

## **AGENDA ITEM NO 8**

**REPORT NO 137/15**

### **ANGUS COUNCIL**

**ANGUS COUNCIL – 26<sup>TH</sup> MARCH 2015**

#### **DUNDEE, PERTH, ANGUS and NORTH FIFE STRATEGIC DEVELOPMENT PLANNING AUTHORITY**

#### **TAYplan PROPOSED STRATEGIC DEVELOPMENT PLAN 2016 - 2036**

#### **REPORT BY VIVIEN SMITH – HEAD OF PLANNING AND PLACE**

**The purpose of this report is to seek ratification of the decision of the Joint Committee of the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority to approve and publish the TAYplan Proposed Strategic Development Plan and related documents with an 8 week period for representation.**

#### **1. RECOMMENDATION(S)**

It is recommended that the Council:

1. agree to ratify the decision of the Joint Committee and:
  - (i) approve the TAYplan Proposed Strategic Development Plan, Proposed Action Programme, Habitats Regulations Appraisal and Equalities Impact Assessment for publication with an 8 week period for representation;
  - (ii) agree to adopt the Schedule of TAYplan's Responses to Representations Received at the Main Issues Report Stage and the Background Topic Papers (available in the Information Hub).
2. note the proposed publication of the TAYplan Proposed Strategic Development Plan and related documents with the period for representations running for 8 weeks from 11 May to 3 July 2015.
3. agree that to inform any consultation response from Angus Council to the published TAYplan Proposed Strategic Development Plan, the Member/Officer Working Group as established in March 2014 be reconvened with an extended remit.

#### **2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/ SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN**

The Proposed TAYplan Strategic Development Plan will, when approved by Scottish Ministers, set out a long term strategy to guide development in the TAYplan area over the 2016 – 2036 period. This report does not directly contribute to the local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013 – 2016. It will, however, influence future land use planning in Angus and therefore contribute subsequently to both the Angus Community Plan and Single Outcome Agreement.

#### **4. BACKGROUND**

TAYplan – the first Strategic Development Plan for Dundee, Perth, Angus and North Fife was approved with modifications by Scottish Ministers on 8<sup>th</sup> June 2012 and established the strategic land use planning framework for Angus.

Strategic Development Plan Authorities are required by Section 4(1) of the Planning etc. (Scotland) Act 2006 to prepare a Strategic Development Plan and to keep the plan under review. Section 10(8) of the Act further requires that where there is a current Strategic Development Plan, a review of that plan must be submitted within four years after the date on

which the current plan was approved. This means that a review of the TAYplan Strategic Development Plan must be submitted to Scottish Ministers by the 8<sup>th</sup> June 2016.

Members will recall that as the first statutory stage in the process of reviewing the current approved TAYplan SDP (June 2012), a Main Issues Report was published on 15 April 2014 with the period for consultation extending until 27 June 2014. The Main Issues Report set out what policies, strategy and proposals should change and provide an indication of what the preferred option for change is and any reasonable alternatives.

As the existing TAYplan was only approved in June 2012 the Main Issues identified were limited in scope and proposed no change to the overall vision for TAYplan, the locational strategy as set out in TAYplan (2012) Policy 1: Locational Priorities, and strategic infrastructure proposals. No changes were proposed to the Strategic Development Plan Areas in Angus – Orchardbank, Forfar, Forfar Regional Agricultural Service Centre and Montrose Port.

Angus Council's response to the consultation on the MIR was approved by Angus Council at their meeting of 19 June 2014 (Report No 277/14 refers) and submitted to the Strategic Development Plan Authority.

#### **4. TAYplan PROPOSED STRATEGIC DEVELOPMENT PLAN 2016 - 2036**

The Joint Committee of the Dundee, Perth, Angus and North Fife Strategic Development Plan Authority (which includes Councillors Evans, Murray and Myles from Angus Council) at their meeting of 18 February 2015 approved Report SDPA03-2015. The Joint Committee approved the:

- Proposed Strategic Development Plan;
- Proposed Action Programme;
- Habitats Regulations Appraisal; and
- Equalities Impact Assessment

and adopted the:

- Schedule of TAYplan's Responses to Representations Received at the Main Issues Report Stage; and
- Background Topic Papers.

Under the Joint Committee's constitution all decisions must be referred back to the relevant Committees of the Constituent Authorities for ratification. Copies of the documents detailed above are available in the Members Information Hub.

The Proposed Strategic Development Plan is the key stage where the Strategic Development Planning Authority sets out its provisional views as to what the final content of the Plan should be. This then is the basis of an 8 week period to allow any representations to be made to the Proposed Plan and the Equalities Impact Assessment.

The Proposed Plan is focused on the delivery of outcomes which support the vision. These require sustainable economic growth for the area through shaping better quality places and responding to climate change, as reflected in the vision. The policies contained within the Proposed Plan set out the spatial strategy over the next 20 years of where development should and should not go, and how new development should be achieved. Whilst the country is currently experiencing the early stages of economic recovery, it is important that the Plan focuses on the long term strategy of delivering sustainable economic growth, and in doing so, having an effective supply of land identified to facilitate the delivery of new development.

The Plan provides a positive, ambitious and deliverable framework for Local Development Plans across the TAYplan area to provide greater policy detail and for development proposals.

The key proposals/policies within the Plan are:

- a. To grow TAYplan's economy and facilitate investment;
- b. Locating the majority of new development in TAYplan's principal settlements (our largest urban areas);

- c. The main areas of growth are in the Dundee and Perth Core Areas, with a presumption against housing land releases in their surroundings (not already in Local Development Plans or with planning permission) unless it would not prejudice the delivery of the Plan;
- d. continued allocation of all the Strategic Development Areas that are already in the approved TAYplan (2012) and are effective;
- e. To shape better quality places and respond to climate change;
- f. To assist in meeting the identified housing need and demand through providing a generous supply of effective housing land to facilitate 25,020 new homes (2,085 annual average) being built within the first 12 years of the Plan;
- g. To integrate new transport proposals with land use planning, complementing the Regional Transport Strategies;
- h. To identify suitable locations for the provision of energy and waste/resource management infrastructure;
- i. To identify a network of centres to deliver the town centres first approach (covering retail, commercial leisure, offices, community and cultural facilities and civic activity), with a continuation of Dundee City Centre as the regional centre, Perth City Centre as the sub-regional centre, and other larger and smaller town centres identified;
- j. The requirement for developer contributions to ensure that quality is designed into development and places;
- k. A strategic policy framework for energy proposals, including wind farms, which takes account of Scottish Planning Policy and sets the context for more detailed policies and consideration through Local Development Plans and development management; and,
- l. A Green Network spatial strategy which identifies priorities for enhancing the existing networks through the Strategic Development Areas, through the Carse of Gowrie linking Perth and Dundee, and linkages into the Fife and Angus coastal routes.

Subject to ratification by the 4 Local Authorities the TAYplan Proposed Strategic Development Plan and related documents will be published for consultation with an 8 week period for representations running from 11 May to 3 July 2015.

As part of this overall consultation process, the Head of Planning and Place will bring forward a report to an appropriate Committee dealing in more detail with any implications for land use planning in Angus and will provide the basis for the Council's response to the Proposed TAYplan Strategic Development Plan. Given the above, there is no reason why the Proposed Plan and associated documents should not be published for representations.

The Proposed TAYplan consultation response report will be based on the discussions and outcomes of the Member / Officer Group to be agreed by this committee. This group would consider and discuss the Proposed SDP and identify any issues relating to land use planning interests for Angus. It is proposed that as a Working Group has already been established to consider the published TAYplan Main Issues Report (Development and Enterprise Committee on 4 March 2014) that this Group be re-convened with an extended remit. Members are asked to note that the Group consisted of six Members: the three members of the Strategic Development Plan Authority Joint Committee (Councillors Evans, Murray and Myles) and three others from the Development and Enterprise Committee (Councillors Geddes, Hands, and Proctor). The Group would be assisted by the relevant officers from Planning

## **6. RISKS**

There are no significant risks to the Council arising from this report.

## **7. FINANCIAL IMPLICATIONS**

There are no direct financial implications arising from this report.

## **8. HUMAN RIGHTS IMPLICATIONS**

There are no human rights implications arising from this report.

## **9. EQUALITIES IMPLICATIONS**

The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation) and a separate Equalities Impact Assessment is not

required. It should be noted that this report seeks ratification of the Joint Committee's approval of the Equalities Impact Assessment Report prepared for the Proposed Strategic Development Plan.

## **10. STRATEGIC ENVIRONMENTAL ASSESSMENT**

There are no SEA implications for Angus Council. A Strategic Environmental Assessment was undertaken by Perth & Kinross Council (as the responsible authority) at the Main Issues Report stage and a Draft Environmental Report was published alongside the Main Issues Report for consultation. Taking account of the mitigation measures built into the Proposed Strategic Development Plan and Proposed Action Programme, Perth & Kinross Council has confirmed that an update of the Environmental Report at this Proposed Plan stage is not required on the basis that the Proposed Plan contains no new proposals that could result in significant environmental effects which have not been assessed and consulted on at the Main Issues Report stage. The Consultation Authorities (Scottish Natural Heritage (SNH), Scottish Environmental Agency (SEPA) and Historic Scotland) have been consulted and have raised no issues.

## **11. CONSULTATION**

The Chief Executive, Head of Corporate Improvement & Finance and Head of Legal & Democratic Services have been consulted in the preparation of this report.

## **12. CONCLUSION**

Publication of the Proposed TAYplan Strategic Development Plan and associated documents is a significant milestone towards review of the Strategic Development Plan for the Dundee, Perth, Angus and North Fife area. Ratification of the decision taken by the Strategic Development Plan Authority Joint Committee at their meeting of 18 February 2015 will allow publication of the Proposed TAYplan Strategic Development Plan and related documents with an 8 week period for representations running from 11 May to 3 July 2015.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- TAYplan Main Issues Report, April 2014, Dundee, Perth, Angus and North Fife SDPA
- Report 121/14: TAYplan Main Issues Report: Scotland's SusTAYnable Region 2016 – 2036: Angus Council Development and Enterprise Committee 4 March 2014
- Report 277/14: TAYplan Main Issues Report: Scotland's SusTAYnable Region 2016 – 2036: Angus Council 19 June 2014

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Appendix 1: Report SDPA03-2015: Proposed Strategic Development Plan 2016-2036 to the Strategic Development Planning Authority Joint Committee Meeting, 18 February 2015

Appendix 2: TAYplan Proposed Strategic Development Plan 2016-2036, February 2015, Dundee, Perth, Angus and North Fife SDPA.

Appendix 3: Equalities Impact Assessment, February 2015, Dundee, Perth, Angus and North Fife SDPA.

Appendix 4: TAYplan Proposed Action Programme, February 2015, Dundee, Perth, Angus and North Fife SDPA.

Appendix 5: TAYplan Habitats Regulations Appraisal, February 2015, Dundee, Perth, Angus and North Fife SDPA.

**ALL THE ABOVE APPENDICES ARE ATTACHED SEPARATELY**