

**ANGUS COUNCIL**

**13 DECEMBER 2001**

**SUBJECT: FINALISED DUNDEE AND ANGUS STRUCTURE PLAN**

**REPORT BY DIRECTOR OF PLANNING AND TRANSPORT**

**Abstract: This report summarises the results of public consultation on the Draft Plan and seeks approval to publish the Finalised Dundee and Angus Structure Plan for submission to Scottish Ministers.**

## **1 RECOMMENDATION**

It is recommended that the Council:-

1. note the successful completion of the various elements of the consultation exercise undertaken on the Draft Structure Plan, and agree the Council's responses to representations and comments received on the Draft Plan as set out in the Statement of Publicity and Consultation (Volume 1 of the Statement is circulated along with this report and a copy of Volume 2 has been placed in the Members' Lounge);
2. approve the form and content of the Finalised Written Statement (circulated along with this report) which identifies the land use planning strategy guiding development and change in Dundee and Angus up to 2016;
3. approve the form and content of the Report of Survey (circulated along with this report) which contains information supporting the basis from which the development strategy, policies and proposals of the Structure Plan have been developed, including the Dundee Western Gateway Concept Plan, and Sustainability Appraisal of the Draft Structure Plan;
4. agree that, subject to detailed editing, the Finalised Dundee and Angus Structure Plan be published for submission to Scottish Ministers and made available for public inspection and objection; and
5. note that Dundee City Council, as joint Structure Plan authority, are also considering the terms of the Finalised Dundee and Angus Structure Plan.

## **2 INTRODUCTION**

2.1 At their meetings on 11 January 2001, the Planning & Transport Policy Committee and the Policy & Resources Committee agreed to publish the Draft Dundee and Angus Structure Plan as a basis for public consultation (Report No. 34/01 refers). Since that time considerable work has been undertaken including:-

- conducting the public consultation exercise, assessing comments and responding to points raised by respondents;
- commissioning a Sustainability Appraisal of the Draft Structure Plan and responding to the results of the first stage of the Appraisal;

- further detailing the scale, phasing and location of land release for housing and employment development, together with infrastructure and servicing issues in the Dundee Western Gateway as part of the preparation of a Concept Plan;
  - finalising the Structure Plan Written Statement which incorporates changes to policies, proposals and text as a result of public consultation on the Draft Plan and further work, including the Sustainability Appraisal undertaken.
- 2.2 This work, which has continued to be guided by the Joint Structure Plan Panel, has culminated in the preparation of the Finalised Dundee and Angus Structure Plan which comprises the Written Statement, Report of Survey and Statement of Publicity and Consultation (Two Volumes). Copies of these documents are circulated along with this report and a copy of Volume 2 of the Statement of Publicity and Consultation has been placed in the Members' Lounge.
- 2.3 This report sets out the basis for the Council to agree the content of the Finalised Dundee and Angus Structure Plan for submission to Scottish Ministers. Figure 1.1 attached to this report shows the stages in producing the Dundee and Angus Structure Plan, including the current stage reached.

### **3 STATEMENT OF PUBLICITY AND CONSULTATION**

- 3.1 The Council is required to undertake and document various public consultation measures as part of the process of producing a Structure Plan. This includes preparing and publishing a statement of the steps taken to ensure adequate publicity and consultation and how the responses and representations received have influenced the content of the Finalised Structure Plan.
- 3.2 A full Statement of Publicity and Consultation has been prepared. Volume 1 of the Statement, which is circulated along with this report:-
- provides a background to the preparation of the Finalised Structure Plan, including the various stages of consultation undertaken;
  - outlines the steps taken to publicise and consult on the Consultative Draft Structure Plan published in February 2001;
  - indicates the scale and nature of responses to the public consultation exercise and highlights the major changes to the Draft Structure Plan resulting from the consultation.
- 3.3 Volume 2 of the Statement, a copy of which has been placed in the Members' Lounge, sets out the detailed schedule of the source and content of the written comments raised during consultation on the Draft Structure Plan and the Council's response and decision on each representation. Where appropriate, amendments to text, policies and proposals are indicated.
- 3.4 The Council is asked to approve the Statement of Publicity and Consultation, subject to detailed editing, for publication and submission to Scottish Ministers in support of the Finalised Dundee and Angus Structure Plan.

#### 4 FINALISED WRITTEN STATEMENT

4.1 A draft finalised version of the Written Statement is circulated along with this report. This sets out the long term vision for Dundee and Angus, which remains broadly unchanged from the Consultative Draft Plan, and identifies the land use planning strategy guiding development and change up to 2016. The draft finalised document incorporates changes to policies, proposals and text as a result of public consultation on the Draft Plan and further work, including the Sustainability Appraisal undertaken. It continues to contain six main policy sections covering:-

- Development Strategy
- Encouraging Employment
- Housing and Communities
- Town Centres and Retailing
- Transport and Travel
- Environmental Resources

4.2 A broad thrust of the Finalised Structure Plan is to continue to ensure that the amount and rate of development is compatible with retaining and enhancing the character of the Angus towns. Alongside this it is also possible to focus some development pressures towards Dundee to help retain the character of Angus towns, avoid over use of existing services and infrastructure, and at the same time redress problems caused by ongoing population loss from the city.

4.3 The Finalised Written Statement contains policies and proposals which aim to:-

- maintain a continuing range and further provision of employment land in the Angus Burghs, together with safeguarding existing major development sites and facilitating the sensitive development and diversification of the rural economy;
- identify and encourage major tourism opportunities throughout Angus supporting the sensitive development of the range and quality of tourism and visitor attractions, including major sports facilities;
- establish the broad scale, phasing and distribution of housing land provision across each of the four housing market areas, namely, Dundee and South Angus; Arbroath, Forfar/Kirriemuir and the Angus Glens, Montrose and Brechin;
- provide opportunities for building quality homes within each housing market area in support of the existing role of communities, affording priority to the reuse of previously developed land where appropriate and accommodating sensitive residential development in the countryside;
- confirm the role of town centres as the key locations of first choice for new retail developments and for complementary leisure, recreational and commercial uses, including the sequential test for site selection;
- highlight strategic transport links, and promote public transport measures, improved rail services and road proposals including the A92 upgrading and

Montrose Bridge replacement to improve accessibility, widen travel choices and support a sustainable approach to transport and land use development;

- promote, enhance and protect the natural and cultural heritage, encouraging the sustainable use of the area's natural resources and providing a framework for energy related development, waste management and pollution control.

4.4 The strategy for the Angus towns and villages seeks to:-

- draw on the inherent strengths of the close network of towns and villages and consolidate the role of the main towns as locally accessible centres serving a diverse rural hinterland; and
- guide and encourage the majority of development, include local housing and employment opportunities, towards the main towns which have the capacity to accommodate new development well integrated with transport infrastructure.

4.5 The strategy for the rural areas seeks to:-

- provide opportunities for diversification of the rural economy;
- maintain and protect the diversity and quality of the rural area and encourage local development which supports the population and services in rural communities; and
- support the protection and enhancement of the countryside, maintaining the quality of valued landscapes; the natural, built and historic environment; and biodiversity.

4.6 In providing a strategic land use context for the review and roll forward of the Angus Local Plan, the Finalised Structure Plan supports and encourages appropriate development throughout the Angus towns, villages and countryside.

4.7 The Council is asked to approve the Finalised Written Statement, subject to detailed editing, for publication and submission to Scottish Ministers.

## **5 FINALISED REPORT OF SURVEY**

5.1 The Report of Survey contains information supporting the Written Statement and helps demonstrate the basis from which the development strategy, policies and proposals of the Structure Plan have been developed. A copy of the Report of Survey is circulated along with this report.

5.2 In addition to updating some information in the Consultative Draft, the finalised version of the Report of Survey incorporates the Dundee Western Gateway Concept Plan (Appendix 1 of Report of Survey). This Concept Plan provides details on the scale, phasing and location of land release for housing and employment development in the Western Gateway together with infrastructure and servicing issues including education provision.

- 5.3 The Dundee Western Gateway Concept Plan is a major element of the development strategy of the Finalised Structure Plan providing for high quality mixed use development on complementary brownfield and greenfield sites within parts of the area stretching from the A90 towards the Coupar Angus Road, west of Dundee. This general location covers land within the administrative areas of both Dundee City Council and Angus Council. It offers potential for a range of housing opportunities and environments, including the sensitive reuse of significant redundant premises on the Liff Hospital estate which is expected to be declared largely surplus to healthcare requirements early in the Plan period. It also secures the opening up of a prime area of employment land, accessible to the Central Belt of Scotland and marketable at an international level.
- 5.4 This combination and scale of opportunities for high quality mixed use development in the Dundee Western Gateway, which is not available elsewhere within the City environs, can take full advantage of a landscape setting befitting a key approach to the wider Structure Plan area. By building on the success of the Technology Park, and links to SCRI a business development location capable of competing nationally will assist in attracting jobs to the area to the benefit of Angus and Dundee.
- 5.5 The Finalised Report of Survey also incorporates (Appendix 2) a summary of the findings of and responses to the first stage of the Sustainability Appraisal of the Consultative Draft Structure Plan undertaken by consultants. A copy of the main Sustainability Appraisal report, together with a Supplementary Report providing further details on specific aspects, has been placed in the Members' Lounge.
- 5.6 The first stage of the Sustainability Appraisal has helped to refine and amend various parts of the Draft Structure Plan, including responding to some of the comments received on the draft plan as part of the consultation exercise. However, not all of the consultants' suggestions have been taken on board, particularly where these relate more appropriately to other plans and strategies (e.g. Local Plan, Local Agenda 21) rather than the Structure Plan.
- 5.7 The response to the recommendations arising from the first stage of the Sustainability Appraisal therefore fall into three categories:-
- those where the consultants' recommendation is accepted (in full or in part) and appropriate adjustments have been made to the wording of the Plan;
  - those where the consultants' recommendations is seen as more applicable at the Local Plan level and will be reconsidered when reviewing the relevant Local Plans, or alternatively, they could be more suitably addressed by other strategies, processes or initiatives;
  - those where the recommendation is not accepted and no further action is proposed.
- 5.8 As agreed by the Planning & Transport Policy Committee on 26 April 2001 (Report No. 484/01 refers), the second stage of the consultants' commission will be to undertake a follow up Sustainability Appraisal of the Finalised Structure Plan. This will assist in the consideration of the Finalised Plan by Scottish Ministers in due course.

- 5.9 The Council is asked to approve the Finalised Report of Survey, subject to detailed editing, for publication and submission to Scottish Ministers.

## 6 NEXT STEPS

- 6.1 Subject to approval by Angus Council and Dundee City Council, the Finalised Plan will be printed and submitted to the Scottish Ministers in early 2002. At that time the Finalised Plan will also be advertised and made available for public inspection and objection.
- 6.2 At that stage all persons who made written comment on the Consultative Draft Structure Plan will receive notification that the Finalised Dundee and Angus Structure Plan has been published. This will also indicate where copies of the documents can be inspected and purchased. As is normal practice copies of the Finalised Structure Plan documents will be issued free of charge to Community Councils and statutory consultees.
- 6.3 Unlike comments made at earlier stages in the Structure Plan preparation process, objections and representations on the Finalised Structure Plan must be made directly to the Scottish Executive not to Angus Council or Dundee City Council. Scottish Ministers will then consider objections as part of the process for approving the Structure Plan with or without modifications.

## 7 FINANCIAL IMPLICATIONS

- 7.1 Financial issues arise at this stage in respect of:-

- the costs of printing and publishing the Finalised Structure Plan documents;
- the price to be charged, where appropriate, for purchase of the documents and abstracts.

- 7.2 As with the Consultative Draft Structure Plan the costs of printing the finalised documents will be shared equally with Dundee City Council. Angus Council's share of the costs can be contained within the Planning & Transport Department's revenue budget.

- 7.3 Proposed charges for purchase of the finalised documents, based on charges for the Consultative Draft Plan, are as follows:-

Finalised Written Statement	£ 5.00
Finalised Report of Survey	£ 5.00
Statement of Publicity and Consultation (Volume 1)	£ 5.00
Statement of Publicity and Consultation (Volume 2)	£20.00
Abstracts	10p per page

## 8 CONSULTATION

- 8.1 The Chief Executive, Director of Finance and Director of Law & Administration have been consulted in the preparation of this report. All members of the Chief Officers Management Team have also previously been circulated with material on the Finalised Structure Plan.

- 8.2 A seminar, to which all members of the Council were invited, was held on 5 November 2001. This provided an opportunity for detailed discussion of relevant elements of the Finalised Structure Plan.
- 8.3 At its meeting on 26 November 2001, the Joint Structure Plan Panel endorsed the content of the various Finalised Structure Plan documents as a basis for consideration by the respective Councils.

## **9 HUMAN RIGHTS IMPLICATIONS**

- 9.1 Because of the Strategic and non-site specific nature of the Structure Plan, there are very limited, if any, human rights implications arising from this report. The only potential human rights issues arising at this stage relate to adequately publicising the finalised plan and ensuring sufficient opportunity for interested parties, including landowners, to view and make comments/representations on relevant policies and proposals. The arrangements, summarised in Section 6 of this report, fully meet statutory requirements in publicising the finalised plan, drawing it to the attention of interested parties, and providing opportunity for comment and objection to the Scottish Executive.

## **10 CONCLUSION**

- 10.1 The Dundee and Angus Structure Plan is a key part of the Development Plan which should make a major contribution to achieving the aims of sustainable development taking a longer term view. Effective structure planning for the Dundee and Angus area requires the setting out of a long term settlement strategy supported by robust policies and proposals in a concise and readily comprehensible document.
- 10.2 Preparation of the Finalised Structure Plan marks a significant step in the Structure Plan process at which point further consideration and approval of the Plan becomes the responsibility of the Scottish Executive and Scottish Ministers.

## **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  
4 December 2001

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**Figure 1.1 - Stages in Producing Dundee and Angus Structure Plan**

