

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

24 JANUARY 2002

SUBJECT: ANGUS LOCAL PLAN – PROPOSED REVIEW AND ROLL FORWARD

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

<p>Abstract: This report seeks Committee approval to commence the review and roll forward of the Angus Local Plan, which was adopted in November 2000, and sets out the broad timescale and process proposed to undertake this.</p>
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1 RECOMMENDATION

It is recommended that the Committee:-

- (a) approve the commencement of the review and roll forward of the Adopted Angus Local Plan and remit the Director of Planning & Transport to publish the Statutory Notice of Intention to Start Preparation of a Replacement Angus Local Plan;
- (b) note the broad timescale proposed for the preparation of the Local Plan Review and endorse the more detailed programme for the preparation of a Consultative Draft Plan;
- (c) approve the initial arrangements set out for the involvement of a range of stakeholders in the preparation of the Local Plan Review;
- (d) agree to review, update and extend guidance on housing land provision in the Forfar, Kirriemuir and Angus Glens Housing Market Area as an early priority within the programme for the full review and roll forward of the Angus Local Plan;
- (e) note that further reports, outlining progress towards replacing the Angus Local Plan, will be brought forward at appropriate stages.

2 BACKGROUND

- 2.1 Angus Council achieved a major milestone when the first Angus Local Plan was adopted in November 2000. The Adopted Angus Local Plan conforms to the approved Tayside Structure Plan 1993 (approved by Scottish Ministers in March 1997) which provides guidance on the broad scale of land allocations including housing and employment land together with a range of strategic land use policies for the periods 1993 – 2001, and 2001 – 2006.
- 2.2 The Finalised Dundee and Angus Structure Plan will be published in January 2002 and submitted to Scottish Ministers. The horizon of the new Structure Plan looks forward to 2016. The Scottish Executive target for approval of Structure Plans is 40 weeks; this would mean a decision by Scottish Ministers on the terms of approval of the Dundee and Angus Structure Plan possibly by late October 2002.

- 2.3 Given the above and the need to ensure that Local Plans provide an up to date and effective policy framework, a review and roll forward of the Angus Local Plan is recommended to commence in early 2002, with a target date for publication of a Consultative Draft Plan by the autumn of 2002. The reviewed Local Plan will cover the period up to 2011 while taking account of indicative strategic guidance up to 2016.
- 2.4 This report outlines a broad timescale for undertaking the review and the key stages to achieve a replacement Angus Local Plan.

3 CONTEXT

- 3.1 The Adopted Angus Local Plan provides the local statutory policy framework to guide development throughout Angus covering a wide range of land use topics together with a development strategy for each of the Angus towns. The Angus Local Plan was adopted in November 2000 and generally provides guidance for development requirements up to 2006. Much of the policy framework therefore remains valid, but needs to be rolled forward to extend the timescale over which guidance is provided.
- 3.2 A number of changes to the context within which the current plan was prepared have also taken place including revisions of elements of national planning policy guidance, and the preparation of the Finalised Dundee and Angus Structure Plan to be submitted to Scottish Ministers early in 2002 which will replace the Tayside Structure Plan 1993.
- 3.3 It is therefore appropriate that a review and roll forward of the Angus Local Plan is undertaken. In addition to reviewing the effectiveness of topic and settlement policies particular attention will need to be given to the following areas:-
- Dundee and Angus Structure Plan guidance, including the scale and location of development in towns and villages throughout Angus;
 - retailing policy in light of findings of the Angus Retail Study currently underway;
 - consideration of the implications of designation of a Cairngorm National Park;
 - minerals and waste policy in light of the Minerals Audit completed in 2001 and the emerging Tayside Area Waste Plan;
 - renewable energy policies and the need to consider the identification of preferred areas e.g. for windfarm development;
 - rural diversification and review of housing in the countryside policy.

4 LOCAL PLAN REVIEW – PROGRAMME AND PROCEDURES

Timetable

- 4.1 It is proposed that work on the review should start immediately, with publication of the Statutory Notice of Intention to Start Preparation of a Replacement Angus Local Plan. An initial project brief outlining the broad timetable and background to the Local Plan review will also be prepared and made available for distribution and public comment.

- 4.2 Taking account of the range of research/background work outlined above, which will be required to feed into the revision and roll forward of Local Plan policy guidance, a broad timetable for preparation of the Local Plan review would be as follows:-

Start preparation, publication of Statutory Notice and Project Brief	January 2002
Consultative Draft Plan	Autumn 2002
Finalised Local Plan	Spring/Summer 2003

- 4.3 Appendix 1 sets out in more detail the timetable for progressing to a Consultative Draft Local Plan which indicates that this will be brought before the Planning & Transport Policy Committee for consideration in the autumn of this year.
- 4.4 Following the consultation process and consideration of comments received, it would be intended to progress quickly towards the publication of a Finalised Local Plan during 2003, with a Public Local Inquiry, if necessary, before the end of that year.

Format and Content

- 4.5 The Adopted Angus Local Plan is a comprehensive document, providing detailed policy guidance on a wide range of topics. It provides substantial information and sets out land use policy for each of the seven burghs and many of the smaller settlements throughout Angus.
- 4.6 As part of the review process, the opportunity arises to reconsider the format and content of the Local Plan with a view to building on a visionary approach while making the document shorter, and more focussed. This will be further considered during the initial stages of plan preparation, taking account of the views of users of the current plan.
- 4.7 Reinforcing the strengths of the Adopted Plan the review will continue to contain a section of general policy advice applicable to Angus as a whole, and will provide specific guidance for the towns and villages particularly relating to proposals for development.
- 4.8 The format of the plan will continue to be developed and will be subject of further reports to the Planning & Transport Policy Committee.

Consultation Procedures

- 4.9 The Local Plan Charter, previously prepared to assist Local Plan preparation and circulation in Angus, continues to provide an appropriate guide to rolling forward the Angus Local Plan.
- 4.10 Planning Advice Note 49 : Local Planning, advocates an approach to consulting the public, Community Councils and Local Groups, which involves people as early as possible in the plan preparation process. Consultation should be tailored to client groups and/or issues. The guidance also suggests that groups with a key interest in issues should have sight of draft policies and proposals before the preparation of the Local Plan is concluded. These elements will be built into the approach taken to the preparation of a replacement Angus Local Plan.

- 4.11 As a first step following the publication of the Notice of Intention it is intended to invite a wide range of potential contributors, to give their initial views on issues to be addressed by the Local Plan review including areas of policy which raise concerns and examples of how existing policy works well. To assist this process and understanding a Project Brief will also be prepared and made available.

5 FORFAR, KIRRIEMUIR AND THE ANGUS GLENS HOUSING LAND

- 5.1 The above programme and procedures are designed to enable the complete replacement of the adopted Angus Local Plan. Alongside the full review and roll forward of the Local Plan, an early priority is the need to update and extend Local Plan guidance on housing land provision in the Forfar, Kirriemuir and Angus Glens Housing Market Area.
- 5.2 As members may recall housing land allocations in both Forfar and Kirriemuir were previously the subject of significant modifications in the course of adopting the current Local Plan. In particular the Council accepted the Local Plan Inquiry Reporter's recommendations to remove major sites for housing in Forfar and in Kirriemuir. It was accepted, in part, that these were premature given the adequate supply of land for housing in the market area at that time. However, in agreeing these modifications the Council confirmed that the land supply position would be kept under review and the need for additional sites to be identified would be monitored.
- 5.3 In the short period since the present Local Plan was adopted there has continued to be evidence of keen development interest particularly in Forfar, including apparent market interest for executive housing. Against this the potential supply of suitable sites in Forfar and Kirriemuir has remained relatively limited, including some major brownfield sites in Forfar which have yet to become available for housing. Kirriemuir and parts of Forfar also continue to be the subject of drainage infrastructure constraints which limit the choice of available sites at least in the short term.
- 5.4 The Finalised Dundee and Angus Structure Plan identifies the role of Forfar as a focus for future growth within the Housing Market Area. This includes strategic guidance that Local Plans should direct the majority of the market area housing land allowance of 1025 new houses up to 2016 to Forfar. The Finalised Structure Plan also recognises that Kirriemuir has experienced significant house building which has contributed to pressure on infrastructure and other services, and that the programmed resolution of these issues will provide scope for additional building in the town in the future.
- 5.5 In these specific circumstances, and in the light of the previous assessments which have been carried out of the relative merits of a range of alternative sites in Forfar and Kirriemuir, it is proposed to undertake an early review of housing land provision in this Housing Market Area. In practice this element of the wider Local Plan review will be progressed through the various stages up to adoption in advance of the timescale required for the replacement of the remainder of the present Local Plan.
- 5.6 This fast track approach will enable the earlier adoption of updated local guidance on proposals for housing land provision in the Forfar, Kirriemuir and Angus Glens area while continuing to afford full opportunity for public consideration and comment. It is anticipated that this element of the Local Plan Review will be progressed to the Consultative Draft Stage for public comment during the summer 2002 period followed

by the Finalised Stage in autumn of 2002 and subsequent Public Local Inquiry/ Adoption.

6 FINANCIAL IMPLICATIONS

- 6.1 The costs involved in progressing the early stages of the Angus Local Plan review include the need to undertake a landscape capacity assessment as part of a wider appraisal of potential alternative major housing sites in the Forfar, Kirriemuir Housing Market Area. The appointment of consultants to undertake this specialist study is estimated to cost £5,000 and can be met from the Revenue Budget for 2001/2002. Further consideration will need to be given to subsequent stages of the Plan preparation process which will be the subject of subsequent reports to the Committee.

7 HUMAN RIGHTS

- 7.1 The only potential human rights issues arising at this stage relate to adequately publicising the Statutory Notice of Intention to Start Preparation of a Replacement Angus Local Plan and ensuring sufficient opportunity for interested parties to give initial comments and views on issues to be addressed by the Local Plan. The Initial Arrangements, summarised in Section 4 of this report, fully meet the statutory requirements in publicising the Statutory Notice, drawing it to the attention of interested parties, and providing opportunity for comment including the timescale set for receiving views.

8 CONSULTATION

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

9 CONCLUSION

- 9.1 The commencement of preparation of a review and roll forward of the Angus Local Plan provides the opportunity to maintain an up to date and robust planning policy framework to guide investment and development in Angus over the next 10 years. It also allows for local interpretation of the development strategy of the Dundee and Angus Structure Plan.

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.

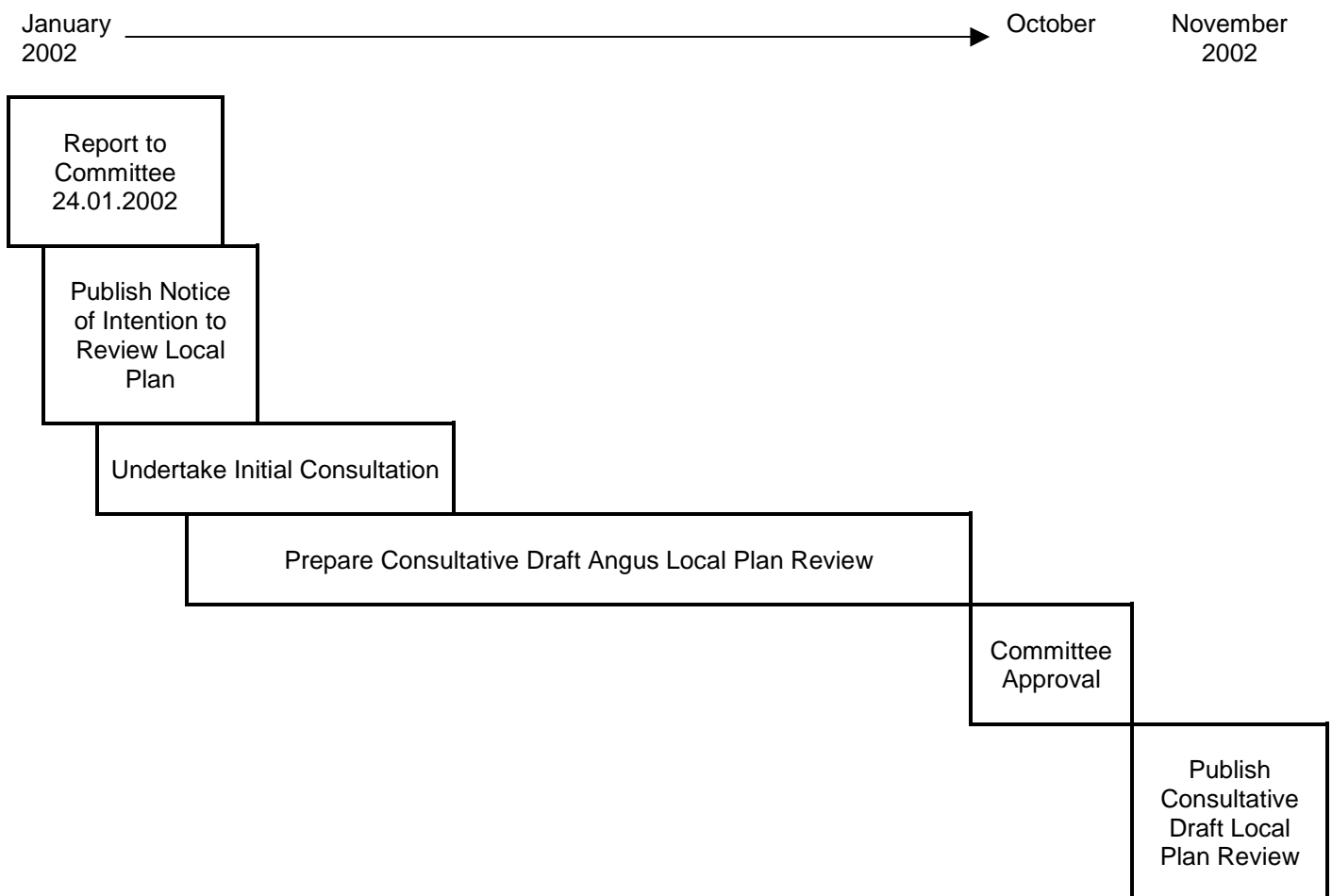
- Local Plan Charter – Angus Council
- The Town & Country Planning (Structure and Local Plans) (Scotland) Regulations 1983
- Circular 32/1983, Structure and Local Plans, Scottish Development Department
- Planning Advice Note 49 : Local Planning, Scottish Executive

AA/NH/KW
14 January 2002

Alex Anderson
Director of Planning and Transport

APPENDIX 1

Draft Timetable for Preparation of Consultative Draft Local Plan Review



Note : The timing of Committee approval and publication of the Draft Local Plan Review is also subject to progress on the approval of the Dundee and Angus Structure Plan by Scottish Ministers.