

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE 15 MARCH 2016**

**DUNDEE LOCAL DEVELOPMENT PLAN 2 AND PERTH AND KINROSS LOCAL DEVELOPMENT  
PLAN 2 MAIN ISSUES REPORTS**

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**ABSTRACT**

This report comments on and provides the suggested basis for the Council's response to the Dundee and Perth and Kinross Local Development Plan 2 Main Issues Reports.

**1. RECOMMENDATIONS**

It is recommended that the Committee:

- (i) note the publication of the Dundee Local Development Plan 2 Main Issues Report;
- (ii) note the publication of the Perth and Kinross Local Development Plan 2 Main Issues Report;
- (iii) agree that no formal representation be made by Angus Council to either Main Issues Report; and
- (iv) agree that a copy of this report be submitted to both Dundee and Perth and Kinross Councils for their interest.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME  
AGREEMENT/COPORATE PLAN**

This report responds to two consultation documents of neighbouring local authorities and consequently does not directly contribute to the local outcome(s) contained in the Angus Community Plan / Single Outcome Agreement / Corporate Plan.

**3. BACKGROUND**

A Main Issues Report is a key consultation document published in the early stages of the preparation of a new local development plan (LDP). The document seeks to identify the main areas of change facing an area and put forward preferred and alternative options for their development.

Dundee City Council adopted the Dundee Local Development Plan in December 2013. The City Council has now commenced work towards preparing the second Local Development Plan (LDP2) for the City which will in time replace the adopted Plan. An initial consultation exercise was undertaken by the City Council from 16 March to 27 April 2015. Developers, landowners and members of the public were invited to submit details of sites which they considered to be suitable for future development. The views of these groups and early engagement with the Dundee Partnership and Communities Officers have helped the City Council identify what main issues should be considered in preparing the second Local Development Plan. The Local Development Plan 2 Main Issues Report was published on 11 January 2016. The consultation period on the document runs until 29 February 2016.

Perth and Kinross Council adopted the Perth and Kinross Local Development Plan in February 2014. The Council has also started the process of preparing the second Local Development Plan and published their Main Issues Report on 23 December 2015. The consultation period runs until 16 March 2016.

#### **4. SYNOPSIS OF THE DUNDEE MAIN ISSUES REPORT LOCAL DEVELOPMENT PLAN 2**

The document sets out a number of main issues for consideration under four topic areas. The document also provides information on other land use planning matters that do not justify status as a main issue such as protecting and improving the water environment; allotments and community growing spaces and Core Paths. These issues may require an update to reflect changes in national policy or legislation, but not wholesale change to the policy approach.

The appendix to the document sets out a review of existing policy and Supplementary Guidance which considers whether:

- the aims of the policy are being achieved and whether the policies are achieving the Local Development Plan Strategy;
- there are any unintentional consequences that result from the policies; and
- any policies need updating to reflect changes in national or regional policy, guidance or legislation.

The Main Issues Report is split into four topic areas and the main issues comprise:

1. Supporting Business and Employment
  - Main Issue 1 – Safeguarding Employment Land
  - Main Issue 2 – Blackness General Economic Development Area
2. Enabling Delivery of New Homes
  - Main Issue 3 – Supply of Land for Housing
  - Main Issue 4 – Increasing Housing Density in District Centres
  - Main Issue 5 – Promoting Lifetime Communities
3. Supporting City and District Centres
  - Main Issue 6 – Putting our City Centre and District Centres First
  - Main Issue 7 – Uses within District Centre Retail Frontages
  - Main Issue 8 – Major Out of Centre Retailing
  - Main Issue 9 – Goods Range Restrictions
4. Enhancing the Natural and Built Environment.
  - Main Issue 10 – Maximising the Benefits of Green Infrastructure
  - Main Issue 11 – Supporting Delivery of Heat Networks
  - Main Issue 12 – Safeguarding of Waste Management Installations

#### **5. SYNOPSIS OF THE PERTH AND KINROSS MAIN ISSUES REPORT LOCAL DEVELOPMENT PLAN 2**

The document is clear that it highlights only the main changes that are proposed from the existing plan. As the current LDP was adopted as recently as February 2014, it is expected that much of the plan will be carried forward to the second LDP. The Main Issues Report sets out a number of key issues under four headings and poses a total of 45 questions, the majority of which relate to site specific or settlement issues.

The four policy topic areas and main issues presented comprise:

1. Successful, Sustainable Place
  - Main Issue 1 – Housing
  - Main Issue 2 – Settlement Envelopes
  - Main Issue 3 – Tay Eco-Valley

2. Natural, Resilient Place
  - Main Issue 4 – Green Belt
3. A Connected Place
  - Main Issue 5 – Perth City Plan
4. A Low Carbon Place
  - Main Issue 6 – District Heating Networks / Heat Mapping

The spatial strategy section of the document is divided into Housing Market Areas and presents a number of proposals and questions relating to development boundaries, planning guidance, programmes of work, location of community facilities and new development and the reallocation of housing land requirements between housing market areas.

Appendix 1 of the main issues report document sets out an analysis of current adopted LDP policies, looking at their use and implementation and the publication of revised strategic policies and other relevant land use planning guidance or documentation. Appendix 2 of the document sets out to monitor the delivery of allocated sites identifying whether a site is progressing; where there is uncertainty over progress and where evidence is required to show that the site in question is effective and can be developed.

## 6. DISCUSSION

The Local Development Plans in Dundee and Perth and Kinross were both adopted just over two years ago. The review process has started quickly in accordance with the 2006 Act and the need to ensure an up to date Local Development Plan (i.e. one that was adopted no less than 5 years ago). As a consequence, and as a result of only minor changes being proposed to the Strategic Development Plan (TAYplan) as part of the review of that document, the main issues identified for Dundee and Perth and Kinross are limited in their significance for Angus.

No change is proposed to the strategic spatial strategy of either document, and whilst changes are proposed to the overall Housing Land Requirements in both areas in line with Proposed TAYplan SDP 2016 - 2036, these are not considered to have any implication for the Proposed Angus Local Development Plan or land use in Angus.

The Dundee Main Issues Report looks mainly at matters of implementation and bringing policies up to date and in line with Government Policy published following adoption of the current Local Development Plan. In considering Main Issue 3: Supply of Land for Housing, the document sets out that the preferred approach is to continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldrigon that is currently allocated for release in 2020. In the second five year period of the Plan the preferred option is to allow a managed release of greenfield land to the east and west of the City to support the growth of Dundee and provide flexibility and choice. Alternative options are also presented which set out managed releases of greenfield land to the west of the city only, to the east of the city only and without further release of any greenfield land. The implications and reasons for choosing or not choosing each option as the preferred option are also set out.

Whilst the reasoning behind the managed approach to the release of greenfield land during the second five year period of the plan to provide a wider choice in terms of house type, location and certainty on the strategy for future housing growth within the city could be supported, it is prudent to reserve judgement on such an approach until such time as further detail on the size, location and timing of proposed allocations are available.

It is considered that none of the other Main Issues would have implications for Angus Council and it is therefore not considered necessary to respond to the consultation on these Main Issues. The response form to the Dundee Main Issues Report Local Development Plan 2 requires support to be given to one of the options presented in each Main Issue. As it would be difficult to express support for any of the options under Main Issue 3 in the absence of more detailed information it is not considered appropriate to submit a response to this Main Issue question at this time. A copy of this report will, however be submitted to Dundee City Council to make them aware that the Council reserves the right to comment on such an approach in the Proposed Plan if it is considered to have implications for Angus Council.

The Perth and Kinross Main Issues Report looks at matters of implementation in relation to housing delivery and a number of areas which will be required to be updated to make policies consistent and to bring them in line with Government Policy and Council Strategies published following adoption of the current Local Development Plan. As none of the issues identified or questions asked are considered to have implications for land use planning or other matters in Angus, it is not considered necessary to submit a response to the consultation at this time.

## **6. FINANCIAL IMPLICATIONS**

There are no financial implications arising directly from the recommendations of this report.

## **7. OTHER IMPLICATIONS**

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. It should be noted that Dundee and Perth and Kinross Council will have to undertake and publish an Equalities Assessment as part of the range of published documents supporting the Proposed Local Development Plans.

There are no SEA implications for Angus Council. It should be noted that both Dundee and Perth and Kinross Councils have published a draft Environmental Report alongside the Main Issues Report for consultation.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Main Issues Report Local Development Plan 2, Dundee City Council January 2016.
- Main Issues Report Local Development Plan 2, Perth and Kinross Council December 2015.

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