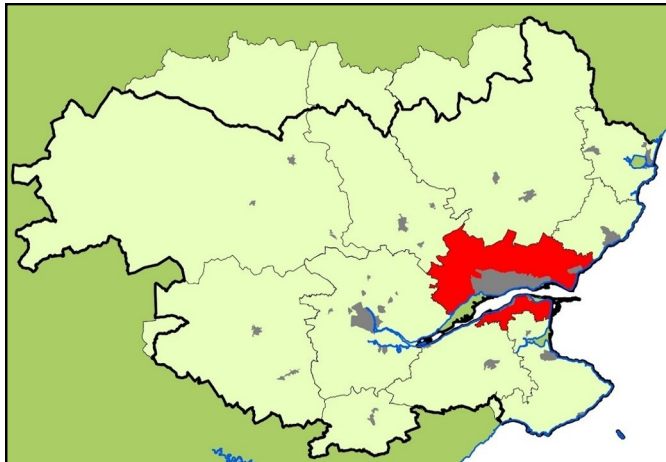


## Accommodating need and demand for new homes in the Greater Dundee Housing Market Area

### Greater Dundee Housing Market Area

Housing market areas tell us where most house moves start and end within the same area. The Greater Dundee Housing Market Area is the only one in the TAYplan area covering parts of more than one council (see maps below). The Housing Need and Demand Assessment (2013) has identified need and demand for each council part of this housing market area.

### Greater Dundee Housing Market Area Maps



### Providing a sustainable growth strategy

The approved TAYplan (2012) focuses the majority of new development in the Dundee Core Area and, in particular the Dundee City part. The identified need and demand for new homes could be accommodated by the present strategy in all parts of the Greater Dundee Housing Market Area with the exception of the Perth & Kinross part.

In the Dundee City, Angus and North Fife parts the scale of identified need and demand is less than presently planned levels. The respective Local Plans already have an established land supply capable of accommodating the majority of this growth.

### North Fife part of the Greater Dundee Housing Market Area

Tayport, Newport and Wormit in North Fife are a small part of Dundee Core Area. Large scale expansion beyond what is already allocated in the St. Andrews and East Fife Local Plan (2012) is not envisaged and would not reflect the strategy. In this area there is already sufficient housing land to meet identified need and demand for new homes in the first 12 years of the next TAYplan.

### Perth & Kinross part of the Greater Dundee Housing Market Area

In the Perth & Kinross part of the Greater Dundee Housing Market Area there is an identified need and demand for 40 homes per year. This area is characterised by small villages and prime agricultural land. The only principal settlement is Invergowrie; part of the Dundee Core Area identified in approved TAYplan (2012) Policy 1.

Invergowrie is constrained by the River Tay to the south and the James Hutton Institute Strategic Development Area to the west.

Accommodating all of the identified need and demand for new homes in this area would require Perth & Kinross Council to allocate new housing sites in villages and the countryside. This does not reflect the approved TAYplan (2012) Policy 1 (*locational priorities*) and also Policy 5C; which makes a presumption against land releases in the surroundings of Dundee and Perth Core Areas, including along the Carse of Gowrie. Both of these policies are not proposed to change.

### Potential changes to respond to these issues

Accommodating 35 of the 40 homes per year for the Perth & Kinross part elsewhere in the Dundee Core Area would better reflect the strategy. The remaining 5 homes per year (100 over the 20 year plan period) provide for some local house building in this area. The 35 homes per year would be accommodated in neighbouring Dundee City. This is the only reasonable alternative way to meet identified need and demand and deliver the Plan's strategy.

### Delivering sustainable growth

Approved TAYplan Policy 5B already provides the appropriate flexibility for Dundee City to accommodate more housing than planned for. The continuation of this flexibility enables effective housing land within Dundee City to meet identified need and demand, rather than less sustainable locations. Therefore, where a planning authority deem a site non-effective and consider there is no appropriate alternative site(s), then this provision is to be met in Dundee City with a focus on regenerating brownfield land.

## Proposed changes for the Greater Dundee Housing Market Area

The emphasis is on delivering a sustainable growth strategy which focuses the majority of new development in the Dundee Core Area and particularly Dundee City.

In order to deliver this sustainable growth strategy the majority of the identified need and demand for new homes in the Perth & Kinross part of the Greater Dundee Housing Market Area should be accommodated within Dundee City, with a focus on redeveloping brownfield land. In all parts of the market area outwith Dundee City where a planning authority deems a site non-effective and consider there is no appropriate alternative site(s), then this provision is to be met in Dundee City.

### What do you think?

**Question 8:** Within the relatively small areas of Perth & Kinross that lies within the Greater Dundee Housing Market Area should the next TAYplan plan for most of the identified need for new homes in this area to be built in neighbouring Dundee City instead?

(see blue box to right)

**Yes/No/No Comment**

**Please tell us your reasons.**

**Question 9:** If housing land in the Greater Dundee Housing Market Area becomes non-effective and appropriate alternative site(s) cannot be found should the next TAYplan provide for the additional homes to be built in Dundee City instead?

(see blue box to right)

**Yes/No/No Comment**

**Please tell us your reasons.**

<b>Proposed Change</b>	<b>Accommodate most of the new homes for the Perth &amp; Kinross part of the Greater Dundee Housing Market area in neighbouring Dundee City; and, where a planning authority deems a site non-effective and consider there is no appropriate alternative site(s), then this provision is to be met in Dundee City.</b>
<b>Description</b>	Most of the identified need and demand for new homes in the Perth & Kinross part of the Greater Dundee Housing Market Area will be planned for in neighbouring Dundee City, with a focus on redeveloping brownfield land, to deliver a sustainable growth strategy; and, Implement approved TAYplan (2012) Policy 5B and accommodate more homes in Dundee City if sites in other parts of the Greater Dundee Housing Market Area are deemed non-effective by the Planning Authority and there are no appropriate alternative site(s).
<b>Pros</b>	<ul style="list-style-type: none"> <li>• Meets all of the identified need and demand for housing within the same geographical housing market area and plans for sustainable growth.</li> <li>• Reflects approved TAYplan (2012) Policies 1 and 5C which focus the majority of homes in principal settlements.</li> <li>• An increased likelihood that this need and demand will be met using previously developed land and buildings.</li> <li>• Reflects the findings of the Strategic Environmental Assessment (2010) that development concentrated along the Carse of Gowrie represents the least favourable environmental and flood risk option.</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>• None that can be identified.</li> </ul>
<b>TAYplan's Reason</b>	This accommodates the identified need and demand for new homes within an immediately neighbouring part of the same urban area. This approach meets the identified need and demand for new homes whilst also delivering the location priorities needed to fulfil the vision and outcomes.

## Strategic Environmental Assessment findings:

<b>Planning for new homes</b>	Both options have a range of potential effects. The assessment is based on the higher level of new house building. The scale of development will inevitably have some negative potential effects. The siting, design and layout of new development in the context of the proposed enhancement to existing policies in this Main Issues Report, and those existing policies that are not changing, results in a number of neutral and positive potential effects.
<b>Allocating within boundaries</b>	Overall both options are considered to have a largely positive or no known significant effect, essentially because the principle is to manage the level of new housing growth taking account of serious environmental constraints. Option 1 poses the least threat to the environment.
<b>Greater Dundee Housing Market Area</b>	The overall level of housing growth was assessed as above. The assessment also considered the potential effects of accommodating additional housing in Dundee City, within the context of both existing policy and proposed changes to policy. The potential effects are considered positive and likely to result in more sustainable development.

## Summary of the collective implications of all the housing issues considered in Main Issue 5

There are no proposal to amend the present locational strategy (see page 56) or Policies 5B and 5C.

Together the factors considered in this main issue bring several, inter-related implications requiring changes to approved TAYplan (2012) Policy 5:

- The scale of new home building will meet all of the identified need and demand for new homes in Angus, Dundee City and North Fife. There are two options for the overall scale of new homes planned for in Perth & Kinross.
- House building rates will be shown for each council part of the Greater Dundee Housing Market Area;
- Councils could increase to as much as 25% the housing provision for one market area that they can share with neighbouring market area(s) within their council boundaries, in serious cases of appropriately evidenced environmental or infrastructure constraint;
- Most of the identified need and demand for new homes in the Perth & Kinross part of the Greater Dundee Housing Market Area will be accommodated in Dundee City; and,
- Additional house building will be accommodated in Dundee City where sites elsewhere in the Greater Dundee Housing Market Area are non-effective and there are no appropriate alternatives.

## I want to know more:

*TAYplan's Non Technical Summary and Environmental Report (2014) of the Strategic Environmental Assessment*

*Strategic Environmental Assessment is a process intended to ensure that the possible environmental effects (both positive and negative) of plans, programmes and strategies are fully considered and taken account of in the course of their development.*

# Main Issue 6: Planning for a low carbon economy and place

## What a low carbon economy and place is and why this is important

A low carbon economy and place is where there is a more limited reliance on fossil fuels (such as coal, oil and gas) to produce energy for heat, power and travel. As a result greenhouse gas emissions, including Carbon Dioxide (CO<sub>2</sub>), fall.

The ways energy is generated and used is important because everything we do relies on the use of energy in some way, from the food we eat to the way we live, work and travel.

The Climate Change (Scotland) Act 2009 sets demanding legal targets to reduce greenhouse gas emissions (see diagram below).

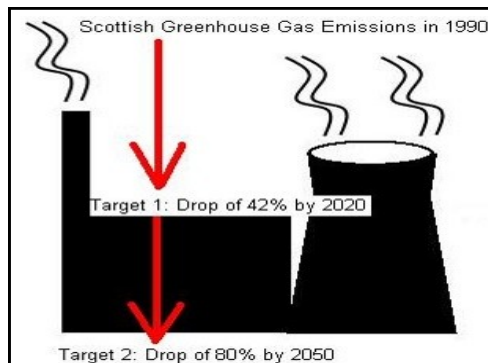
A low carbon economy is important because it is one of the main ways to reduce our green house gas emissions that contribute to climate change. This helps us to better live within Earth's environmental limits and not to undermine the very systems that our society relies on to support our

quality of life. It also contributes to sustainable economic growth; both in terms of opportunities for cost savings and also in the manufacture, deployment and operation of the associated infrastructure and equipment.

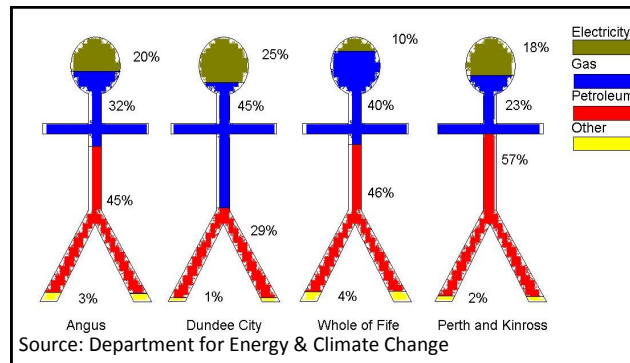
The Strategic Development Plan has a role in ensuring that the location, design and layout of development reduce the need to consume energy and in planning for the infrastructure that allows us to shift to low/zero carbon generation and to facilitate the related growth and investment.

The diagram (below) shows that our society consumes nearly 80% of its energy from gas and petroleum products. This is essentially for heat and travel. Despite major advances in decarbonising electricity it is heat and travel where the most concerted effort is needed to shift to a low carbon economy and place.

### Scottish legal targets for green house gas emissions



### Final energy consumption (2010)



## Approved TAYplan (2012) approach

**Policies 1, 4, 5 and 7** require the location of development to minimise the need to travel to access jobs, services and facilities. This then influences the use of fossil fuels in travelling. This is done by concentrating the majority of homes, businesses and commercial activity in principal settlements.

**Policies 2B, 2C and 2F** require development to be integrated with its surroundings so that the design and layout promotes access by non-car transport modes.

**Policy 2D** requires new development to be designed to reduce the need to consume energy and resources from the outset. This avoids the need to use energy directly for heat and power and indirectly in resources such as clean water.

**Policy 3** protects Dundee and Montrose Ports for port related uses to support the growth of the offshore energy industry. It also protects land needed for transport infrastructure improvements.

**Policy 6** provides a locational framework for the infrastructure needed to generate and distribute heat and power. This is about all energy at all scales from individual property to national scale. This is part of the process to make sure new infrastructure capable of supporting the decarbonisation of heat and electricity is appropriately located. The considerations include those which affect neighbours and landscapes but also consider the energy associated with moving raw materials and waste products.

## Changes that will influence the next TAYplan

### **Low carbon economy is a national priority**

The Proposed National Planning Framework 3 (2014) and Draft Scottish Planning Policy review (2013) put clearer emphasis on moving to a low carbon economy. This focuses on reducing demand and increasing the amount of energy coming from low and zero carbon sources. Scottish Government targets have shifted to the equivalent to 100% of electricity demand and 11% of heat to come from renewable sources by 2020.

### **Wind energy**

Although wind is only one form of renewable energy it has been the most rapidly growing sector over recent years. The Draft Scottish Planning Policy review (2013) suggests that Strategic Development Plans should identify capacity for strategic onshore wind farm developments as well as cumulative impact pressures.

Angus, Fife and Perth & Kinross Councils have undertaken landscape capacity studies to inform detailed policies on wind energy through Local Development Plans.

### **Offshore renewable energy opportunities**

The offshore renewable energy sector in the TAYplan area has strong potential with major offshore wind licences commencing at Neart Na Goaithe and Inchcape off the Firth of Tay. The National Renewables Infrastructure Plan (2010) identified Dundee and Montrose ports as major locations for the offshore renewable energy industry. These contribute to a wider east coast energy corridor including Methil in Fife, just outside of the TAYplan area, and up to Perterhead in Aberdeenshire. The Carnoustie landing point for the offshore grid connections has also been licenced and

the substations for the East Coast power line upgrade, identified in National Planning Framework 2 (2009), have been consented.

### **Variety of technologies for energy security**

OfGem reported in 2013 that the closure of coal fired and nuclear power stations will increase the risk of blackouts by 2015. This illustrates the importance of a sound and balanced approach to energy supply. This is about all generating technologies and not just wind.

National policy has already begun to identify the importance of both demand reduction and provision of generating infrastructure. The rationale for these twin measures are as important to energy security as they are to the low carbon agenda.

### **Changing vehicle technology**

Although other measures such as development location and active travel will contribute to reduce transport carbon emissions; *Transport Carbon Assessment* (2013) for Tactran concluded that the transition to electric vehicles offers the greatest potential to reduce transport CO<sub>2</sub> emissions. The Scottish Government has published a route map to shift vehicle propulsion to electricity by 2050. This requires a shift in vehicle production, purchaser confidence, easy deployment of charging infrastructure and the electricity generating infrastructure capacity to replace petrol/diesel.

This could also assist in improving air quality, particularly at the region's 4 Air Quality Management Areas (Crieff, Cupar, Dundee and Perth). In all four places traffic generated air pollutants are a major reason for poor air quality.

### **Heat generation infrastructure is key**

Joint work by councils and the Scottish Government has mapped locations of heat production and heat demand. This has helped to understand where district heat networks could be established to use surplus heat from e.g. industrial processes and places where it is needed. This has the potential to make more efficient the presently wasteful production of heat as well as to reducing the risk of fuel poverty.

### **Implications of adapting to a changing climate**

Warmer winters may reduce gas consumption for heating. This could lead to a fall in heat demand, cost and CO<sub>2</sub> emissions. Presently around three quarters of CO<sub>2</sub> emissions from homes relate to space heating and water heating.

Hotter summers bring the likelihood of needing to cool buildings. Although this can be achieved partly by natural shading and other design features, any shift to air conditioning technology will bring additional energy consumption. This would need to be offset by using low carbon electricity.

Hotter summers may also favour solar thermal and heat exchange technologies for water heating. This could further contribute to a reduction in gas and electricity consumption.

### **Reinforces approach**

These changes reinforce the need to reduce demand and to provide the infrastructure to support a switch to low/zero carbon energy and to (re)use existing heat.

## Options for moving to a low carbon economy and place by reducing energy demand and consumption


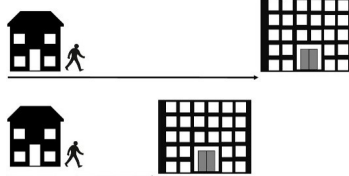
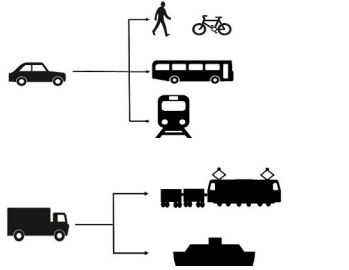

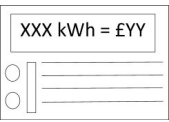
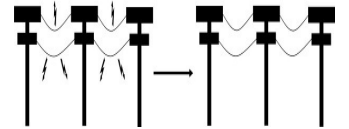
Reducing demand is about making sure we consume less energy for heat, power or travel in the first place. This helps to lower CO<sub>2</sub> emissions, it can also help lower energy bills and, potentially, the risk of fuel poverty.

Reducing demand is also important in reducing the amount of energy that then needs to be generated from zero/low carbon sources. In other words, it shrinks the problem.

There are lots of ways to reduce demand (see right). Some ways involve behaviour choices made by people and businesses. However, the next TAYplan will have a role to play in resource efficiency of buildings and places and in the location of development.

The approved TAYplan (2012) already locates the majority of new development in principal settlements to reduce the need to travel. It also has requirements to link up places and provide appropriate new infrastructure to support active travel. There is also a requirement that all new development is built to enable its occupants to use less energy and other resources.

There is no proposal to alter these requirements for the next TAYplan because they remain important components of delivering a low carbon economy and place. But buildings and places will need to better manage hot and cold temperatures in the future.

 <p>Energy Efficiency Rating</p> <ul style="list-style-type: none"> <li>(92 to 100) <b>A</b></li> <li>(81 to 91) <b>B</b></li> <li>(69 to 80) <b>C</b></li> <li>(55 to 68) <b>D</b></li> <li>(39 to 54) <b>E</b></li> <li>(21 to 38) <b>F</b></li> <li>(1 to 20) <b>G</b></li> </ul>	<p><b>Energy and resource efficient buildings</b> help their occupants to use less energy in the first place. This can be achieved by a combination of higher building standards for new development, retrofitting existing buildings and using low energy appliances. The approved TAYplan (2012) requires high resource efficiency through the location, design and layout of buildings. The Scottish Building Regulations determine building standards.</p>
	<p><b>The location, design and layout</b> of new development can make it easy for people to access homes, jobs, services and facilities without needing to travel by car. The approved TAYplan (2012) already concentrates the majority of new development in principal settlements for this reason. It also requires the joining up and integration of new development with existing places and promotes transport integration. Improvements in digital technology will also help to reduce the need to travel although this can also bring increased demand for power.</p>
	<p><b>Travelling or moving goods using alternative modes of transport</b> can reduce fuel consumption, carbon dioxide emissions and help improve air quality. Road transport presently accounts for the vast majority of transport carbon emissions. The approved TAYplan (2012) requires new development to be well integrated with existing transport systems and to be located, designed and laid out to reduce the need to travel by car and, where possible, road transport. More freight also needs to be moved by sea and rail with consolidated distribution centres. But decisions about how to travel or move goods are also about cost, comfort, convenience, reliability and time.</p>
	<p><b>Switching off</b> can reduce energy consumption but this is a behavioural issue that TAYplan has no influence over.</p>
	<p><b>Smart meters</b> help people and businesses to understand the cost of their energy use in real time. This helps them to change their behaviour to reduce costs and consumption.</p> <p><b>International grids</b> allow surplus energy in one territory to be used in another at times of peak demand. This reduces overall energy demand across the grid network.</p> <p>TAYplan has no influence over smart meters or international grid systems.</p>
	<p><b>Upgrading infrastructure</b> can improve performance and reduce power losses. Some infrastructure upgrades will require planning consent but others will be made by improving existing infrastructure or through national consents.</p>

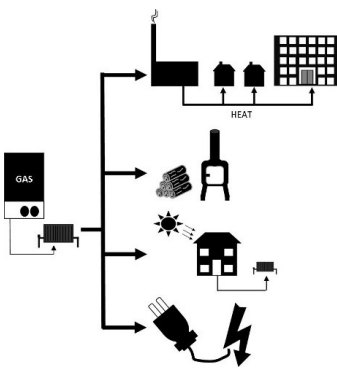
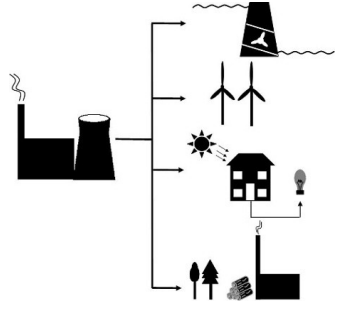
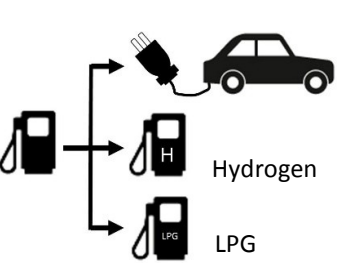

## Options for moving to a low carbon economy and place by switching to low/zero carbon sources

Even if our society and economy are successful in reducing energy demand there will always be a need to heat buildings, to power equipment, to travel longer distances and to move heavy cargoes. This means that there is always a need for infrastructure to generate and distribute energy.

Major improvements have been made to shift to lower carbon sources for electricity generation. But, the major challenge for the future is about decarbonising heat and transport. Gas and petroleum products account for around 80% of our final energy consumption.

Technology presents a variety of solutions. These are based around using/re-using heat more effectively by linking up producers and users through area-wide distribution networks. Alternatives involve a complete shift to the electricity sector with the increased electricity demand being met through additional low/zero carbon energy infrastructure. Besides the actual generating infrastructure both approaches require distribution/transmission infrastructure. They also require a storage system or battery to hold surplus heat or power.

The central issue is about how best to accommodate new heat and power infrastructure. The approved TAYplan (2012) Policy 6 already sets out a strong decision making framework that is capable of being broadened to include district heating, heat networks and energy storage.

	<p><b>Shifting to generate heat from low/zero carbon sources</b> can reduce gas consumption and associated CO<sub>2</sub> emissions. Biomass and solar thermal can wholly or partly replace gas for water and space heating. Some appliances that heat water could be powered electrically and shift the electricity production to low carbon sources. These measures do not all require planning consent but may logically form part of the existing approach required by TAYplan to reduce energy consumption in buildings.</p> <p><b>Using surplus heat</b> can capture heat that has already been created and reuse it, particularly from industrial processes. TAYplan has a role in ensuring that users and producers of heat are appropriately located and linked.</p>
	<p><b>Shifting to generate electricity from low/zero carbon sources</b> like wind, biomass, solar and hydro (these are not the only technologies) will reduce carbon emissions. Combined with a reduction in demand these technologies could largely replace the electricity presently generated from coal or gas power stations. But, there will always be a need for some base-load capacity for times of peak demand and when the sometimes intermittent supply from renewable sources is interrupted.</p>
	<p><b>Alternative fuel sources for vehicles</b> could make a major contribution to decarbonising travel. The move to electricity and/or hydrogen offers the chance to shift power requirements to the renewable electricity sector. Electrically powered vehicle technology, in particular, is developing further in terms of range and cost, but this is governed by manufacturers and consumers. The Main Issue for TAYplan is about what additional power generating and distribution infrastructure would be necessary to support this shift and where it should be located.</p>
	<p><b>Storing surplus power and heat</b> would make a huge difference in our society's presently wasteful approach to heat consumption in particular. This hinges on using hot water as a medium to store heat in insulated flasks. For electricity it may involve batteries, UK based pump hydro or production of hydrogen; or, sale to overseas storage as part of a Trans European Grid. In each case new infrastructure would be needed.</p>

## Potential changes to reduce demand and shift heat and power to low carbon sources

### **Demand reduction is a place shaping issue**

The location, design and layout of new development is integral to delivering a low carbon economy and places. Approved TAYplan (2012) Policies 1, 4, 5 and 7 already focus the majority of new development within the region's principal settlements and town centres to improve access and reduce the need to travel and consume fuel.

Approved TAYplan (2012) Policy 2 requires new development to reduce the need to consume resources and energy at the outset. This includes the water and power consumption for buildings and the need to make neighbourhoods walkable.

Therefore the place shaping requirements are already appropriate; also taking account of the changes in Main Issue 2 (page 12).

### **Switching to low/zero carbon methods**

Approved TAYplan (2012) Policy 2E already requires low and zero carbon energy generation technologies to reduce carbon emissions. The emphasis remains appropriate but this could be strengthened by a more explicit requirement for Local Development Plans to assess and identify district heating and heat network opportunities at a more local level.

This would continue to place requirements on developers to deliver low and zero carbon generating technology as part of new development. But it is more explicit than before. This is a direct response to the increased likelihood that heat, power and travel related carbon emissions will fall through demand reduction and transfer to the low/zero carbon electricity sector.

### **Heat and power storage infrastructure**

With increasingly decentralised systems and the reuse of surplus heat in particular, the storage of heat and power has become more important. The approved TAYplan (2012) definition of energy and waste management infrastructure does not explicitly include heat and power storage infrastructure. Making this alteration would not bring about a change in Policy 6C but would make it absolutely clear that storage infrastructure sits within the same policy framework as transmission and generation infrastructure.

### **Where infrastructure should and should not go**

Approved TAYplan (2012) Policy 6C already sets out a framework to ensure that new energy and waste/resource management infrastructure is appropriately located. Policy 6A already recognises the need to identify suitable locations for renewable electricity and heat production.

### **Energy infrastructure is varied and new commercial technologies are emerging**

There are numerous technologies for generating electricity including wind, solar, hydro and for generating heat, including heat-transfer, surplus heat, solar or geo-thermal and burning waste or fossil fuels. The approved TAYplan (2012) Policy 6C ensures that the varying land requirements and impacts of different technologies are properly considered.

Draft Scottish Planning Policy (2013) suggests that capacity for strategic onshore wind farm and cumulative impact pressures should be identified. Clarity is however needed from Scottish Government

on their meaning of 'strategic'. TAYplan considers that identifying potential locations for wind energy is best considered at the local level. However, in light of the Draft Scottish Planning Policy (2013) this Main Issues Report raises the question. The work undertaken by the constituent Councils recognises that there is limited landscape capacity for wind farms in the area.

Overall this suggests that there may need to be stronger consideration in policy of landscape capacity for wind energy in neighbouring council areas and to optimise landscape capacity. From a cumulative impacts perspective there is some scope to move beyond the present policy which considers 'scale and massing' to also consider the visual impacts e.g. on the relationship of onshore and offshore energy development. This is increasingly important given that TAYplan is a coastal region with major offshore renewable energy potential.

Additionally the emphasis will also be on Local Authorities ensuring that landscape and other studies are compatible in the consideration they give to national/regional assets e.g. the coast and the highland boundary fault.

### **I want to know more:**

TAYplan Topic Paper 3: *Assets, Resources & Infrastructure* (2014)

*TAYplan Energy Route Map* (2014)

*Draft Scottish Planning Policy* (2013) Scottish Government

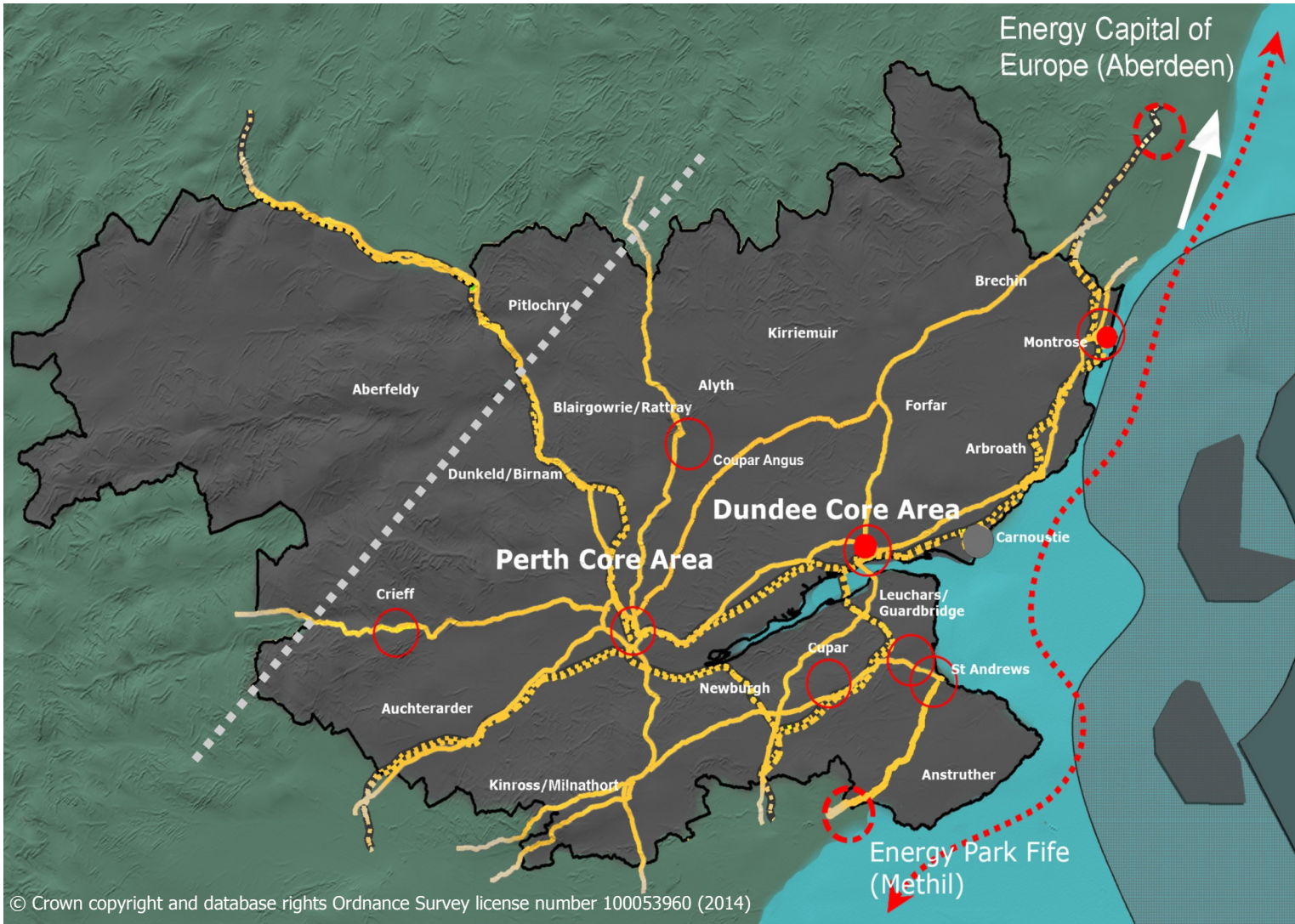
*Perth & Kinross Council Heat Mapping*

*Fife Council Heat Mapping*

*Scottish Government Heat Mapping webpage*



# Potential Heat networks and district heating, and, offshore renewable energy



- Hubs for development and investment in renewable energy
- Aberdeen and Methil
- Transmission line landing point
- Potential Heat Networks and District Heating
- Forth / Tay Cluster Offshore Wind Farm Zones
- Offshore Wind Areas of Search
- Strategic Routes
- Railways
- East Coast Corridor
- Proposed Carbon Capture and Storage (CCS) Network and Thermal Generation

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## Potential changes to policy for the next TAYplan

<b>Potential Change</b>	Enhancements to approved TAYplan (2012) Policy 6 <i>Energy and Waste/Resource Management Infrastructure</i>
<b>Description</b>	<ul style="list-style-type: none"> <li>• Place greater emphasis on district heating and heat networks to maximise the use of heat produced by waste processing, surplus heat producers and renewable energy sources. This includes a greater emphasis on linking heat users and producers.</li> <li>• Add heat and power storage infrastructure to the definition of energy infrastructure.</li> <li>• Take account of landscape capacity for wind farms in adjoining council areas and seek to optimise landscape capacity.</li> <li>• Expand the cumulative impacts criterion in approved TAYplan (2012) Policy 6C beyond '<i>scale and massing</i>' to provide a more consistent approach to the consideration on regionally important assets e.g. the coast and the highland boundary fault.</li> <li>• Emphasis on Local Authorities ensuring that landscape and/or other related studies are compatible in the consideration given to national/regional assets e.g. coast, highland boundary fault.</li> </ul>

### Strategic Environmental Assessment findings:

The potential environmental effects are mostly positive or neutral. The assessment recommended focusing on seeking to optimise landscape capacity as opposed to general capacity.

## What do you think?

**Question 10:** Do you agree that the next TAYplan should help to reduce and to shift demand for heat and power to low carbon sources by:  
(see blue box to left)

- Placing greater emphasis on district heating networks to maximise the use of heat produced by waste processing, surplus heat producers and renewable energy? **Yes/No/No Comment**
- Taking account of landscape capacity for wind farms in adjoining Council areas and seek to optimise landscape capacity? **Yes/No/No Comment**
- Expanding the approved policy to consider the cumulative impact on regionally important assets e.g. the coast and the highland boundary fault? **Yes/No/No Comment**
- Providing greater emphasis in policy that landscape and/ or related studies are compatible across Council boundaries in the consideration given to national/ regional assets? **Yes/No/No Comment**

**Please tell us your reasons.**

**Question 11:** Beyond those identified on the map on page 41 are there other opportunities for heat networks and district heating?

**Yes/No/No Comment**

**Please tell us your reasons.**

## Main Issue 7: Planning for resource security

### What resource security is and why this is important for TAYplan

Resource security is about ensuring that our society and economy continue to have access to important resources in the future. This includes land, water, food, minerals, timber, energy and other resources. All of these things benefit society and the economy in some way. Each also involves choices and trade offs about how people and businesses use the environment.

Resource security has a direct role in our quality of life because it makes sure that the things society and the economy rely on are available. This supports sustainable economic growth and helps people to live healthier lives.

However, global resource consumption rates presently require the equivalent to three planet Earth's to sustain them. Therefore resource security is not just about supply. Living within Earth's environmental limits and the quality of our environment is the result of how people and businesses behave when they consume resources. Resource security and responsible consumption are therefore complementary components of our quality of life. These are also key parts of any strategy to manage and promote social, economic and environmental resilience.

Resource security is not the same thing as being resource self-sufficient. But, self-sufficiency may form a part of resource security.

National governments try to guarantee resource security through trade agreements. However, at TAYplan level the emphasis is on ensuring that

important resources are not lost to future generations because of decisions taken today about the location of development.

The TAYplan area is home to many regionally and nationally important resources for example:

- Water quality is of direct importance to domestic consumers but also to businesses such as the Whisky industry, which plays an important role in Scottish and UK exports.
- TAYplan is also home to a high proportion of Scotland's prime agricultural land and therefore decisions about the location of development have an important impact on food security.
- The carbon rich soils in the north and west of the TAYplan area are important for keeping carbon locked up in the earth and as water storage to help reduce flood risk.
- Some large parts of the TAYplan area are forested and serve as important habitats, recreational facilities and timber resources.
- Some shale gas and coal bed methane reserves have been identified under parts of the TAYplan area.
- Nationally important minerals deposits (gold, silver, barytes and zinc) are located in the western Perth and Kinross area.
- There are many small and medium sized hard rock, and, sand and gravel quarries. The role of recycled and secondary aggregates has also been important in preserving resources.

### Approved TAYplan (2012) approach

i. Policy 1 focuses the majority of development in principal settlements. This is complemented by Policy 3 which requires the protection of important assets and resources such as prime agricultural land, forests and carbon rich soils, and, economically important minerals. Here Local Development Plans are required to understand and consider all of these factors in identifying land for development. This strategy seeks to avoid development in locations where important assets and resources are located.

ii. Sometimes though Local Development Plans will need to balance the wider sustainability interests of these assets and resources with those of new development. For the most part this will be an impact on prime agricultural land.

iii. Policy 2E requires new development to reduce the consumption of resources through new development. Although much of this is aimed at reducing energy consumption it also has the effect of reducing material resource demand as well.

iv. Policy 6 includes waste and resource management infrastructure. Although there are strong cross-overs with the low carbon economy, the zero waste economy is about making sure we reuse as much as we can rather than throwing it away. This is consistent with resource security principals although the key land use planning issue here is about where the infrastructure is located rather than what is being done.

## Changes in resource consumption that will influence the next TAYplan

### Resources are part of a global system

Food, minerals, oil, gas and timber, amongst others, are all traded on the international commodities markets. Many of these resources are finite or finite within economic viability. This means that there is global competition for a limited supply of available resources. Their price is affected by global demand and supplies.

### Agricultural land a national asset

Although global mortality and fertility rates have fallen the Earth's human population is expected to grow from 7 Billion people today to around 9.6 Billion in 2050. Similarly the UK population is projected to grow from 63 million today to over 78 million by 2050. This means that more people will need food.

The TAYplan area is home to a significant share of Scotland's prime agricultural land. This is the best quality land used for crops and is therefore an important national asset in any food security strategy. The future development strategy will need to consider the impact of development on these areas. It may also be that people grow more of their own food in gardens, community growing spaces and allotments. This would require the reuse and/or creation of new spaces in our urban areas.

### Gas from shale and coal

Shale gas is natural gas trapped in shale rock underground. It can be released by an engineering process using high pressure water fracturing ('fracking'). These areas are licenced by the Department for Energy and Climate Change but planning permission is still required alongside other environmental permits. There are limited shale gas reserves underneath the

TAYplan area. However, there are reserves of gas trapped within coal seams (coal bed methane). Commercial licences have been granted covering parts of the TAYplan areas in the Largo area of Fife and in southern Perth & Kinross.

Debates continue about how shale gas and coal bed methane reserves could reduce the costs of gas for heating and generating electricity. However, the environmental risks (as well as health and safety) need to be considered nationally.

### Critical raw materials

The British Geological Survey's Risk List (2012) identifies economically important chemical elements or element groups for which the UK and EU are almost wholly reliant on imports. These same materials cannot easily be substituted for recycled products. There are some deposits of Barytes, Gold, Silver and Zinc in western Perth & Kinross. This suggests some need to ensure that these nationally important minerals are not lost as a result of where development takes place.

### Construction aggregates

The Scottish Government has jointly conducted the Scottish Aggregates Survey 2012 with planning authorities across Scotland. The survey is expected to conclude in 2014. It will help to give some indication of whether or not there is a surplus or shortfall in the 10 year land bank for construction aggregates; this is hard rock, and, sand and gravel.

Previously there was understood to be a surplus of hard rock and a shortfall in sand and gravel in the TAYplan area. Although it is not yet clear what the conclusions

of the Scottish Aggregates Survey will be, any shortfall would need to be addressed through policy.

The need to protect the ten year land banks from sterilisation by other land uses would remain a necessary part of approved TAYplan (2012) Policy 3.

### Zero waste and safeguarding resources

In 'Safeguarding Scotland's Resources' (2013) Scottish Government has set targets to reduce Scotland's waste by 7% by 2017 and 15% by 2025. The *Zero Waste Plan* (2010) also sets out demanding targets for waste treatment. The TAYplan Monitoring Statement (2014) reports progress towards these targets but there is still some way to go.

Future waste arisings information from the Scottish Environment Protection Agency suggests a continued need to shift away from landfill. However, this does not automatically require additional locations or treatment facilities because many existing facilities in the TAYplan area have capacity to expand or handle more waste.

The Waste (Scotland) Regulations 2012 require treatment of un-separated waste to remove any recyclables prior to disposal. This may require more handling and treatment facilities. The present approach in Policy 6 for the location of waste/resource management facilities remains appropriate.

### Biomass demand increasing

As part of the shift to a low carbon economy there has been a growth in use of biomass heat and power. This has increased demand for timber.

## Options to respond to resource security in the next TAYplan

### Present avoidance and demand reduction approaches remain appropriate

The approved TAYplan (2012) Policy 3 approach is to avoid development in locations that would sterilise economically important minerals and important ecological and natural assets such as carbon rich soils, forests and prime agricultural land. This remains a valid method of promoting resource security within the context of prudent consumption.

Similarly the approach to reduce the need to consume resources in development, set out in approved TAYplan (2012) Policy 2, also continues to represent a logical step towards demand reduction for some resources.

### Shale gas and coal bed methane

This is a relatively new issue and Scottish Planning Policy, when finalised, may provide national policy. It is an issue which has raised public concern. TAYplan needs to consider whether the next Plan should set out a policy framework and what that should cover.

### Minerals approach appropriate

The next TAYplan could identify and safeguard the areas where critical raw materials, defined in the British Geological Survey's Risk List (2012), are located.

The detailed planning policy requirements for mineral extraction are already set out in Scottish Planning Policy (2010). The approved TAYplan (2012) does not need to repeat these. The present approach of building-in the need for a 10 year land bank of aggregates and a requirement for Local Development Plans to consider economically important minerals in justifying the locations for development remain the most appropriate way to balance

the need for materials with the locations for new development. There is no evidence to suggest that an alteration is required to this approach.

Areas of search for hard rock and for sand and gravel are also best carried out at council level in Local Development Plans. The major drivers for these will be where mineral deposits are located.

### Moving to zero waste

The approved TAYplan (2012) approach remains appropriate and reflects important links to the low carbon economy by recognising the role of waste management in heat production. It also recognises the broader carbon reductions from reducing, reusing and recycling waste.

### Infrastructure preservation remains appropriate

Preserving the integrity of the region's ports as infrastructure assets remains important to support the import and export of food, timber and minerals that are vital to our economy. Approved TAYplan Policy 3 already protects ports for port related uses and also protects land for regionally important transport infrastructure enhancements.

### Grow your own food a local issue

The safeguarding and provision of allotments and community growing space is collectively strategic in importance but is best managed at a Local Development Plan level. These spaces are, by their nature, small and the threats and opportunities are about local rather than strategic planning. Therefore there is no additional requirement for the next TAYplan besides the approach to safeguard assets in Policy 3 and to shape better quality places in Policy 2.



### I want to know more:

TAYplan Topic Paper 3: *Assets, Resources & Infrastructure* (2014)

*Safeguarding Scotland's Resources* (2013)  
Scottish Government

*Scotland's Zero Waste Plan* (2010) Scottish Government

*Risk List* (2012) British Geological Survey

## Potential changes to the way TAYplan presently responds to resource security

### Retain much of current approach for next TAYplan

The recent changes discussed in this Main Issue suggest that the approved TAYplan (2012) is already appropriate in the majority of resource management circumstances. However, there are two areas of potential change that could respond to this issue (see blue box to the right).

<b>Proposed Changes</b>	<b>Shale gas and coal bed methane; and, Minerals</b>
<b>Description</b>	<p>Two potential areas of change:</p> <p>Potentially a policy approach providing a consistent planning framework for considering shale gas extraction (using a process known as ‘fracking’) and coal bed methane extraction.</p> <p>A policy amendment may be needed to respond to any shortfall identified in construction aggregates and/or to safeguard minerals on the British Geological Survey’s Risk List, which have deposits in the TAYplan area.</p>
<b>Issues</b>	<p>These are both issues about the extraction of material from the Earth. They present issues for how locations where these materials are located should be identified and safeguarded.</p> <p>They also pose issues about how to manage and consider applications to extract the material in question.</p>

### What do you think?

**Question 12:** Do you think the next TAYplan should include a policy to consider the extraction of shale gas and coal bed methane?

(see blue box to the left)

**Yes/No/No Comment**

**Please tell us your reasons.**

**Question 13:** Do you agree with the approach for the next TAYplan to amend existing policy to respond to any shortfall in construction aggregates and/or to safeguard deposits of minerals identified on the British Geological Survey’s Risk List?

(see blue box to the left)

**Yes/No/No Comment**

**Please tell us your reasons.**

# Main Issue 8: Planning for multi-functional green networks to be enhanced

## Green networks are important for ecosystems, people and the economy

The TAYplan area is made up of many green spaces that are both within and between towns and villages (including watercourses, gardens, parks, woodland etc). This 'green infrastructure' delivers a range of public benefits. When linked together into multifunctional green networks, further combined benefits can be achieved at a strategic level (see diagram - right).

Green networks are important because they support natural and ecological processes. These are also essential for important wildlife, for food and resources, leisure, business activity and are integral to people's health and quality of life. As such green networks are fundamental to the quality of the environments that people live, work and play in as well as for economic growth and the attractiveness of the area.

Green networks are therefore not just about protecting wildlife or landscapes. Instead this concept involves thinking very broadly about the benefits that can be derived from each component of green infrastructure and how networks of green infrastructure can best be

managed and enhanced to maximise these.

Enhancing green networks involves strengthening the connections between existing and new green infrastructure. Better connected green networks provide more resilient habitats for wildlife, routes between and around settlements for active travel and promote access to the outdoors near where people live.

The major risks to green networks are where intensive agriculture or new development and infrastructure can fragment green networks and reduce their value. This can disrupt natural and ecological processes. Therefore enhancing green networks involves strengthening the connections between existing and new green space as well as protecting important areas. Crucially though, it is also about improving access and how green infrastructure is used rather than preventing it from being used at all. The next TAYplan has a role to identify important green networks and to ensure that the location, design and layout of development brings about complementary and positive change.

### Approved TAYplan (2012) Approach




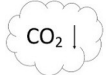
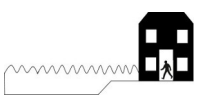



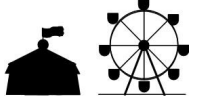
- i. The approved TAYplan (2012) focuses strongly on the multifunctional role of green infrastructure and its importance in place quality, resource management and sustainable economic growth.
- ii. Policy 2 sought to connect and integrate new development with existing and new green infrastructure and other networks. In particular, Policy 2F requires the design and layout of development to be based on place

characteristics, of which the green infrastructure and natural systems are one component.

- iii. Policy 3 protects, for a limited range of uses, important natural and historic assets, including habitats, flood plains, undeveloped coast, parks and gardens.

- iv. Green belts and undeveloped coast, from Policy 3, are built into the location priorities in Policy 1.

## Multiple benefits from strong, multi-functional green networks

	Health and wellbeing: provide space for exercise and escape.
	Sport and recreation: provide space for fun, games and exercise.
	Increase the attractiveness of the area to attract visitors and bring business opportunities.
	Active travel routes for walking, running and cycling.
	Carbon absorption: plants and soils can absorb and lock away
	Contribute to managing flood risk as flood plains or natural barriers and soak-away areas.
	Source of natural resources such as minerals, water and timber.
	Source of food and water and can also integrate land and water management with other uses.
	Habitats as well as providing wildlife movement corridors.
	Community focus and access for all people.
	Provide space to hold cultural events and festivals.

## Changes in thinking will influence the next TAYplan

### Green networks and delivering outcomes

The Scottish Government has asked Community Planning Partnerships to focus their Single Outcome Agreements on delivering 6 priority areas. The quality of green space and opportunities to strengthen local economies, improve health and wellbeing and promote access for all sits well with the green networks agenda.

### Green networks in adapting to climate change

Our society and economy need to be resilient enough to cope with the impacts of a changing climate. The natural assets in the TAYplan area offer some solutions to respond to these changes without significant costs. These include water storage and food production.

Understanding about adaptation has grown since the preparation of the approved TAYplan (2012). The proposed National Planning Framework 3 (2014) and Draft Scottish Planning Policy (2013) each begin to build in the recognition that adaptation must be a major component of reducing risks from a changing climate to the economy and society.

### Green networks and the visitor economy

The National Tourism Development Framework (2013) encourages planning authorities to consider the economic opportunities that can be achieved from green networks, such as sporting and cultural events, sight seeing, adventure sports and other activities.

These rely on people being able to access the area's

green spaces where these activities take place. They are also reliant on wider place quality perceptions, again partly driven by the quality of green spaces.

### Green networks, economic recovery and place quality

Green networks have an important role in promoting place quality and choice about places to live, work and play. Although this has always been the case the emerging economic recovery presents opportunities to improve the quality of green networks to stimulate investment. Green networks have the potential to bring about renewed confidence and pride in an area. The design and layout of new development can also contribute to improving access and delivering networks for people and wildlife movement.

### Green networks and the Draft National Marine Plan

TAYplan is a coastal region with many interests and assets that are reliant on the relationship between sea and land. The National Marine Plan Consultative Draft (2013) considers the many economic and ecological interests that compete in the marine environment. The topic with the strongest relationship to green networks is *Recreation and Tourism*.

The TAYplan's coastline connects to numerous other areas of green infrastructure and is a major destination in its own right. The approved TAYplan has already identified 'areas of undeveloped coast' to function as a component part of the spatial strategy. The 'undeveloped coast' and spatial strategy in the approved TAYplan (2012), along with this green

networks proposal are considered complementary to the objectives of the National Marine Plan Consultative Draft (2013).

### Green networks as part of 'ecosystems services'

This way of thinking has been used in the Strategic Environmental Assessment (SEA). It recognises the essential role that natural and ecological processes and systems play in things that underpin our quality of life.

For example managing land and supporting habitats and ecological processes enable us to produce food. This has the knock-on benefits of helping to feed our society and supports the agricultural, food sales and hospitality sectors of the economy that rely on food and drink for their business.

There are many examples but this recognises the inherent value ecosystems play in servicing the economy and society. The quality of green infrastructure and linkages through green networks is therefore of strategic social and economic importance.

### I want to know more:

TAYplan Topic Paper 4: *Place Shaping* (2014)

*Planning Scotland's Seas: Scotland's National Marine Plan Consultative Draft* (2013) Marine Scotland



### **Rivers and water courses part of green networks**

Although sometimes referred to as the 'blue infrastructure', watercourses, such as rivers and lochs, are integral parts of green networks. They provide habitats for wildlife, provide drinking water for our society, provide water for industry, and are important for the visitor economy.

Good water quality is important for all of these things and contributes to safeguarding and enhancing habitats. River Basin Management Planning is the process by which whole river catchments are managed to meet the requirements of the European Water Framework Directive.

### **Green networks as part of integrated thinking**

Bringing all of these strands together represents a significant evolution towards an integrated way of thinking about green infrastructure. This brings together understanding of the environmental, social, and economic functions green infrastructure delivers and how our quality of life is dependent on them.

This is about integrating green infrastructure and green networks into the broader spatial considerations about where development should and should not go. It is also about recognising the valuable roles that green networks play as assets and seeking to protect, and, enhance these.

### **Joint working on defining green networks**

Detailed work has examined ecological and green space assets in the TAYplan area, considered its role; and, determined how the next TAYplan should change.

### **Most pressure in areas around the Tay estuary**

The majority of the region's people, jobs, services, facilities and infrastructure are concentrated in the area's 20 largest settlements. The majority of these, including the largest are located along the River Tay estuary from Perth to Dundee and on to St. Andrews and Montrose. This area covers most of the area's principal settlements, most of its population, the areas where the majority of development is planned and includes all of the Strategic Development Areas identified in the approved TAYplan (2012) Policy 4.

There is also the opportunity, through Strategic Development Areas (locations allocated for large scale development), to help to join up a series of pieces of green infrastructure and other assets, particularly in Perth and Dundee cities and their surroundings. There are also opportunities to further enhance the green networks linking the Dundee and Perth Core Areas along the Carse of Gowrie.

### **Strategic and cross-boundary scale only**

Many smaller scale and settlement level green network issues are best considered by Local Development Plans. There are also some larger scale green network opportunities that are wholly within one council area and would also be best considered by the respective Local Development Plan.

This does not mean that the approach does not apply elsewhere or that other places are not important. Instead it means that this area is where, at a strategic level, planning policy can have the most effect.

### **Green networks linking places of historic interest**

The TAYplan region has a diverse and distinctive built heritage within and outwith its town and city centres. The historic setting of, for example, Listed Buildings, Scheduled Ancient Monuments, and, Gardens and Designed Landscapes provide opportunities to focus visitor-based activity and connections to a wider green network. Green networks provide ways of linking people with, and encouraging a new appreciation of, the area's historic, natural and cultural features within the landscape. Green networks, both new and existing, can also enhance the links and connections with natural and historical assets. This can also contribute to a greater connection between the historical core of town and city centres, and their surroundings.

## Proposed changes to plan for a strategic network of green spaces

### Green networks and assets management

The approved TAYplan (2012) approach in Policy 3 *TAYplan's Assets* continues to be appropriate and relevant to delivering green networks. This protects specific assets for a limited range of land uses. In doing so it preserves the integrity of the asset, in this case a green network, for a broader set of priorities.

### Green networks spatial strategy

The proposed options for change focus on priorities that are considered to make a significant contribution to the region, in the 'area of greatest change'. Focusing on enhancing larger scale green networks through Strategic Development Areas, Perth, Dundee and their surroundings, as well as connecting the green networks of the two cities. This preferred option is a long term strategy and action required to implement this would be set out in TAYplan's Action Programme. This builds on the principles of approved TAYplan (2012) Policy 1 *Location Priorities* and Policy 4 *Strategic Development Areas*.

### Green Networks in the Perth and Dundee Core Areas

This is part of an option about whether to focus specifically on the opportunities to link up several significant assets in the Perth Core Area through the West/North West Perth Strategic Development Area and the associated infrastructure.

In Dundee this is to enhance the wider Dundee Core Area through the Strategic Development Areas at Dundee Western Gateway, Dundee Centre and Port, James Hutton Institute and Linlathen.

There is also considerable opportunity to enhance the green networks linking the Dundee and Perth Core Areas along the Carse of Gowrie. This forms part of the preferred option.

This is a long term strategy. The work undertaken to inform the proposed change(s) identified the Perth Core Area as highest priority. The Action Programme will set out the detail of timing etc. alongside the next TAYplan.

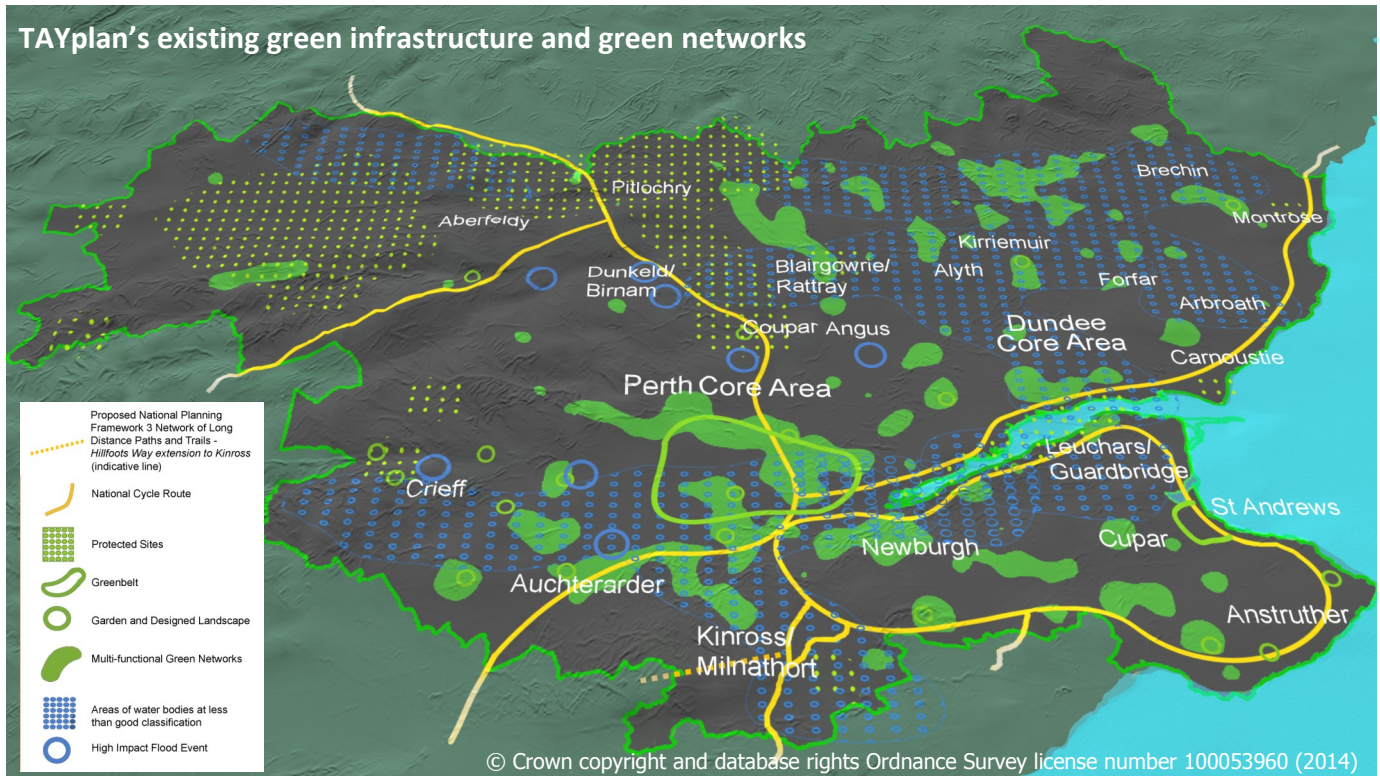
### Options focus on 'area of greatest change'

The options for TAYplan's green network strategy focus on the 'area of greatest change'. This includes the settlements along the River Tay estuary from Perth to Dundee and on to Montrose and St. Andrews, and their surroundings.

This is the area where green networks are at greatest risk from fragmentation and degradation from

development and intensive agricultural practices.

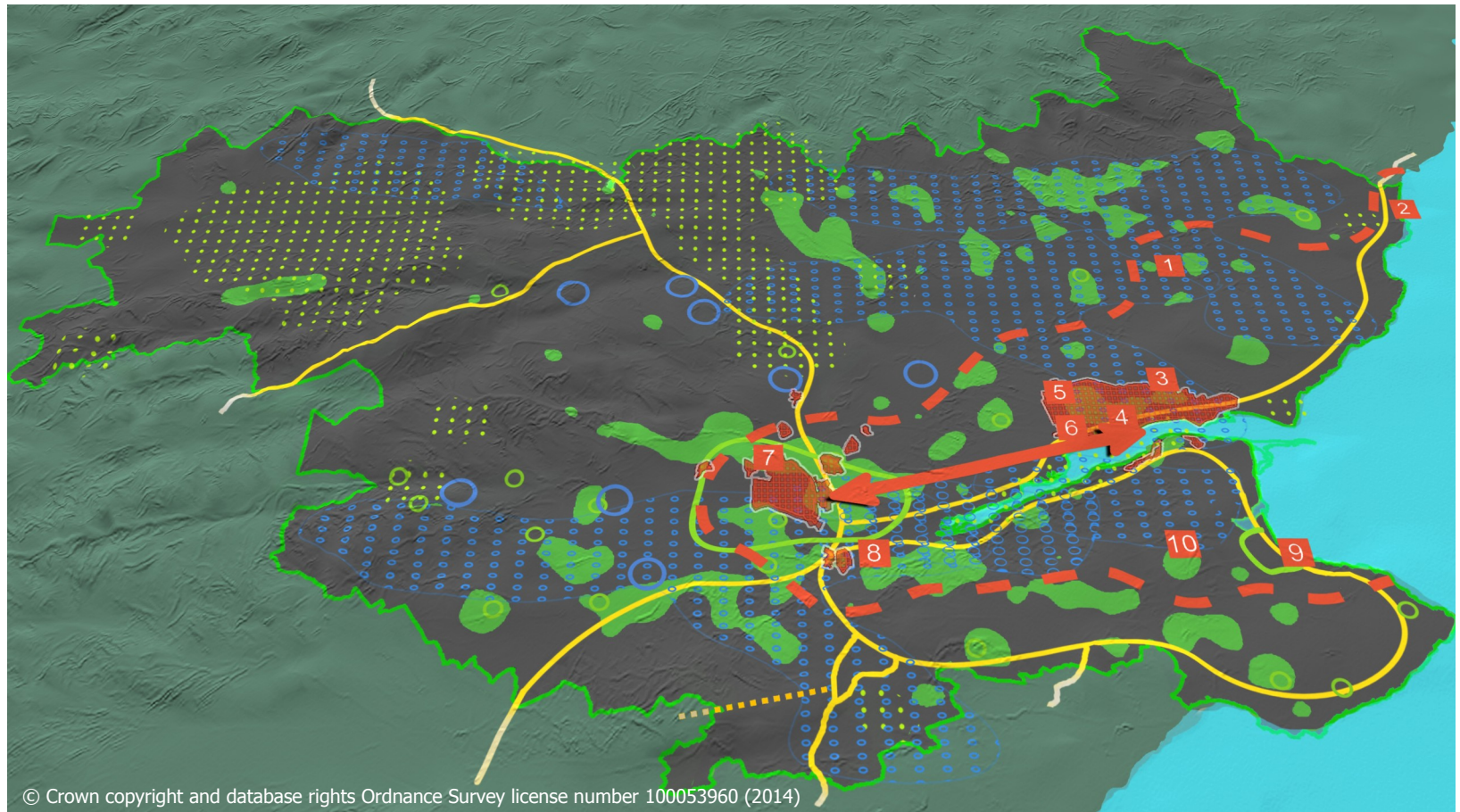
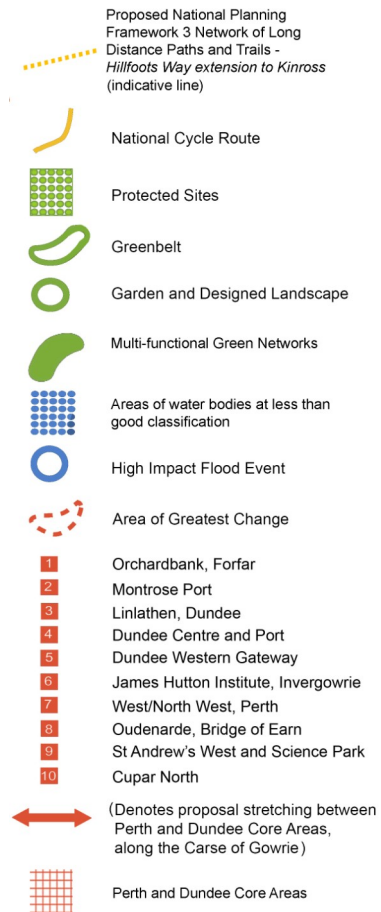
Overall this work suggests two options for a green network strategy and for each of the priorities for implementation. These are set out as maps overleaf on page 51 and 52. These each show the 'area of greatest change' using the thick red dashed line. The options each use the approved Strategic Development Areas as the main way to deliver the green networks. The first option is a more ambitious position that considers city-wide green networks for Dundee and Perth. This also seeks to link both cities through green networks along the Carse of Gowrie. The second option considers only the Strategic Development Areas.



## Option 1: Strategic Development Areas, Perth and Dundee Core Areas and linking the core areas' green networks along the Carse of Gowrie

This Option focuses on the 'area of greatest change' (red dashed line) and involves:

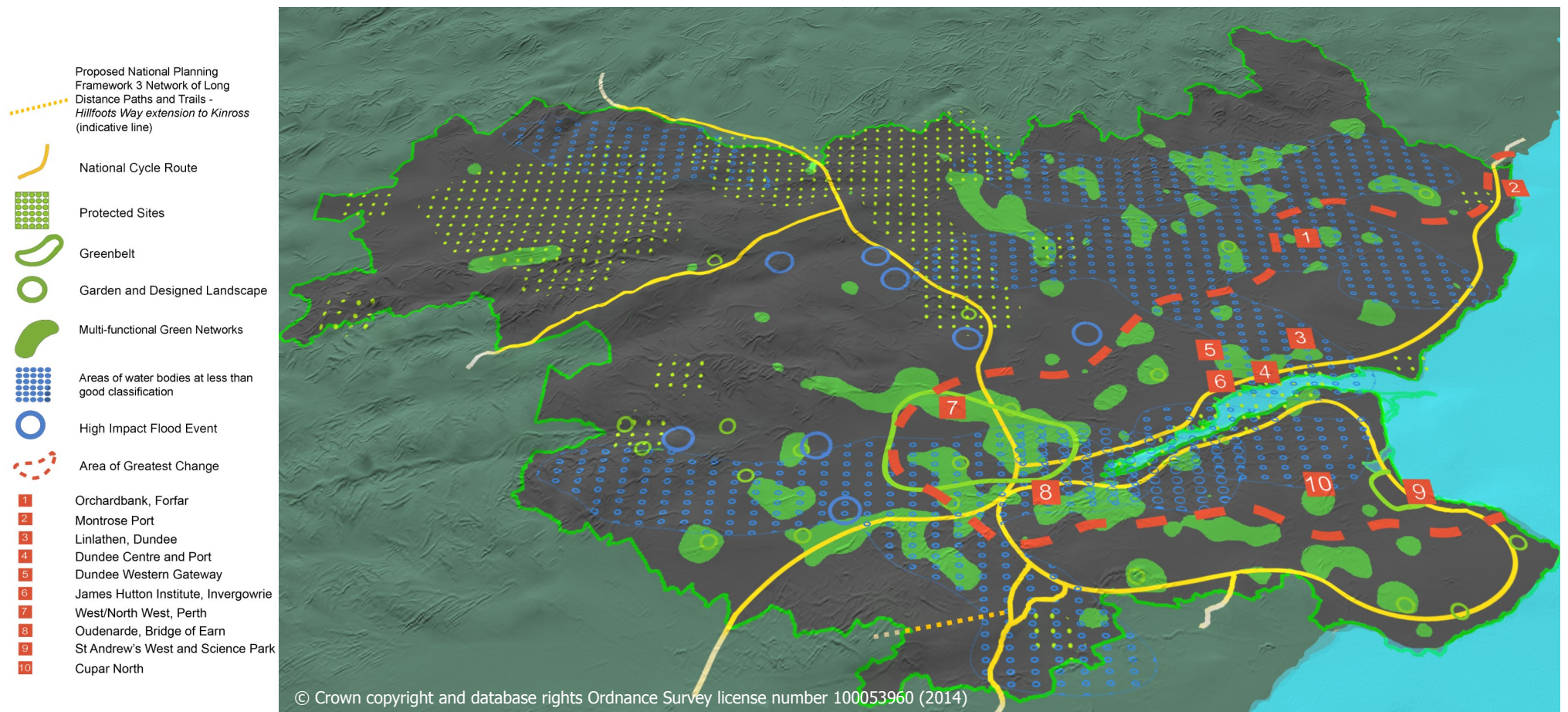
- Using the implementation of the Strategic Development Areas to link up new and existing green infrastructure to create and/or enhance green networks in these areas;
- Linking up new and existing green infrastructure and enhancing green networks across in the Core Areas of Dundee and Perth. The implementation of the numerous Strategic Development Areas in the Core Areas would facilitate broader city wide enhancements to green networks; and,
- Linking the green networks of the Dundee and Perth Core Area along the Carse of Gowrie (the area between the two cities). The close proximity of these settlements, the implementation of a number of Strategic Development Areas and other projects in the Carse of Gowrie would bring about these linkages.



## Option 2: Strategic Development Areas only

This Option focuses on the 'area of greatest change' (red dashed line) and involves:

- Using the implementation of the Strategic Development Areas to link up new and existing green infrastructure to create and/or enhance green networks in these areas.



## Options for a green networks strategy

The two options described on pages 51 and 52 are set out in the table to the right. Both options fit well with the approved TAYplan (2012) approaches set out in Policy 2 *Shaping better quality places*, Policy 3 *TAYplan's Assets*, and Policy 4B *Strategic Development Areas*. Each option provides a stronger and more purposeful context to these existing policies.

TAYplan's preference is for Option 1 because this provides the greatest scope, including a whole city approach for the Dundee and Perth core areas, which covers the cities and their surroundings.

### Strategic Environmental Assessment findings:

Neither of the strategy options should, overall, have a potentially significant, negative effect on the environment and should enhance it. Option 1 poses the least threat to the environment.

### What do you think?

**Question 14:** In order to provide for strategic green networks which option do you think should be included in the next TAYplan?

(see blue box to right)

**Option 1: Strategic Development Areas, Perth and Dundee Core Areas and linking the Core Areas' Green Networks along Carse of Gowrie**

**Option 2: Strategic Development Areas Only**

**No Comments**

**Please tell us your reasons.**

Option	1: Strategic Development Areas, Perth and Dundee Core Areas and linking the Core Areas' green networks along Carse of Gowrie	2: Strategic Development Areas Only
Description	Focuses on area of greatest change. Uses the implementation of Strategic Development Areas to enhance green networks together with the wider Dundee and Perth Core Areas and linking the green networks of Dundee and Perth along the Carse of Gowrie.	Focuses on area of greatest change. Uses the implementation of Strategic Development Areas to enhance green networks.
Pros	<ul style="list-style-type: none"> <li>• Links the green infrastructure requirements of Policy 2: <i>Shaping Better Quality Places</i> with Strategic Development Areas.</li> <li>• Considers the wider benefits of green networks in the core areas.</li> <li>• Links existing and future projects in the Carse of Gowrie.</li> <li>• Promotes broader economic, social and environmental benefits (more than Option 2).</li> <li>• Potential to improve resilience to a changing climate (more than Option 2).</li> </ul>	<ul style="list-style-type: none"> <li>• Links the green infrastructure requirements of Policy 2: <i>Shaping Better Quality Places</i> with Strategic Development Areas.</li> <li>• Promotes broader economic, social and environmental benefits (less than Option 1).</li> <li>• Potential to improve resilience to a changing climate (less than Option 1).</li> </ul>
Cons	<ul style="list-style-type: none"> <li>• None that can be identified</li> </ul>	<ul style="list-style-type: none"> <li>• Only considers the individual Strategic Development Areas and does not link the green network enhancements at Core Area level.</li> </ul>
TAYplan's Preference	✓	✗
TAYplan's Reason	<ul style="list-style-type: none"> <li>• Boldest option and considered to offer the best potential social, economic and environmental outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>• Although this offers potential for strong social, economic and environmental outcomes Option 1 is considered to do this better.</li> </ul>

## Co-ordinated Action

The Main Issues Report has set out the key issues in reviewing the approved Strategic Development Plan. Many of the changes within the approved Plan still remain relevant. The Main Issues Report has focused on what changes should be made to the approved Plan and considers reasonable alternatives for discussion.

To deliver the proposals within the approved TAYplan (2012) and suggested changes in this review requires leadership and co-ordinated action by the public and private sectors.

Dundee, Perth and other principal settlements is the focus of the area's growth, where most people live, work and where most of new large scale investment is required. A number of major new infrastructure projects are already identified to the A9/A85 junction improvements and the Cross Tay Link Road at Perth West/North West, A90 Improvement at Dundee, rail improvements on the East Coast corridor and at Usan, near Montrose. The ports of Dundee and Montrose will make a significant contribution to the growth in offshore energy and the wider relationship in East coast energy with Aberdeen to the north and Fife Energy Park in Methil to the south.

Connectivity, how well the area is connected by road, rail, air and water, is important to economic growth within the TAYplan area, Scotland and beyond. The new infrastructure mentioned above, together with the growth of Dundee Airport, Dundee and Montrose Ports, all require co-ordinated action. Broadband connectivity also needs to be enhanced, providing easy and fast connections.



A strategy of growing the economy needs to be delivered through responding to climate change and continuing to improve the quality of place.

Understanding and managing flood risk and setting out a co-ordinated approach to how the area should adapt to climate change is an integral part of growing the area's economy. The role of the green network within the area needs to be better integrated with land use planning and enhanced over the long term.

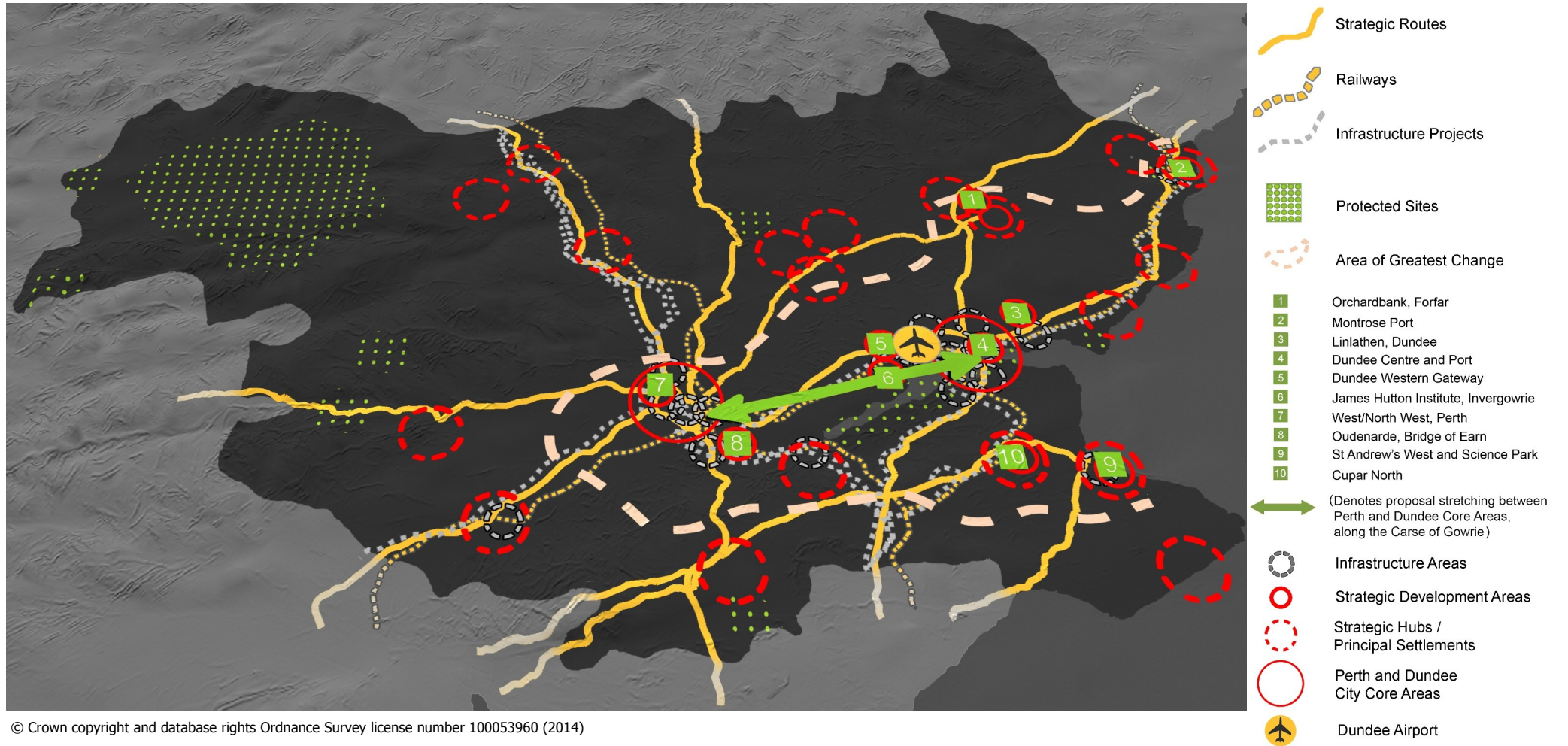
TAYplan has sensitive environments, requiring careful management of development to avoid impacting on internationally protected habitats and species.

Key issues in this area therefore include:

- Supporting strategic infrastructure developments to deliver the areas overall strategy for growth;
- Increased recognition of the area as a key economic asset;
- Maximising opportunities for offshore energy growth;
- Enhancing the green network; and,
- Managing flood risk and supporting adaptation to climate change.

These issues are all considered within the Main Issues Report. In preparing the Proposed Plan, the next stage of the Plan's review, consideration will be given to the co-ordinated action which is required to deliver the projects already identified in the approved plan and new proposals. The accompanying Action Programme to the Strategic Development Plan will continue to set out the actions required to deliver the Plan.

# Firth of Tay area of coordinated action



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# No change to locational strategy and infrastructure proposals

## Parts of the Plan where no changes are proposed

This Main Issues Report highlights where existing strategy, policies or proposals need to change or where new ones are needed. Throughout, these issues have also highlighted where there is no change. There are key aspects of the approved TAYplan (2012) where no change is proposed. These are:

- The locational strategy, which explains where new development should and should not be located; and,
- Connectivity and infrastructure proposals, which consider how places and people can be better connected.

The existing policies are shown to assist in responding to the issues raised earlier in this Main Issue Report.

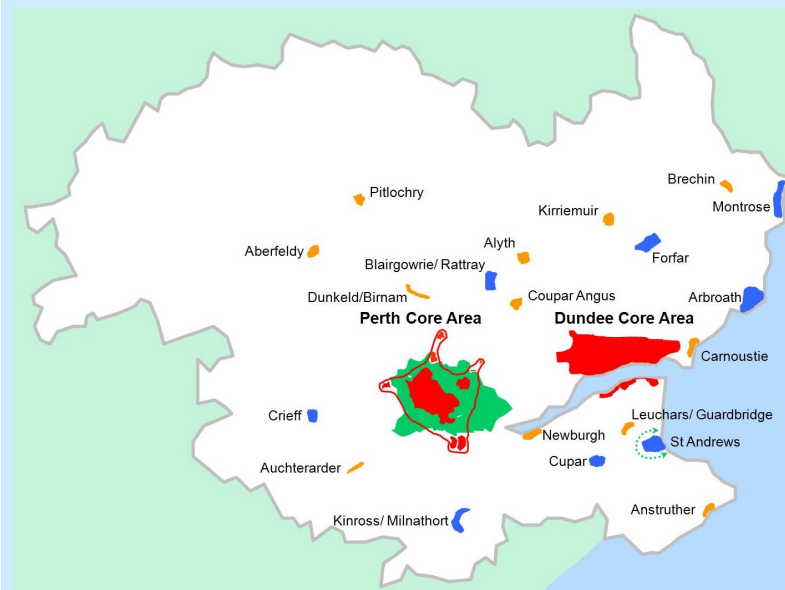
The exact boundaries of the Core Areas and other principal settlements are defined by the settlement boundaries in the respective Local Plans/Local Development Plans.

These boundaries will also assist in the implementation of the sequential approach in approved TAYplan (2012) Policy 1B.

## Approved TAYplan (2012) Policy 1 Location Priorities:

Strategies, plans, programmes and development proposals shall:

### A. focus the majority of development in the region's principal settlements as follows:



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**Tier 1** settlements have the potential to accommodate the majority of the region's additional development over the plan period and make a major contribution to the regions economy.

- **Dundee Core Area:** (Dundee City, Dundee Western gateway, Invergowrie, Monifieth, Tayport/Newport/Wormit, Birkhill/Muirhead) and,
- **Perth Core Area:** (Perth, Scone, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, Perth Airport).

**Tier 2** settlements have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the region's additional development.

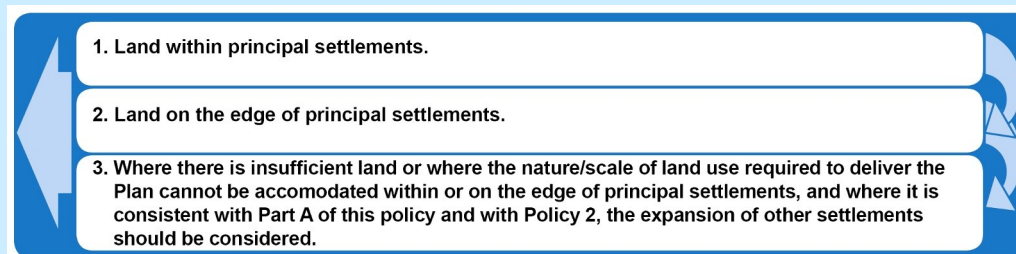
**Tier 3** settlements have the potential to play an important but more modest role in the regional economy and will accommodate a small share of the region's additional development which is more about sustaining them.

— TAYplan area boundary  
 — Perth Core Area  
 Green belts  
 Undeveloped Coast

Local Development Plans may also provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement, and in rural areas, if such development genuinely contributes to the objectives of this Plan and meets specific local needs or supports regeneration of the local economy.

### B. prioritise land release for all principal settlements using the sequential approach in this Policy, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings).

#### Sequential Approach





## Approved TAYplan (2012) Approach

i. The approved TAYplan (2012) Proposals Map 1 sets out transport infrastructure projects that have been identified in the Scottish Transport Projects Review (2008) and also in the two regional transport strategies (2008) that cover the TAYplan region. This information is shown on the map overleaf.

ii. The role of identifying the projects set out in the proposals map is for Transport Scotland, for national projects, and the region's two Regional Transport

Partnerships (Tactran and SEStran). The role of TAYplan is to consider these in preparing the Strategic Development Plan.

iii. Having recognised these identified projects, including those that are about service enhancements rather than infrastructure, the approved plan requires the following:

- Policy 2 ensures that place shaping principles are applied. It also requires the co-location and provision of appropriate infrastructure to ensure that people

and places are well connected.

- Policy 3 Transport Infrastructure requires land to be safeguarded to provide transport infrastructure upgrades.
- Policy 8 sets out the requirement for developer contributions to deliver infrastructure requirements that result from new development.

## Transport Infrastructure Projects identified in the Approved TAYplan (2012) Proposals Map 1



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**Note:** Proposed new railway stations are subject to STAG (Scottish Transport Appraisal Guidance). Transport Scotland has no commitment towards funding the delivery of stations in these locations

## Have we missed anything?

**This is where you can tell us about any main issues that you think have been missed out of this Main Issues Report**

### **Strategic and cross-boundary issues**

This Main Issues Report has set out all of the things that have changed since the last TAYplan (2012) was approved. The issues which TAYplan needs to address are major cross-boundary (council boundary) issues that are best dealt with at a strategic level.

Some of the issues considered relate to updating the Plan in light of new Government Policy and requirements (e.g. the number of new homes). Other issues consider how existing approved policy could be changed to better align with the desired outcomes and vision.

If you think there are some additional issues that are also strategic and cross-boundary that will influence the next TAYplan this an opportunity for you to explain these.

### **Things to tell us about**

You may consider that the proposed changes to approved policy and strategy have not covered a major issue which you consider important in how the TAYplan area changes over the next 20 years. These issues should not be about a small, particular project or site.

If you want to tell us about something you think should have been included then please complete this question and make sure you provide all of the information we ask for. This helps us to properly understand what you are telling us about.

### **Have we missed anything?**

**Question 15:** Thinking about the Vision and Outcomes (page 7) and the eight Main Issues in this Main Issues Report; have these covered everything that you think needs to be addressed for the next TAYplan?

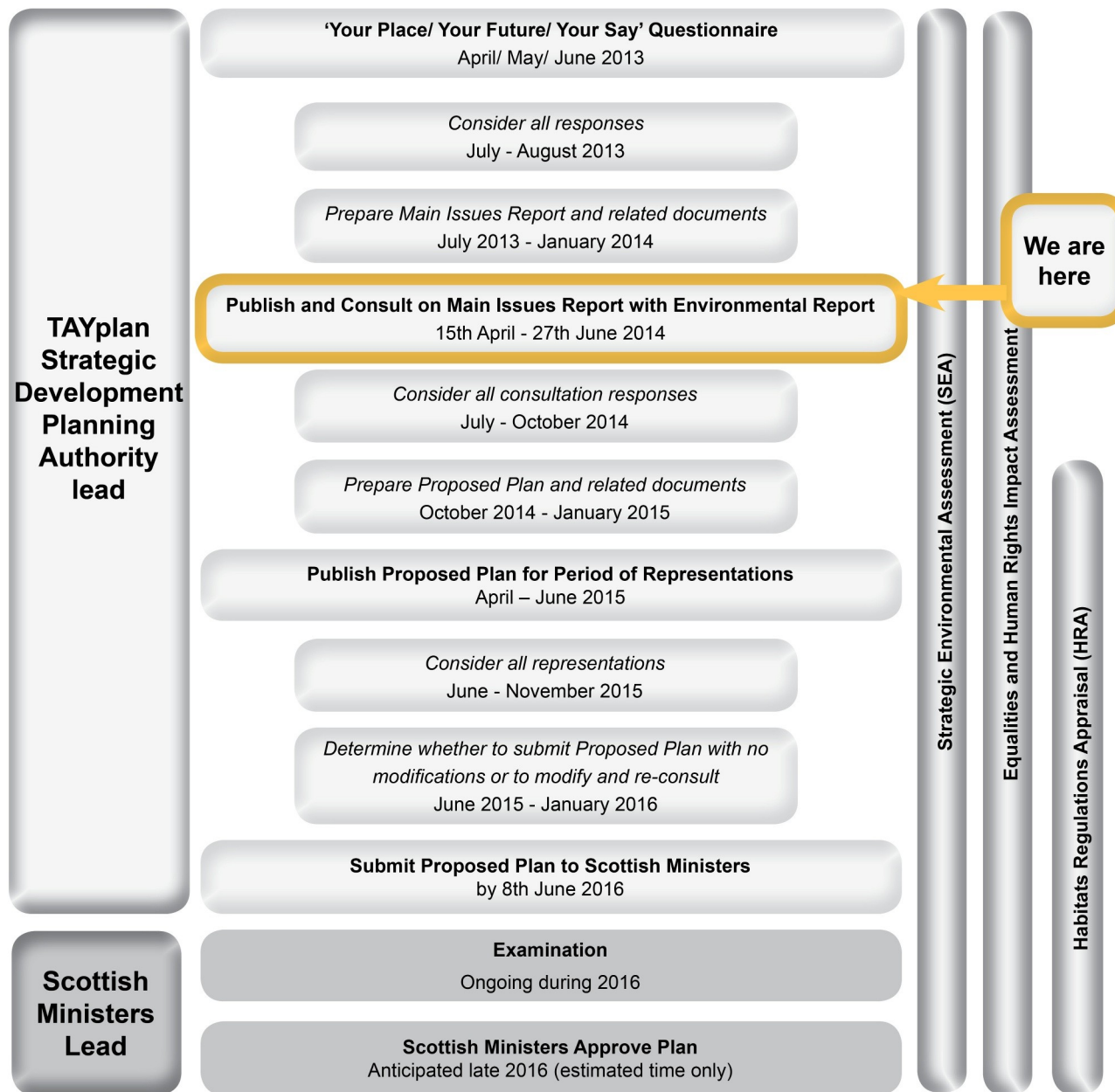
#### **Yes/No/No Comment**

**If you answered 'no'** - please help us by telling us the following things:

- **What issue is not covered** - please tell us what the issue is.
- **How do you think TAYplan should respond to this issue** - please outline a response and your reasons.

**NOTE:** If there is more than one additional issue please repeat the approach in the bullets above.

# Process and timescales for preparing the next TAYplan



## Places to find information for this consultation



**Online**  [www.tayplan-sdpa.gov.uk](http://www.tayplan-sdpa.gov.uk) and go to Main Issues Report Consultation

**All public libraries** within Angus, Dundee City, Perth & Kinross and North Fife

**Council offices** as follows:

<b>In Dundee City</b>	Dundee House, North Lindsay Street Dundee, DD1 1LS	TAYplan, Enterprise House, 3 Greenmarket, Dundee, DD1 4QB	
<b>In Fife</b>	Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY	Cupar Local office, St. Catherine Street, Cupar, Fife, KY15 4TA	St Andrews Local Office, Market Street, St Andrews, KY16 9UY
<b>In Perth &amp; Kinross</b>	Pullar House, Kinoull Street, Perth, PH1 5GD	Auchterarder Area Office, Aytoun Hall, Auchterarder, PH3 1QD	Pitlochry Area Office, 26 Atholl Road, Pitlochry, PH16 5BX
	Blairgowrie Area Office, 46 Leslie Street, Blairgowrie, PH10 6AQ	Crieff Area Office, 32 James Square, Crieff, PH7 3EY	Kinross Area Office/ Community Campus, The Muirs, Kinross, KY13 8FQ
<b>In Angus</b>			
Montrose Access Office Town House, High Street, Montrose, DD10 8QW	County Buildings Market Street, Forfar, DD8 3LG	Arbroath Access Office Old Parish Church, Kirk Square, Arbroath, DD11 1DX	Forfar Access Office Municipal Buildings, Castle Street, Forfar, DD8 3AF
Monifieth Access Office 81 High Street, Monifieth, DD5 4AA	Carnoustie Access Office 26 High Street, Carnoustie, DD7 6AP	Brechin Access Office 36 Bank Street, Brechin, DD9 6AX	Kirriemuir Access Office 5 Bank Street Kirriemuir, DD8 4BE


## Responding to this consultation

  **£** Responding to this consultation **online** helps us process your response more quickly and reduces the cost and environmental impact of this exercise.

**Do it online** :

Go to <http://tayplan-sdpa-consult.limehouse.co.uk/portal>

You will need to login/register your details before you can complete the online response. This helps us to know who has submitted what comments.


**Paper copies** :


If you are unable to access the internet then please telephone us on 01382 307180 and ask for a paper copy of the response form.

**Postal address** :

TAYplan Strategic Development Planning Authority,  
Enterprise House, 3 Greenmarket, Dundee, DD1 4QB

**For help and queries please get in touch:**

Phone  01382 307180

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

**This information is made available in large print or in an alternative format that meets your needs.**

<b>Chinese</b>	欲知詳情，請致電：01382 435825
<b>Russian</b>	Более подробную информацию можно получить позвонив по телефону: 01382 435825
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