

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE

3 MARCH 2009

SUBJECT: ANGUS DEVELOPMENT PLAN SCHEME 2009 -2010

REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

Abstract: This report sets out the first Angus Development Plan Scheme for approval.

1. RECOMMENDATION

1.1 It is recommended that the Committee:-

1. note the requirement to prepare a Development Plan Scheme for Angus for the period to March 2010 and that this will be reviewed and updated at least annually;
2. agree the Angus Development Plan Scheme and Participation Statement set out in Appendix 1 for submission to Scottish Ministers and general publication; and
3. agree that a copy of the Angus Development Plan Scheme and Participation Statement will be placed in all Angus Libraries and ACCESS offices and made available on the Council web site.

2. INTRODUCTION

2.1 Section 20B of the Planning etc (Scotland) Act 2006 introduces a requirement for each planning authority to prepare a Development Plan Scheme (DPS), at least annually. The purpose of the DPS is to set out the authority's programme for preparing and reviewing their new style Local Development Plans (LDPs) and what is likely to be involved at each stage. This is a new procedure and the first Development Plan Scheme for Angus is required to be submitted to Scottish Ministers by 31 March 2009. The DPS is to be reviewed and published annually. Subject to meeting the terms of the Regulations set out below, the responsibility for the content and approval of the Development Plan Scheme rests with Angus Council.

2.2 The Regulations require that the DPS establish the following:-

- A timetable, setting out details of what is likely to be involved at each stage of plan preparation. This should include the month the authority proposes to publish the main issues report, proposed local development plan and submission of the proposed plan to Scottish Ministers;
- A Participation Statement setting out when consultation is likely to take place, with whom and of its likely form and of the steps to be taken to involve the public at large in the various stages of preparation.

2.3 Authorities may also include other information in the scheme, including the current components of the statutory development plan and their programme for preparing

and adopting supplementary guidance.

- 2.4 The Regulations also require Angus Council to send two copies of the Development Plan Scheme (DPS) to Scottish Ministers; publish the DPS; and place a copy of the DPS in each public library in Angus. There is no requirement to consult on the content of development plan schemes.
- 2.5 This report sets out the terms of the Council's first Angus Development Plan Scheme which covers the period to March 2010. A copy of the DPS incorporating the Participation Statement is included as Appendix 1.

3. ANGUS COUNCIL DEVELOPMENT PLAN SCHEME

- 3.1 The 2006 Planning Act introduces a new system of development planning for Scotland based on Strategic Development Plans (for the city region areas of Aberdeen, Dundee, Edinburgh and Glasgow) and Local Development Plans (LDPs) throughout Scotland. Thus Angus Council will jointly contribute to the preparation of the new TAYplan for the Dundee, Perth, Angus and North Fife area (via the Strategic Development Plan Joint Committee) and will also require to prepare a new Local Development Plan for Angus. The Angus LDP will generally deal with the full breadth of the authority's planning policy and look at least 10 years ahead. The allocation of land should be consistent with the locational strategy of the TAYplan SDP.
- 3.2 The main stages in preparing a Local Development Plan are as follows:-
- Prepare and publish a Development Plan Scheme;
 - Awareness raising and initial consultation with key agencies; background technical work; Strategic Environmental Assessment (SEA) scoping report; preparation for draft SEA environmental report; prepare Monitoring Statement of current Local Plan, Main Issues Report;
 - Publish Main Issues Report and Monitoring Statement, draft SEA and consult widely;
 - Publish Proposed Local Development Plan, Action Plan and SEA; period for representations; Modify plan as appropriate;
 - Submit Proposed Plan and documentation to Scottish Ministers;
 - Examination of Plan (Previously referred to as a Public Local Inquiry);
 - Examination Report submitted, Modify plan and SEA as appropriate;
 - Adoption procedures.
- 3.3 The timetable for the new Angus LDP will therefore be influenced by the following:-
- the Angus Local Plan Review has just been adopted (February 2009) and the requirement to implement and monitor the new Plan, including preparation of supplementary guidance and development briefs;
 - Scottish Government guidance on the timetable for preparing strategic development plans and local development plans; and
 - the proposed timetable for the TAYplan.
- 3.4 The latter is particularly important since it will establish strategic planning guidance that needs to be reflected in the new Angus LDP. Scottish Government, while looking for early completion of new style development plans throughout Scotland as soon as practicable, recognise that Local Development Plans, in the strategic planning areas, will be dependant on the timetable for the relevant SDP. Scottish Ministers expect an

Angus LDP to be adopted between 1 and 2 years after the approval of the TAYplan to ensure that strategies are implemented quickly. This will require some twin tracking. However an LDP Main Issues Report or a Proposed Plan may be published on the basis of a proposed SDP. The timetable setting out milestone targets for preparation of the TAYplan is set out in Table 1 below.

- 3.5 As can be seen from Table 1, it is expected that a Main Issues Report will be published in January 2010 with formal response to comments anticipated in spring 2010. The issue for Angus Council is whether at this stage there will be sufficient indication of a preferred strategy, particularly in relation to settlement growth and housing numbers to allow the Council to bring forward a meaningful Main Issues Report (MIR) associated with an Angus Local Development Plan. It should be recalled that an MIR should present development options, including the preferred development strategy for Angus towns and rural area.
- 3.6 Angus Council are committed to bringing forward a new Angus Local Development Plan at an early date and in line with both Government and community expectations. Based on the TAYplan timetable it seems that the earliest a Main Issues Report for an Angus Local Development Plan could be prepared for Angus is December 2010, with a proposed Plan published in November 2011. This is a preliminary timetable that will be monitored and developed in more detail over the coming year and will be influenced by progress on the stages of TAYplan. The second Development Plan Scheme for Angus, required by 31 March 2010, will set out a more definitive programme.

Table 1: Provisional timetable for preparation of the Angus Local Development Plan

TAYplan Strategic Development Plan		Angus Local Development Plan	
Development Plan Scheme	31 March 2009		31March 2009
Publication of Monitoring Statement, Main Issues Report (MIR) and Environmental Report for consultation.	January 2010		December 2010
Response to MIR comments	Spring 2010		
Publication of Proposed Plan, Environmental Report and Action programme	December 2010		December 2011
Submit Proposed Plan to Scottish Ministers	October 2011		December 2012
Examination of Plan by Scottish Ministers	November 2011 to June 2012		August 2013
Scottish Ministers Approval of Plan	November 2012		N/A
Adoption process			Spring 2014

- 3.7 Given the above, the first Development Plan Scheme focuses on implementing and monitoring the adopted Angus Local Plan Review and undertaking a range of preparatory and technical work that will provide a sound platform to commence an Angus Local Development Plan programme during late 2009/early 2010. It should also be noted that there is a statutory requirement for the Local Development Plan to be subject to the Strategic Environmental Assessment process. This will require to be integrated into the LDP programme and should assist in improving the environmental quality of the Plan. This process will also result in additional preparatory work. Such background work would include:-
- Review and refinement of a detailed project plan - Autumn 2009;
 - Preparation of an Angus Local Plan Review Monitoring Statement;
 - Refinement of communication strategy – Autumn 2009;
 - Collate baseline environmental information and prepare scoping report for submission to SEA Gateway;
- 3.8 Scottish Government expects that engagement with the public and stakeholders should be an ongoing process throughout the plan making process with opportunity for involvement from the outset. The Council are required to prepare and publish a Participation Statement as part of the development plan scheme, setting out how and when the public and stakeholders will be involved. This is directly linked to the process and timetable for preparing the Angus Local Development Plan.
- 3.9 A core theme of the Angus Community Planning Partnership is 'community engagement'. As the local planning authority, Angus Council has sought to engage and involve key stakeholders, community groups and the general public in previous development plan processes and have implemented a range of approaches and techniques to secure engagement. The Councils Participation Statement is set out in the Development Plan Scheme.

4. FINANCIAL IMPLICATIONS

- 4.1 There will be expenditure throughout the preparation of the Angus Local Development Plan arising from costs associated with advertisements, postage, printing and publishing of information leaflets and plan documents, Reporter costs at the Examination in Public, hire of halls, and use of any external consultants. Subsequent reports setting out a more detailed programme and the associated costs will be brought forward to the Infrastructure Services Committee as appropriate. Such costs will be contained within the Planning and Transport Revenue Budget in the appropriate year. In any event the Development Plan Scheme will be updated in March 2010 and this will also offer opportunity to bring forward any financial implications as part of that process.

5. HUMAN RIGHTS IMPLICATIONS

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

6. EQUALITIES IMPLICATIONS

- 6.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

7. SINGLE OUTCOME AGREEMENT

- 7.1 The main purpose of a future Angus Local Development Plan will be to guide development and changes in land use, in a sustainable manner that can best serve the needs of the communities of Angus. An Angus Local Development Plan can therefore contribute to a range of local outcomes within the Single Outcome Agreements.

- 7.2 At this stage this report sets out the Council's first Development Plan Scheme which outlines an indicative programme for preparation of the new Angus Local Development Plan and a provisional Participation Statement of when and how stakeholders, interest groups and members of the public can be involved. This report contributes to the following local outcome(s) for Angus.

12. We value and enjoy our built and natural environment and protect it and enhance it for future generations

- The importance and benefits to society of the environment is recognised.

13. We take pride in a strong, fair and inclusive national identity

- A good quality of life is enjoyed by all in Angus.

15. Our public services are high quality, continually improving, efficient and responsive to local people's needs

- Population changes are identified and planned for.
- Resources are used effectively.
- Services are targeted at those in greatest need.
- There is greater community involvement in the planning and delivery of services.

8. CONSULTATION

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

9. CONCLUSION

- 9.1 The preparation and publication of this first Development Plan Scheme for Angus signals that the Council is gearing up to commence the process of replacing the Angus Local Plan Review with a new style Angus Local Development Plan. Angus Council are committed to replacing the recently adopted Local Plan Review as soon as practicable. The timing and programme associated with this new style

Development Plan is balanced by the Governments desire to have new style development plans in place throughout Scotland at an early date and the fact that Angus Council is part of the Dundee, Perth, Angus and North Fife strategic development plan area – TAYplan - and consequently this will require to be factored into the Angus timetable. In the interim the focus of work will be on implementing the recently adopted Angus Local Plan Review and undertaking a range of technical and research projects that will provide a sound basis for taking the new Development Plan through the various stages.

ERIC S LOWSON
DIRECTOR OF INFRASTRUCTURE SERVICES

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 any material extent in preparing the above Report.

- Planning etc (Scotland) Act 2006
- Town and Country Planning (Development Planning) (Scotland) Regulations 2008 (laid before the Scottish Parliament 19 December 2008)
- Scottish Planning Policy, Scottish Government, October 2008
- Letter dated 22 December 2008 on Development Plan Programme from Director and Chief Planner. Scottish Government
- PAN 81 Community Engagement, Scottish Government, March 2007
- Angus Council, Community Plan 2007 – 2012.

P&T/GDP/KW
12 February 2009

**ANGUS DEVELOPMENT PLAN SCHEME (1)
(Incorporating a Participation Statement)
2009 – 2010**

Angus Council

**Planning & Transport
March 2009**

DEVELOPMENT PLAN SCHEME CONTENTS

- What is a development plan scheme?
- What are development plans?
- What development plans are currently in place in Angus?
- Strategic Environmental Assessment (SEA)
- Stages of Preparing the Angus Local Development Plan
- Participation Statement

USEFUL CONTACTS

For further information on the Angus Development Plan Scheme or development planning in Angus use the following contacts:

Web site: www.angus.gov.uk/localplan

E-mail: Localplan@angus.gov.uk

Or

Planning@angus.gov.uk

Telephone: Ken McGregor at 01307 473175

Write to: Development Plan Team
Planning & Transport
Angus Council
County Buildings
Market Street
FORFAR
DD8 3LG

What is a Development Plan Scheme?

This is the first Development Plan Scheme (DPS) to be prepared by Angus Council. Under the Planning etc (Scotland) Act 2006, Angus Council as a local planning authority must prepare a Development Plan Scheme, at least annually. The purpose of the Development Plan Scheme is to set out our programme for preparing and reviewing the local development plan (LDP) for Angus and what is likely to be involved at each stage. The scheme will be updated every year and will set out progress on meeting the targets established by the DPS and identify any changes or updates to the programme.

A copy of the first Angus Development Plan Scheme will be sent to Scottish Ministers. A copy will also be available at all Angus Libraries, ACCESS Offices and on the Councils web site at www.angus.gov.uk/localplan

This first Development Plan Scheme includes information on the following:-

- What are development plans;
- Current development plan position in Angus;
- Strategic Environmental Assessment;
- What is involved in the new process;
- Provisional programme for the new Angus Local Development Plan;
- A participation statement - How and when you can expect to be involved

What are development plans?

In broad terms the planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The aim is to ensure that development and changes in land use occur in suitable locations and are sustainable. The Planning etc (Scotland) Act 2006 now places a statutory duty on development plans to contribute to sustainable development.

The Development Plan system in Scotland consists of three main statutory documents

- **National Planning Framework for Scotland** (NPF) is produced by the Scottish Government and sets out, in broad terms, Scottish Ministers' strategy for Scotland's spatial development and the priorities for that development. The NPF is approved by the Scottish Parliament. The second NPF was laid before in December 2008 and is currently awaiting parliamentary approval.
- **Strategic Development Plan** is prepared by the Strategic Development Plan Authority (SDPA) and sets out a long-term (20 years or more) view of development strategy considering its general scale and broadly where it should be located. This Plan is approved by Scottish Ministers. There are four SDP areas in Scotland based around the cities of Aberdeen, Dundee, Edinburgh and Glasgow. In the Dundee, Perth, Angus and North Fife area preparation of TAYplan will be overseen by a Joint Committee and provide the strategic context for Local Development Plans in each area.
- **Local Development Plans** are prepared by local authorities and set out more detailed policies and proposals to guide development. These plans, which are approved by the local authority, must accord with the approved Strategic Development Plan. These LDPs replace the previous Local Plan framework

A key aim of development planning is to provide a vision for the future of the area and a land

use framework within which investment and development can take place with confidence. The preparation of strategic and local development plans is a statutory function of planning authorities.

Planning applications must be determined in accordance with the development plan unless material circumstances indicate otherwise. Thus the big decisions about the growth and development of the Angus communities should be made through the development plan process and not in the context of individual planning applications.

What development plans are currently in place in Angus?

The development plan in Angus currently comprises the following:-

- **Dundee and Angus Structure Plan** – approved by Scottish Ministers in October 2002;
- **Angus Local Plan Review** – adopted by Angus Council on 12 February 2009. This excludes the area of the Cairngorm National Park within the Angus Council administrative boundary. As a consequence the first Angus Local Plan (adopted November 2000) remains in force, although the Finalised Cairngorm National Park Local Plan (as proposed to be modified) has reached the stage where the policies and proposals of that document can be regarded as a material consideration when dealing with planning applications. In due course the Angus Local Plan will be superseded by an adopted Cairngorm National Park Local Plan.

In addition Angus Council has produced a range of **advice notes** and other **supplementary guidance** which provides more detailed information development management topics, site development briefs, affordable housing. A list of the current guidance is given in Appendix 1. As part of implementing the recently adopted Angus Local Plan Review, additional work will be undertaken over the course of the next year on Countryside Housing Implementation Guide; Windfarm Locational Framework; Open Space Audit and Open Space Strategy, Developer Contributions and site briefs for housing allocations in Letham and Friockheim.

Strategic Environmental Assessment (SEA)

The Environmental Assessment (Scotland) Act 2005 makes SEA a legal requirement on a wide range of public plans, programmes and strategies. This includes the new Local Development Plan for Angus.

The purpose of SEA is to provide a high level of protection for the environment by ensuring that environmental issues are considered by decision makers alongside economic and social issues. This is achieved by systematically assessing the potential environmental effects of the Local Development Plan and recording the results in an Environmental Report.

This process is intended to strengthen the quality of plan making and is an integral part of the Local Development Plan process. This will involve close liaison with key agencies particularly Scottish Natural Heritage, Scottish Environmental Protection Agency (SEPA) and Historic Scotland.

Stages of Preparing the Angus Local Development Plan

The Development Planning Regulations published by Scottish Ministers set out the process to be undertaken in the preparation and implementation of a Local Development Plan. The main stages and provisional timetable for preparing the Angus Local Development Plan is set out below:

Stage	Angus Local Development Plan	Actions	Key dates
1	Development Plan Scheme and Participation Statement	Angus Council publishes Development Plan Scheme and Participation Statement. The DPS is reviewed at least annually	31 March 2009
2	Awareness Raising and Technical work	Housing needs assessment; housing and employment land supply; retail capacity; environmental resources, infrastructure; sport and recreation, community facilities; waste management; energy; climate change, capacity studies; landscape;	Ongoing during 2009 and early 2010 to inform Monitoring Statement, Main Issues Report and Strategic Environmental Assessment stages.
3	Angus Local Plan Review Monitoring Statement	Review the impact of policies and proposals of the Angus Local Plan review and identify any changes in the physical, economic, social and environmental characteristics of Angus	June 2010
4	Preparation of Main Issues Report	Identifying main proposals for development of the area, including other reasonable options and comparison with the existing strategy form the area.	Up to October 2010
5	Publication of main issues report and environmental report	Wide consultation with key stakeholders, community groups, business and other key interests and public. Assessment of responses.	December 2010
6	Publication of proposed plan including environmental report and action programme	Publication of proposed LDP; Publication of action programme; Publication of environmental report; Formal notification and publicity; Neighbour notification of specific development proposals; Public consultation 6 week period for representations; Assessment of responses; Negotiation and discussions on objections and representations	December 2011

Stage	Angus Local Development Plan	Actions	Key dates
7	Prepare response to objections, pre-examination modifications and report of conformity with participations statement	Agree response, modifications proposed plan and report of conformity with Angus Council	Spring 2012
8	Submit proposed plan, action programme, statement of conformity with participation statement, note of representations	Publication of proposed plan, including action programme, environmental statement. Formal notification and advertisement and associated publicity; Neighbour notification of specific development proposals; Public consultation;	December 2012
9	Examination of proposed plan (if required)	Examination of issues relating to outstanding objections	During mid 2013
10	Report of examination published and submitted to Angus Council	Consider reporter findings and recommendations; Report to committee;	Dependant on the above
11	Prepare Modifications, Proposed Plan as modified and Statement of explanation	Publish modifications, proposed plan as modified and advertise intention to adopt	Dependant on the above but likely during late 2013/early 2014
12	Adoption	Angus Council adopt Local Development Plan and publish Action Programme	

Accessing documents

Angus Council will make copies of the documents related to the preparation of the Angus Local Development Plan available principally through its web site www.angus.gov.uk/localplan

Printed copies of documents will also be made publicly available at all Angus Council public libraries and ACCESS Offices. Documents will also be available on CD format. In addition information will also be available at Planning & Transport, County Buildings, FORFAR. Details relating to the location of these buildings and opening hours is available at www.angus.gov.uk

Angus Council aims to provide access to information about services to all our customers. Sections of documents can be translated on request into Chinese, Urdu, Hindi, Punjabi or Gaelic or made available in large print, audio or Braille.

Making Representations

Angus Council encourages everyone to take an interest in the future planning of the Angus area and to make representations, both in support of the Angus Local Development Plan and in raising objections to it. Opportunity to do this will be through e-mail and the web site as well as in the more traditional letter form.

All representations and objections are required to be placed on a public register and cannot be kept confidential.

The responsibility for the content of the Local Development Plan rests with Angus Council, which must take into account Government advice and legislation, the strategy and policies of TAYplan, as well as the views from key agencies, other stakeholders, interest groups and members of the public.

Consultees and contributors database

Angus Council has a data base of existing consultees and contributors from the Angus Local Plan Review process. The Council intends to review and purge that list to ensure that contact points remain valid and up-to-date. In order to assist future consultation actions the Council will investigate the use of an e-mail registration point that will allow contact details from interested parties to be established. This will take full account of data protection issues. The Council would thereafter seek to use e-mail contact wherever possible and appropriate for disseminating information. There will nevertheless continue to be a roll for letter contact although this should be lessened by the potential use of electronic means. Full details of such an approach will be set out on the web site and in any information leaflets published.

ANGUS LOCAL DEVELOPMENT PLAN PARTICIPATION STATEMENT

Getting involved

Producing development plans is not a one off task but a continuous process. As set out in the Angus Community Plan (2007 – 2012) Angus Council is committed to community engagement - seeking the views of people who use its services and involving customers and citizens in shaping policies and services. This includes developing partnerships with the community and other agencies. Angus Council has always taken a positive approach to development plan consultation and will consider opportunities for innovative ways of consultation and will make extensive use of the Council web site.

By encouraging consultation and engagement at various stages in the Local Development Plan process, Angus Council seeks to ensure that those with an interest in the future of the Angus area have an opportunity to contribute their views before decisions are taken.

In preparing the Angus Local Development Plan the Scottish Government's 'National Standards for Community Engagement' will be particularly helpful to enable all interests to be fully involved in the plan making process, have a say and be listened to. In addition, the process will take account of Scottish Government's Planning Advice Note 81 on 'Community Engagement', Angus Council will seek to ensure that:-

- Arrangements for participation are as inclusive, open and transparent as possible;
- Information is provided early and in a format that allows full consideration;
- Communication is provided through a range of formats and locations, particularly using electronic means especially the Council's web site; and
- Representations are considered and reported to Angus Council.

In implementing the above Angus Council will seek to involve a wide range of groups and organisations including:-

- all Angus Community Councils;
- Angus Community Planning Partnerships;
- other community groups;
- Voluntary and environmental organisations;
- Public sector groups (including key agencies, government departments and Scottish Ministers; adjoining local authorities and Cairngorm National Park Authority); and
- Private sector groups (including business, retail and housing interests; local estates, construction industry, planning and architectural practices); and
- Members of the community/public

By encouraging consultation and engagement at the appropriate stages of the Angus Local Development Plan process, the Council aims to ensure that those with an interest in the area have an opportunity to contribute views and opinions before decisions are taken. In all cases, however, the Council will take a positive approach to public consultation and engagement and ensure that a variety of opportunities are available for potentially interested parties to examine, discuss and comment on the new Angus Local Development Plan. The Council will review the effectiveness of its consultation processes at each stage and evolve its consultation practice and participation statement accordingly.

It should also be noted that the Development Planning Regulations have introduced a significant change at the proposed local development plan stage, which now requires notification of specific development proposals set out in the local development plan. Regulation 14 requires that 'Where.....a proposal for development relating to a specific site, which if implemented, would be likely to have a significant effect on the use or amenity of that site or of neighbouring land, the planning authority are to give notice to the owner, lessee or occupier of any premises situated on that site, or on such neighbouring land, as the case may be, in accordance with paragraph (2)'

In practice therefore, the procedure will be akin to neighbour notification of planning applications and should ensure that neighbouring householders or business interests to a local development plan proposal are made aware of the intended development plan proposal and are afforded the opportunity for comment.

Components of the consultation strategy

Angus Council will seek to utilise a variety of approaches and methods for engaging interested parties. The objective is to ensure that as many people and groups with an interest in the future of Angus can be involved and contribute to the shaping of the Local Development Plan and therefore the long term future of Angus. As the process evolves Angus Council will have a better understanding of the process and will review each stage to ensure that the approach remains appropriate. The main components of the approach are set out below.

Stages/purpose	Who	Approaches
Awareness raising and initial consultation – during 2009 and early 2010		
Set out the general terms of the process that lies ahead; identify those groups interested in the Local Development Plan process. This will involve a range of approaches. It is intended to prepare an information leaflet for the Local Development Plan process which will be available on the web site and all Council libraries, ACCESS offices; and main Council Offices.	<ul style="list-style-type: none"> • Angus Councillors and Chief Officers • Community Councils • Angus Community Partnerships • Other community groups • Key agencies • Local and national statutory and non statutory agencies • Private sector organisations • Members of the public 	<ul style="list-style-type: none"> • Committee Reports • Web site • E-mail registration of interest • Public notices • Media coverage • Information leaflet available on web site, local Council offices; and distributed to identified contact groups. • Online consultation responses • Stakeholder workshops and/or Topic Focus groups • Other Meetings and presentations.
Formal Main Issues Report stage – December 2011		
This important stage will be to seek the views of organisations and individuals on the content of the published Main Issues Report. There will be opportunity to submit representations on the	All interested parties – as above	<ul style="list-style-type: none"> • Committee Reports • Web site • Public notices • Media coverage • Documents available in paper and CD form • Copies of documents available at All Council Libraries; ACCESS

development options for Angus towns, villages and rural area; including the preferred development approach of Angus Council.		offices and online <ul style="list-style-type: none"> • Posters • Local newspaper advertising events • Information days/drop in sessions/exhibitions • E-mail representations • Online consultation responses • Stakeholder workshops and/or Topic Focus groups • Meetings and negotiations.
Proposed Local Development Plan and formal objection phase – December 2012		
	All interested parties as above. Neighbours adjoining specific Local Development Plan proposals/land allocations	<ul style="list-style-type: none"> • Committee reports • Web site • On line development plan • Public Notices • Copies of documents available at All Council Libraries; ACCESS offices, on CD and online • E-mail representations • Neighbour notification
Examination in Public, Modifications and adoption processes		
	Unresolved objectors Strategic Development Plan Authority Adjoining planning authorities All interested parties	<ul style="list-style-type: none"> • Committee reports • Web site • Public Notices • Copies of documents available at All Council Libraries; ACCESS offices and online • E-mail communications

Appendix 1

LIST OF SUPPLEMENTARY PLANNING GUIDANCE (SPG) AND PLANNING ADVICE NOTES

<p>Angus Local Plan</p>	<p>SPG Policy H12 Farm Building Conversion, April 2008</p> <p>Development Briefs approved for the following:-</p> <p>Business Park, Brechin (1998) Ashludie Hospital, Monifieth (housing); October 2000 Inverkeilor (housing); November 2000 Newton Road, Carnoustie (housing); January 2002 Orchardbank Business Park, Forfar; January 2002 Bearehill, Brechin (housing); October 2002 Sunnyside Hospital, Hillside (development framework for reuse of hospital site); October 2002</p>
<p>Angus Local Plan Review</p>	<p>SPG former Seaforth Hotel site, Arbroath; (development guidelines); December 2006</p> <p>SPG Affordable Housing Implementation Guide; June 2007. Model Section 75 Agreement and Development Viability Statement incorporated; November 2007</p> <p>Development brief – Montrose Road, Arbroath; (housing); January 2008</p> <p>Development brief – Hillhead, Kirriemuir (housing); March 2008.</p> <p>Development brief – Dubton Farm, Brechin (housing); consultation draft; December 2008; finalising February 2009</p> <p>To be undertaken (subject to review); work in progress</p> <p>Development brief – South of Gardyne Street, Friockheim (housing)</p> <p>Development brief – Jubilee Park, Letham (housing)</p> <p>SPG Countryside Housing Guidance</p> <p>SPG Developer Contributions</p> <p>SPG Open Space Requirements Guidance</p>

Planning Advice Notes (see over page)

**Angus Council Planning Advice Notes
(Providing guidance on a range of development management topics)**

Advice Note No	Topic
1	Farm Buildings
2	Shopfronts and Signs in Conservation Areas
3	Roof Space Extensions
4	Car Parking in Front Gardens
5	Houses in the Open Countryside
6	Backland Housing Development
7	Advertising in the Countryside
8	Dutch Canopies/Sunblinds
9	Window Alterations
10	Shop Window Security
11	Residential Homes
12	Satellite Antennae
13	Residential Caravan Sites
14	Small House Sites
15	Front Extensions
16	Garages Off/Within Communal Parking Areas
17	Miscellaneous Planning Policies
18	Hot Food Takeaways
19	House Extensions
20	Listed Buildings and Conservation Areas
21	The Siting and Landscaping of Built Development in the Countryside
22	The Survey of Trees on Development Sites
23	The Specification of Landscaping Proposals for Development Sites
24	Residential Boundary Treatment
25	Agricultural Land to Garden Ground
26	Telecommunications Developments
27	Planning and Contaminated Land
28	Public Rights of Way