

# ANGUS plan

*Planning to Shape Our Place*

## **The Angus Local Development Plan Scheme 2018/19**

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# What is a Development Plan?

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Decisions on where and how development will take place in Scotland are influenced by 3 tiers of statutory document:

- The National Planning Framework for Scotland;
- Strategic Developments Plans; and
- Local Development Plans.

A key aim of development planning is provide a vision for the future of the area and a land use framework within which investment and development can take place with confidence.

**National Planning Framework 3** was published by the Scottish Government in June 2014. It sets out Scottish Ministers' strategy for Scotland's spatial development and priorities for that development.

**Strategic Development Plans (SDP's)** are prepared for the four city region areas of Aberdeen, Dundee, Edinburgh and Glasgow. They set out a long term (20 years or more) view on key land use and development issues that cross local planning authority boundaries. Angus lies within the Dundee city region (TAYplan) area.

**Local Development Plans (LDP's)** are prepared by local authorities and set out more detailed policies and proposals to guide development. These plans must be consistent with the approved Strategic Development Plan.

## The Current Development Plan Position in Angus

The TAYplan Strategic Development Plan was approved by Scottish Ministers in October 2017 and covers the period from 2016-2036. It provides the direction for the Tayside area.



The current Angus Local Development Plan, adopted in September 2016 covers all of Angus, excluding the area within the Cairngorms National Park which has its own Local Development Plan. The current plan is supported by a range of supplementary guidance, planning advice and development briefs.

A Local Development Plan requires to be updated at least every 5 years and we are currently working towards the replacement of the current Plan by September 2021.

## What is a Development Plan Scheme?

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Every year each Planning Authority publishes a Development Plan Scheme which sets out the programme for preparing and reviewing our Local Development Plan and includes:

- Update on the focus of our work in implementing the current Plan
- Information about the process and timescales for preparing a new Local Development Plan
- A participation statement which sets out how and when you can expect to be involved and how we will undertake community and stakeholder engagement

The Development Plan Scheme is available to view at [https://www.angus.gov.uk/media/angus\\_development\\_plan\\_scheme](https://www.angus.gov.uk/media/angus_development_plan_scheme)  
And at Angus House, Bruce House, ACCESS offices and public libraries.

Contact us at [ldp@angus.gov.uk](mailto:ldp@angus.gov.uk) and for sign up to the ANGUS plan updates.

Follow us on Twitter  @AngusPlanning

Get involved through our consultation pages at <http://anguscouncil.mysocialpinpoint.com>

## What's been happening?

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Since the Plan was adopted in September 2016 we have focussed on the implementation the Plan, including completion of supplementary guidance and taking forward actions identified through our Action Programme.

A key focus of our work has been working with landowners and developers of allocated sites to assist in bringing sites forward and producing a development delivery database. Regular contact ensures that we have an up to date understanding of market conditions, development progress and delivery issues enabling a proactive response by officers help address issues quickly. Information on development delivery for allocated sites along with sites with planning permission is logged on our database. The latest update will shortly be available as a 'live' action programme map on our website.

### Scottish Planning Reform

The Planning Scotland Bill introduced to the Scottish Parliament on 4 December 2017 sets out proposed high level changes to the overall framework under which planning operates. The detail of how the new provisions will work in practice will be contained within secondary legislation and guidance which will commence following Parliamentary scrutiny of the Bill.

Any legislative and policy changes as a result of the review could have implications for the key stages in the preparation and content of the next Local Development Plan. Changes will be reflected in future Development Plan Scheme updates.

Many of the themes emerging from the Planning Review do not require legislative change and our programme and approach have been developed to take these on board.

### Local Outcome Improvement Plan and Locality Plans

Significant engagement was undertaken to develop the LOIP and Locality Plans in Angus and thematic Planning for Place groups were set up to look at how we could better integrate services and priorities to focus on the emerging priorities.



The Local Development Plan is an integral part of Community Planning. With place based approaches embedded in the Local Outcome Improvement Plan and Locality Plans, the Local Development Plan has a key role in contributing to the following local outcomes:

- An inclusive and sustainable economy
- Attractive employment opportunities
- Improved physical, mental and emotional health and wellbeing
- An enhanced, protected and enjoyed natural and built environment
- A reduced carbon footprint
- Safe, secure, vibrant and sustainable communities



# Our Approach to the Local Development Plan

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Closer alignment between Community Planning and land use planning is a strong theme of the Planning Bill. The integration of the Local Development Plan and Community Planning teams within Angus Council, coupled with the stage we are at in the Local Development Plan provides an ideal opportunity to take a fresh look at how we Plan for Place in the context of wider outcomes.

The Planning Review seeks a step change in how Planning operates and delivers. It proposes that Scottish Planning Policy will have statutory status, drawing a number of policies up to the national level. This will allow Local Development Plans to be more focussed on Places relevant to their communities.

Our vision is for our Local Development Plan to be a Place Plan based on strategic masterplanning of settlements to set out an overall spatial strategy, linking the high level aspirations and ambitions for Angus (set out in the LOIP and locality plans).

This would include a fundamental look at our desire for growth, the capacity of settlements and relationships between settlements, future and function of our rural areas and incorporate actions in the LDP Action Programme to review development and town centre boundaries. The diverse natural environment is a key asset of Angus and the plan will also specifically explore environmental issues, such as climate change, flooding, energy to ensure we have development which protects and enhances our environment.

We will look at short, medium and long term opportunities for growth ensuring that the plan is flexible to respond to elements being addressed through NPF4 and regional working as well as to provide certainty for communities and investment decisions.

We believe that this will allow us to:

- ❖ Set out a clear ambitious long term vision for our places.
- ❖ Provide certainty for communities and investments decisions.
- ❖ Have a clear schedule of priorities and projects to provide focus and to assist the alignment of workloads of partners.
- ❖ Widen site specific thinking to area projects achieving added value and better outcomes.
- ❖ Create a sense of place and link development opportunities rather than presenting a series of unrelated buildings and spaces.
- ❖ Co-ordinate community action with capital investment programmes of the Council, infrastructure providers and business.
- ❖ Ensure efficient use and targeting of resources through co-ordination of all parties.
- ❖ Promote buy-in through more visual representation of plans and projects.
- ❖ Build on work already being undertaken by locality teams.

# What are we doing over the next 12-18 months?

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## Understanding our Places

We feel it is important to have a good understanding of how our existing places function and issues affecting them. We have already started to do this by drawing on work undertaken over the last year on site delivery, from charrette and locality plan work and collating information on what is currently happening. This will be mapped to provide a spatial picture of issues, projects and development opportunities within each settlement. We will analyse this information, alongside environmental and social data to help identify potential development zones.

Detailed consideration of future options and wider planning and delivery issues including linkages with wider outcomes will be explored as part of the LDP community and stakeholder engagement process over this period to determine where the Local Development Plan can add value around infrastructure, housing (both private and public), regeneration and economy and set out the spatial principles. We will look at issues such as self-build, accessible housing etc.

Planning covers a wide range of issues and is the delivery arm for a number of government and strategic policies, such as climate change, flooding prevention, decarbonisation/energy, not just a focus for development. We therefore want to use this time to engage and consider our approach to a wide range of issues as part of this broader context.

We want to explore the protection and enhancement of our natural environment through the potential designation of local landscape areas and local nature conservation sites. However we are keen to do this in a coordinated way to ensure that opportunities for linkages can be identified and progressed through the development of a green and blue network, in the context of their future management.

## Development Delivery

We have not specifically identified a formal call for sites stage in the new LDP process as we already have a significant level of information on development sites from our existing Local Development Plan. We also have an up to date awareness of progress and delivery issues through our development delivery database. Rather than inviting parties to submit sites we feel that it would be more effective to undertake small focussed sessions to explore the development strategy within each of our localities. This allows us to also explore opportunities around appropriate scales of development and phasing. Whilst we acknowledge there will be a need to supplement information around technical aspects of a site, to ensure they are delivery, this is better done in a targeted way. We will record site suggestions and interests as they arise/are referred to us for consideration through the process as appropriate.

Specific stakeholder sessions will allow us to look at future development in the context of the development strategy, capacity of our existing settlements and relationship between settlements. We will approach this on a locality basis over the course of the year and ensure there is opportunity for new sites to be considered as part of this process.

## Our Participation Statement which sets out how to get involved in the preparation of the plan.

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In developing our programme for the next Local Development Plan we want to ensure that all stakeholders have sufficient opportunity to work with us on the development of options and at the different stages involved.

We have therefore set out an extensive period for pre plan engagement and increased the range of engagement opportunities for stakeholders including online engagement and targeted workshops. This allows parties to work with us to develop options for specific issues.

This participation statement sets out our programme for community and stakeholder engagement in the preparation of the Local Development Plan.

The pre Plan stage will involve significant opportunities for engagement across the different stakeholders and co-production on development of options.

### Who are our stakeholders?

- ❖ Local Communities
- ❖ Employers and their Employees
- ❖ People/Residents which may look at targeted groups
- ❖ Community Councils
- ❖ Community Planning Partners
- ❖ Other Community and Interest Groups
- ❖ Key Agencies
- ❖ Infrastructure Providers
- ❖ Development Industry
- ❖ Landowners

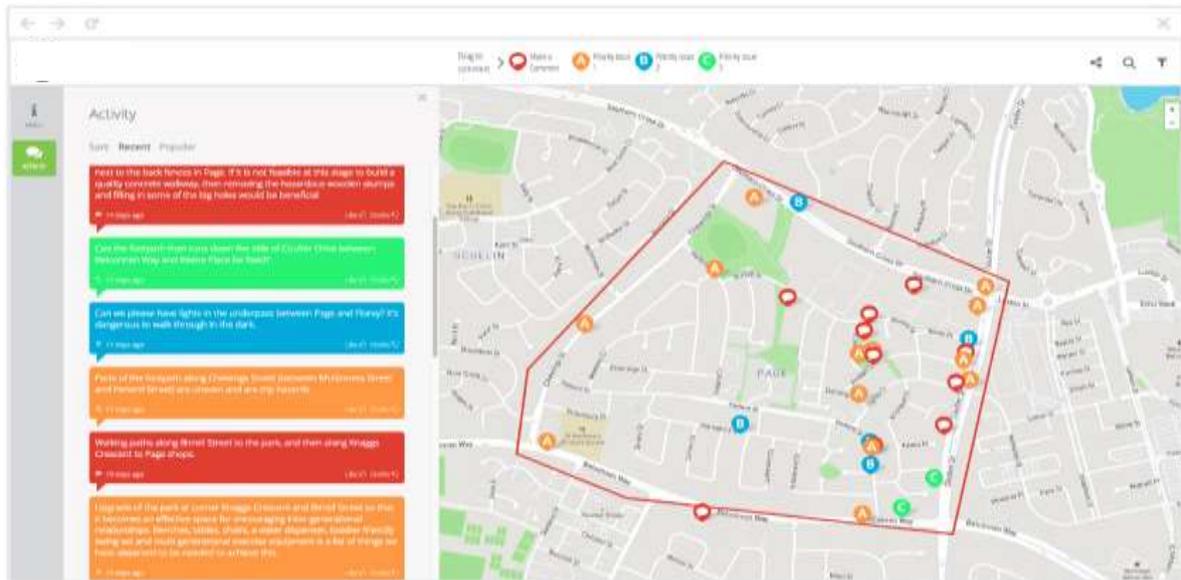
### How are we doing this?

We will engage with and work alongside our stakeholders in a variety of ways. The level and method of engagement will be tailored to address/explore the issues being considered. We are looking to incorporate different and innovative techniques to make it as easy as possible for all to get and stay involved.

#### [Interactive Online Engagement](#)

Angus is a largely rural authority and we want to engage with all communities and stakeholders to work with us in developing the Plan. Equally we are aware that people have busy lives and don't always have the ability to devote time to a full workshop session. Groups such as those working, studying or young mums etc. have an important role in setting the future of our places and therefore we are keen to utilise opportunities to engage with these groups. We will therefore use Social Pinpoint© as our dedicated online engagement platform, promoting this through

social media and other channels. This provides a central point for all consultations and allows for different consultations on a variety of issues to run concurrently. The platform is a user friendly interactive online based map tool providing for conversation between all participants. Equally we can use the platform to prioritise options, seek ideas or raise questions about various issues.



### What if I don't or can't go online?

We recognise that not everyone has access to an online facility or broadband and some people may choose not to use them. We will seek to create opportunities for people to engage in the process using the online tool by arranging public sessions.

### Raising Awareness, Updates and Sharing Information

We will use a number of tools to make stakeholders aware of opportunities for involvement and provide advance notice.

<p><b>SOCIAL MEDIA</b></p> <p><i>Use of our own and the Council's twitter account and Council facebook page.</i></p> <p><i>Links and shares to these channels from our engagement platform.</i></p> <div style="display: flex; justify-content: space-around;">    </div>	<p><b>E BULLETINS</b></p> <p><i>All stakeholders will have the opportunity to be included on our stakeholder database where we will provide regular bulletins updating on what we are doing.</i></p>	<p><b>DIRECT COMMUNICATIONS</b></p> <p><i>We will provide direct correspondence to stakeholders through bulletins highlighting key dates such as stakeholder sessions and direct invites.</i></p>
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#### WEBSITE

*Our main website page will include updates, links to our engagement / participation platform and key documents.*

#### BRIEFING SESSIONS

*These will be undertaken with key stakeholder groups as required. These may include community council and developer forums or attendance at meetings.*

#### ELECTED MEMBERS

*A series of elected member briefings and workshops will be held throughout the pre plan period to provide updates and seek views on particular issues.*

### Stakeholder Focus Workshops

A number of workshop sessions will also be undertaken where it is beneficial for a specific topic area or to bring together particular stakeholders or a cross section of stakeholders to undertake focussed activities.

Engagement with young people will form a key element of our work through schools and our youth work teams in Community Planning. Specifically within Arbroath we are seeking to collaborate with Hospitalfield Trust to build on the work already undertaken on design with young people.

# Main Stages in Plan Preparation & Project Management

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## **Monitoring and Evidence Base**

*Ongoing Process. Implementation of the existing plan. Development of baseline information.*

## **Pre Plan Engagement and Development of Options**

*The most significant stage in the process where we will explore and develop options around specific issues in conjunction with the community and stakeholders to identify preferred options.*

We are here



## **Main Issues Report**

*Consultation on the preferred options developed through our engagement process.*

## **Proposed Plan**

*The Proposed Plan represents the Council's settled view on what the final content of the Plan should be.*

## **Examination**

*This is an independent process which deals with unresolved issues raised at the Proposed Plan stage. These are subject to examination by an independent Reporter appointed by Scottish Ministers. The Reporter provides a recommendation for each issue considered. Modifications arising from the Examination process are normally binding on the Council.*

## **Adoption of the Plan**

*The final stage in the process following any modifications arising from the Examination. The Plan is adopted, following confirmation by Scottish Ministers, and becomes the formal development plan.*

The Plan will be supported by a number of technical and statutory documents which will be prepared and made public/consulted upon as part of the Local Development Plan process. Information about these will be made available through the communication strategy as identified above.

The chart below provides an overview of the Plan preparation process and sets out our key milestones. We have identified a number of risks that may impact on this overall process. The publication of National Planning Framework 4 and proposed change that NPF and Scottish Planning Policy are combined to have statutory status are key risks which need to be managed. This is one of the main reasons we are not seeking to undertake a fundamental policy review and will only focus on those areas which are important to place outcomes at a local level.

	TIMES CALES															
	2018				2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Monitoring and Evidence</b>																
Site Engagement and Update of Live Database (ongoing process)																
Undertake Relevant Surveys and Audits (annual & bi-annual updates)																
Prepare Monitoring Statement		>	>	>												
<b>Pre Plan Engagement &amp; Monitoring and Evidence</b>																
Pre Plan Engagement																
Strategic Environmental Assessment Scoping Report	✓															
<b>Main Issues Report Stage</b>																
Prepare Main Issues Report																
Prepare Environmental Report		>	>	>	>											
Publish Main Issues Report for Consultation																
Evaluate Responses and Prepare Proposed Plan																
<b>Proposed Plan Stage</b>																
Publish Proposed Plan for Period for Representations																
Notify Neighbours																
Publish Updated Environmental Report, Publish Habitats Regulations Appraisal and Equalities Statement																
Analysis of Representations and Examination Preparation																
Submission to Scottish Ministers for Examination																
Examination																
<b>Plan Adoption</b>																
Amend the Plan as required following Examination																
Adoption of New Plan and Publication of Action Programme																
Publication of Final Environmental Statement and Habitats Regulations Appraisal																
Publication of Post Adoption SEA Statement																

## Delivery and Implementation

Angus Council have committed to undertaking an annual check against the locality plans looking at how we are doing, whether our priorities remain relevant. Whilst use of the Place Standard will form a key part of this annual exercise and will help us monitor how our places are doing. Issues around fairness and equality will also be explored by Community Planning Partners ensuring a rounded approach.

We will continue with ongoing liaison with developers/landowners and key agencies in relation to our current Local Development Plan.

Progressing the next Plan as a broader Place Plan focussing on masterplanning and coordinating key planning issues provides a good framework for future implementation with communities, landowners/developers and partners. Identified priorities and principles sets out our broad vision allowing us to focus funding and resources accordingly to work towards these wider outcomes on a staged basis.

