

**ANGUS COUNCIL**

**PLANNING AND TRANSPORT POLICY COMMITTEE**

**13 JUNE 2002**

**SUBJECT: DUNDEE AND ANGUS STRUCTURE PLAN – DRAFT MODIFICATIONS**

**REPORT BY DIRECTOR OF PLANNING AND TRANSPORT**

<p><b>Abstract:</b> This report advises members of the publication of draft modifications to the Structure Plan by Scottish Ministers and identifies the suggested programme for consideration and response by Angus Council.</p>
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**1 RECOMMENDATION**

It is recommended that the Committee:-

1. notes the terms of the draft modifications proposed by the Scottish Ministers to the Dundee and Angus Structure Plan;
2. agrees that the terms of Angus Council's response to the draft modifications be the subject of a report to the full Council to be held on 4 July 2002.

**2 INTRODUCTION**

- 2.1 The Scottish Ministers have given notice by public advertisement on 7 June 2002 of proposed modifications to the Dundee and Angus Structure Plan.
- 2.2 A copy of the proposed modifications is appended to this report. Certified copies of the draft modifications have also been deposited for public inspection at Council Offices in Angus (St. James House) and Dundee (Tayside House), at public libraries throughout Angus and Dundee, and at Access Offices at Carnoustie, Kirriemuir, Monifieth and Montrose.
- 2.3 Objections to the proposed modifications may be made by any party to the Scottish Executive Development Department up to Friday, 19 July 2002.

**3 ARRANGEMENTS FOR RESPONSE**

- 3.1 It is intended that an early meeting of the Joint Structure Plan Panel will be arranged to consider the draft modifications. Following this a report will be prepared for consideration at the next full meeting of Angus Council on 4 July 2002. This will enable consideration of the terms of the Council's response alongside discussions with Dundee City Council as joint Structure Plan Authority.

**4 FINANCIAL IMPLICATIONS**

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

**5 CONSULTATION**

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

**6 HUMAN RIGHTS IMPLICATIONS**

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

**7 CONCLUSION**

- 7.1 Publication of draft modifications by the Scottish Ministers marks an important stage in the Structure Plan approval process. Significantly this confirms that an Examination in Public of the Structure Plan will not be required thereby considerably shortening the timescale for final approval of the Plan.
- 7.2 The arrangements proposed for consideration of the draft modifications will enable the terms of the Council's response to be agreed within the timescale for comment and objection up to 19 July 2002.

**NOTE**

No 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 any material extent in preparing the above Report.

AA/CGR/KW  
31 May 2002

Alex Anderson  
Director of Planning and Transport

## APPENDIX 1

**DUNDEE & ANGUS STRUCTURE PLAN  
DRAFT MODIFICATIONS**

**Modification 1** : Chapter 2, paragraph 2.6, end of second sentence, add the words ‘and could be lower.’ At paragraph 2.7, first sentence, delete “1998-based” ; after “projections” add ‘also’ ; delete “small”. At paragraph 4.3, first sentence, delete the words “most recent”.

Reason : To acknowledge that the 2000-based population projections (which are the most recent) for the two Council areas are more pessimistic than the 1998-based projections which form the basis of the Plan’s policies.

**Modification 2** : Chapter 3, paragraph 3.16, first sentence, replace “site” with ‘location’. Second sentence, replace “Development International” with ‘Enterprise’ ; insert comma after “requested” ; replace “to consider” with ‘subject to completion of market and technical assessments, to endorse’; replace “proposals” with ‘projects, and support its designation.’

Reason : to more accurately reflect the current status of a strategic site in this location from Scottish Enterprise’s perspective.

**Modification 3** : Chapter 3, Employment Policy 4, first sentence, replace “Dundee and Angus Structure Plan” with ‘councils’ ; after “will”, insert the words ‘investigate the potential for’ ; delete “promote the allocation of” ; after “Dundee” add ‘suitable for indigenous and’ ; delete “for international marketing for” ; at end of sentence, after “purpose” add ‘and promote its designation to Scottish Enterprise and the Scottish Executive.’ ; Third sentence, after “and” insert comma and add ‘in association with Scottish Enterprise Tayside will,’ ; delete “Scottish Development International will....to assist in the’ ; and change “establishment” to ‘establish’.

Reason : To comply with NPPG2 and criteria for approving nationally significant sites.

**Modification 4** : Chapter 3, paragraph 3.26, add new sentence at end of paragraph as follows : ‘The irreversible use of prime quality agricultural land for development outwith that required by the structure plan strategy will not normally be permitted.’

Reason : Current government policy protects prime quality agricultural land.

**Modification 5** : Chapter 4, end of paragraph 4.25 add the following new sentence ‘Properties will only be demolished if they have no historic value and do not meet an identified need for affordable housing.’

Reason : In support of NPPG 18 which singles out the tenement tradition as being both representative and of historic value. In support of NPPG 3 and meeting local needs for affordable housing.

**Modification 6** : Chapter 4, Housing Policy 6, after first sentence add two bullet points as follows :

- 'Priorities for affordable housing should be identified in accordance with the Local Housing Strategies
- Requirements for affordable housing should result from a robust housing needs assessment.'

Reason : To give policy status to the identification and requirements for affordable housing.

**Modification 7** : Chapter 5, end of Town Centres & Retailing Policy 4, replace the term "Green Transport Plans" with 'Travel Plans' (and in the Glossary). In final sentence after "appropriate" add 'planning conditions and'.

Reason : To bring the Plan up to date and to conform to national planning policy guidance.

**Modification 8** : Chapter 6, paragraph 6.9, insert full stop after "safety" and delete the words "and accessibility to development areas served by the strategic road network." Insert the following sentences, 'No new junctions will be permitted on the A90 between Perth and Dundee for safety reasons and consideration should be given to the improvement of existing junctions. Careful consideration will also be given to improving the local road network to complement the trunk road network.'

Reason : These junctions are being improved to improve road safety and not to provide access to land for development. To clarify the SEDD's policy for this section of trunk road once existing programmed improvements have been implemented. To ensure that the Council also meets its obligations for local roads.

**Modification 9** : Chapter 6, paragraph 6.24, add a final sentence, 'Where travel generated by such developments has a significant impact on flow or safety on the Trunk Road, developers will be expected to mitigate this impact.'

Reason : To ensure that developers understand their responsibilities for dealing with travel impacts.

**Modification 10** : Chapter 7, paragraph 7.10, delete "has", line 1; replace "which includes" with 'Options included...' to begin new second sentence; replace "incorporates" with 'incorporated' at line 3; replace whole of final sentence with the following 'Scottish Ministers have now published and are consulting further on a Draft Designation Order, with designation of the National Park in 2003. Under current proposals, the boundary would not impinge into Dundee or Angus.'

Reason : To update progress being made on the designation of the Cairngorms National Park.

**Modification 11** : Chapter 7, new Policy Environmental Resources 5A to follow paragraph 7.21, take the first paragraph of policy ER6 as follows; “Local Plans will establish.....distinctive qualities of Dundee and Angus.” and combine it with the following text: ‘The historic environment of Dundee and Angus is a valuable, non renewable resource which must be protected, conserved and enhanced. Local Plans shall identify these assets and include policies which:-

- Protect the site and setting of listed buildings and ancient scheduled monuments;
- Protect other archaeological sites and sensitive areas. Where this is not feasible, proper recording and analysis shall take place;
- Protect and enhance conservation areas and historic gardens and designed landscapes.’

The remainder of the original Environmental Resources policy 6 should form a separate policy which deals more explicitly with design and urban renewal issues. It should follow para 7.26 as it does at present.

Reason : To ensure the identification and appropriate protection of the natural heritage resource in line with NPPG18. To differentiate between protection of the historic environment (Pol ER5A) and to make Pol ER6 a separate policy which deals more explicitly with design and urban renewal issues.

**Modification 12** : Chapter 7, after paragraph 7.22, insert the following new policy, Environmental Resources Policy 6 : ‘Local Plans should contain policies to protect open space and playing fields and to provide new facilities in areas of deficiency, based on a comprehensive open space strategy and locally derived standards for open space provision. Existing sport and leisure facilities, including public open space should be safeguarded from development unless acceptable alternative provision can be provided.’

Reason : To bring Plan in line with NPPG 11 (paragraph 92).

**Modification 13** : Chapter 7, after paragraph 7.36, insert the following sentence : ‘It is recognised that some impact from these developments is inevitable but this needs to be weighed against the consequences of climate change and the contribution renewable energy developments can make towards achieving this.

Reason : To clarify why it is necessary to balance the impact of renewable energy development against their wider benefits.

**Modification 14** : Chapter 8, insert new paragraph 8.5 as follows : ‘In terms of affordable housing, where planning agreements are to be implemented, the provision of subsidy is not guaranteed and Communities Scotland and local authorities expect developers to take the requirement for affordable housing into account in negotiating a land value with the site owners.’

Reason : To give more cognisance to the delivery actions and investment plans of key partners.