

REPORT TO: CITY DEVELOPMENT COMMITTEE - 8 MARCH 2010

REPORT ON: TAYPLAN MAIN ISSUES REPORT 2012-2032

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 102-2010

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek ratification of the decision of the Joint Strategic Development Plan Committee to approve the TAYplan Main Issues Report and associated documents for public consultation.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a agree to ratify the Joint Committee's decision to approve the Main Issues Report and the draft Equalities and Human Rights Impact Assessment as a basis for consultation (Appendix 1) and delegate the SDPA Manager to submit the Main Issues Report to the Scottish Ministers;
 - b agree to ratify the Joint Committee's approval of the Monitoring Statement and delegate the SDPA Manager to submit to the Scottish Ministers;
 - c have regard to and take account of the Environmental Report (published with this report as a basis for consultation) drafted by Perth & Kinross Council as the Responsible Authority and note that Perth & Kinross Council require to publish and submit the Environmental Report.

3 FINANCIAL IMPLICATIONS

- 3.1 The financial implications of this report are contained within the Strategic Development Plan Authority budget.

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 As required under the new legislation, TAYplan has now produced as a first stage in this process, a Main Issues Report (MIR) which sets out alternative spatial strategy options, identifies a preferred strategy and a draft vision, and puts these forward in order to stimulate discussion and to seek comments to inform the Proposed Plan.
- 4.3 The Main Issues Report was approved for consultation by the SDPA Joint Committee on 16 February 2010. A summary of the options considered is contained in the report to committee. A copy of that report is appended for Members' information while a full copy of the MIR is available in Members' Lounges.

- 4.4 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 Main Issues Report for consultation represents one of these stages.
- 4.5 The 'Non Technical Summary' of the Environmental Report is also appended to this report for Members' information (Appendix11).

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

a Sustainability

The TAYplan Main Issues Report accords with City Council's Sustainability Policy.

b Strategic Environmental Assessment

A Strategic Environmental Assessment has been specifically prepared for the TAYplan Main Issues Report.

c Anti-Poverty

The TAYplan Main Issues Report accords with City Council's Anti-Poverty Objectives.

d Equality Impact Assessment

The TAYplan Main Issues Report has a specific Equalities and Human Rights Impact Assessment.

e Risk Management

The TAYplan Main Issues Report has no implications on Risk Management.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Assistant Chief Executive have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Report SDPA 01-2010 to the SDPA Joint Committee.
- 7.2 TAYplan Main Issues Report 2012-2032.

- 7.3 TAYplan Environment Report, including the Non Technical Summary (SEA process), draft Appropriate Assessment, and draft Equalities and Human Rights Impact Assessment.
- 7.4 TAYplan Monitoring Statement.
- 7.5 TAYplan Background Technical Note.

Mike Galloway
Director of City Development

Ian Mudie
Head of Planning

IGSM/IJ/ES

5 February 2010

Dundee City Council
Tayside House
Dundee

APPENDIX 1

REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING ON 16th FEBRUARY 2010

REPORT ON: TAYplan MAIN ISSUES REPORT: OPTIONS FOR SCOTLAND'S
SusTAYnable REGION 2012-2032

REPORT BY: PAMELA EWEN, STRATEGIC DEVELOPMENT PLANNING
AUTHORITY MANAGER

REPORT NO: SDPA01-2010

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval for the Main Issues Report having regard to and taking account of the related Environmental Report (including the Non Technical Summary) from the Strategic Environmental Assessment (SEA), and draft Equalities and Human Rights Impact Assessment, as a basis for consultation.
- 1.2 In addition approval is sought for the Monitoring Statement and the Committee are asked to note the draft Habitat Regulations Appraisal and Background Technical Note, which are not the subject of consultation.

2 RECOMMENDATION

- 2.1 It is recommended that The Joint Committee:
- a Have regard to and take account of the Environmental Report (published with this report as a basis for consultation) drafted by Perth & Kinross Council as the Responsible Authority and note that Perth & Kinross Council require to publish and submit the Environmental Report;
 - b note the Background Technical Note and the draft Habitat Regulations Appraisal (published with this Report);
 - c approve the Main Issues Report (Appendix One) and the draft Equalities and Human Rights Impact Assessment (Appendix Two) as a basis for consultation and delegate the SDPA Manager to submit the Main Issues Report to The Scottish Ministers;
 - d approve the Monitoring Statement (Appendix Three) and delegate to the SDPA Manager to submit to The Scottish Ministers;
 - e request that the four constituent Councils ratify the above decisions (b-d) having regard to and taking account of the Environmental Report by 19th March 2010; and,
 - f delegate the SDPA Manager to undertake the Main Issues Report consultation in line with the statutory requirements and the Participation Statement as set out

in the revised Development Plan Scheme (Report 02-2010: Revised Development Plan Scheme).

3 FINANCIAL IMPLICATIONS

- 3.1 The Main Issues Report will result in financial expenditure being incurred primarily on consultation, printing and advertising. These costs are projected at approximately £30,000 and can be accommodated within the TAYplan budget, primarily within 2010/11 budget year.

4 EXECUTIVE SUMMARY

- 4.1 The Strategic Development Plan will set out a long term spatial strategy and vision for TAYplan area. In doing so there are a number of key issues and challenges which are recognised within the Main Issues Report that require discussion and feedback from all interested parties to inform the preparation of the Proposed Plan stage.
- 4.2 One of the biggest challenges is how the TAYplan area, through strategic landuse planning, responds to the Climate Change Act and the related national targets. This is a challenge both in respect of ensuring the Plan is being informed with information which is available and recognising that further work is required to inform future Plans.
- 4.3 The climate change challenge together with maintaining and enhancing the quality of place, and thereby the quality of life, requires a consistent and strong approach to be set out. The Main Issues Reports sets out relevant policy areas and suggests how the Proposed Plan could respond to these challenges. A preferred spatial strategy is set out and an alternative considered. The preferred strategy responds to these key challenges.
- 4.4 A number of related documents, including the Environmental Report (SEA), have been prepared to assist any interested party in commenting on the Main Issues Report.

5 BACKGROUND

- 5.1 The Main Issues Report is the first key stage of producing the Strategic Development Plan. The purpose of the Main Issues Report is to set out spatial strategy options with a preferred strategy and a draft vision to stimulate discussion. The Main Issues Report considers the big changes that will shape the next 20 years of our lives and the strategic changes that are best dealt with at the city region level, and provides options for the scale of growth and for where development should and should not be and asks for views on these and other issues to inform the Proposed Plan.
- 5.2 The Report builds on the individual Authorities Single Outcome Agreements, the existing approved Structure Plans (Dundee and Angus, Fife, and Perth and Kinross), and national and regional plans and strategies including the National Planning Framework 2, the National Economic Strategy, the Regional Transport Strategies, and the Climate Change Act 2009. The Strategic Development Plan takes account of existing strategic landuse proposals and builds on these in setting out a preferred landuse strategy.

- 5.3 The three existing approved Structure Plans, all approved by The Scottish Ministers, together with the Regional Transport Strategies (TACTRAN and SESTRAN) allocate a number of strategic landuse developments, all of which remain both relevant and important to deliver the preferred spatial strategy and to grow the economy across the TAYplan area.
- 5.4 Initial consultation and awareness raising was undertaken in August-September 2009. The responses received have assisted in informing the preparation of this Main Issues Report.

6 THE MAIN ISSUES REPORT - DISCUSSION

Overview

- 6.1 The Main Issues Report (Appendix One) sets out the main issues and spatial strategy options to provide a policy framework over the period to 2012-2032 for strategic landuse matters. The Report is laid out in a series of chapters with a central theme of Quality of Place arriving at consideration of spatial strategy options and a draft vision. The Report has a central focus in maintaining existing and creating new places of quality. Protecting and enhancing this quality has a direct impact on the economic competitiveness of the region and will directly affect the quality of place and quality of life of those who live, work and visit the region.
- 6.2 The Strategic Development Plan must respond to climate change. This region has the opportunity to become Scotland's sustainable region. To achieve this, the landuse implications are considered through the Main Issues Report. These are strategic, high level issues, a framework for which would sit within the Proposed Plan, and detailed further through the Local Development Plans.
- 6.3 The Main Issues Report is supported with a range of documents (Sections 7-10 of the report) including the Background Technical Note which summarises the research and information that has informed the Main Issues Report.
- 6.4 The preceding paragraphs set out the key areas within the Main Issues Report, the full document being set out in Appendix One.

Population Options and Housing Land Requirement

- 6.5 Consideration of the level of population growth is a key element of the Strategic Development Plan. Population growth levels are a basis, amongst other considerations, for setting targets for the amount of new housing that is required over the Plan period. The General Register Office for Scotland (GROS) provides nationally population and household projections every two years at individual Authority and TAYplan geographies.
- 6.6 The Main Issues Report has been informed by the 2006 base projections and these have been extrapolated to 2032. The projections indicate quite different population projections across the four TAYplan Authorities for 2012-2032. As Figure Two illustrates, Perth and Kinross is projected to one of the fastest growing areas in Scotland at 16%, Dundee is projected to decline by 8.5%, Angus to grow by 2.4%, and North Fife is projected to grow by 1.8%. Overall across the whole TAYplan area the projections suggest that the population will grow at a modest 3.3%.

- 6.7 The General Register Office Scotland published the 2008-based population projections on 3rd February 2010. However, the population projections for the TAYplan area and the associated household projections are not yet available. Therefore these calculations will need to be considered during the production of the Proposed Plan. The 2008-based Population Projections suggest more significant increases for both Angus and Perth and Kinross. Consideration will have to be given, in preparing the Proposed Plan, to whether the Housing Land Requirement is increased further to take account of these projections. This Main Issues Report seeks views on the range and whether this should be higher.

Population Options

Preferred Population Option - 'Option B: Dundee City grows and GROS projections elsewhere (2012-32)'

- 6.8 The Main Issues Report considers two options for population, with a preferred identified. The preferred option is to plan for growth of Perth and Kinross, Angus and North Fife as per the GROS projections (paragraph 6.6). This option changes the GROS projections for a decline in Dundee City to one of growth to 5.6% over the Plan period to 2032. Overall the projected growth for the TAYplan area would be 7.4%. This is illustrated in Figure One and Table One.
- 6.9 In Dundee City an average of 600 units p.a. were built between 1998 and 2008. This build rate suggests similar numbers of units could be delivered over the plan period. Modelling (by TAYplan) of detailed GROS statistics suggests that to halt net out-migration from Dundee City, just over 300 new housing units would be required every year of the plan period. A strategy of building double that would turn around population trends. However, while an average of 600 houses was built each year between 1998 and 2008, Dundee City's population reduced by approximately 7,200 persons. This highlights that providing houses does not guarantee that population growth will occur.
- 6.10 However, an analysis of recent migration statistics within GROS's mid-year population estimates does suggest that population growth could occur in Dundee City in the plan period. The decline in population has slowed significantly in recent years and in some years has increased. In-migration into Dundee City is also increasing with positive net migration becoming more evident.

Figure One
Preferred Population Option - Option B: Dundee City grows and GROS projections elsewhere (2012-2032)

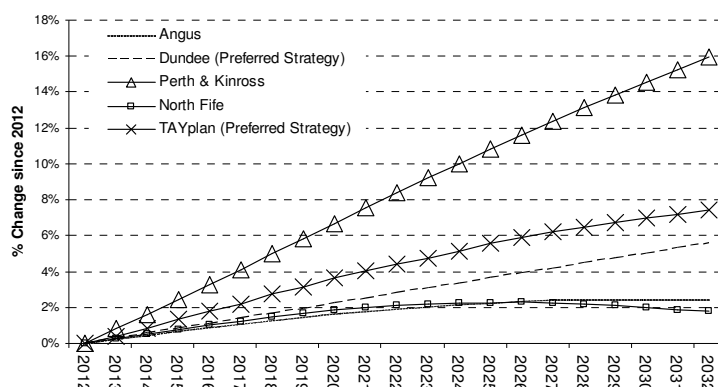


Table One **Option B: Population and Household Change (Preferred)**

Area	Average annual Net Migration	Average annual Population Change	Average annual Household Change	Actual annual build rate 1998-2008	Range of expected annual build 2012-32	Estimated Population in 2032
Dundee City	330	245	465	610	About 610	147,500
Angus	460	175	310	400	330-360	114,400
Perth & Kinross	1,275	1,205	860	660	910-990	172,200
North Fife	315	100	300	250	320-350	80,900
TAYplan region	2,380	1,725	1,935	1,920	2,170-2,310	515,000

- 6.11 The Dundee and Angus Structure Plan (2002) and the respective Council's Local Plans aim to reverse the decline in and grow the population of Dundee City. As highlighted in paragraphs 6.9 and 6.10, the success of this existing strategy is beginning to become evident in the 2008 population projections.
- 6.12 A successful city region is driven by a strong economic performance of the principal city. Within the TAYplan area both Dundee's and Perth's economies and a growing population will continue to be the key drivers of the wider TAYplan area's economy. It is therefore considered vital to continue to reverse decline of population in Dundee City, together with planning for the projected growth across Perth and Kinross, Angus and North Fife.

Alternative Population Option A: GROS 2006-based population and household projections (2012-32)

- 6.13 The alternative option, as set out in Figure Two and Table Two, is to plan in line with the population projections across the area. The difference to the preferred option being that this option would be to plan for decline in Dundee City, with an overall projected growth for the TAYplan area of 3.3%. This is not considered to be in the best interests of growing the economy of the TAYplan area.

Figure Two Option A: GROS 2006-based population and household objections projections (2012-2032)

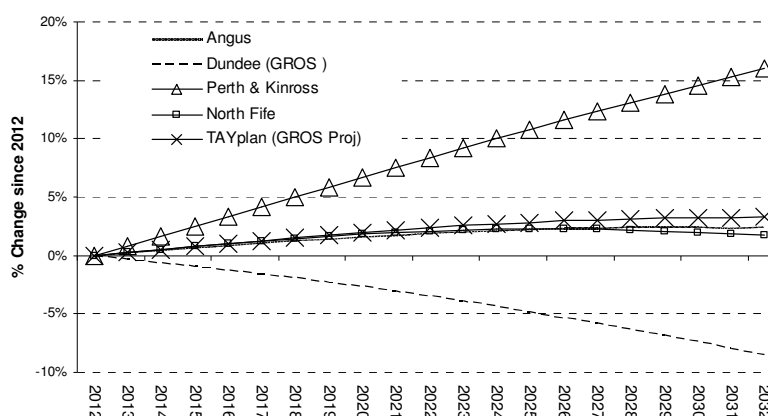


Table Two Option A: Population and Household Change

Area	Average annual Net Migration	Average annual Population Change	Average annual Household Change	Actual annual build rate 1998-2008	Range of expected annual build 2012-32	Estimated Population in 2032
Dundee City	-480	-555	15	610	0-100	128,400
Angus	460	175	310	400	330-360	114,400
Perth & Kinross	1,275	1,205	860	660	910-990	172,200
North Fife	315	100	300	250	320-350	80,900
TAYplan region	1,570	925	1,485	1,920	1,560-1,800	495,900

Housing Land Requirement

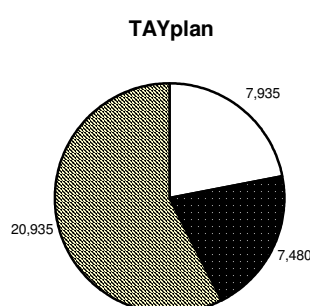
- 6.13 The GROS household projections (2006 base), together with other information and informed by the TAYplan Housing Needs and Demand Assessment (2009), form the basis of establishing targets for the amount of housing that should be required over the 20 years of the Plan period (detail contained in Background Technical Note section 3). The Main Issues Report suggests a range and seeks comments on this (see paragraph 6.15).
- 6.14 The amount of new housing that is considered to be required over the 20 year period is based on the preferred population growth option of growing the population across all areas of TAYplan (Table One). The 2006 base projections have been used with further work being undertaken on Dundee City's population. The minimum target for the housing land requirement is 43,400.

- 6.15 The range is included within the Main Issues Report to stimulate comments and has two key justifications. Firstly, the 2008 based population as set out in para. 6.7 show an increase. The household projections should be issued in a few months and the GRO will thereafter provide both sets of projections at TAYplan level (separating the Fife projections). Therefore when the housing land requirement is updated using this new 2008 information, it is likely to be at the upper end of the range, although this will be further considered at the Proposed Plan stage and informed by comments on the Main Issues Report. Secondly, the TAYplan Housing Needs and Demand Assessment indicates a housing need (both market and affordable) higher than the range set out in the Main Issues Report. Whilst, only a proportion of the affordable housing need is delivered through the planning system (through requiring the private market sector developers to provide/contribute) consideration has to be given to the extent to which a generous supply of housing is provided through setting targets for the overall housing land requirement, in line with The Scottish Government's objective.
- 6.16 Tables One and Two above illustrate the housing land requirement for both population options. The Figures also highlight the actual annual build rate over the past ten years as an annual average to illustrate what has been built against what would be expected.
- 6.17 The housing land requirement is not the same as the total number of new houses for which land has to be identified. For the preferred population strategy, about 30% of the total requirement has already been identified in approved Structure Plans and/or Local Plans, including a number of existing strategic sites. This is referred to as the existing effective housing land supply.

Figure Three

Housing Land Shortfall (2012-2032) – potential sources for TAYplan area

□ Urban Capacity ■ Small Sites ▨ Other Land



- 6.18 Figure Three above illustrates how the housing land shortfall (requirement minus the existing effective supply) could be met across the TAYplan area. This includes the period 2008-2012 which ensures that the current anticipated supply, houses that are likely to be built, before the 2012 Plan base date are taken into account. Local Development Plans will consider, and consult upon, the specific sites to meet the overall strategic housing land requirement. The Proposed Plan is likely to set out housing land requirements within each of the existing Housing Market Areas (Background Technical Note section 3).

- 6.19 The Main Issues Report therefore seeks comments on the population options and the housing land requirement.

Spatial Strategy Options

- 6.20 The Main Issues Report is required to set out a preferred spatial strategy for new development up to year 12 from Plan approval (2012-2024) and a broad indication of the scale and direction of growth up to year 20 (2024-2032). The spatial strategy sets out where development of a strategic scale should be and where it should not be, based on tackling the issues and challenges raised in the Main Issues Report. The role of settlements is considered and priorities the development of certain types of land, for example brownfield land within the most well serviced areas. The region's Principal Settlements are the largest settlements where most people live and which provide the most jobs and services. The Main Issues Report has differentiated between the respective roles in a hierarchy. A settlement hierarchy is set out in the Main Issues Report as shown in Figure Four below.

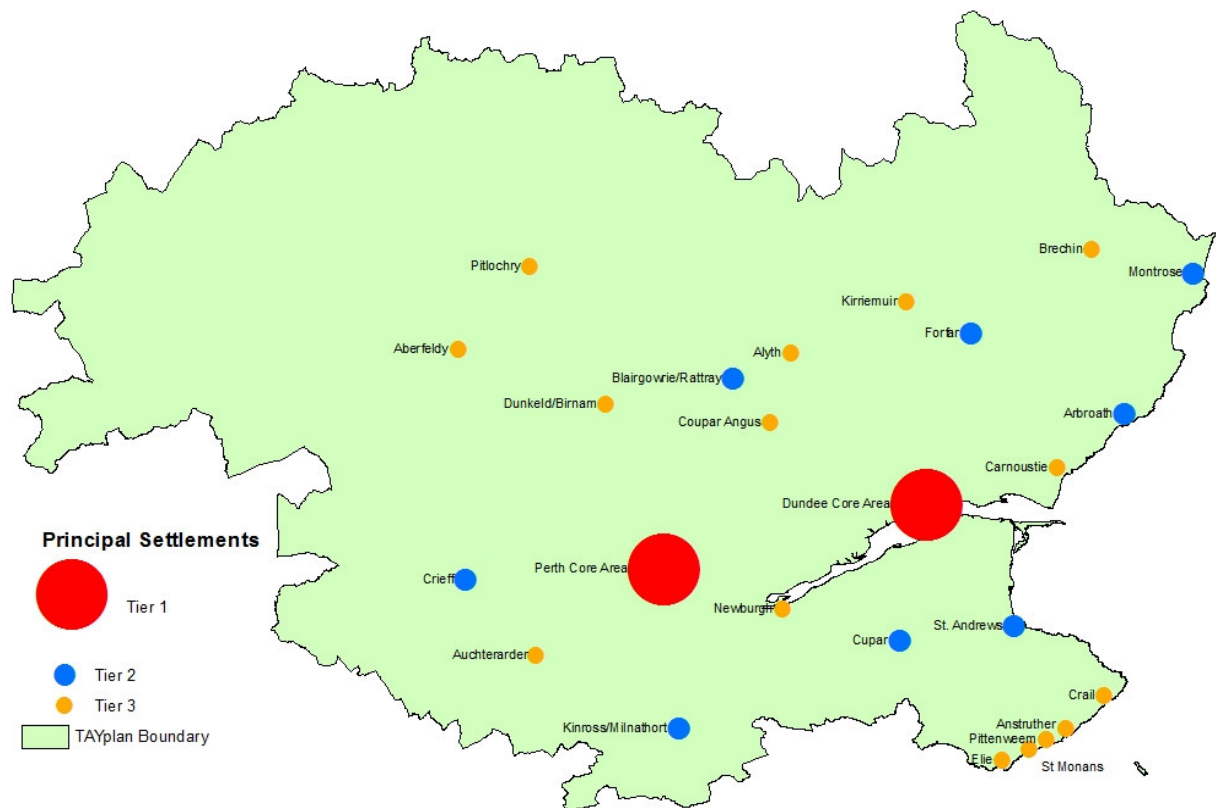
Figure Four Settlement Hierarchy

Tier 1: Large settlements which can accommodate large shares of TAYplan area new development and which are expected to make a major contribution to the regional economy.
Tier 2: Smaller settlements, which can make a major contribution to the regional economy, but which are likely to accommodate a small share of TAYplan area new development.
Tier 3: Smaller settlements which can accommodate some of the TAYplan area new development but which will play an important but more modest, self sustaining role in the regional economy.

- 6.21 The Main Issues Report defines Dundee and Perth as wider Core Areas to reflect the functional area of these settlements. One third of people live in Dundee Core Area (Dundee City, Invergowrie, Monifieth, Dundee Western Gateway, Muirhead/Birkhill and Wormit/Newport/Tayport). About 12% of the population live in Perth Core Area (Perth, Bridge of Earn, Oudenarde, Almondbank and Scone). Both form the largest concentrations of population and socio-economic activity and they have a strong influence and relationship with their surroundings. Other settlements serve more localised populations.
- 6.22 Thorough consideration has been given to a range of potential spatial strategy options (refer to Background Technical Note, section 7, pages 94-102). Only two options are considered to be reasonable, and are set out in the Main Issues Report. These are summarised below.

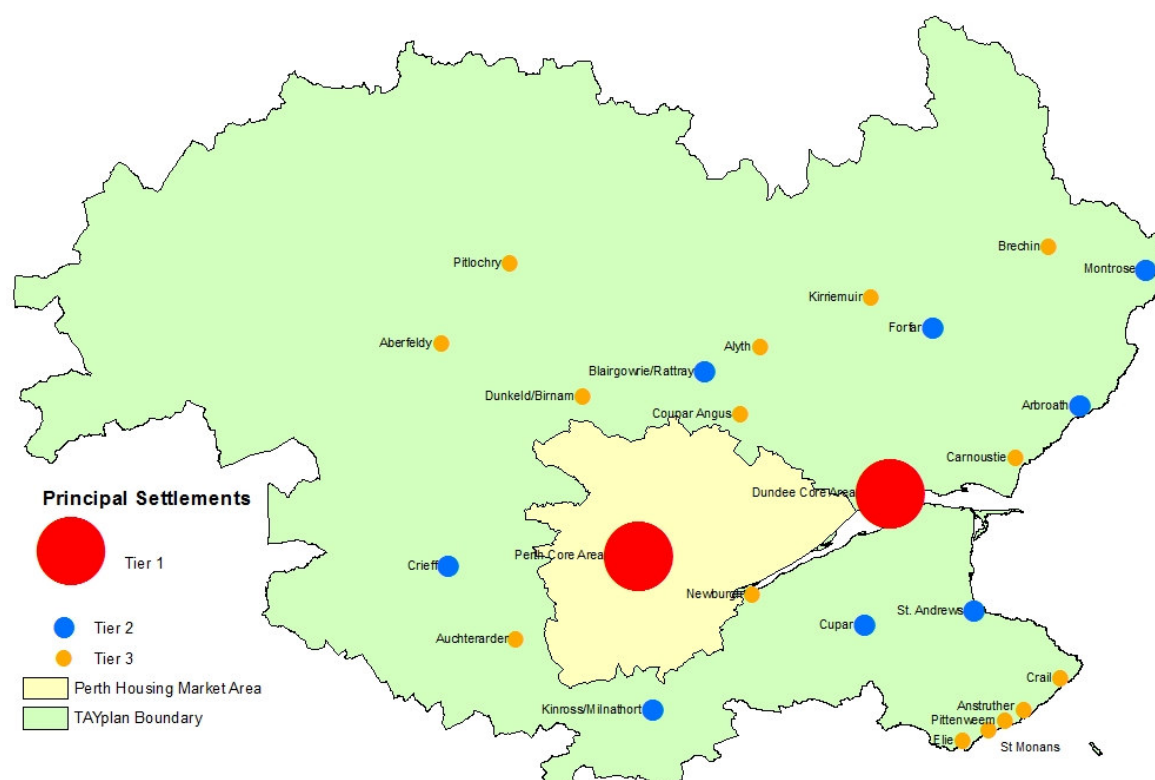
Strategy A: 'Principal Settlements' (The Preferred Strategy)

- 6.23 This is the preferred strategy where development is concentrated mostly in Dundee and Perth Core Areas with the rest accommodated in other principal settlements. Some of these other principal settlements will accommodate strategic growth, including St Andrews, Cupar and East Neuk. Where these settlements cannot accommodate growth there may be a need for settlement extensions or new settlements (Main Issues Report paragraphs 9.7 - 9.10).

Figure Five Strategy A: Principal Settlements

- 6.24 *Strategy B: 'Principal Settlements with dispersed housing development around Perth'* As with Strategy A, the preferred strategy, this alternative concentrates most development within the Dundee Core Area but disperses the majority of Perth Core Area housing development across the Perth Housing Market Area, particularly eastwards along the Carse of Gowrie (Main Issues Report paragraph 9.11).

Figure Six Strategy B: Principal Settlements with dispersed housing development around Perth



- 6.25 *Comparing Strategies A and B* A comparison of the spatial strategy options is set out in the Main Issues Report (paragraphs 9.12–9.16). The Principal Settlements have significant land capacity, infrastructure and supporting services to accommodate additional development of the scale identified, recognising new and improved infrastructure will be required with any new development. The preferred strategy in concentrating most of the development within these Core Areas is considered to best meet the objectives of the Main Issues Report and the draft vision.

Draft Vision

- 6.26 The Proposed Plan requires a vision. Working with key stakeholders a vision has been drafted which has informed the objectives of the Main Issues Report (refer to Main Issues Report, pages 30-31). Comments will be sought on this draft which will help inform the Proposed Plan. The draft vision is:

‘Our vision is of TAYplan as a sustainable region which is beautiful, vibrant, clean and green where the regeneration and growth of Dundee and other settlements has made it a great place for people to live, work, invest and visit that does not create an unacceptable burden on the planet’.

Main Issues

- 6.27 Through each chapter in the Main Issues Report the key issues are highlighted and questions specifically asked relating to these. The focus of the consultation is to seek comments on what the main issues are considered to be, in addition to the spatial strategy and draft vision.
- 6.28 The main issues identified in the Report are:
- A: Delivering quality places without exceeding environmental limits;
 - B: Adapting to climate change impacts on our environment;
 - C: People's choices about where they live;
 - D: What level of population change to plan for?
 - E: Growing and diversifying the economy;
 - F: Sustaining communities and local economies;
 - G: Reducing resource consumption in development;
 - H: Food security;
 - I: Supporting sustainable economic development;
 - J: Decarbonising heat and electricity generation and achieving zero waste;
 - K: Improving accessibility;
 - L: Achieving modal shift;
 - M: Spatial Strategy options;
 - N: Prioritising land release; and,
 - O: Strategic infrastructure and delivering development.

Consultation

- 6.29 The Participation Statement for the Main Issues Report is presented in Report 02-2010 to this Committee for approval, within the revised Development Plan Scheme. The Main Issues Report is written in a style that seeks to stimulate discussion and allow interested parties to comment on the main issues to help inform and prepare the Proposed Plan as we work through 2010.
- 6.30 The consultation will also seek comments on other key documents as set out in the recommendations ‘a’ and ‘c’. A Communication Plan will be updated when information event dates and venues are fixed and published on the TAYplan website with elected members and Community Councils being kept informed.

7 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

- 7.1 An SEA, as required by the Environmental Assessment (Scotland) Act 2005, has been undertaken by Perth and Kinross Council, as the Responsible Authority as an integral part in preparing the Main Issues Report. The Environmental Report has been prepared in consultation with Scottish Natural Heritage, Historic Scotland, and the Scottish Environmental Protection Agency. A Non Technical Summary (Appendix Four) has also been prepared to assist interested parties responding to the Environmental Report and the Main Issues Report. The recommendations within the Environmental Report will inform the Proposed Plan.
- 7.2 This assessment considers whether any significant environmental effects would likely result from the implementation of the Main Issues Report. Given the strategic nature of the issues considered and the spatial strategy options, the assessment is proportionate to the strategic nature of the Strategic Development Plan. Some of the key potential impacts recognised within The Scoping Report (September 2009) relate to erosion of the landscape and habitat quality, flooding including as a result of sea level rise, and constraining the amount of waste which goes to landfill. The Environmental Report assesses these and suggests ways in which the potential impact could be mitigated. Members require to have regard to and take account of The Environmental Report in making the decision to approve the Main Issues Report for consultation.
- 7.3 The Environmental Report (including the Non Technical Summary) is recommended to be the subject of consultation alongside the Main Issues Report, as required by legislation (Environmental assessment (Scotland) Act 2005 (s17). This allows any interested party to be better informed on the potential significant environmental implications of the Main Issues Report in commenting on the documents. All comments will be taken into consideration in preparing the Proposed Plan.

8 DRAFT HABITAT REGULATIONS APPRAISAL

- 8.1 A Habitat Regulations Appraisal is mandatory under the Habitats Directive which, in Scotland, is governed by The Conservation (Natural Habitats, & c.) Regulations 1994. Whilst this appraisal is not required until the Proposed Plan stage, a draft has been undertaken to help inform the Main Issues Report in addition to considering at an early stage of the Plan process the appropriate methodology which can best inform the new Strategic Development Plan.
- 8.2 The draft Habitat Regulations Appraisal is a background document and much of the information is contained within the Environmental Report (SEA). Further detail within the Habitat Regulations Appraisal will be provided at the Proposed Plan stage, when a full appraisal can be undertaken as required by the legislation.

9 EQUALITIES AND HUMAN RIGHTS IMPACT ASSESSMENT

- 9.1 An Equalities and Human Rights Impact Assessment has been undertaken (Appendix Two), as required through a number of Acts. This considers the potential implications of the Main Issues Report in respect of equalities and human rights. A draft is recommended to be the subject of consultation and any comments will assist in undertaking this assessment at the Proposed Plan stage.

10 MONITORING STATEMENT

- 10.1 The Monitoring Statement (Appendix Three) is required under Section 4 of the Planning (Scotland) Act 1997. The existing approved three Structure Plans have been monitored with key information on what has been happening across the TAYplan area over the last few years. This monitoring has assisted and informed the Main Issues Report.
- 10.2 This statement provides background information to the Main Issues Report. The Monitoring Statement requires to be submitted to The Scottish Ministers and published alongside the Main Issues Report.

11 PROCESS

- 11.1 The Scheme of Delegation, section 5.1e (i) (February 2009) of The TAYplan Joint Committee requires ratification of the Main Issues Report and supporting documents by the four Constituent Councils. Ratification is required of recommendation 'b' to 'd' of this report before proceeding to formal consultation. Councils can of course formally submit comments during the consultation process. In line with the Project Plan approved by The Joint Committee in August 2009 (report SDPA 12-2009: Project Plan Update) ratification is required by 19th March 2010 to allow time for printing, distribution to public libraries etc. ahead of consultation commencing on 12th April 2010. Officers of the four Councils have confirmed that reports will be presented to the relevant Committees/Council within this timescale.

12 CONSULTATIONS

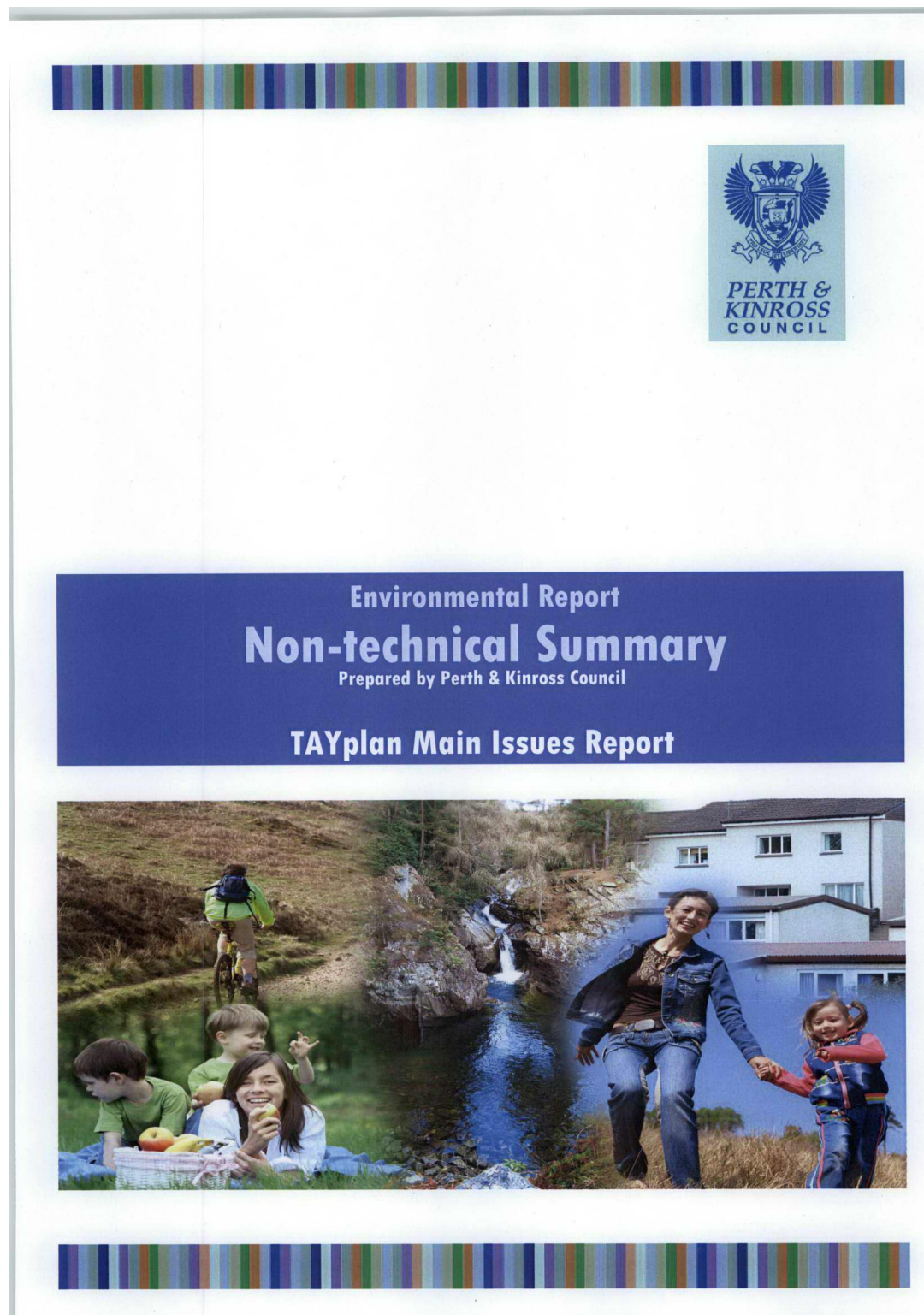
- 12.1 The Treasurer and Clerk to TAYplan, the Director of Infrastructure Services, Angus Council, The Director of City Development, Dundee City Council, The Head of Development Services, Fife Council and the Executive Director (Environment), Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

13 BACKGROUND PAPERS

- 13.1 Report to The TAYplan Joint Committee SDPA 12-2009: Project Plan Update.
- 13.2 TAYplan Environmental Report (SEA) and the Non Technical Summary (both April 2010).
- 13.3 TAYplan Draft Habitat Regulations Appraisal (April 2010).
- 13.4 TAYplan Background Technical note (April 2010).

- 13.5 Report to the TAYplan Joint Committee 02-2010: Revised Development Plan Scheme (16 February 2010).
- 13.6 TAYplan SEA Scoping Report (September 2009).
- 13.7 The Planning (Scotland) etc Act 1997.
- 13.8 The Environmental Assessment (Scotland) Act 2005.
- 13.9 The Conservation (Natural Habitats, & C.) Regulations 1994.
- 13.10 TAYplan SDPA Scheme of Delegation (February 2009).
- 13.11 TAYplan Housing Need and Demand Assessment (2009).
- 13.12 In relation to the Equalities and Human Rights Impact Assessment:
 - Sex Discrimination Act 1975 (section 76A);
 - Sex Discrimination (Public Authorities)(Statutory Duties)(Scotland) Order 2007;
 - Race Relations Act 1976 (section 71(1)) an related Order 2002/62 as amended; and,
 - Disability Discrimination Act 1995 as amended (section 49A) and related Regulations 2005/565.

Pamela Ewen
Strategic Development Plan Manager
4th February 2010

APPENDIX II**Environmental Report - Non-Technical Summary**

Consultation and next steps

This non-technical summary sets out the purpose, methods and findings of the Strategic Environmental Assessment (SEA), which has informed the development of the Main Issues Report and will inform the Strategic Development Plan ("the Plan"). The summary can be read on its own or as part of the full Environmental Report.

The Environmental Report has been prepared by Perth & Kinross Council and was submitted to the Consultation Authorities (SNH, SEPA and Historic Scotland) on 30 March and opened to public consultation, alongside the TAYplan Main Issues Report (MIR), from 30 March to 2 July 2010.

Both documents will be available at: www.tayplan-sdpa.gov.uk and on the Perth & Kinross Council web site at: www.pkc.gov.uk

If you are unable to access documents via the internet, please write to the address below or telephone 01738 475383.

Written comments on either or both documents, and on the contribution of the SEA process to the development of the MIR, are invited by 2 July 2010.

Comments should be submitted by 2 July:

By Internet:	Complete the on-line form by going to	http://www.tayplan-sdpa.gov.uk
By Email to:	SEA@pkc.gov.uk or	contactus@tayplan-sdpa.gov.uk to
By Post to:	Planning The Environment Service Pullar House 35 Kinnoull Street PERTH PH1 5GD	TAYplan Enterprise House 3 Greenmarket DUNDEE DD1 4QB

What are the key dates?

Future key milestones in the development of the Plan and associated SEA are shown below.

Milestone	Anticipated date	Time period
Publication of Environmental Report	30 March 2010	14 Weeks
Launch of the Main Issues Report	12 April 2010	
Consultation period for Main Issues Report	12 April to 2 July 2010	12 weeks
Active consultation (meetings, workshops, displays)	10 May to 2 July 2010	8 weeks
Consideration of comments received	July to September 2010	8 weeks
Publication of Proposed Plan	May 2011	
Approval of the Plan and publication of SEA post-adoption statement	April 2013	

Are there any questions you would like answered in the consultation?

Below are some questions we would like you to answer and to help us assess whether we have got it right.

- 1 Do you agree with our understanding of the baseline environment in the TAYplan Area?

TAYplan Environmental Report - Non-technical Summary

- 2 Do think there are there any other plans, policies (in addition to those listed in the Environmental Report) or wider environmental objectives that should be taken into account?
- 3 In your opinion have we identified the most important or significant environmental problems affecting the TAYplan area?
- 4 Do you disagree with any of the assessment questions? If so please identify which ones and why. (Please back this up with additional baseline data and explain your reasoning)
- 5 Do you have concerns about significant or cumulative environmental effects on particular parts of the TAYplan area or on particular environmental features? (If yes, please give details)
- 6 Do think there are there further, relevant positive aims and aspirations for the environment that the Strategic Development Plan could deliver in the long term? If yes, please give details.

What will happen next?

All comments received on the Environmental Report, during the consultation period, will be reviewed and taken into account during the preparation of the Proposed Plan. An adoption statement which will be published alongside the approved Plan will set out how the assessment findings and the consultation responses have been taken into account in the approved Plan.

Area covered by plan

The map below shows the area covered by the Proposed Plan and includes Angus, Dundee City, Perth & Kinross and North-east Fife but excludes the parts of the National Parks which are within Council areas of Angus and Perth & Kinross.



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Map 1: The TAYplan area in a Scottish context

What is the purpose of strategic environmental assessment (SEA)?

TAYplan Environmental Report - Non-technical Summary

Strategic Environmental Assessment (SEA) is a process (Figure 1) 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.

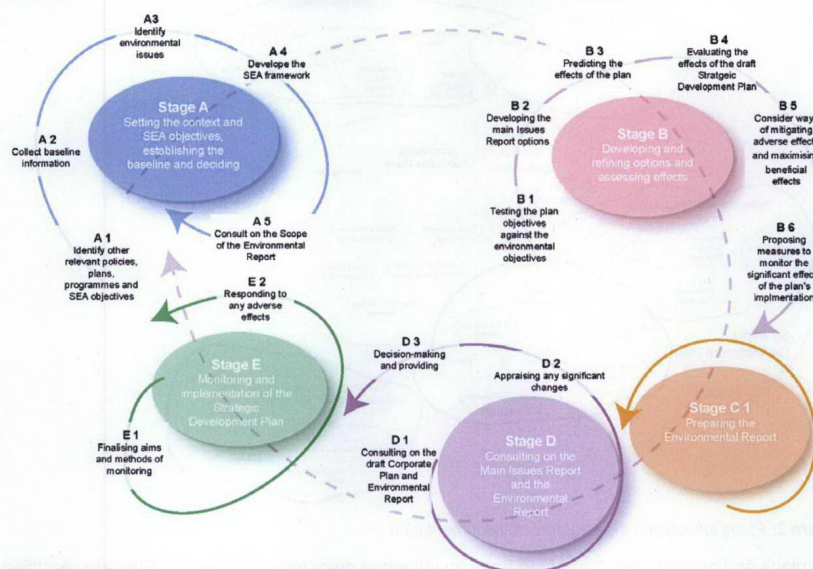


Figure 1: The SEA process showing its iterative nature

The principle of SEA is that if aspects of the environment, such as plants and animals, water quality, historic features, and human health, are considered whilst a plan is being prepared, then it can be modified to avoid or limit harmful effects and to promote or increase positive effects. The Environmental Report records the assessment of the Main Issues Report's vision and spatial strategy as it has been developed.

What is the TAYplan Main Issues Report?

The Main Issues Report as well as identifying the main cross-boundary land use planning issues presents a vision of how the area should develop over the next 20 years. It also indicates generally where development should and should not take place in Angus, Dundee City, Perth & Kinross and North-east Fife. However it is emphasised that the Main Issues Report is not a draft plan. If you want to find out more about the Main Issues Report you can go to the TAYplan website (<http://www.tayplan-sdpa.gov.uk>).

What is the relationship with other plans?

The Plan will not exist in isolation and there are a number of plans, programmes and strategies (PPS) that set the context for the Plan and the area it covers. The purpose of reviewing other plans and programmes as part of the process is to ensure that the relationship with these other documents is fully explored and to ensure that the relevant environmental protection and sustainability objectives are taken on board through the assessment. Reviewing the plans and

TAYplan Environmental Report - Non-technical Summary

programmes also provides information on the current situation in the plan area and helped us identify the key environmental issues.

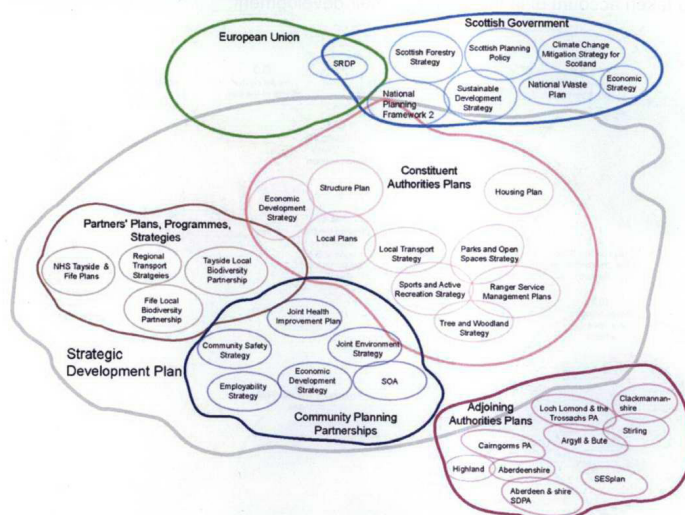


Figure 2: Plans influencing the strategic development plan

The plans and programmes thought to have an influence on or influenced by the Plan are identified in Figure 2, Table 1 and in more detail in the Environmental Report. Only those which are particularly relevant to the Strategic Development Plan have been reviewed as it is not meaningful to identify every possible plan or programme.

Table 1: Main themes from the review of plans, programmes and environmental objectives

Topic	Type of Plans Reviewed	Relevant Environmental Objectives from PPS*
Biodiversity	Tayside and Fife biodiversity action plans, National Park Plans, River Basin Plans, National Forest Strategy, Wild Deer Strategy, Regional Transport Strategy, economic strategies	All seek to protect and enhance biodiversity and sensitive habitats.
Population	National/Regional/Local strategies for sustainable development, regeneration, housing, health, education, recreation	Many recognise the pressures and opportunities from a growing and aging population
Human Health	National/Regional/Local strategies for sustainable development, regeneration, housing, health, education, recreation	Many recognise that there are still major challenges in terms of delivering improvements to the quality of people's lives, their health and well-being.
Soil	National/Regional/Local implementation plans, Rural Development Plan for Scotland, National Forest Strategy, sustainable development strategies	Some recognise the need to protect, enhance and reduce soil damage and erosion

* Plan, Programme and Strategy

TAYplan Environmental Report - Non-technical Summary

Topic	Type of Plans Reviewed	Relevant Environmental Objectives from PPS*
Water	River basin management plans, river catchment management plans, resource and capacity development plans, aquaculture strategies	Generally aim to protect the water environment whilst some aim to improve it. Some plans advocate management of flood risk as part of a holistic approach to water management
Air	National air quality strategy, regional/local air quality action plans	Many seek to reduce energy consumption and the need to travel, as a means of reducing emissions and improving the air quality.
Climatic factors	National climate change strategies and delivery plans, renewables action plan, forestry commissions action plan	All recognise the need to adapt to and reduce the impacts of climate change.
Material Assets	National economic strategies, national tourism strategy, national/regional transport strategies, national/regional waste plans	Many the development of infrastructure to reduce flood risk.
Cultural Heritage	National/regional/local strategies	Many seek to conserve and enhance the historic environment and cultural heritage
Landscape	National/regional spatial development and landscape plans	All seek to conserve and enhance landscape character.

What is the TAYplan environment currently like?

An essential part of the SEA process is the identification of the current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their significance, that the issues which the plans and programmes should address (in this case the Strategic Development Plan) can be identified and its subsequent success or otherwise be monitored.

The table below provides some baseline facts for TAYplan area and Map 2 at the back of this document shows graphically how the various designations and environmental matters are distributed throughout the TAYplan area.

Table 2: Environmental facts

Resource	Key Facts
Biodiversity	<ul style="list-style-type: none"> 45,983 ha of Ancient and semi-natural woodland 26 SAC sites (44,316 ha), 14 SPA sites (32,705 ha), 183 SSSIs (77,982 ha), 9 Ramsar Sites (4,622 ha), 8 National Nature Reserves (8,281 ha)
Population	<ul style="list-style-type: none"> 475,189 people (GROS mid-year estimate 2008) Population density 42.8 people/sq km (Scottish average 68 people /sq km)
Human health	<ul style="list-style-type: none"> 18.7 % of population over 65 (higher than Scottish average) Life expectancy is significantly better than Scottish average (except for Dundee where it is lower)
Geology, Soils and Minerals	<ul style="list-style-type: none"> High proportion of undisturbed soils (only 22.7% cultivated) 93,872 ha of prime agricultural land 465 ha vacant /derelict land
Water	<ul style="list-style-type: none"> 55 % of rivers and streams classified as at risk 120 sq km standing waters 5,933 ha affected by fluvial flooding 2,124 ha affected by coastal flooding
Air	<ul style="list-style-type: none"> Relatively low atmospheric pollution 3 air quality management areas due to road traffic (Dundee, Perth and Bonnygate-Cupar)
Climatic factors	<ul style="list-style-type: none"> Annual precipitation over 1500 mm on summits and under 700 mm along coasts of Angus and Fife Average annual snow cover 100 days on summits and 20 days on low ground

TAYplan Environmental Report - Non-technical Summary

	<ul style="list-style-type: none"> Mean July maximum 16 - 19° C
Material assets	<ul style="list-style-type: none"> 280,000 tonnes of municipal waste 33 % recycled
Cultural heritage	<ul style="list-style-type: none"> 69 Gardens and Designed Landscapes (13,250 ha), 245 Scheduled Ancient Monuments, 45 properties in care, 11,231 listed buildings, 82 Conservation Areas
Landscape	<ul style="list-style-type: none"> 6 National Scenic Areas (77,200ha)

Why did you choose to look at these environmental topics?

The choice of environmental topics included in the Environmental Report was based upon those specified in legislation, the issues identified in the earlier Scoping Report and in consultation with Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage. It is also based on the range of matters that the Plan is likely to deal with.

Table 3: Scope of the Environmental assessment

SEA Topic	Reason
Biodiversity	Has the potential to cause significant environmental effects. Also has potential to enhance positive effects from development
Population	May generate significant positive or negative effects, depending on the needs and development proposals.
Human Health	The area has significant geographical inequalities in health levels.
Soil	Potential for significant cumulative effects, depending on approach to strategic land allocations and overall spatial patterns of growth.
Water	Potential for effects on water quality, water supplies, drainage, flooding and morphology.
Air	Has potential to have negative effect from emissions from road transport.
Climatic factors	The plan can also make a significant contribution to the need for long-term mitigation and adaptation to climate change.
Material assets	Issues around transport infrastructure, derelict and vacant land and sustainable waste management.
Cultural heritage	Depending on the scale and location of development, the plan has the potential to generate significant effects on cultural heritage.
Landscape	Regionally significant landscape change may arise from different elements of the spatial strategy.

Table 4 summarises the environmental issues in the TAYplan area which can be influenced by the Strategic Development Plan and these are also shown in Maps 3 and 4. Consequently, these are the potentially significant issues which have been identified for the Environmental Report to focus on.

Table 4: Main environmental problems and issues of relevance

SEA Topic	Problems, issues and relevance to MIR/ Proposed Plan
Biodiversity	<p>Problem: Pressures from increased development on both designated and non-protected sites. Damage could also result from poorly implemented or inappropriate development. Cumulative development pressure on the TAYplan coastline. Indirect effects such as disturbance, sedimentation and nutrient enrichment in watercourses/waterbodies. Alien species.</p> <p>Implication: The Strategic Development Plan should be implemented under the Nature Conservation (Scotland) Act 2004.</p>
Population & Human Health	<p>Problem: Provision of affordable housing across the area for the projected population increases. Ease of access to employment, education and essential services across the urban and rural communities.</p> <p>Implication: The Strategic Development Plan should address issues relating to changing population and health inequalities through the provision of services.</p>

TAYplan Environmental Report - Non-technical Summary

SEA Topic	Problems, issues and relevance to MIR/ Proposed Plan
Soil	Problem: Irreversible loss of soil through development, contamination or erosion. Implication: The Strategic Development Plan should promote the sustainable use of the soil resource
Water	Problem: The need to achieve and maintain at least 'good' ecological status of the water environment (water quality, quantity, ecology/habitats and physical impacts). Implication: This requires actions to reduce pollution, promote sustainable water use, and contribute to the mitigation of floods and drought.
Air	Problem: High emissions from road traffic and levels of air pollution in hotspot areas such as Dundee, Cupar, and Perth. Implication: The Strategic Development Plan should promote the reduction of greenhouse gas emissions through improved energy efficiency, resource efficiency, green travel and behavioural change.
Climatic factors	Problem: The vulnerability of parts of the area to increased flooding, and sea level rises as a result of climate change. Particularly sensitive areas include flood plains, river corridors and coastal areas. Implication: It should also seek to show leadership to the wider community and direct development away from areas of flood risk
Material Assets	Problem: The proper management of infrastructure and conservation of resources is central to the TAYplan's aim of achieving sustainable development and protecting the environment. Implication: Reducing the consumption of resources through the procurement of goods and services and work towards increasing the recycling of all waste in the area.
Cultural Heritage	Problem: Impact of increased pressure for inappropriate development on sites of historical importance. Promoting rural environments for tourism whilst maintaining their character. Implication: The Strategic Development Plan should support the protection and enhancement of the areas cultural heritage.
Landscape	Problem: Increased pressure from development resulting in an incremental adverse impact on the landscape, both designated sites and the wider landscapes. Implication: The Strategic Development Plan should support the principles of the European Landscape Convention and seek to protect and enhance all landscapes.

What was your overall approach to SEA?

Within the topics identified for consideration, a total of 31 questions were devised to allow assessment of the Main Issues Report. Examples of the questions are shown in Table 5 below. The choice of topics and questions was initially proposed in a Scoping Report and accepted by the statutory Consultation Authorities (SNH, SEPA and Historic Scotland).

How have you assessed the possible effects of the Proposed Plan?

Assessment was applied to the development of the Plan at two key stages; the 'vision' and the 'spatial strategy'. The assessments identify a number of suggested mitigation and enhancement measures, some of which were incorporated into the Main Issues Report and others will inform the development of the Proposed Plan.

Table 5 SEA objectives and related assessment questions

Topic	SEA Objective	Assessment questions will it ...
Biodiversity	To conserve and enhance the diversity of species and habitats	...protect and enhance valuable wildlife habitats and species...?
Human Health	To maximise the health and well-being of the population through improved environmental quality	...ensure the accessibility of healthcare services, including access to environments that may be beneficial to health...?

TAYplan Environmental Report - Non-technical Summary

Topic	SEA Objective	Assessment questions will it ...
Soil	To safeguard soil quality and quantity through restoration, and the reduction of soil sealing or contamination	...minimise the amount of prime agricultural land required to implement the strategy...?
Water	To maintain catchment processes and hydrological systems within the TAYplan area	...reduce the number of properties, and infrastructure, at risk from flooding...?
Air	To protect and enhance air quality	...reduce levels of pollution to air in the TAYplan area...?
Climatic Factors	To ensure climate change adaptation	...avoid new development in areas at risk from erosion, including coastal erosion...?
Material Assets	To minimise waste	...encourage the safe treatment and disposal of waste...?
Cultural Heritage	To protect and where appropriate enhance the cultural and built environment	...ensure high design quality and respect for local character...?
Landscape	To protect and enhance the character, diversity and special qualities of the TAYplan area's landscape	...respect landscape capacity, visual amenity, and the spatial diversity of communities...?

Can you be certain of your predictions?

The prediction of future events and conditions in the environment is a central part of SEA although there are many uncertainties and prediction of the future will always be difficult. Nonetheless, our goal has been to allow the decision-maker to make 'good decisions' based on effective predictions.

Can you tell me what the 'vision' is for the TAYplan area?

The vision for the area is to create a "... sustainable region which is beautiful, vibrant, clean and green where the regeneration and growth of Dundee city region has made it a great place for people to live, work, invest and visit that does not create an unacceptable burden on the planet."

Can you tell me more about how the Plan will achieve that?

The TAYplan team has identified two spatial strategy options about where future development could be concentrated which are thought to be 'realistic and reasonable' and these are outlined below.

Strategy A – this option suggests that development is concentrated mostly in and around Dundee and Perth with any additional development accommodated in the other principal settlements of the TAYplan area. If it's not possible to accommodate the scale of development required in these towns there may be a need for settlement extensions or new settlements.

Strategy B – this option also concentrates development around Dundee. However, rather than concentrate development in and around Perth it suggests that development could be dispersed across the Perth Housing Market Area, predominantly eastwards along the Carse of Gowrie.

The Main Issues Report suggests that **Strategy A** is the preferred alternative. If you want more information on the strategies then you will find it in the Main Issues Report.

How much land will be affected by new development?

The following figure puts into context the amount of land required to accommodate the scale of development proposed by TAYplan over the next 20 years or so.

TAYplan Environmental Report - Non-technical Summary

Topic	SEA Objective	Assessment questions will it ...
Soil	To safeguard soil quality and quantity through restoration, and the reduction of soil sealing or contamination	...minimise the amount of prime agricultural land required to implement the strategy...?
Water	To maintain catchment processes and hydrological systems within the TAYplan area	...reduce the number of properties, and infrastructure, at risk from flooding...?
Air	To protect and enhance air quality	...reduce levels of pollution to air in the TAYplan area...?
Climatic Factors	To ensure climate change adaptation	...avoid new development in areas at risk from erosion, including coastal erosion...?
Material Assets	To minimise waste	...encourage the safe treatment and disposal of waste...?
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Strategy B – this option also concentrates development around Dundee. However, rather than concentrate development in and around Perth it suggests that development could be dispersed across the Perth Housing Market Area, predominantly eastwards along the Carse of Gowrie.

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How much land will be affected by new development?

The following figure puts into context the amount of land required to accommodate the scale of development proposed by TAYplan over the next 20 years or so.

TAYplan Environmental Report - Non-technical Summary

Table 6: Summary of assessment of alternative strategies

Topic	Likely situation with TAYplan Strategy A	Likely situation with TAYplan Strategy B
Biodiversity	Overall, the spatial strategy proposes development that could have potentially significant adverse effects on biodiversity, both protected and non-protected, within the TAYplan area.	Overall, the spatial strategy proposes development that could have potentially significant adverse effects on biodiversity, both protected and non-protected, within the TAYplan area. There are potentially significant negative impacts in relation to the Firth of Tay and Eden Estuary SPAs.
Population & Health	Overall, the spatial strategy has a framework that would guide development in a positive manner that would improve the quality of life for the TAYplan population.	Overall, the spatial strategy has a framework that would guide development in a positive manner that would improve the quality of life for the TAYplan population. However, the option of developing in the greater Perth Housing Market Area would be a negative aspect of the strategy.
Soil	With the exception of Dundee, development will largely have a negative impact on soil and land.	With the exception of Dundee, development will largely have a significant negative impact on soil and land.
Water	The increased pressure from development could impact on the quality and quantity.	The increased pressure from development could impact on the quality and quantity.
Air	The SDP will have limited direct influence on reducing the level of air pollutants however it can set the agenda for the issue through such indirect measures as stated above.	The SDP will have limited direct influence on reducing the level of air pollutants however it can set the agenda for the issue through such indirect measures as stated above.
Climatic factors	The spatial strategy will promote a large amount of development in coastal areas and areas at risk from flooding. The majority of these areas are low-medium risk.	The spatial strategy will promote a larger amount of development in coastal areas and areas at risk from flooding. However proposals development in the Firth Lowlands, an area of significantly high flood risk, increases this exposure to risk
Material assets	There is the potential to have cumulative negative impacts associated with rising sea-levels and infrastructure security, in the Perth Core Area.	Proposals to develop along the Firth Lowlands would need to be accompanied by appropriate infrastructure. There is the potential to have cumulative negative impacts associated with rising sea-levels and infrastructure security, in both the Perth Core Area, and the Firth Lowlands.
Cultural Heritage	Overall, the spatial strategy proposes development that could have negative impacts on the historic environment within the TAYplan area.	Overall, the spatial strategy proposes development that could have negative impacts on the historic environment within the TAYplan area.
Landscape	The proposals under the spatial strategy are likely to have negative impacts on landscape, with the exception of Dundee.	The proposals under the spatial strategy are likely to have negative impacts on landscape, with the exception of Dundee.

TAYplan Environmental Report - Non-technical Summary

Have you considered the cumulative effects of the actions in the Strategic Development Plan and other plans?

In order to assess the cumulative effects of the Plan on the environment we have looked at other plans and policies that may have an effect on the TAYplan area's environment. This has allowed us to assess whether any negative environmental impacts of the Plan will be counterbalanced by improvements in other areas or whether positive environmental effects can be enhanced by similar actions in other areas. A summary of the outcome of the assessment is shown in Table 7 below.

In identifying impacts, the following key is used throughout this section:

Key:

- Significant positive impact
- Positive impact
- Neutral impact, or rough balance between positive and negative impacts
- Unclear impact, or no data available
- Impact could be positive or negative depending on implementation
- Negative impact
- Significant negative impact

**Table 7: Summary of cumulative effects**

	TAYplan preferred Strategy A	Tay Area draft Management Plan 2009-15	Tay Forest District Strategic Plan 2009-13	National Planning Framework 2	Overall effecting TAYplan area
Biodiversity	Significant negative impact	Significant positive impact	Significant positive impact	Impact could be positive or negative depending on implementation	Overall, the Plan has potentially significant cumulative adverse effects that would not be mitigated by other plans.
Population & Health	Significant positive impact	Positive impact	Positive impact	Positive impact	Overall the Plan would have significant positive cumulative effects when acting with other plans.
Water & Soil	Significant negative impact	Significant positive impact	Positive impact	Impact could be positive or negative depending on implementation	The potential significant adverse effects could be mitigated to some extent by other plans.
Air	Negative impact	Unclear impact, or no data available	Neutral impact, or rough balance between positive and negative impacts	Negative impact	Overall the Plan has potentially significant adverse effects.
Climatic factors	Negative impact	Positive impact	Significant positive impact	Unclear impact, or no data available	Other plans would mitigate the negative impacts of the Plan.
Material Assets	Impact could be positive or negative depending on implementation	Unclear impact, or no data available	Positive impact	Impact could be positive or negative depending on implementation	The impact of the Plan is uncertain as it depends on how they are implemented.
Cultural Heritage	Negative impact	Neutral impact, or rough balance between positive and negative impacts	Impact could be positive or negative depending on implementation	Impact could be positive or negative depending on implementation	The impact of the Plan is uncertain as it depends on how all plans are implemented.
Landscape	Impact could be positive or negative depending on implementation	Neutral impact, or rough balance between positive and negative impacts	Impact could be positive or negative depending on implementation	Impact could be positive or negative depending on implementation	The impact of the Plan is uncertain as it depends on how all plans are implemented.

What are your overall conclusions?

Our overall conclusions are that the effects are largely uncertain as they will depend on how the Plan is taken forward and implemented by lower level plans and policies.

What changes have you recommended to ensure negative environmental effects are avoided, mitigated or positive effects enhanced?

We think that much could be done to improve the environment if the Proposed Plan identified environmental matters that would strengthen its contribution to enhancing and managing biodiversity, addressing climate change through adaptation, air quality, greenspace, and soils. Consequently, we recommend that:

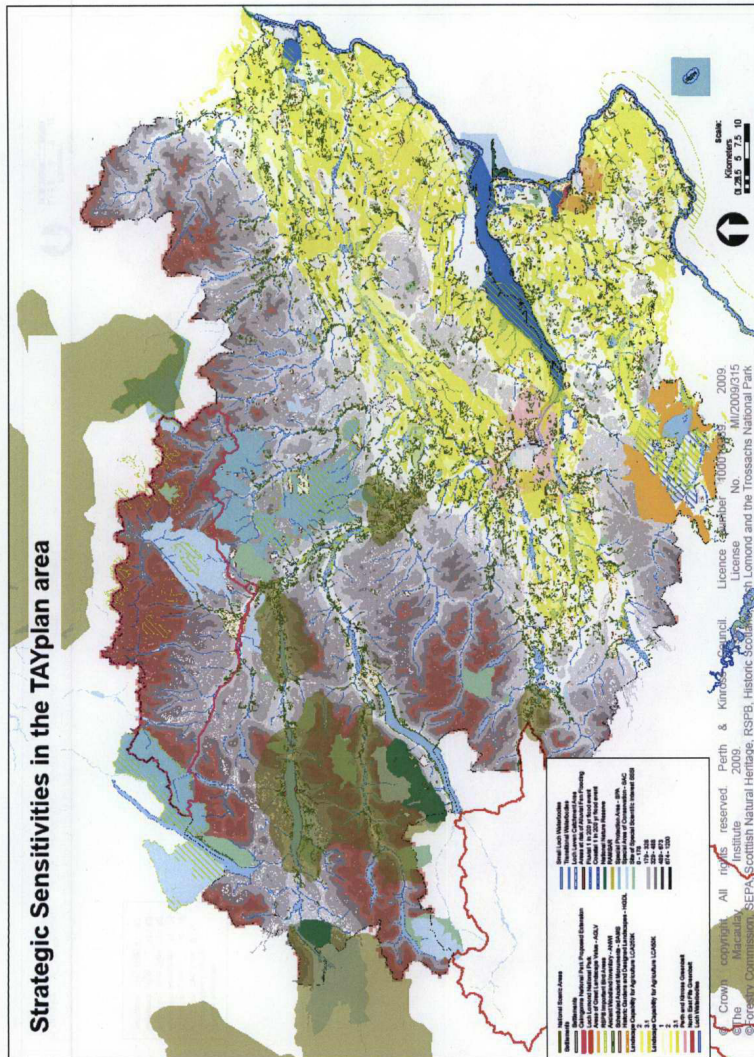
- * Compliance with statutory duties in terms of biodiversity should be made explicit
- * Ensure green field development is used as an opportunity to enhance ecological networks through wildlife corridors and the provision of green infrastructure, and;
- * Ensure that compliance with statutory duties in terms of the ecological status of water is made explicit
- * Ensure new development does not affect local landscape character particularly around settlements
- * Ensure that compliance with statutory duties in terms of the historic environment is made explicit
- * Ensure that measures are in place to make sure that any release of land for development is safeguarding the most valuable and vulnerable soils
- * Promote sustainable waste management and constrain landfill by limiting access to landfill sites and by providing alternative processing and waste treatment option

In summary the plan should provide leadership to ensure that the planned economic, social, and environmental activity achieves a net gain for the environment which will ultimately enhance well-being for local communities

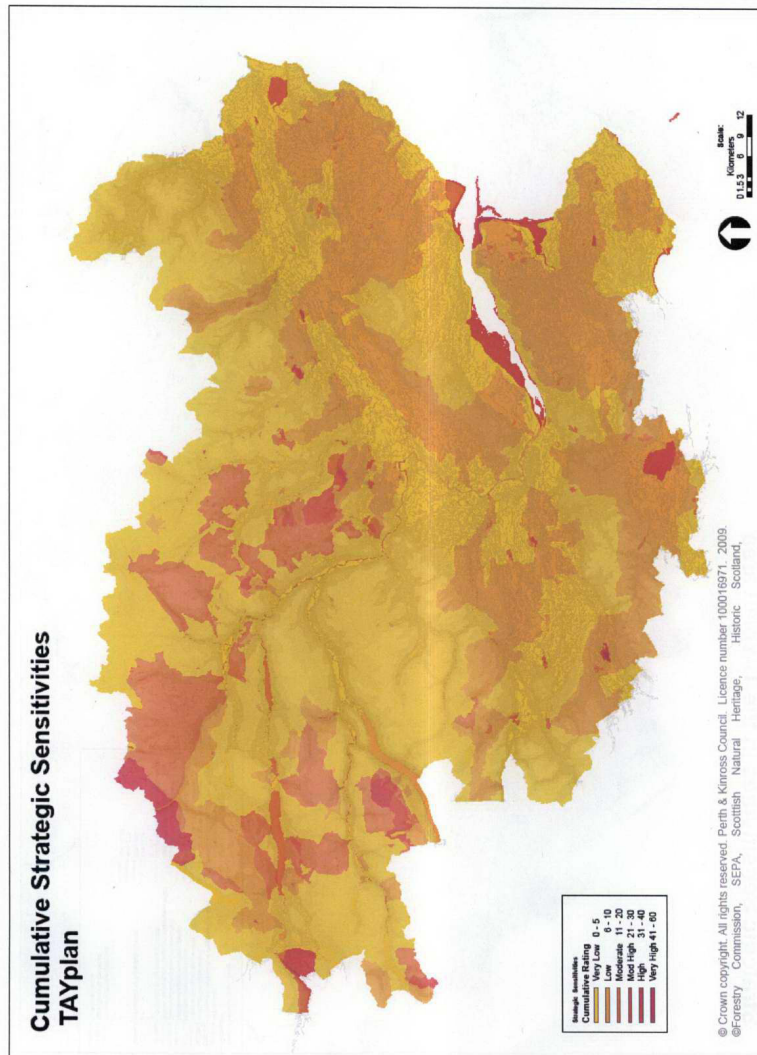
How will you ensure that there are no adverse environmental effects from implementing the Plan?

We will monitor the significant effects of the Plan on the environment identified during the course of the assessment. It will focus on the effects of the Plan on existing environmental problems as a way of prioritising future monitoring activities. Many of the issues will be reviewed as an integral part of the monitoring of the Plan itself. If future monitoring shows adverse impacts arising from the implementation of the Plan, consideration will need to be given to review it.

Map 2 – Heritage and environmental features



Map 3 – Cumulative environmental sensitivities



Current position

Assessment of sensitivities was undertaken by ranking and overlaying strategic sensitivities in a GIS to produce a *cumulative sensitivities map*. The map delineates the range of combined sensitivities in the TAYplan area from very low to very high ratings. Strategic indicators addressing water, landscape, historic and conservation issues were classified into two groups, with 10 and 5 points attributed to each category, depending on strategic importance.

There is a considerable spatial variation in the extent of landscape sensitivity where significant areas in the northern and coastal areas are considered largely sensitive to further development. Presently 3% of the land mass in the TAYplan region is characterised as highly sensitive (moderate high to very high rating). These are areas that are most sensitive in terms of development and are generally covered by numerous overlapping designations. The majority, 88%, of the land mass is considered to be of a low sensitivity level.

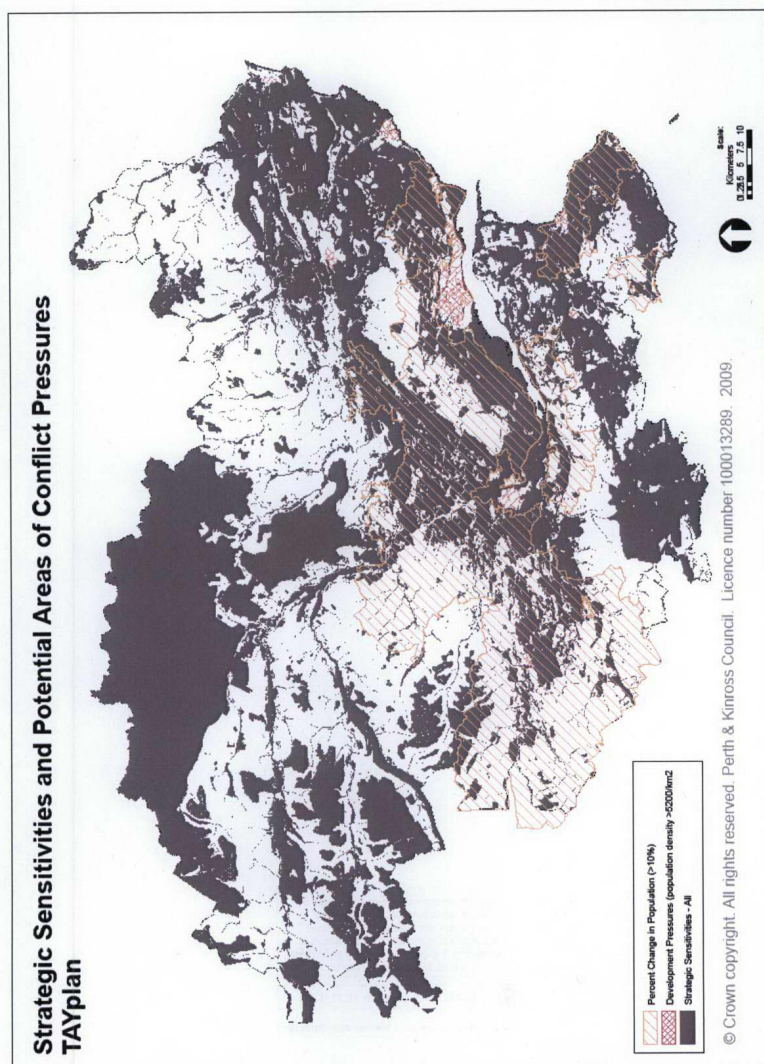
Relevance of this indicator

Landscape incorporates the environmental and cultural features present in an area. Preservation and enhancement of the distinctive landscape of the Strategic Development Plan Area is important in maintaining community well being, biodiversity and supporting the local economy (tourism in particular). This indicator collates numerous cultural and natural heritage features to provide a comprehensive picture of landscape sensitivity across the region.

Links to National Outcome:

We value and enjoy our built and natural environment and protect it and enhance it for future generations
Data source: PKC, Fife, Angus, Dundee, SEPA, Historic Scotland, SNH, Forestry Commission, Macaulay Land Research Institute
Data availability: Various

Map 4 - Environmental sensitivities and potential areas of conflict

**Current position**

Presently 57% of the land mass in the TAYplan region is characterised as sensitive in terms of its natural and/or cultural heritage assets. There is a considerable spatial variation in the extent of landscape sensitivity where significant areas in the northern and central areas are considered largely sensitive to further development.

Further work is currently underway to specify the cumulative sensitivities of these areas and provide a regional map of low to high sensitivity.

Development pressures may place additional pressure on strategically sensitive areas surrounding Dundee City and Perth City and within the Tay Estuary. Further work is currently underway to refine the nature of these sensitivities in order to progress sustainable land use plans for the region.

Relevance of this indicator

Landscape incorporates the environmental and cultural features present in an area. Preservation and enhancement of the distinctive landscape of the Strategic Development Plan Area is important in maintaining community well being, biodiversity and supporting the local economy (tourism in particular). This indicator collates numerous cultural and natural heritage features to provide a comprehensive picture of landscape sensitivity across the region.

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Data availability: Various

