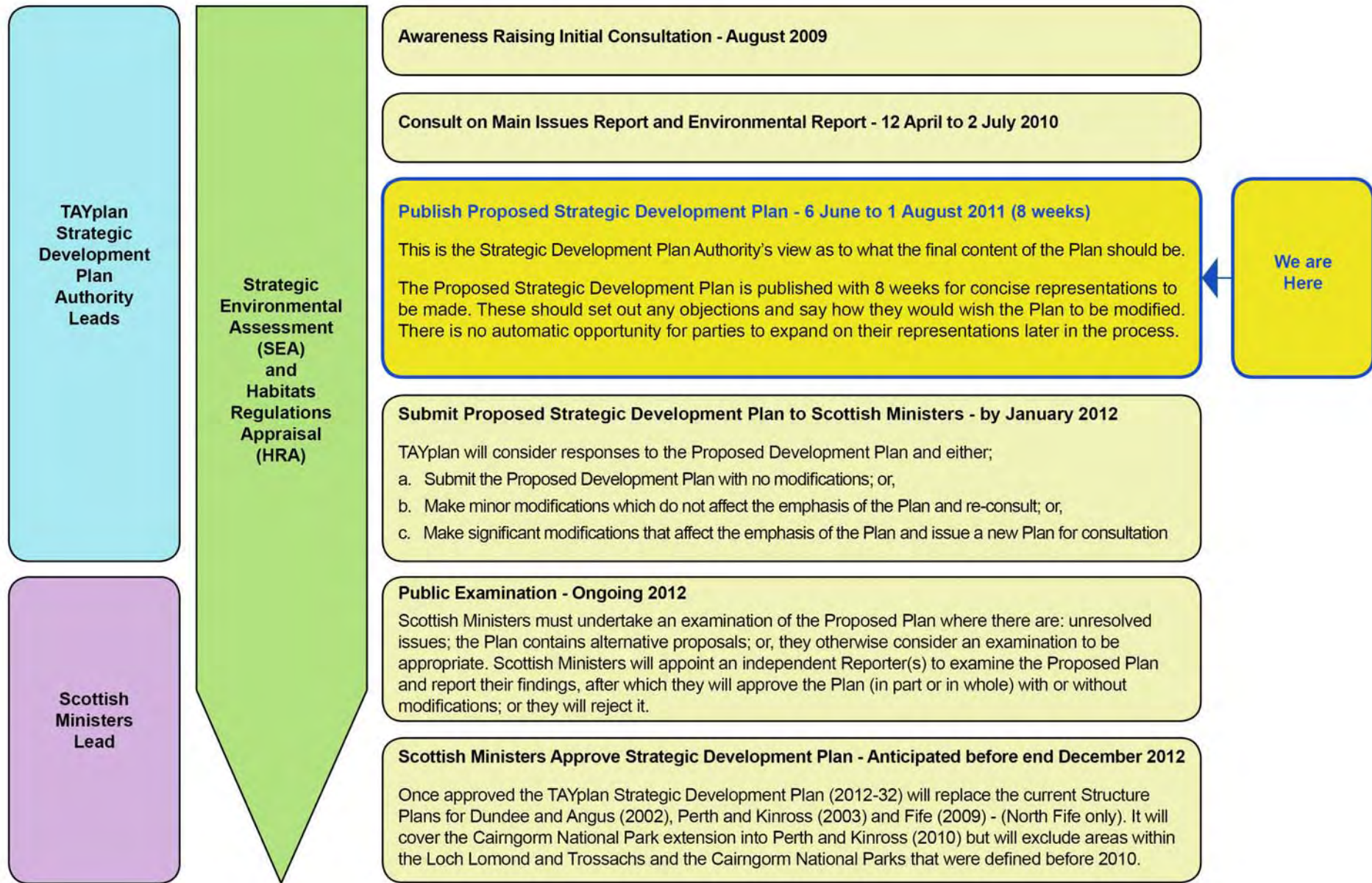


# Process for producing the Strategic Development Plan



## Foreword: A long term plan for Scotland's susTAYnable region.



**Cllr John Beare**  
**TAYplan Chair 2011**

This Strategic Development Plan is an opportune moment for us to plan for the economic recovery and to shape a better TAYplan region for the future. TAYplan covers Dundee City, Angus, Perth & Kinross (including the newly designated part of the Cairngorm National Park) and North Fife, excluding the Loch Lomond and Trossachs and the Cairngorm National Parks under the pre-2010 boundaries. This Plan sets out policies for where development should be over the next 20 years and how to shape better quality places by the location, design and layout of development from the outset. At its heart are sustainable economic growth and a better quality of life through a stronger and more resilient economy, better quality places, reduced resource consumption and better resilience to climate change and peak oil.

Despite the global economic situation there is much to be optimistic about. This region has significant potential to support growth in the renewable energy industry, particularly through the growth of Dundee and Montrose ports to support offshore renewable energy. We also have the opportunity to build on the world renowned reputation of the life sciences and digital media sectors. These will be enhanced by the role out of high-speed broadband and increased research cooperation between business and the region's universities and hospitals, particularly with development at Scottish Crop Research Institute and St. Andrews University Science Park.

Our population is growing as people live longer, and, as fewer people leave and more people choose to live and work here. We therefore need to provide enough housing to accommodate them. But we also need to provide better quality homes and neighbourhoods; designed to reduce resource consumption, improve accessibility and meet people's needs and aspirations throughout their lives. This is also important in attracting new businesses and retaining skilled workers.

Historic and natural assets, such as our dramatic landscapes and the Tay Estuary, will continue to play a strong role in our regional identity. This attractive and diverse region offers a variety of tourist destinations within a network of settlements and a living, working countryside. The region includes St. Andrews, the home of golf, which along with Carnoustie hosts international competitions including the Open, with the Ryder Cup at Gleneagles in 2014. The regeneration of central Dundee and the arrival of the Victoria and Albert Museum from 2014 will make the city a major destination and bring further opportunities to the region. Business activity of all kinds and at all scales will contribute to a stronger regional economy, with more jobs and fewer inequalities.

Our principal settlements will be the focus for good quality development so that people choose to live in places which offer the most opportunities to meet a variety of needs and for people to live and businesses to operate within environmental limits. Quality of place will play a major role in the economic success of the region and people's quality of life. In this Plan we strive for high quality to ensure that all types of development integrate with and complement their surroundings, reduce the need to travel and support a shift from car and road-based freight transport in favour of more sustainable modes and travel behaviour. It also contributes to the quality of habitats and landscapes so that wildlife thrives alongside human activity through interconnected networks of green space and watercourses.

We want to provide future generations with opportunities to better their lives; what better legacy to leave our children. Therefore the mitigation of and adaptation to climate change, as the single greatest challenge facing humankind, is central to this Plan. We must shift to a low carbon and zero waste economy by using our land and resources more efficiently. Our buildings and landscapes will change as we embrace this. This Plan sets out requirements to ensure that the location, design and layout of development build-in resilience to adapt to climate change and the world after peak oil. It also ensures that new development genuinely reduces the need for its occupants to travel and to consume resources. This will be instrumental in driving up standards for resource consumption in development to contribute to meeting Scottish Government targets to reduce greenhouse gas emissions, energy consumption and waste.

Whether you are a resident, an investor or a visitor this Plan demonstrates the four authorities' commitment to maximising the assets we have and growing our economy in a manner which does not place unacceptable burdens on our planet.

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# TAYplan the Place – Now (characters of the region, settlement relationships and connections)

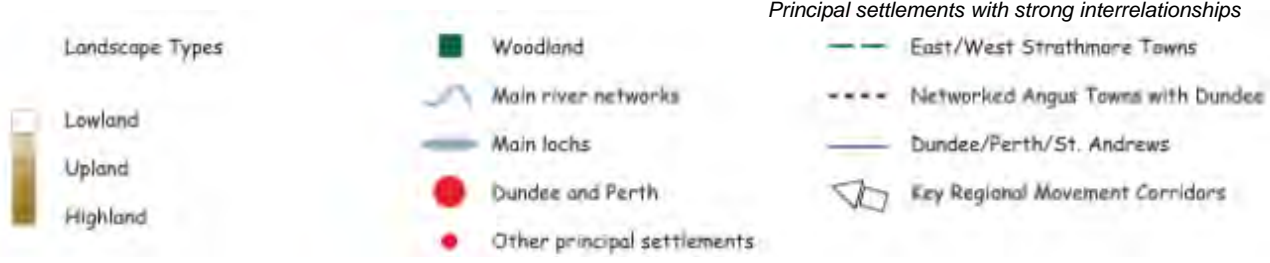
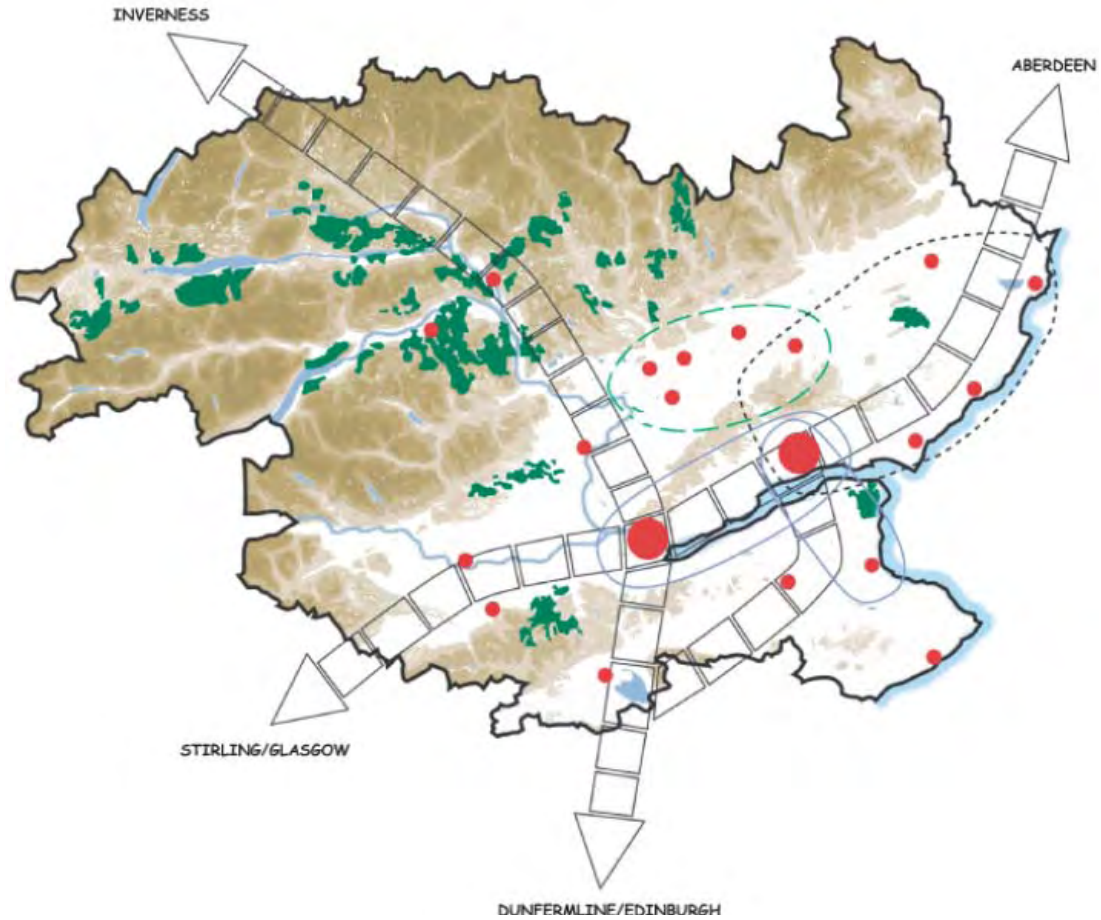
TAYplan is a combination of many diverse and distinctive environments. It is characterised by some of the UK’s most attractive and dramatic landscapes and is rich in biodiversity. The map (right) shows the character of the landscape from the mountainous north and west to the coastal plain in the east, and includes major areas of forestry. The majority of the region is drained by the River Tay.

The region is largely countryside but most of its people live in the largest settlements including one third in Dundee and about one sixth in Perth. The region functions as a network of settlements and infrastructure that operate and interact to varying scales of significance. These are characterised by the diverse and differing environments, which form their settings and the places between them.

The economy is diverse from agriculture, forestry and public administration to high tech engineering, life sciences research and development, and computer games production. It is also home to or a major base for several of the leading 100 companies in the Stock Exchange (FTSE 100).

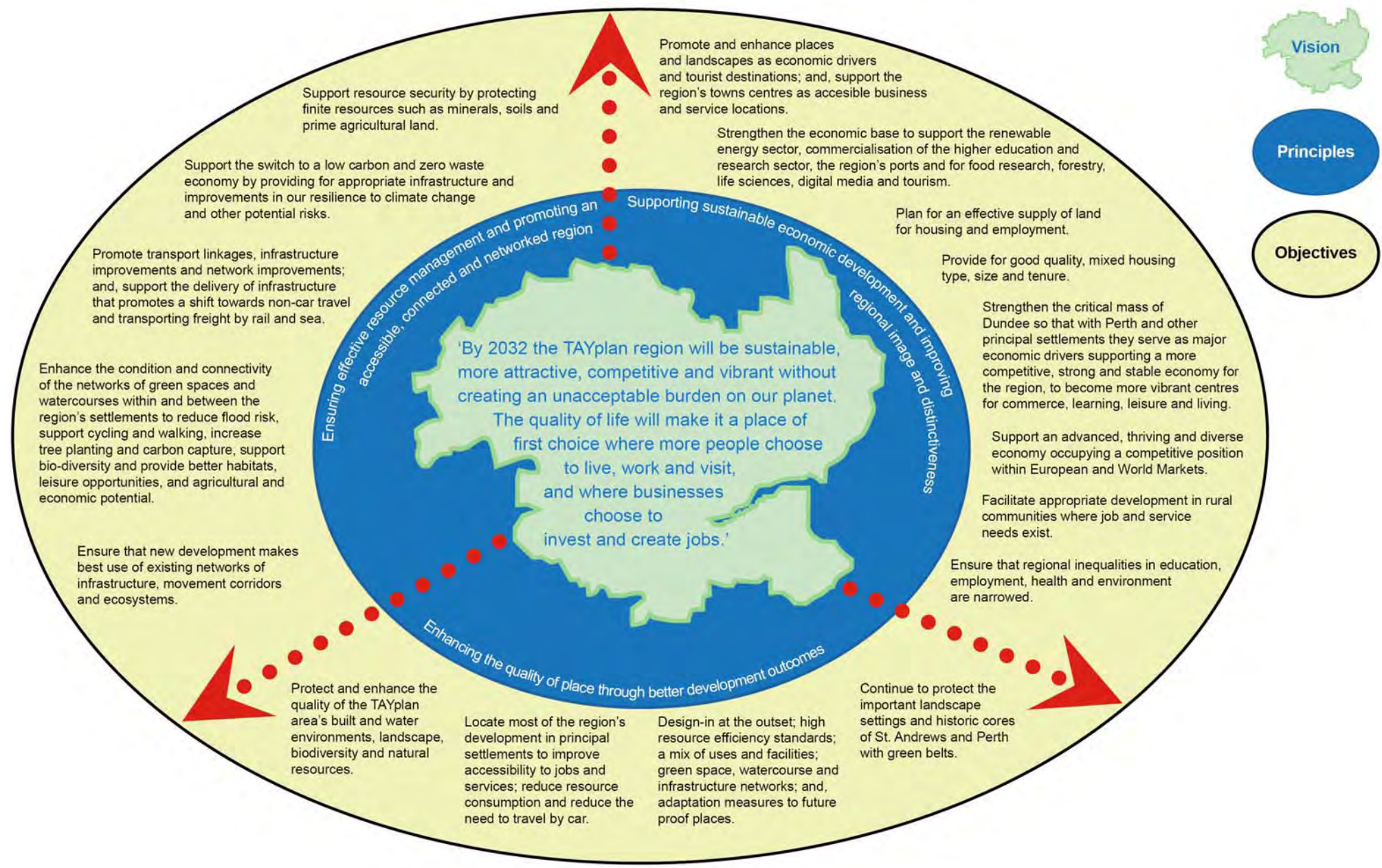
The region is intersected by the main road and rail transport corridors linking Northern Scotland with the Central Belt and the rest of the UK.

Both the settlements and the land will see changes resulting from mixture of natural processes, such as flooding and rising sea level impacts of climate change, and, decision taking on development locations, increased forestry planting and agricultural management. Together these changes will influence the landscape, character and resilience to climate change of different parts of the region.

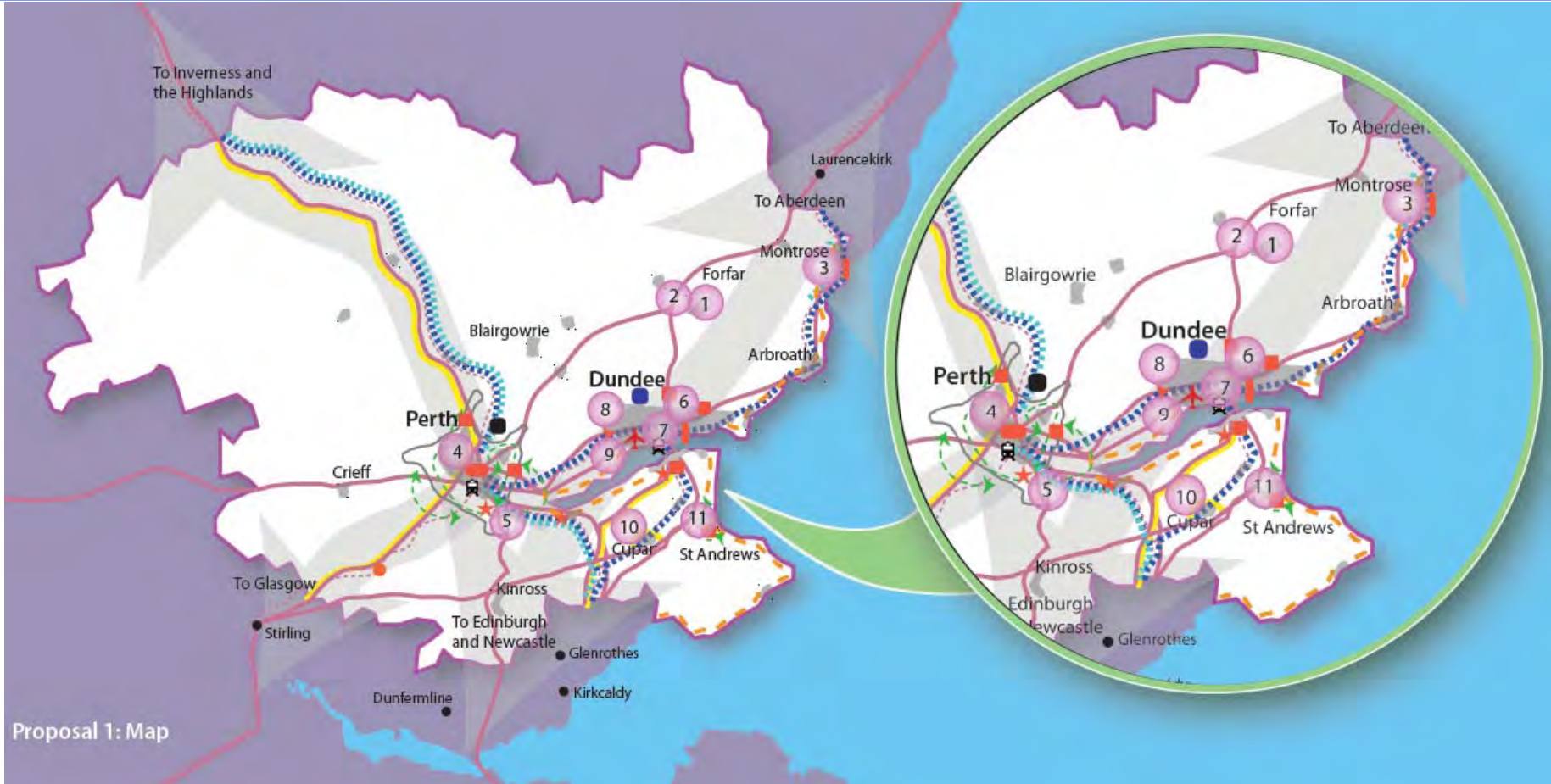


**Vision and Objectives: how the region will be in 2032 and what must occur to bring about this change.**

**Vision and Objectives**



# Proposals 1: Map – Proposals for how the region will develop over the 20 years between 2012 and 2032



- Existing roads
- Existing railways
- Proposed inter-modal regional rail freight facilities
- Proposed Dundee Airport - expanded services
- Proposed relocation of Invergowrie Railway Station to west Dundee
- Proposed new Rail Station
- Proposed enhancements of Gleneagles station and access
- Proposed strategic park and ride
- Perth City Centre Transport Enhancements

- Proposed Rail Station upgrades
- Proposed road upgrade or route management
- Proposed electrification of rail network
- Proposed rail enhancement
- Proposed A9/A94 link (route options)
- Proposed A90 upgrade (route options)
- Proposed green belt
- Undeveloped Coast
- Principal settlements

- The Strategic Development Areas :
- 1 - Forfar Regional Agricultural Service Centre
  - 2 - Orchard Bank
  - 3 - Montrose Port
  - 4 - West/North West Perth
  - 5 - Oudenarde
  - 6 - Dundee Linlathen
  - 7 - Dundee Centre and Port
  - 8 - Dundee Western Gateway
  - 9 - Scottish Crop Research Institute (SCRI)
  - 10 - Cupar North
  - 11 - St. Andrews West and Science Park

\*Detail of the major transport proposals can be found in the Action Programme which accompanies the Strategic Development Plan

# Location Priorities: Sets out a spatial strategy of where development should and should not go.

This Plan sets out a spatial strategy which says where development should and should not go. It is designed to deliver the many location-related components of sustainable economic development, good quality places and effective resource management described in this Plan's objectives.

It focuses the majority of the region's new development within its principal settlements. These are where most of the region's people, jobs, services and facilities are already located and they offer the best ability to access these by a range of transport modes and to reduce carbon emissions. They also have significant land capacity to accommodate future development.

This Plan is informed by a range of assessments including Strategic Environmental Assessment, Habitats Regulations Appraisal (HRA), Strategic Flood Risk Assessment and an appraisal of transport network capacity.

National infrastructure improvements within this region are vitally important to achieving the Scottish Government's objectives to reduce journey times between the knowledge and business centres of Newcastle, the central belt, Aberdeen and Inverness, whilst maintaining regional and local connectivity and supporting a strong, sustainable regional economy.

This Plan identifies the principal settlements in three tiers reflecting their present and future roles (Policy 1). The focus on principal settlements covers all types of development. However, the most appropriate locations for energy and waste/resource management infrastructure\* will also be determined by a series of other considerations (Policy 6). Suitable locations for these and minerals extraction will be identified through Local Development Plans.

This approach complements the shaping of better quality places (Policy 2) to ensure that good quality development is focussed

in and makes the most of development locations in principal settlements.

All settlements will play some role in growing the tourism sector of the economy; either as specific destinations of choice; or as bases from which to experience other attractions such as the region's mountains, lochs, coastline and forests e.g. Pitlochry; or attending major events, such as international golfing competitions e.g. St. Andrews.

Prioritising land release within principal settlements ahead of land elsewhere is integral to ensuring that the majority of growth is concentrated there. Reusing previously developed (brownfield)\*\* land and buildings (particularly listed buildings) will play an important role in this by making the most efficient and effective use of land.

Therefore, this Plan advocates that developing land within principal settlements (brownfield or greenfield that is not protected for heritage, environmental or recreation purposes) is preferable to developing land outside of them even where this is brownfield.

The capacity of principal settlements to accommodate growth beyond the Strategic Development Areas (Policy 4) will be considered in more detail by Local Development Plans. There will be no need for any new settlements during the lifetime of this Plan.

This Plan balances the importance of sustaining rural economies with the need to protect the countryside, by allowing some development in small settlements which are not principal settlements. Implementation of this principle will be set out in Local Development Plans.



\*Energy and waste management infrastructure: Infrastructure for heat and power generation and transmission; and, collection, separation, handling, transfer, processing, resource recovery and disposal of waste. This includes recycling plants, anaerobic waste digesters, energy from waste plants, wind turbines, biomass plants, combined heat and power plants, solar power, hydro electric power plants and other facilities.

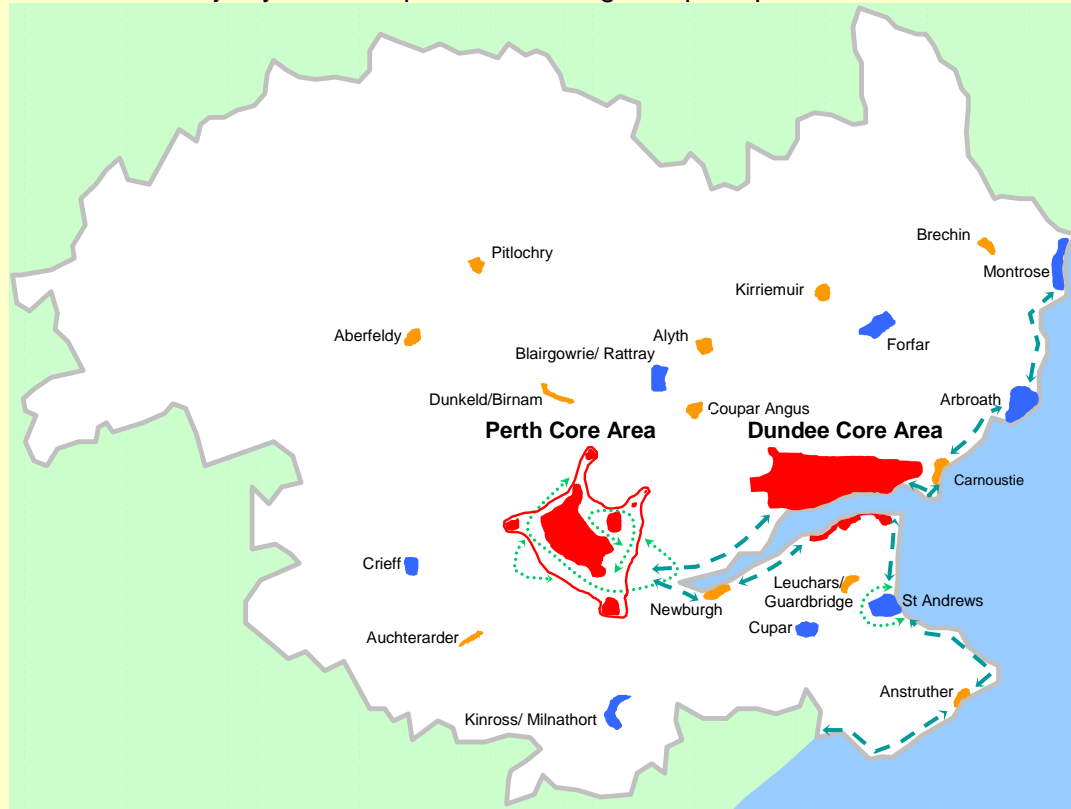
\*\*Previously developed land and buildings (brownfield land): land which has previously been developed, including vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.



# 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:



**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 region's 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** 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
- Greenbelts
- Undeveloped Coast

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

Beyond the Strategic Development Area in Policy 4 for St. Andrews there will be no additional strategic development of this scale in the foreseeable future.

B. prioritise land release for development within principal settlements ahead of other land; and, prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings).

1. Land within principal settlements.
2. Land on the edge of principal settlements.
3. Where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal settlements and this offers the genuine opportunity for self-sustaining settlements the expansion of other settlements should be considered.

**Shaping better quality places:** Requires new development to be fit for place, supporting more sustainable ways of life for people and businesses.

Quality of place within TAYplan is central to the vision and objectives of this Plan. This directly contributes to a better quality of life for the TAYplan region's people and to improving its economic competitiveness as a place.

Better quality helps provide for improved resilience through greater adaptability to the risks posed to the residents, economy and environments of the region by climate change. Measures to mitigate and adapt to climate change also help to improve resilience to global peak oil\* production; contributing to a more diverse and stronger economy for the TAYplan region that can better weather global changes.

This Plan requires all types of new development within the TAYplan region to be fit for place and be capable of supporting more sustainable ways of life for the people and businesses that use them. The approach set out in Policy 2 requires better quality to be designed-in to all types of development from the outset.

Good quality development properly considers how location, design and layout can reduce the need to consume resources, maximise the contribution towards sustainable economic development and support a better quality of life for people and a better quality of environment.

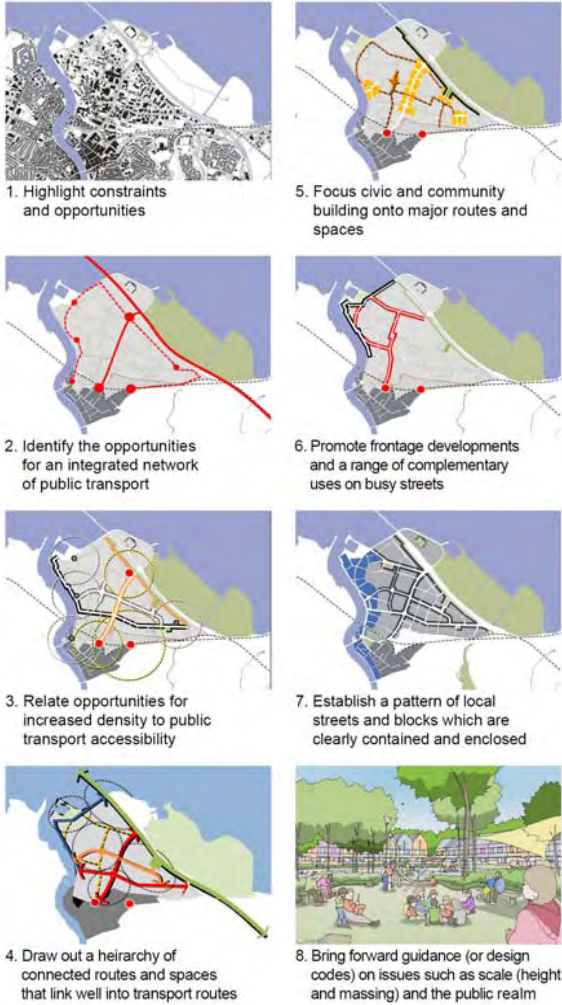
This is about ensuring new development mitigates against and adapts to climate change and becomes an integral part of its surroundings rather than exclusive from them. It is about how new development adapts to, interacts with and

responds by enhancing the existing features, networks and design of TAYplan's many different and distinct places, rather than standardised products which can diminish local character and/or put unacceptable infrastructure and/or environmental burdens upon them. Better location, design and layout also have the potential to increase land values making additional infrastructure more deliverable.

This Plan recognises that different measures to deliver quality, being applied at different scales, contribute individually or collectively to the delivery of this Plan's vision. Policy 2 is therefore built around achieving quality as a direct outcome of the three principles of this Plan's objectives with a recognition that these apply individually and collectively at three scales.



In delivering quality Strategic Development Frameworks\*\* will consider a range of factors to:



Source: Architecture and Design Scotland using Willie Miller Urban Design 'Inverness City Vision' and Urban Initiatives (image 8).

\*Peak Oil: This is the point when the maximum rate of global oil extraction is reached, after which the rate of production declines but continued demand increases price. This is expected in the 2020s or 2030s.  
 \*\*Strategic Development Frameworks: Wide area proposals of strategic links, accessibility, and land use principles, and how these relate to the masterplan site. They establish key development parameters through a process of consultation with community, stakeholders and the local authority. Strategic Development Frameworks are used for large masterplan sites and neighbourhoods.

## Policy 2: Shaping better quality places

**A.** ensure that climate change resilience is built into the natural and built environments through:

- i. a presumption against development in areas vulnerable to coastal erosion, flood risk and rising sea levels; including the undeveloped coast. To ensure flood risk is not exacerbated, mitigation and management measures; such as those envisaged by Scottish Planning Policy, should be promoted;
- ii. reducing surface runoff including through use of sustainable drainage systems;
- iii. protecting and utilising the water and carbon storage capacity of soils, such as peatlands, and woodland/other vegetation; and,
- iv. Identify, retain and enhance existing green infrastructure and spaces whilst making the best use of their multiple roles.

**B.** integrate new development with existing community infrastructure and work with other delivery bodies to integrate, concentrate and co-locate additional new infrastructure to optimise its coverage and capability.

**C.** ensure the integration of transport and land use to: reduce the need to travel and improve accessibility by foot, cycle and public transport; make the best use of existing infrastructure to achieve a walkable environment combining different land uses with green space; and, support land use and transport development by transport assessments/appraisals and travel plans where appropriate, including necessary on and offsite infrastructure.

**D.** ensure that waste management solutions are incorporated into development to allow users/occupants to contribute to the aims of the Scottish Government's Zero Waste Plan.

**E.** ensure that high resource efficiency and low/zero carbon energy generation technologies are incorporated within development to reduce carbon emissions and energy consumption to meet or exceed Scottish Government's standards.

To deliver better quality development and places which respond to climate change, Local Development Plans, masterplans and development proposals should:

**F.** ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets\*, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's *Designing Places and Designing Streets*.



### **Outside - In.**

*Understanding the environmental context of a site, how a site works in its wider location and how that shapes what happens within is essential to integrating new development.*

### **Inside - Out.**

*Conversely, considering how the site connects from the inside-out and builds on existing features, networks and infrastructure, enhancing these through new development.*

### **Integrate Networks**

*Making it easy, safe and desirable to walk and cycle within and between neighbourhoods utilising existing green space and water networks and enhance these areas to deliver a better quality of place and life.*

### **Work with the grain of the place**

*Respecting and working with the grain of a place. This approach will help determine the size, shape and form of development and how it can respond to adaptation to help achieve future-proofing our new communities and facilities.*

\*Natural and historic assets: Landscapes, habitats, wildlife sites and corridors, vegetation, biodiversity, green spaces, geological features, water courses and ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).

Delivering the vision and objectives of this Plan requires management of land and conservation of resources. This recognises that good quality development and the right type of development in the right places can lead to a series of social, economic and environmental benefits for those areas and the TAYplan region as a whole. This Plan balances these factors with the sometimes competing nature of different land uses.

This Plan safeguards for present and future generations important resources and land with potential to support the economy. It also requires us to ensure that development and growth in the economy occur in a way that does not place unacceptable burdens on environmental capacity and increase the exposure of users or inhabitants to risks. This can be achieved by directing development to specific locations (Policies 1, 4, 5, 6 and 7); ensuring that development is fit for place (Policies 2 and 8); and, that some areas or assets are safeguarded for a specific range of land uses (Policy 3).

This is important to support the growth of emerging sectors of the economy, such as the off-shore renewable energy sector through the protection of the region's ports for port-related uses, particularly Dundee and Montrose Ports. Similarly employment land, particularly in rural areas, can be affected through redevelopment for alternative uses or by alternative uses nearby. This could hinder or even prevent the start up of businesses in the future and/or limit business operations.

The economic recovery of the region and new development will need to be supported by appropriate infrastructure, particularly transport infrastructure. This will also contribute to behavioural change and reducing reliance on the car and on road-based freight. Ensuring that this can be delivered will require land and routes to be protected from prejudicial development. It also requires the public and private sectors to work jointly to deliver infrastructure.

Supporting future food and resource security will require the protection of finite resources like minerals, forestry and prime agricultural land\* by management as one consideration in the prioritisation of land release under Policy 1.

Limiting the types of land uses that can occur within green belts at Perth and St. Andrews will contribute to protecting the settings and historic cores of those settlements from inappropriate development and prevent coalescence with neighbouring areas.

It is essential to grow the economy within environmental limits and build-in resilience to climate change, natural processes and increased risk from sea level rise. Identifying environmentally sensitive areas and important natural and historic assets where no or very limited development would be permitted, such as some coastal areas, Natura 2000\*\* sites and other locations, will contribute to this. It will also be important to ensure that plans for managed realignment of coast and other coastal management are devised in liaison with Scottish Natural Heritage and Marine Scotland.



\*Prime agricultural land: Land classes 1, 2 and 3.1 – these are the most suited to arable agriculture.

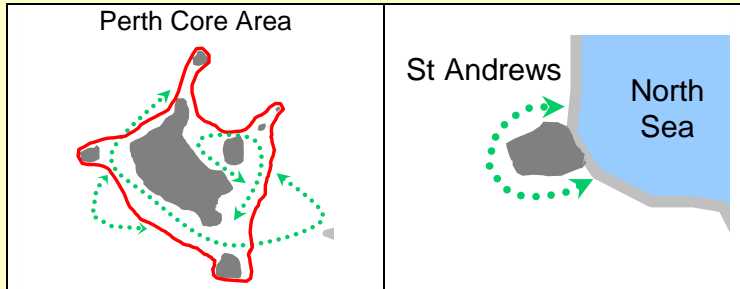
\*\*Natura 2000: European-wide designations to protect habitats and species – special protection areas (SPAs), Ramsar sites and special areas of conservation (SACs)

### Policy 3: Managing TAYplan's Assets

- identifying and safeguarding at least 5 years of employment land within principal settlements to support the growth of the economy and a diverse range of industrial requirements;
- safeguarding areas identified for class 4 office type uses in principal settlements; and,
- further assisting in growing the year-round role of the tourism sector.

Employment Land

- continuing to designate green belt boundaries at both St. Andrews and Perth to preserve their settings, views and special character including their historic cores; assist in safeguarding the countryside from encroachment; to manage long term planned growth including infrastructure in this Plan's Proposals Map and Strategic Development Areas in Policy 4; and define appropriate forms of development within the green belt based on Scottish Planning Policy;



- using Perth green belt to sustain the identity of Scone, and provide sufficient land for planned development around key villages and settlements.

using the location priorities set out in Policy 1 of this Plan to:

- safeguard minerals deposits of economic importance and land for a minimum of 10 years supply of aggregates; and,
- protect prime agricultural land, new and existing forestry areas, and carbon rich soils (where identified) where the advantages of development do not outweigh the loss of productive land.

green belts

Natural and Historic Assets\*

Land should be identified through Local Development Plans to ensure responsible management of TAYplan's assets by:

Finite Resources

Transport

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 site (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 site in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

- safeguarding land at Dundee and Montrose Ports, and other harbours, as appropriate, for port related uses to support freight, economic growth and tourism; and,
- safeguarding land for future infrastructure provision (including routes), identified in the Proposal Map of this Plan or other locations or routes, as appropriate, or which is integral to a Strategic Development Area in Policy 4 of this Plan, or which is essential to support a shift from reliance on the car and road-based freight and support resource management objectives.

\*Natural and historic assets: Landscapes, habitats, wildlife sites and corridors, vegetation, bio-diversity, green spaces, geological features, water courses and ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).

\*\*Village Envelopes: Boundaries around settlements within which planned development can occur and which are not part of the green belt.

## Strategic Development Areas: Identifies strategic development areas that will contribute to the region's economic success.

Scottish Planning Policy requires development plans to identify major locations that will contribute to the economic success of their areas through provision of a range of employment sites for a variety of users.

This Plan supports a stronger economy by identifying national and regional transport infrastructure proposals within the TAYplan region and Strategic Development Areas on the Proposals Map of this Plan. Many are employment, housing or mixed use to reduce the need to travel and encourage public transport usage. Their scale and nature means that they contribute individually to delivering this Plan. Most, including the transport proposals, have already been allocated in previous plans and strategies or have planning permission. Following further consideration several of these have been considered as strategic and are taken forward in this Plan.

The Strategic Development Areas and the consistency and clarity offered by this Plan demonstrate that this region is 'business ready' and offers a competitive and quality place for people and businesses to be.

The role of the further and higher education sector is central to growing the commercial value of research, particularly in life sciences, food, renewable energy and the games industry. Locations near to the region's universities and their relationships with business have potential benefits through the establishment of a science park at St. Andrews and land for research facilities near Scottish Crop Research Institute at Invergowrie.

The National Renewables Infrastructure Plan\* identifies the strong potential to grow the offshore renewable energy sector and its supply chain in this region, particularly around Dundee and Montrose Ports, linked with facilities at Fife Energy Park, Methil. Protecting these for port related uses and improving port access is key to securing their role as major parts of the

UK's east coast offshore energy infrastructure.

Forfar has the potential to strengthen its present role as a hub for agricultural services and businesses. As a Regional Agricultural Service Centre it could further support a range of activities and development, both existing and potentially new, across the Forfar area.

Scottish Government and the Regional Transport Strategies (\*) (\*\*\*) have identified transport infrastructure and service priorities. Many, such as those in the West/North West Perth area, are important to the delivery of this Plan in those areas. Although not all projects are worked up or have committed funding and not all sites and routes have been finalised, they have been identified as priorities. Over the long term these proposals are integral to facilitating important development, supporting modal shift\*\*; and, reducing our contribution to climate change.

Some of the Strategic Development Areas will make a major contribution to the housing offer and competitiveness of the region with employment land integrated; such as Dundee Western Gateway, Cupar North, St. Andrews West, West/North West Perth (West of A9 to Broxden roundabout within the Perth Core Area) and Oudenarde.

The emphasis in St. Andrews will also be to build on the continued economic potential of its international reputation as the home of golf and a tourist destination. More widely in the region the provision and improvement of hotels and visitor attractions will contribute cumulatively to increasing the economic strength of the tourism sector and improving the region's year-round tourism offer.

National targets to increase forestry coverage in Scotland are likely to bring the potential for growth in some sectors of the economy as well as providing carbon sinks.



\*Strategic Habitats Regulations Appraisals (HRA) are being undertaken separately for the NRIP, STPR and the RTSs with their associated conclusions and generic mitigation to be taken into account at lower level HRAs.

\*\*Modal Shift: This relates to changing behaviour so that people and business increasingly on walking, cycling and public transport particularly bus, rail and water-borne modes, for the movement of passengers and freight.

\*\*\*Regional Transport Strategies – two covering TAYplan region: Sustran (2008) covering North Fife and Tayside and Central Scotland (Tactran) (2008) covering Angus, Dundee City and Perth & Kinross.

## Policy 4: Strategic Development Areas

Local  
Development  
Plans should

**A.** Identify specific sites for the Strategic Development Areas and allocate land for the uses set out in table 1, below and identified in the Proposals Map of this Plan:

**Table 1: Strategic Development Areas**

Strategic Development Area	Type and scale development
Orchard Bank Forfar	25ha of employment land.
Forfar Regional Agricultural Service Centre	Employment land for agricultural services*
Montrose Port	Employment land for port related land uses.
Dundee, Linlathen	40ha of employment land.
Dundee Centre and Port	Mixed uses including business, commercial, leisure, retail, residential and port related uses.
Dundee Western Gateway	750+ homes and 50ha of employment land.
Scottish Crop Research Institute (SCRI)	5 to 10ha of employment land for food/agricultural research.
West/North West Perth	4,000+ homes and 50ha of employment land.
Oudenarde	1,200+ homes and 34ha of employment land.
Cupar North	1,400 homes, 10ha of employment land and bulky goods retail.
St. Andrews West and Science Park	1,090 homes, 10ha of employment land and 10ha for a science park

**B.** Include (or cover in Supplementary Planning Guidance) Strategic Development Frameworks\*\* for Strategic Development Areas\*\*\*. These should reflect the overall policy requirements of this Plan and from which master plans will be developed, reflecting in particular the Scottish Government's Planning Advice Note (PAN) 83: *Masterplanning* and Architecture and Design Scotland publication Design Review: *Lessons learnt from Master Plans* (2010). Frameworks shall set out how new sustainable places (as referred to in PAN 83) are to be implemented.

\*The Local Development Plan will consider the need for any new sites, together with existing sites. This Proposal further promotes the role of the agricultural service sector in the area but may not require sites.

\*\*Strategic Development Frameworks: Wide area proposals of strategic links, accessibility, and land use principles, and how these relate to the masterplan site. They establish key development parameters through a process of consultation with community, stakeholders and the local authority. Strategic Development Frameworks are often used for large masterplan sites, urban extensions and districts.

\*\*\*With the exception of West/North West Perth the other Strategic Development Areas already have a framework/masterplan in place or are of a scale/nature where one is not required (Orchardbank, Linlathen, Forfar Regional Agricultural Service Centre and Scottish Crop Research Institute).

## Housing: Identifies housing provision at housing market area level to focus most new housing in principal settlements.

The quantity and the quality of all of the region's homes and neighbourhoods contribute to its ambitions and economic competitiveness. Improving quality in new and existing neighbourhoods through Policies 2 and 8 of this Plan can help better meet the varying needs and aspirations of different households throughout life; and support a growing population and investment in our economy.

To reflect the vision, objectives and Policy 1 this Plan focuses most new homes and neighbourhoods in principal settlements. As such the largest shares of additional housing are in Housing Market Areas that include the Dundee and Perth Core Areas.

The TAYplan-wide Housing Need and Demand Assessment identifies the likely need and demand for between 2,050\* and 3,590 affordable and market housing solutions per year during the Plan period. This Plan sets out a framework to identify effective housing land to enable the delivery of around 2,170 homes per year across the TAYplan region, including sites already with planning permission. These will contribute to meeting identified need and demand through new build housing, with the remainder being met through a variety of other interventions including those defined in Local Housing Strategies.

Planning for this level of build broadly reflects the changes in the General Register Office Scotland 2006-based projections\*\* but with growth in Dundee City reflecting Policy 1. Significantly higher levels of growth are presently considered undeliverable.

Nobody can predict exactly when presently low build rates will recover, but it is hoped that increases in output will be recorded from at least 2013. The TAYplan-wide Housing Need and Demand Assessment estimates that the recovery in demand would be complete by 2018/19. This Plan will be reviewed by 2017.

Therefore the first twelve years of this Plan emphasise 'being ready' to support the progress of the recovery from the start.

This requires Local Development Plans to identify a minimum 5 year and work towards a 7 year effective housing land supply by 2015\*\*\* to support reaching Policy 5 build rates by 2024. The scale of growth for 2024-32 is likely to be similar. This will be reviewed through the next Plan. From a place shaping perspective the construction sector will need to provide housing that meets the quality requirements and the needs and aspirations of a range of different households, including low cost housing.

This Plan's approach is bold and clear on shaping better quality places (with the neighbourhood as the key unit of delivery), its location emphasis and, on 'being ready' for recovery and growth from 2012. But, it offers important flexibilities:

- In addition to Strategic Development Areas and sites which already have planning permission, Local Development Plans will identify appropriate land to be allocated for housing, often as part of mixed-use development.
- Whilst average annual build rates are identified, these are only averages and the period in which these build rates should be achieved is within and over the 12 years to 2024.
- Local Development Plans may allocate additional land to ensure an effective supply of housing land to assist in the delivery of Proposal 2 and to provide choice.
- The critical issue for the quality agenda is to ensure that the housing figures themselves do not hold back good quality development that delivers the objectives of this Plan. Poor quality development which fails to deliver this Plan's objectives shall be refused.
- Local Authorities can move housing provision between neighbouring housing markets within their area if the settlement(s) expected to accommodate growth to achieve Policy 1 is heavily constrained by environmental capacity.



\* TAYplan-wide Housing Need and Demand Assessment lower range is from sensitivity analysis based on lower assumptions for each element of the backlog of need for affordable housing for each local authority.

\*\* General Register Office Scotland (GROS) Projections: Produced every 2 years, these show population and household changes for the next 25 years assuming a continuation of the most recent five year trends.

\*\*\* By LDPs working towards a 7 year effective land supply by 2015, this will identify land capable of development within 7 years of this Plan's base date as required by Scottish Planning Policy.

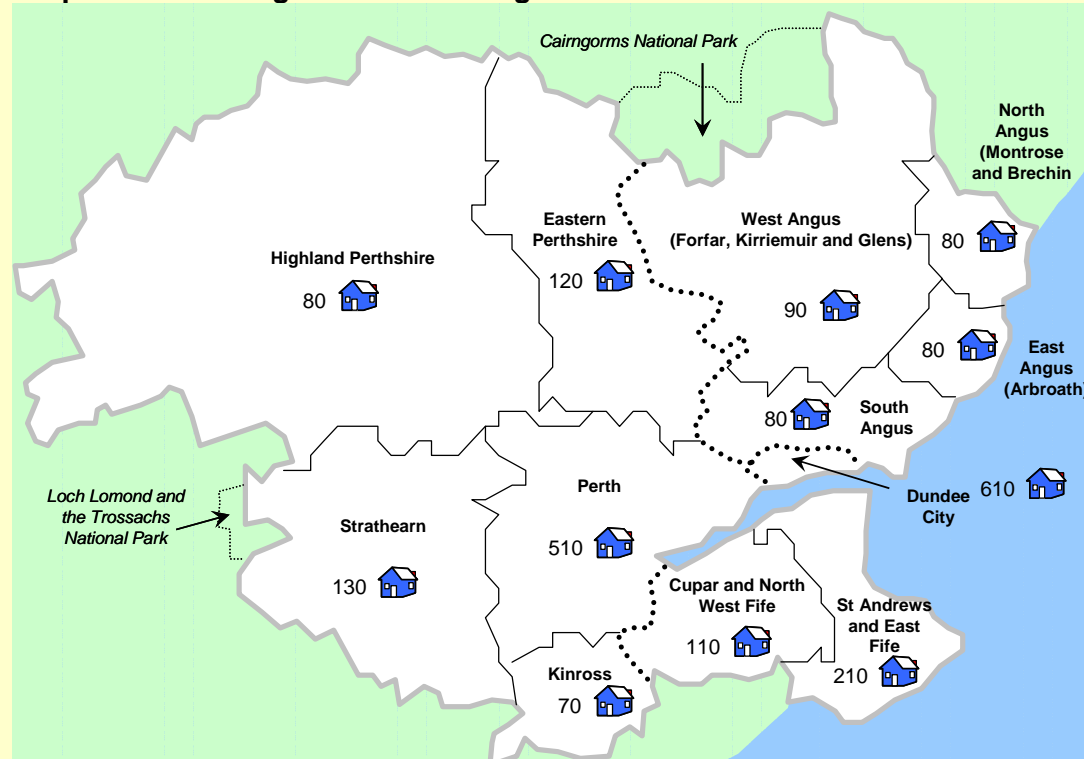


## Policy 5: Housing

Local Development Plans shall

**A.** Allocate a minimum of 5 years supply and work towards the provision of a 7 years supply of effective housing land by 2015 to support economic growth. Land should be allocated within each Housing Market Area (Proposal 2) through Local Development Plans to provide an effective and generous supply of land to assist in the delivery of in the order of 26,000 units up to year 2024 across TAYplan. Average annual build rates are illustrated\*. In the period 2024 to 2032 in the order of 17,400 units may be required. To assist the delivery of these build rates, Local Development Plans may allocate a larger land supply.

### Proposal 2 – average annual housing market area build rates



- in exceptional cases of environmental capacity, provide for up to 10% of the housing provision for one market area to be shared between one or more neighbouring housing market areas within the same authority taking account of meeting needs in that housing market area.
- ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.

**B.** have the flexibility to plan for house building rates in Dundee City to exceed the level of annual provision in Proposal 2.

**C.** ensure there is a presumption against land releases in areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where it would prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of this Plan.

\*Average build rates are illustrated annually to assist the understanding of what the scale of housing is for communities. These are only averages and the period in which these build rates should be achieved is over the first 12 years of the Plan, not annually. It is anticipated that within the first 12 year period build rates will be lower than the average in the early period and greater in the later period. These figures include Strategic Development Areas and affordable housing.

**Energy and Waste/Resource Management Infrastructure:** Ensures that energy and waste/resource management infrastructure are in the most appropriate locations.

This Plan seeks to reduce resource consumption through provision of energy and waste/resource management infrastructure\* in order to contribute to Scottish Government ambitions for the mitigation of and adaptation to climate change and to achieve zero waste. It also aims to contribute towards greater regional energy self-sufficiency.

This requires us to use less energy and to generate more power and heat from renewable sources and resource recovery; and, to consider waste from start to finish; becoming better at resource management. This is strongly tied into resource security and living within environmental limits. It also presents opportunities to grow the renewable energy and waste/resource management sector as a whole within the TAYplan region. The issue is no longer about whether such facilities are needed but instead about helping to ensure they are delivered in the most appropriate locations.

Land use planning is only one of the regulatory requirements that energy and waste/resource management operators must consider. This Plan does not provide the locations for energy infrastructure; this role is for Local Development Plans. It sets out a series of locational considerations for all energy and waste/resource management infrastructure as the impacts and operations of these share similar characteristics.

This Plan ensures consistency between Local Development Plans in fulfilling Scottish Planning Policy requirements to define areas of search for renewable energy infrastructure and it applies this to a wide range of energy and waste/resource management infrastructure.

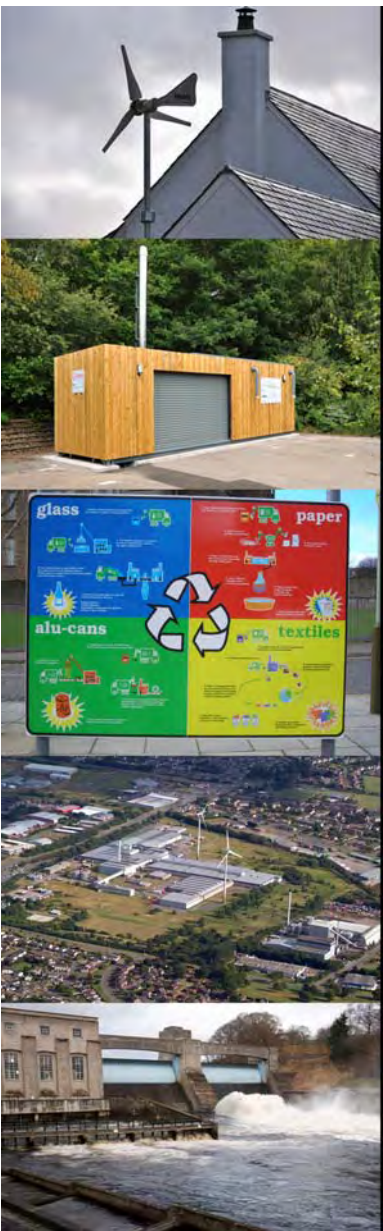
It recognises the different scales (property, community and regional/national grid) at which this infrastructure can be provided and both the individual and cumulative contribution that can be made, particularly by community and property scale infrastructure, to Scottish Government objectives for greater decentralisation of heat and energy.

Changes in the law allowing surplus power to be sold back to the national grid and other incentives could stimulate interest from local authorities, businesses, householders, community land trusts and other groups to obtain loans for energy infrastructure to enable development to meet local or individual needs in future. Similarly the price of materials in the global market place may continue to stimulate business interests in resource recovery.

Many of the region’s existing waste management facilities have additional capacity or could be expanded in situ, including the strategic scale facilities at Binn Farm near Glenfarg and DERL at Baldovie in Dundee. No requirement for new landfill sites has been identified before 2024 and successful implementation of the Scottish Government’s Zero Waste Plan and expansion of other treatment facilities could extend this to and beyond 2032.

This Plan directs new strategic scale waste/resource management infrastructure to be within or close to the Dundee and Perth Core Areas reflecting the proximity of materials and customers for heat and other products.

Modern waste/resource management infrastructure is designed and regulated to high standards and is similar to other industrial processes. Subject to detailed site specific considerations, waste management facilities can be considered appropriate land uses within industrial and employment sites.



\*Energy and waste management infrastructure: Infrastructure for heat and power generation and transmission; and, collection, separation, handling, transfer, processing, resource recovery and disposal of waste. This includes recycling plants, anaerobic waste digesters, energy from waste plants, wind turbines, biomass plants, combined heat and power plants, solar power, hydro electric power plants and similar facilities.

## Policy 6: Energy and Waste/Resource Management Infrastructure

To deliver a low/zero carbon future and contribute to meeting Scottish Government energy and waste targets:

**A. Local Development Plans should** identify areas that are suitable for different forms of renewable heat and electricity infrastructure and for waste/resource management infrastructure or criteria to support this; including, where appropriate, land for process industries (e.g. the co-location/proximity of surplus heat producers with heat users).

**B.** Beyond community or small scale facilities waste/resource management infrastructure is most likely to be focussed within or close to the Dundee and/or Perth Core Areas (identified in Policy 1).

**C. Local Development Plans and development proposals should** ensure that all areas of search, allocated sites, routes and decisions on development proposals for energy and waste/resource management infrastructure have been justified, at a minimum, on the basis of these considerations:

- The specific land take requirements associated with the infrastructure technology and associated statutory safety exclusion zones;
- Waste/resource management proposals are justified against the Scottish Government's Zero Waste Plan and support the delivery of the waste/resource management hierarchy;
- Proximity of resources (e.g. woodland, wind or waste material); and to users/customers, grid connections and distribution networks for the heat, power or physical materials and waste products, where appropriate;
- Anticipated effects of construction and operation on air quality, emissions, noise, odour, surface and ground water pollution, drainage, waste disposal, radar installations and flight paths, and, of nuisance impacts on off-site properties;
- Sensitivity of landscapes (informed by landscape character assessments and other work), the water environment, biodiversity, geo-diversity, habitats, tourism and listed/scheduled buildings and structures;
- Impacts of associated new grid connections and distribution or access infrastructure;
- Cumulative impacts of the scale and massing of multiple developments, including existing infrastructure; and,
- Impacts upon neighbouring planning authorities (both within and outwith TAYplan).

## Town centres: Sets out a town centres hierarchy to protect and enhance their vitality and viability.

The TAYplan region is home to numerous town centres of different scales and economic significance with a diverse range of activities. It also contains a series of other centres. All centres function as part of a network within which people access services, work or visit and where businesses operate.

The region's town centres are where many businesses, services and facilities are located and are some of the most accessible locations by a range of transport modes. Protecting and enhancing the vitality and viability of all centres, and particularly town centres, directly contribute to providing good quality places and to the region's economic competitiveness. Therefore the mix and quality of town centres and their land uses have a critical role in delivering the vision and objectives of this Plan.

The region is also home to several commercial centres including St. Catherine's Retail Park in Perth, Kingsway East, Gallagher Retail Park and Kingsway West in Dundee and others elsewhere; as well as factory outlets. Generally these specialise in bulky goods such as DIY and furniture, commercial leisure and are often co-located with supermarkets.

Some of the region's larger settlements also contain smaller local centres. Local centres, as defined in Scottish Planning Policy, often provide a mixture of smaller scale convenience and comparison\* retail, and, other local services. It is important to protect and enhance their vitality and viability as they provide jobs and services to their immediate localities. This directly contributes to the provision of local services and facilities within communities and reduces the need to travel, particularly in larger settlements. This is a direct contributor to place quality.

To achieve the Scottish Government's aim to protect and enhance town centre vitality and viability this Plan identifies a hierarchy of town centres. The emphasis is also on protecting other service centres (commercial and local centres) for the uses defined in Scottish Planning Policy. This will contribute to protecting and enhancing the vitality and viability of town centres defined in the hierarchy as the focus for comparison retail specifically, but also for some convenience retail, and for the mix of other town centre uses defined in Scottish Planning Policy.

### Retail Sequential Approach set out in Scottish Planning Policy (2010)

- town centre,
- edge of town centre,
- other commercial centres identified in the development plan,
- out of centre locations that are or can be made easily accessible by a choice of transport modes.



\*Comparison retail: non-food items where the shopper will generally compare the price. This includes products such as clothes, shoes, books, music/DVDs, household items, electrical goods and furniture.

## Policy 7: Town Centres

Strategies, plans, programmes and development proposals should:

focus comparison retail development within the town centres specified in this retail hierarchy (table 2 below), with the largest scale of activity in the largest town centres, to protect and enhance their vitality and viability.

- **Local Development Plans should** identify the specific boundaries for each town centre identified in table 2 (below) and can identify roles for 'other service centres' beneath the regional hierarchy; including 'commercial centres' for leisure, bulky goods and other retail; and, local centres for convenience and comparison retail, particularly in multi-centre settlements such as Dundee, Perth and Arbroath.
- **Planning decisions should** be based on the justification of planning proposals combining this hierarchy (in table 2 below), the sequential approach in the Scottish Planning Policy (SPP) and other local considerations as appropriate.

**Table 2: Hierarchy of Comparison Retail Centres**

Hierarchy of Comparison Retail Centres					
<b>Regional Centre</b>	Dundee City Centre				
<b>Sub-regional Centre</b>	Perth City Centre				
<b>Larger Town Centres</b>	Arbroath	Cupar	Forfar	Montrose	St Andrews
<b>Smaller Town Centres</b>	Aberfeldy Alyth Anstruther	Auchterarder Blairgowrie Brechin	Carnoustie Coupar Angus Crieff	Kirriemuir Kinross Monifieth	Newburgh Pitlochry

# Delivering the Strategic Development Plan: Sets out requirements for developer contributions.

The key role of the planning system is to provide a clear and certain framework for taking planning decisions to foster sustainable economic growth. This Plan is accompanied by an Action Programme, which identifies the key tasks and activities that are needed to ensure successful delivery of the policies and proposals of this Plan.

The planning system will be responsible for the decision making framework; through Local Development Plans, and the decisions themselves. However, other parts of local authorities; public sector agencies and the private sector will be responsible for the delivery of development.

In times of economic recession, the funding of new projects is difficult. This is however a long-term Plan and it is important that developer contributions ensure that the additional burdens placed on infrastructure and services as a result of a development are mitigated by the developer.

This is in addition to delivering high quality development and other requirements e.g. green spaces as set out by other policies in this Plan, and any mitigation to ensure that development proposals will not adversely affect the integrity of a Natura 2000 site.

Achieving the policy aims of this Plan requires Local Development Plans to establish a mechanism(s), which may require new financial models, to ensure that these contributions are achieved and a thorough understanding of infrastructure, service and amenity capacity issues when allocating land for development to implement the strategy. To assist this, particularly in times of an economic downturn, the public sector will have a greater role to play.

This offers certainty to land owners, developers and local authorities about likely developer contributions and the nature of requirements for sites and localities from the outset. The system should then offer operational transparency, consistency and certainty as advocated through Scottish Government Circular 01/2010.



## Policy 8: Delivering the Strategic Development Plan

To ensure that quality is designed-in to development and places developer contributions shall be sought for new development:

to mitigate any adverse impact on infrastructure, services and amenities brought about by development including contributions towards schools, affordable housing, transport infrastructure and facilities (including for road, rail, walking, cycling and public transport), and other community facilities in accordance with the Scottish Government Circular 1/2010.

# Monitoring Arrangements: How we will monitor the progress of this plan

Policy	Policy element	Indicator
1A	Settlement concentration	Demographic and migration changes, house prices. Location of all types on new development.
1B	Land release priorities	Qualitative understanding of decision making.
2	Overall	House prices, business rents, land prices and anecdotal evidence
2A	Build in resilience	Development in flood risk locations and protection policies and requirements for SUDS and other measures.
2B	Integrate and co-locate infrastructure	Deployment of planning obligations and anecdotal and qualitative
2C	Integration of transport	Regional Transport Strategy Indicators
2D	Waste management designed-in	Qualitative appraisal of local authority decisions.
2E	Energy efficiency/embedded generation	
2F	Arrangement and layout	
3	Finite resources	Safeguarded land and 10 year aggregates in LDPs. Hectares of prime agricultural land lost.
	Greenbelts and Transport infrastructure	LDP policies and Regional Transport Strategy Indicators
	Natural and Historic Assets	LDP policies, SNH/SEPA objections to approved proposals and Areas at risk
	Employment land	LDP policies and decisions for alternative uses
4	Allocate Strategic Development Areas and produce Strategic Development Framework.	LDP policies
5A	Build rates, HMA shift 10% and affordable housing	Annual build and start rates, outstanding permissions and allocations, urban capacity, LDP policies at housing market area and local authority levels.
5B	Build rates in Dundee	
5C	Dundee and Perth Core Areas	
6A	Identification of areas for energy and waste	LDP policies and anecdotal and qualitative from planning decisions.
6B	Consider criteria as minimum	
7	Retail in hierarchy centres and identification of other commercial and local centres	LDP policies and anecdotal and qualitative from planning decisions.
8	Seeking developer contributions	

## Acknowledgements

### Photographs

-Angus Council, Dundee City Council, Fife Council, Perth and Kinross Council, Scottish Natural Heritage and Tayside and Central Scotland Transport Partnership (Tactran).

-Special thanks to P&A Macdonald/Scottish Natural Heritage for top photograph on page 12.

### Diagrams

-Architecture and Design Scotland (Page 10 Strategic Development Framework including Willie Miller 'Inverness City Vision' and Urban Initiatives (image 8) and Policy 2)

## Representations on the Proposed Strategic Development Plan to be received no later than 1st August 2011

  Responding electronically helps us to process your response quickly and reduce the environmental impact of this exercise.

<b>Contact</b>	<b>Phone</b> ☎ – 01382 307180 <b>E-mail</b> ✉ – <a href="mailto:contactus@tayplan-sdpa.gov.uk">contactus@tayplan-sdpa.gov.uk</a> <b>Post</b> ✉: TAYplan SDPA, Proposed Plan Representations, Enterprise House, 3 Greenmarket, Dundee, DD1 4QB
<b>Responses</b>	<b>Responses:</b> please be brief; say what you wish to be changed and what you wish the change to be. <b>Internet</b> 🌐: - <a href="http://www.tayplan-sdpa.gov.uk">www.tayplan-sdpa.gov.uk</a> – then click on the Proposed Plan link. Register your details if you haven't already done and comment on the consultation document using the questionnaire. You can save your responses and return to them before submitting. <b>Paper response</b> 📄: If you are unable to access the Internet paper questionnaires are available within all local libraries in the TAYplan area, council offices listed below or by contacting TAYplan.

<b>We can provide this information in large print or in another format that meets your needs.</b>	
<b>Chinese</b>	欲知詳情，請致電：01382 431563
<b>Russian</b>	Более подробную информацию можно получить позвонив по телефону: 01382 431563
<b>Urdu</b>	مزید معلومات کے لئے براہ مہربانی 01382 431563 پر فون کریں۔
<b>Polish</b>	po dalszą informację zadzwoń pod numer 01382 431563
<b>Other formats</b>	For more information please phone 01382 434503.

**Hard copies** of the Proposed Strategic Development Plan and accompanying documents can be viewed in all public libraries within Dundee City, Perth & Kinross, Angus and North Fife; and, in the Council offices below:

<b>In Dundee</b>	Tayside House, Crichton Street, Dundee, DD1 3RB	Enterprise House, 3 Green Market, Dundee, DD1 4QB	Dundee House, North Lindsay Street, Dundee, DD1 1QA	
<b>In Fife</b>	Fife House, North Street, Glenrothes, KY7 5LT	County Buildings, St. Catherine Street, Cupar, KY15 4TA	St Andrews Local Office, Market Street, St Andrews, KY16 9UY	
<b>In Perth and Kinross</b>	Pullar House, Kinnoull Street, Perth, PH1 5GD	Muirton Area Office, 19B Ainslie Place, Perth, PH1 5DF	Auchterarder Area Office, Aytoun Hall, Auchterarder, PH3 1QD	Blaigowrie Area Office, 46 Leslie Street, Blaigowrie, PH10 6AQ
	Pitlochry Area Office, 26 Atholl Road, Pitlochry, PH16 5BX	Crieff Area Office, 32 James Square, Crieff, PH7 3EY	Kinross Area Office/Community Campus, Kinross High School, The Muirs, Kinross, KY13 8FQ	
<b>In Angus</b>	County Buildings, Market Street, Forfar, DD8 3LG	Arbroath Access Office, Old Parish Church, Kirk Square, Arbroath, DD11 1DX	Brechin Access Office, 36 Bank Street, Brechin, DD9 6AX	Montrose Access Office, Town House, High Street, Montrose, DD10 8QW
	Carnoustie Access Office, 26 High Street, Carnoustie, DD7 6AP	Forfar Access Office, Castle Street, Forfar, DD8 3AF	Kirriemuir Access Office, 5 Bank Street, Kirriemuir, DD8 4BE	Monifieth Access Office, 81 High Street, Monifieth, DD5 4AA

### Also available

Documents that accompany the Strategic Development Plan:

- Proposed Action Programme
- Habitats Regulations Appraisal (HRA)
- Equalities and Human Rights Impact Assessment (EqHRIA)
- Schedule of TAYplan's Responses to Representations Received at Main Issues Report Stage
- Background Topic Papers

**TAYplan**

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