

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 23 MARCH 2015

**REPORT ON:** PROPOSED TAYPLAN STRATEGIC DEVELOPMENT PLAN 2016-2036 AND RELATED DOCUMENTS

**REPORT BY:** DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 80-2015

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to ratify the decisions of the TAYplan Joint Committee in respect of approving the Proposed Strategic Development Plan for the TAYplan area, the Equalities Impact Assessment and the Proposed Action Programme. In addition, to agree to adopt the Schedule of TAYplan's responses to Representations received to the Main Issues Report stage and the background Topic Papers. Finally, to approve the TAYplan Habitats Regulations Appraisal.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a agrees to ratify the Joint Committee's decision to approve the Proposed TAYplan Strategic Development Plan, the Equalities Impact Assessment and the Proposed Action Programme;
  - b agrees to ratify the Joint Committee's decision to adopt the Schedule of TAYplan's responses to representations made at the Main Issues Report stage and Background Topic Papers; and
  - c approves the TAYplan Habitats Regulations Appraisal.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 The Proposed Strategic Development Plan and related documents will result in financial expenditure being incurred primarily on consultation, printing and advertising. Additional costs will be incurred in the printing of all other documents. These costs can be accommodated within the TAYplan budget 2015/2016.

## **4 BACKGROUND**

- 4.1 The Committee will recall that the Dundee, Perth, Angus and North Fife Strategic Development Planning Authority was established under the 2006 Planning etc (Scotland) Act to produce a Strategic Development Plan for the Dundee City Region (TAYplan).
- 4.2 Under the agreed constitution of the Joint Committee operational decisions relating to the preparation of the Plan are delegated to the Joint Committee. Certain key stages in the Plan's preparation, however, require to be ratified by the four constituent Local Authorities. The publication of the Proposed Plan represents one of these stages.
- 4.3 The Proposed Strategic Development Plan, Action Programme and Equalities Impact Assessment were approved by the TAYplan Joint Committee on 18 February 2015. Copies of all documents have been made available to Members.
- 4.4 The purpose of this report therefore is to ratify the decisions of the TAYplan Strategic Development Planning Authority's Joint Committee and approve the Habitats Regulations Appraisal for the area covering this Authority.

## **5 PROPOSED STRATEGIC DEVELOPMENT PLAN AND RELATED DOCUMENTS**

- 5.1 The Proposed Strategic Development Plan is the stage where the Strategic Development Planning Authority sets out its view as to what the final content of the Plan should be. The Plan sets out a vision of how the area should develop together with a spatial strategy which explains where development should and should not go in the TAYplan area over the next 20 years. The Plan provides a locational strategy for new development up to year 12 from Plan approval and a broad indication of the scale and direction of growth up to year 20.
- 5.2 All of the representations made to the Main Issues Report, and related documents, have informed the content of the Proposed Plan. Officers from the 4 Constituent Councils and Key Stakeholder organisations have been involved throughout the preparation of the Plan.
- 5.3 The Proposed Plan retains the same vision and broad spatial strategy set out in the approved TAYplan (2012). The focus is on delivering sustainable economic growth through shaping better quality places and responding to climate change. Many of the important principles set out in the approved TAYplan (2012) are to continue with some enhancements to these to reflect new ideas and national policy requirements. There are no substantial changes to where development is now proposed from what was previously set out in the approved Plan.
- 5.4 The spatial strategy focuses the majority of TAYplan's new development within its principal settlements with Tier 1 covering the Dundee Core Area. The Plan continues to emphasise the importance of investment in supporting a stronger economy with more jobs and fewer disparities. The Strategic Development Areas within Dundee remains at the Wider Waterfront, Western Gateway and Linlathen.
- 5.5 The Plan identifies housing supply targets (planned build rates) for Dundee City at 480 homes per year which meets 100% of the need and demand for new homes identified in the TAYplan-wide Joint Housing Need and Demand Assessment (2013). Dundee will continue to have the flexibility to plan for higher levels of house building than set out in Policy 4. This should ensure that there continues to be an effective land supply in the Greater Dundee Housing Marker Area.
- 5.6 The Plan continues to identify all of the city, town and commercial centres that are in the approved TAYplan (2012). It continues to define Dundee as the regional centre and allows Local Development Plans to identify additional town centres and commercial centres as they see appropriate. Town centres are to be the first choice location for new retail and other town centre type uses.
- 5.7 The Proposed Plan will be published, subject to ratification, for an 8 week period to allow representations to be made to either support or object to the Plan. Thereafter, the representations will be considered by the Joint Committee and will determine whether any modifications should be made to the Plan or whether the Plan is submitted to The Scottish Ministers without modifications. This decision requires to be ratified by the four Constituent Councils.
- 5.8 The Proposed Strategic Development Plan has a number of other documents which have been prepared in parallel:
- a The Proposed Action Programme sets out the actions required to deliver the Proposed Plan;
  - b The Habitats and Regulations Appraisal assesses the impacts of the Plan against the conservation objectives and qualifying features of the relevant wildlife sites with European protection;

- c The Equalities Impact Assessment helps ensure that we do not discriminate and that, where possible, we utilise opportunities to promote equality, as well as all other human rights; and
  - d a schedule of TAYplan's responses to representations received at the Main Issues Report stage.
- 5.9 A Strategic Environmental Assessment by Perth & Kinross Council (as the Responsible Authority) was undertaken at the Main Issues Report stage. This was a comprehensive and proportionate assessment. Mitigation has been built into the Proposed Plan and the Proposed Action Programme. Perth & Kinross Council as Responsible Authority, have confirmed an update of the Environmental Report at this Proposed Plan stage is not required. Perth & Kinross Council consider the Proposed Plan does not contain any new proposals that could generate further significant environmental effects which have not already been assessed and consulted upon at the Main Issues Report Stage. The Consultation Authorities have been consulted on this and have raised no issues which have not been actioned.
- 6 POLICY IMPLICATIONS**
- 6.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.
- 7 CONSULTATIONS**
- 7.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.
- 8 BACKGROUND PAPERS**
- 8.1 TAYplan Proposed Strategic Development Plan 2016-2036.
- 8.2 TAYplan's Equalities Impact Assessment.
- 8.3 TAYplan's Habitats Regulations Appraisal.
- 8.4 Schedule of TAYplan's Responses to Representations received at the Main Issues Report Stage.
- 8.5 TAYplan's Background Topic Papers for the Proposed Strategic Development Plan.

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GH/GSR/KM

5 February 2015

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