



Angus Development Plan Scheme

Incorporating a Participation Statement

Revised March 2011

Angus Council



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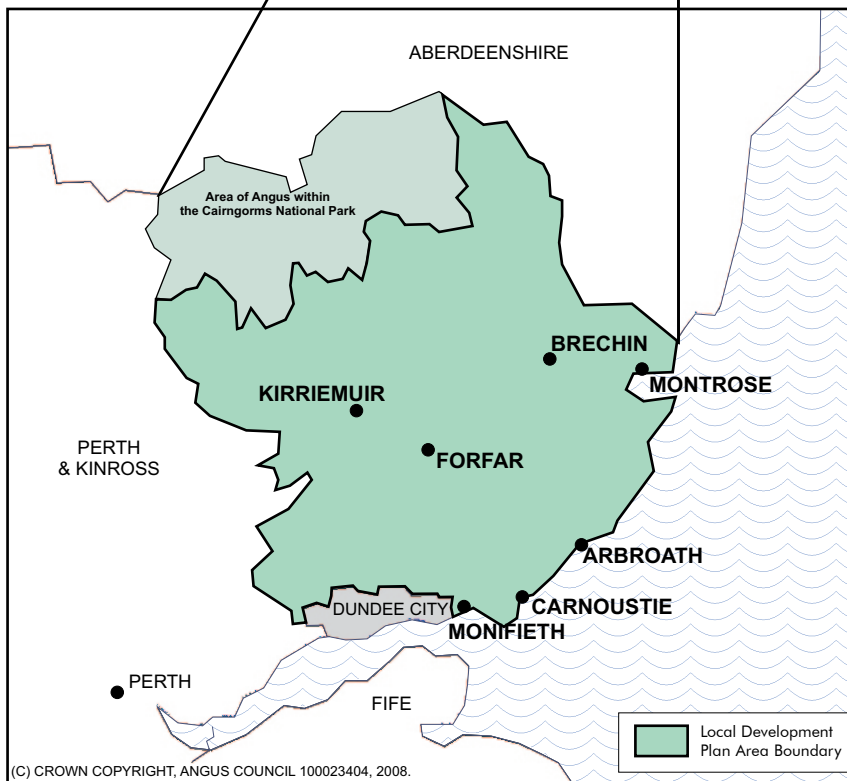
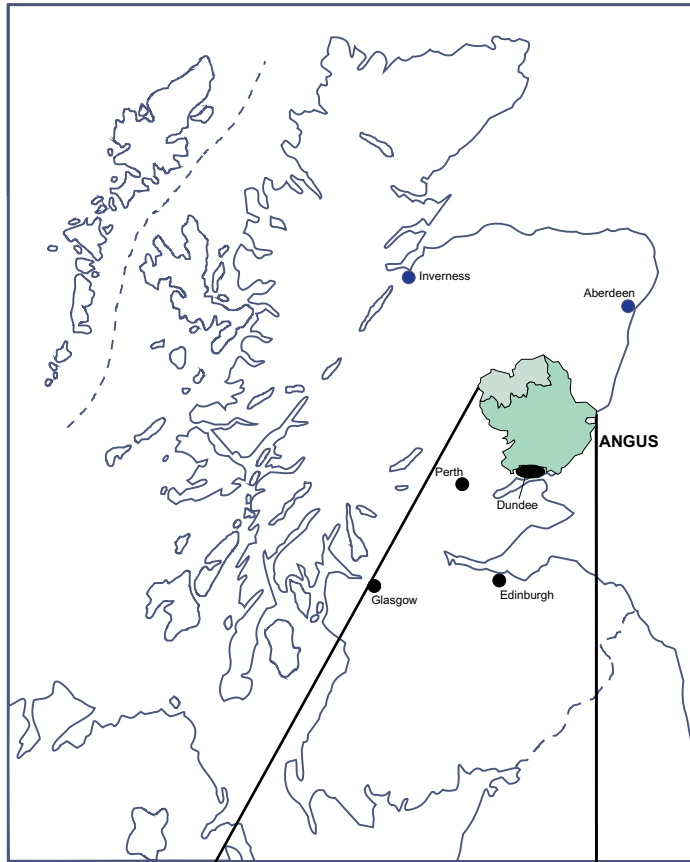
Angus Council Planning & Transport

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Local Development Plan Area

The National Context



What is a Development Plan Scheme?

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. This is the second annual review and roll forward of the Angus Development Plan Scheme

A copy of the revised 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/AngusDevelopmentPlanScheme.pdf

The Angus 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 second NPF was approved by the Scottish Parliament and published in June 2009.
- **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. The Angus LDP will when adopted replace the current Local Plan framework provided by the Angus Local Plan Review (adopted February 2009)

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.
- **Cairngorms National Park Local Plan** – adopted by Cairngorms National Park Authority in October 2010. For the area of the National Park within the Angus Council administrative boundary it now replaces the Angus Local Plan (adopted November 2000) and provides the planning policy context for development.

In addition Angus Council has produced a range of **advice notes** and other **supplementary guidance** which provides more detailed information on development management topics, site development briefs, affordable housing, etc.. A list of the current guidance is given in Appendix 1. As part of implementing the adopted Angus Local Plan Review, work will continue over the course of the next year to bring forward Renewable Energy Policy Implementation Guide; Open Space Audit and Strategy (in association with Neighbourhood Services) and development briefs for allocated sites in Letham (housing) and Montrose (employment).

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 second annual review of Angus Development Plan Scheme and Participation Statement. The DPS is reviewed at least annually.	31 March 2011
2	Awareness Raising Technical Work	Undertake awareness raising and initial consultation. Awareness Raising and Initial Consultation completed December 2010. Housing Need and Demand Assessment, Housing Supply Targets; housing and employment land supply audits; retail capacity; environmental resources; infrastructure; sport and recreation, community facilities; waste management; energy; climate change, capacity studies; landscape.	December 2010 Ongoing during Spring and Summer 2011 to inform Monitoring Statement, Main Issues Report and Strategic Environmental Assessment stages

Stage	Angus Local Development Plan	Actions	Key Dates
3	Preparation of Angus Local Plan Review Monitoring Statement.	Review the impact of policies and proposals of the Angus Local Plan Review and identify changes in the physical, economic, social and environmental characteristics of Angus.	Up to March 2011
4	Preparation of Main Issues Report.	Identifying main proposals for development of the area, including other reasonable options and comparison with the existing strategy for the area.	Up to August 2011
5	Publication of Main Issues Report, Environmental Report and Monitoring Statement.	Publication of MIR, Environmental Report and Monitoring Statement. Undertake consultation with key stakeholders, community groups, business and other key interests and public. Assessment of responses.	September 2011 September - October 2011 Spring 2012
6	Publication of Proposed Plan, Environmental Report and Action Programme.	Publication of Proposed LDP, Environmental Report and Action Programme; Formal notification and publicity; Neighbour notification of specific development proposals. Undertake Public Consultation - 6 week period for representations Assessment of responses; Negotiation and discussions on objections and representations.	July 2012 July - August 2012
7	Prepare response to objections, pre-examination modifications and report of conformity with participation statement.	Agree response, modifications to proposed plan and report of conformity with Angus Council.	Autumn 2012
8	Submission of Proposed Plan to Scottish Ministers.	Proposed Plan, Proposed Action Programme, Environmental Statement and Statement of Conformity with Participation Statement together with a note of unresolved representations submitted to Scottish Ministers. Formal advertisement and associated publicity.	May 2013
9	Examination of Proposed Plan (if required).	Examination of issues relating to outstanding objections.	Late 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 and publish 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 Spring 2014.
12	Adoption	Angus Council adopt and publish Local Development Plan and Action Programme.	Summer 2014

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 of 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 established a data base of consultees and contributors for the Angus Local Development Plan process. The Council intends to maintain the data base to ensure that contact points remain valid and up-to-date. In order to assist future consultation the Council will encourage e-mail registration that will allow contact details from interested parties to be included. This will take full account of data protection issues. The Council will thereafter seek to use e-mail contact wherever possible and appropriate for disseminating information. There will nevertheless continue to be a role 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: October - December 2010		
<p>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.</p> <p>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.</p>	<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: September - October 2011		
<p>This important stage will 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 development options for Angus towns, villages and rural area; including the preferred development approach of Angus Council.</p>	<p>All interested parties – as above</p>	<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 offices and online • 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.

Stages/purpose	Who	Approaches
Proposed Local Development Plan and formal objection phase: July - August 2012		
	<p>All interested parties as above.</p> <p>Neighbours adjoining specific Local Development Plan proposals/land allocations</p>	<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: late 2013 - Summer 2014		
	<p>Unresolved objectors</p> <p>Strategic Development Plan Authority</p> <p>Adjoining planning authorities</p> <p>All interested parties</p>	<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), Development Briefs and Planning Advice Notes

Angus Local Plan

Development Briefs approved for the following:

- 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
- Brechin Road, Montrose; January 2004

Angus Local Plan Review

SPG

- Former Seaforth Hotel Site, Arbroath (development guidelines); December 2006
- Affordable Housing Implementation Guide; June 2007.
- Model Section 75 Agreement and Development Viability Statement incorporated; November 2007
- Countryside Housing Policies Implementation Guide (Internal Only); September 2009

Development Briefs approved for the following:

- Montrose Road, Arbroath (housing); January 2008
- Hillhead, Kirriemuir (housing); March 2008.
- Dubton Farm, Brechin (housing); March 2009.
- South of Gardyne Street, Friockheim (housing); August 2009
- Gairie Works, Bellies Brae, Kirriemuir; August 2009

To be undertaken (subject to review):

SPG

- Renewable Energy Policy Implementation Guide (work in progress)
- Open Space Audit and Strategy (in association with Neighbourhood Services)

Development Briefs

- Jubilee Park, Letham (housing) (work in progress)
- Montrose Airfield, Montrose (employment)

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
30	Repair to Sandstone Walls

Useful contacts

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

Website: www.angus.gov.uk/localplan

Email: Localplan@angus.gov.uk or
Planning@angus.gov.uk

Tel: Ken McGregor at 01307 473175

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