

**ANGUS COUNCIL**

**PLANNING AND TRANSPORT POLICY COMMITTEE**

**29 AUGUST 2002**

**SUBJECT: DUNDEE LOCAL PLAN 2002  
CONSULTATIVE DRAFT – OPTIONS FOR DEVELOPMENT**

**REPORT BY DIRECTOR OF PLANNING AND TRANSPORT**

**Abstract: This report advises members of the publication of the Dundee Local Plan 2002 Consultative Draft and considers the implications of the Development Strategy and Key Policy Statements for the Dundee and Angus Structure Plan, Adopted Angus Local Plan and the currently ongoing Angus Local Plan Review.**

**1. RECOMMENDATION**

It is recommended that the Committee:-

1. note the publication of the Dundee Local Plan 2002 Consultative Draft;
2. agree that this report forms the basis of the response to Dundee City Council where, in particular, Angus Council:-
  - i. welcomes those aspects of the development strategy and other policy areas of the Draft Local Plan relating to employment, retailing, open space, environment and transport which generally accord with the Finalised Dundee and Angus Structure Plan and which are broadly compatible with strategic and local planning guidance for adjacent parts of Angus;
  - ii. note the approach to potential sites for residential development which are included in the Draft Local Plan for consultation purposes only and which, at this stage, give no firm indication of Dundee City Council's proposed sites for development;
  - iii. confirm Angus Council's strong preference for housing land release proposals which fully accord with the Dundee and Angus Structure Plan including:-
    - giving preference to the re-use of previously developed land;
    - establishing a focus for planned integrated development in the Dundee Western Gateway with priority afforded to securing the appropriate re-use of land and buildings within the Liff Hospital Estate.

**2. INTRODUCTION**

- 2.1 Dundee City Council has recently published the Dundee Local Plan 2002 Consultative Draft which when adopted will replace the current Dundee Local Plan which was adopted in 1998 (Report No. 430/98 refers). The period for public consultation extends until 30 September 2002 and Angus Council has been

consulted as a neighbouring Local Authority and partner with Dundee City Council in the Dundee and Angus Structure Plan.

- 2.2 This report considers the land use planning implications arising from the development strategy and policy statements contained in the Consultative Draft Local Plan for the Dundee and Angus Structure Plan, Adopted Angus Local Plan and emerging Angus Local Plan Review.
- 2.3 A copy of the Dundee Local Plan 2002 Consultative Draft is available for reference at the Planning & Transport Department, St. James House, St. James Road, Forfar.

### 3. BACKGROUND

- 3.1 The Draft Local Plan has been prepared in the context of the strategic guidance provided by the Finalised Dundee and Angus Structure Plan which was submitted to Scottish Ministers earlier this year and which has been the subject of recently published Draft Modifications (Report Nos. 706/02 and 829/02 refer).
- 3.2 The Draft Local Plan covers the period to 2011 and in line with guidance from the Scottish Executive has adopted a more concise and focused format than its predecessor.
- 3.3 The Dundee Local Plan 2002 Consultative Draft is presented in three main sections covering:-
- **Introduction**
  - **Part 1: A Sustainable Development Strategy for Dundee** that establishes the development strategy, describes the general issues affecting Dundee and outlines the approach the Local Plan takes to address these.
  - **Part 2** investigates specific issues and sets out detailed policies and proposals to be applied in implementing the Plan's development strategy. To reflect the approach outlined in the development strategy this part is sub-divided into generic subject areas under the headings:-
    - Living in Dundee
    - Working in Dundee
    - Shopping in Dundee
    - Open Space in Dundee
    - The Environment of Dundee
    - Accessibility in Dundee
- 3.4 Various Appendices including Design of New Housing; Potential Housing Allocations; Effective Housing Sites at June 2001; Guidelines for New Private Nurseries; Supplementary Guidance; and District Centre Core Areas supports the Draft Local Plan.

### 4. DISCUSSION

#### Structure Plan Context

- 4.1 The strategic vision of the Dundee and Angus Structure Plan is to "maintain the area as a dynamic and prosperous part of the East of Scotland, a viable economic and

social entity, working as a network to offer attractive and inclusive places in which to live, visit and work, all in the context of sustainable development”.

4.2 Within this context the Structure Plan seeks “to enhance Dundee’s role as a strong regional centre and major Scottish City including promoting an integrated approach to the City’s development”.

4.3 The Structure Plan strategy for Dundee City therefore seeks to:-

- “establish a focus for additional land release for housing and employment development to the west of the city to extend locational choice as part of an integrated approach to the further development of Dundee as a strong regional centre;
- support the regeneration of brownfield sites in the city centre, inner and outer suburbs in the context of the wider objectives for the city;
- control the amount of Greenfield land for housing development in the other sectors of the city and in the wider Dundee and South Angus Housing Market Area;
- promote new opportunities for retailing/commercial development to assist in improving the attractiveness of the city as a place to live and work; and
- maintain and enhance the high quality of the environment of the city including monitoring air quality.”

4.4 In support of this strategy the broad scale and distribution of housing land release in the Dundee and South Angus Housing Market Area is set by Housing Policies 2 and 3 signalling that the Dundee western gateway area will be the focus of both housing and employment land release.

4.5 It is intended that Dundee Western Gateway will accommodate 770 houses in the period to 2011 with priority given to the reuse of land and buildings at Liff Hospital and on greenfield sites in the southern part of the area towards the A90(T). In support of this strategy and regeneration in other parts of the City the Structure Plan restricts the level of other greenfield land release elsewhere in the City to 390 sites in the period to 2011.

4.6 It should be noted that the Scottish Ministers proposed no modifications to either the Structure Plan strategy or housing and employment land requirements.

#### Dundee Draft Local Plan Response

4.7 The Draft Dundee Local Plan generally reflects the development strategy for the area established by the Dundee and Angus Structure Plan.

4.8 However while the Draft Local Plan reaffirms the Structure Plan strategy and identifies 4 ‘housing investment focus’ areas (Dundee Western Gateway; Caird; Stobswell/Baxter Park; and Central Dundee) it does not allocate or identify housing land/sites at this stage.

- 4.9 Rather the Draft Local Plan simply lists the full range of greenfield and brownfield site options put forward for consideration, identifies them on the Proposals Map and invites comments and reaction. (see Appendix on Potential Housing Allocations from the Draft Local Plan attached).
- 4.10 Dundee City Council highlight that the inclusion of these sites for consultation purposes does not imply Council support and that not all of these proposals will be accommodated in the Finalised Local Plan. Consequently the Draft Local Plan will not be used as a material consideration in determining planning applications.
- 4.11 Although this approach allows consultation on a range of options it provides no firm indication of Dundee City Council's preferred sites to meet the locational strategy and housing allowances of the Dundee and Angus Structure Plan.
- 4.12 In the absence of proposed housing land allocations it is not possible to gauge how this important aspect of the Draft Dundee Local Plan accords with the Dundee and Angus Structure Plan including any implications for the Adopted Angus Local Plan or the emerging Angus Local Plan Review.
- 4.13 The absence, at this stage, of a firm housing land release strategy which reflects the guidance contained in the Finalised Dundee and Angus Structure Plan is of some concern. As Joint Structure Plan partners Angus Council would have preferred to see a clear indication of the scale and distribution of the housing land allowances for Dundee contained within the draft Local Plan. This would have given an early indication of Dundee City Council's proposed sites for development alongside other potential sites, particularly in locations around the administrative boundary between Dundee and Angus.
- 4.14 The development strategy and other policy areas of the Draft Local Plan relating to employment, retailing, open space, environment and transport matters generally accord with the terms of the Finalised Dundee and Angus Structure Plan.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 There are no financial implications arising from this report.

## **6. HUMAN RIGHTS IMPLICATIONS**

- 6.1 There are no human rights implications arising from this report.

## **7. CONSULTATION**

- 7.1 The Chief Executive, Director of Law & Administration and Director of Finance have been consulted in the preparation of this report.

## **8. CONCLUSION**

- 8.1 The Consultative Draft Dundee Local Plan presents a development strategy that generally accords with the Dundee and Angus Structure Plan and raises no significant issues of concern to Angus in relation to the approach promoted for employment, retailing, open spaces, environment and transport matters.

8.2 However, the absence of site specific housing allocations mean that at this stage it is not possible to fully gauge how the draft plan further details the guidance contained in the Dundee and Angus Structure Plan together with any implications for the Angus Local Plan and ongoing Local Plan Review.

**NOTE**

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above Report.

- Dundee Local Plan 2002 Consultative Draft (June 2002)

AA/KMcG/KW  
20 August 2002

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