

Appendix 1:

ANGUS DEVELOPMENT PLAN SCHEME

2017/18

(Incorporating a Participation Statement)

**Angus Council
Planning and Place**

March 2017

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

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1. 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 (DPS), at least annually.

Purpose

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 annually and will set out progress on meeting the timetable established by the DPS and identify any changes or updates to the programme.

The Angus Development Plan Scheme includes:-

- Current development plan position in Angus;
- Strategic Environmental Assessment;
- What is involved in the new process;
- Provisional programme for preparation of the next Angus Local Development Plan;
- A participation statement which sets out how and when you can expect to be involved and our proposals for public engagement in the preparation of the Plan.

The Angus Development Plan Scheme is available to view at all Angus Libraries, ACCESS Offices and on the Councils web site at www.angus.gov.uk/localplan

2. 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 places a statutory duty on development plans to contribute to sustainable development.

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

- **National Planning Framework for Scotland**

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 third NPF was approved by the Scottish Parliament and published in June 2014.

- **Strategic Development Plan (SDP's)**

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.

Angus lies within the Dundee city region (TAYplan) area covering Dundee, Perth, Angus and North Fife area. The preparation of TAYplan is overseen by a Joint Committee and the document provides the strategic context for Local Development Plans in each area. The current TAYplan was approved in 2012 and will be superseded in summer 2017.

- **Local Development Plans (LDP)**

Prepared by local authorities and set out more detailed policies and proposals to guide development. These plans, which are examined by a person appointed by Scottish Ministers before being adopted by the local authority, must be consistent with the approved Strategic Development Plan. The Angus LDP was adopted by Angus Council on 23 September 2016.

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 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 Angus communities should be made through the development plan process and not in the context of individual planning applications.

The SDP and LDP are each accompanied by an Action Programme which provides information on the implementation of the Plan, including responsibilities and timescales. These are updated at least every 2 years.

3. The Development Plan in Angus

The development plan in Angus currently comprises the following:-

TAYplan: Strategic Development Plan (Approved June 2012)



Angus Local Development Plan (Adopted September 2016)



The TAYplan Proposed SDP 2016-2036 was submitted to Scottish Ministers for Examination in June 2016 and the Examination Report was received on the 8 March 2017. This should allow TAYplan 2 to be approved with modifications in June 2017. When approved TAYplan SDP 2016-2036 will provide the strategic context for the next LDP for Angus.

Adopted by Angus Council on 23 September 2016. This excludes the area of the Cairngorms National Park within the Angus Council administrative boundary.

The area within the Cairngorms National Park is covered by the Cairngorms National Park Local Plan 2015.

In support of the Local Development Plan Angus Council has produced a range of **Supplementary Guidance, Planning Advice Notes and other advice and guidance** which provide more detailed information on development management topics, site development briefs, affordable housing, etc. A list of the current and proposed guidance is given in Appendix 1.

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 significant 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 consultation authorities - Scottish Natural Heritage (SNH), Scottish Environmental Protection Agency (SEPA) and Historic Environment Scotland.

4. The Next Local Development Plan for Angus

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 Planning Review: Places, People and Planning

The Angus DPS 2017/18 has been prepared in the context of the current consultation on proposed changes to the Planning system following the Scottish Governments Review of Planning.

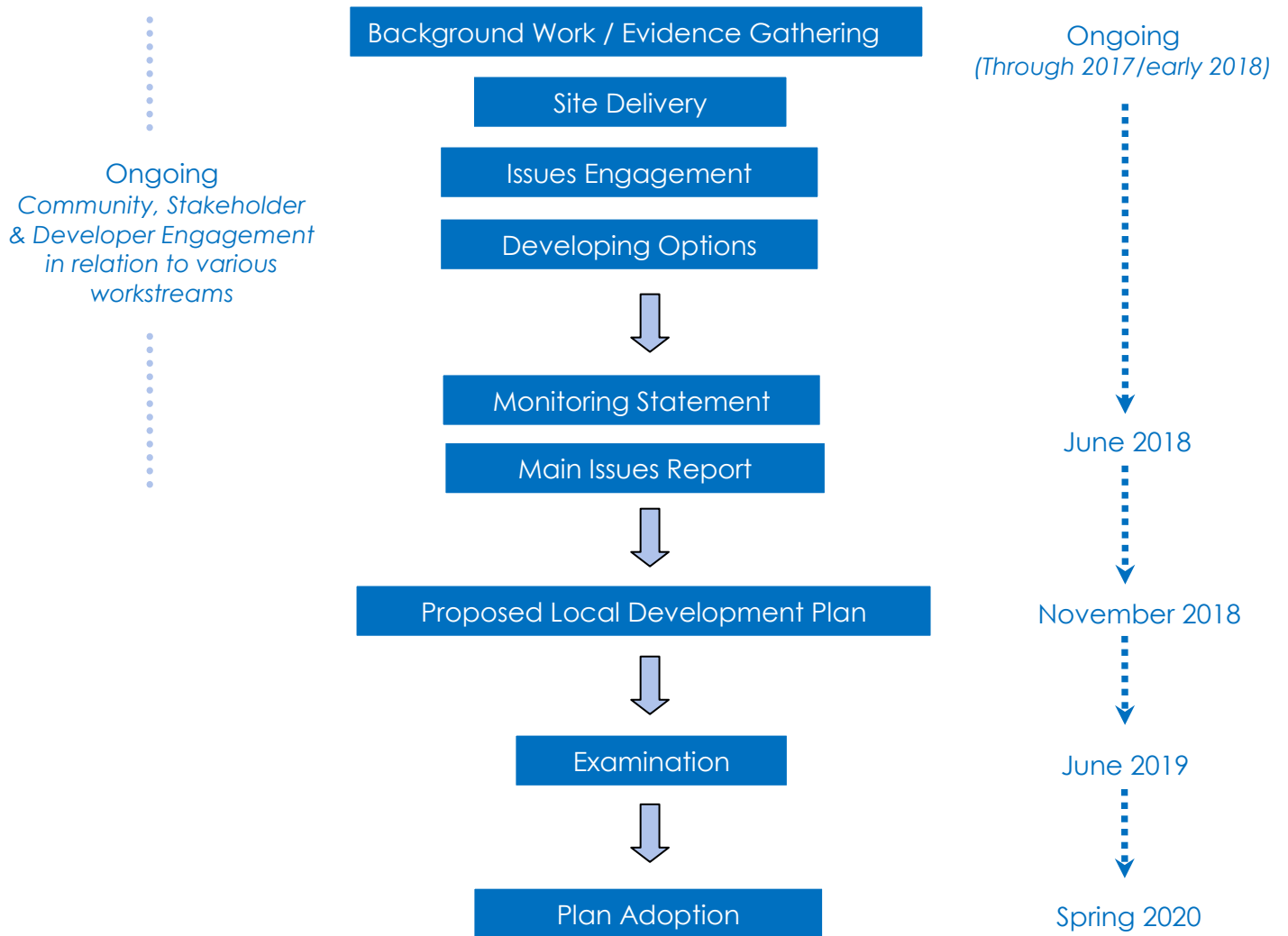
It is anticipated that legislative changes resulting in a Draft Bill will be published towards the end of 2017. Whilst these are likely to take some time to progress it is important that the processes and stages involved in preparing the next Angus Local Development Plan take account of and are flexible to respond to potential changes arising from any legislative changes.

Whilst an early review of the current Local Development Plan was envisaged much of the work involved as part of that review will continue to progress in the context of Scottish Government proposals from the review of the Planning System. In addition to this we will progress with ensuring the following 3 themes from the review are built into our work programme:

- Digital;
- Development Delivery; and
- Community Engagement and Closer Working with Community Planning

Should the Main Issues Report stage be retained following consultation on the proposed changes to the development plan system, an early review of the Angus DPS will be undertaken.

Key Stages in the Next Local Development Plan



STAGE	KEY TASKS	SEA & HRA	KEY DATES
Publication of 2017 Angus DPS incl. Participation Statement			March 31 2017
Background Work/Evidence Gathering	Engage with Key Agencies and stakeholders.	Review and collate/update baseline information.	Up to February 2018
Extended Community Engagement and Engagement with Stakeholders	Extended Community Engagement and Stakeholder Engagement to develop and consider options to address arising issues and ensure conformity with TAYplan2, SPP, NPF and any sub NPF Regional guidance.		
Site Delivery	Ongoing liaison and working with site owners/developers in relation to sites identified within the Angus LDP 2016. Update information on live database in relation to infrastructure, marketing etc.	Monitor SEA in relation to implementation of sites.	Ongoing
Issues Engagement & Option Development	Build on work through site delivery and through development boundaries review and other key workstreams. Ensure engagement processes as part of all workstream in the development of options for the next LDP.	Assess any SEA and HRA implications of various options on proportionate basis in conjunction with key stakeholders.	To Jan 2018
Monitoring Statement	Preparation of ALDP Monitoring Report and Background/Supporting Information.	Review and collate/update baseline information.	To June 2018
Main Issues Report	Preparation of Main Issues Report setting out findings on options development work for consultation. Set out preferred strategy.	Assess any SEA and HRA implications of various options on proportionate basis in conjunction with key stakeholders.	To June 2018
	Analysis of comments received and assessment to prepare Proposed Plan.	Prepare SEA Scoping Report for Proposed Plan and submit to SEA Gateway.	Autumn 2018

Proposed Plan	Preparation of Proposed Plan and Draft Action Programme	Undertake Environmental Assessment (incl. Appropriate Assessment as necessary) and Habitats Regulations Appraisal of Proposed Plan. Finalise Environmental Report and HRA Record.	Up to November 2018
	Publish Proposed Plan, Draft Action Programme, Monitoring Statement and Background/Supporting Information.	Publish Environmental Report and HRA Record.	November 2018
	Consultation period (as per participation statement).	Consultation period (as per participation statement).	6 Weeks January 2019
Submission to Scottish Ministers	Assess representations and prepare Angus Council response and Report of Conformity with Participation Statement.	Consider representations.	Up to April 2019
	Submit Proposed Plan, Action Programme, Statement of Conformity with Participation Statement, Equalities Assessment and Note of Representations to Scottish Ministers.	Submit Environmental Report and Habitats Regulations Appraisal to Scottish Ministers.	June 2019
	Publicise submission of the Proposed Plan in line with legislation and Participation Statement		June 2019
Examination	Examination of Proposed Plan (6 months)		Autumn 2019
	Consider Examination Report Recommendations and Proposed Modifications. Prepare Schedule of Modifications and Proposed Plan as modified.	Undertake Environmental Assessment of the Proposed Plan as modified as necessary.	Winter 2019
	Advertise Notice of Intention to Adopt Plan and submit Plan as modified to Scottish Ministers.		Winter 2019
Adoption	Angus Council adopt and publish the Local Development Plan. Publish Action Programme and submit to Scottish Ministers.	Prepare and publish Post-adoption SEA Statement. Submit to SEA Gateway.	Spring 2020

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.

Printed copies of documents will also be made publicly available at all Angus Council Public Libraries and ACCESS Offices. In addition information will also be available at Planning Reception, County Buildings, Market Street, FORFAR. Details of the location of these buildings and opening hours are available at www.angus.gov.uk.

Documents will also be available on CD format.

Angus Council aims to provide access to information about services to all our customers. The contents of development plan documents, or sections of them, can be made available in alternative formats or translated into other languages as required.

Consultees and contributors database

Angus Council has established a consultation database for the Angus Local Development Plan process. The Council intends to review and maintain the database at each stage in the process to ensure that contact points remain up-to-date. The Council intends 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 much reduced by the use of e-mail communication. Full details of such an approach will be set out on the Council's web site and in any information leaflets published.

ANGUS LOCAL DEVELOPMENT PLAN

Participation Statement

The Angus LDP Participation Statement included in the Angus DPS reinforces Angus Council's commitment to developing effective engagement with communities by encouraging consultation and engagement at various stages in the Local Development Plan process. The Participation Statement details the principles of community engagement undertaken for the Local Development Plan, who would be involved/consulted, at what stage this would take place and what approaches would be used. The Participation Statement is in line with current legislative requirements, reflects best practice and is reviewed annually.

Getting Involved

Producing development plans is not a one off task but a continuous process. As set out in the Angus Community Plan & Single Outcome Agreement (2013 - 2016) Angus Council is committed to developing effective engagement with communities – seeking the views of people in decisions that affect them and ensuring individuals are involved in their communities. 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 implementing the above Angus Council will seek to involve a wide range of groups and organisations including:-

- Angus Community Councils;
- Angus Community Planning Partnerships;
- other community groups;
- Public sector groups (including Key Agencies¹, Local and National statutory and non-statutory bodies; adjoining local authorities and Cairngorms National Park Authority);
- Developers, landowners and their agents;

¹ The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 defines Key Agencies as: Scottish Natural Heritage, Scottish Environment Protection Agency, Scottish Water, Scottish Enterprise (only in its area of jurisdiction), Highland and Islands Enterprise (only in its area of jurisdiction), Regional Transport Partnerships (only in relevant areas of jurisdiction), Crofters Commission (only in crofting countries) and Health Boards. Whilst legislation does not specify them individually, Circular 6/2013 sets out that the following bodies should have the same level of involvement in the development plan process: Historic Scotland, Transport Scotland, Forestry Commission Scotland, and Marine Scotland.

- Private sector groups/organisations; and
- Members of the community/public.

The Council will continue to take a positive approach to public consultation and engagement and ensure that a variety of opportunities are available for potentially interested parties to contribute 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 owners, lessees or occupiers of premises on the site of a Local Development Plan proposal/allocation or of premises on neighbouring land to a Local Development Plan proposal/allocation where there is a significant effect to the use and amenity of the neighbouring land, are made aware of the intended proposal and are afforded the opportunity for comment.

In addition, any person who commented on the Main Issues Report must be notified of the publication of the Proposed Plan.

Different Approaches

Angus Council will build on the themes arising through the Planning Review and have already started to develop our processes to respond to these around digital, community engagement and involvement and site delivery.

We will work closely with our Community Planning colleagues to work with communities in workshops to develop and consider the issues for the next Local Development Plan on a locality basis. The team will identify these through the work of locality teams.

We will also investigate the use of digital tools for community engagement and whether these can be used on a GIS basis to provide more scope for online workshops and engagement to reach a wider range of stakeholders.

Angus Council will continue to work closely with developers, landowners and their agents to support the delivery of sites within the current LDP. This will form a key part of the evidence base moving forward.

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
Background Work / Evidence Gathering		
<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 • Developers, landowners and their agents • Community Councils • Angus Community Planning Partnerships • Community Planning • Other community groups • Youth Groups/Schools • 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 notice • Media coverage • Social and Digital Media (incl. use of GIS Mapping) • 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
Site Delivery		
<p>Ongoing liaison and working with site owners/developers in relation to allocated sites within the Angus LDP 2016. Update information on live database in relation to infrastructure, marketing etc.</p>	<ul style="list-style-type: none"> • Developers • Landowners • Agents • RSL's • Housing Service, Economic Development, etc 	<ul style="list-style-type: none"> • Investigate and take forward development of GIS live database • Direct meetings and correspondence
Issues Engagement & Option Development		
<p>Build on work through site delivery and through development boundaries review and other key workstreams.</p>	<p>All interested parties – as above</p>	<ul style="list-style-type: none"> • Committee Reports • Web site • Media coverage • Social and Digital Media (incl. use of GIS Mapping) • Copies of documents available at All Council Libraries; ACCESS offices, on CD and online

		<ul style="list-style-type: none"> • E-bulletin distributed to contact groups • Work with Community Planning • Direct engagement • Online based topic discussions • Work with school groups • Meetings as required
Main Issues Report		
<p>Preparation of Main Issues Report setting out findings on options development work for consultation. Set out preferred strategy.</p> <p>Analysis of comments received and assessment to prepare Proposed Plan.</p>	All interested parties – as above	<ul style="list-style-type: none"> • Committee Reports • Web site • Public Notice • Media coverage • Social and Digital Media • Online Tools (incl. use of GIS Mapping) • Copies of documents available at All Council Libraries; ACCESS offices • E-Bulletin • Invite Representations
Proposed Local Development Plan and Formal Representation		
<p>After taking account of extended community engagement and stakeholder engagement in identifying issues and options we will prepare and publish our Proposed Plan. This Plan will set out the Council's preferred policies and proposals and will be the main opportunity for formal representation. A revised Environmental Statement will be published alongside the Proposed Plan along with a Habitats Regulations Appraisal.</p>	<p>All interested parties – as above, and any person/group who commented on the Main Issues Report.</p> <p>Owners, lessees or occupiers of premises on the site of a Local Development Plan proposal, allocation or opportunity site or of premises on neighbouring land to a Local Development Plan proposal, allocation or opportunity site where there is a significant effect on the use and amenity of the neighbouring land.</p>	<ul style="list-style-type: none"> • Committee Reports • Web site • Online Local Development Plan Portal • Public Notice • Media Coverage • Social and Digital Media • Online Consultation (incl. use of GIS Mapping) • Documents available at all Council Libraries and ACCESS Offices • Neighbour notification • Fixed 9 week period for objection/representation • Representations accepted via: <ul style="list-style-type: none"> ○ Online ○ E-mail ○ Letter
Examination, Modifications and Adoption		
We will consider representations	All interested parties – as above.	<ul style="list-style-type: none"> • Committee Reports

<p>received to the Proposed Plan and will submit these to Scottish Ministers explaining what action, if any, we propose to take. Unresolved objections to the Proposed Plan will be subject to Examination conducted by a Reporter appointed by the Scottish Government who will consider all the evidence submitted and make conclusions and recommendations.</p> <p>We will announce our intention to adopt the Local Development Plan and publish the Environmental Report and Habitats Regulations Appraisal alongside the Plan.</p>	<p>Unresolved objectors.</p> <p>Strategic Development Plan Authority.</p> <p>Adjoining planning authorities</p>	<ul style="list-style-type: none"> • Web site • Public Notice • Documents available at All Council Libraries and ACCESS Offices • Written communication via e-mail and letter • Updates on website, e-bulleting and social media.
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APPENDIX 1: LIST OF SUPPLEMENTARY GUIDANCE (SG), DEVELOPMENT BRIEFS AND ADVICE NOTES

Supplementary Guidance

Developer Contributions & Affordable Housing, August 2016
Countryside Housing, August 2016

In Preparation:
Design Quality and Placemaking
Renewable and Low Carbon Energy Development

Planning Advice

Householder Development, August 2016

Farm Buildings
Shopfronts and Signs in Conservation Areas
Houses in the Open Countryside
Backland Housing Development
Advertising in the Countryside
Dutch Canopies/Sunblinds
Window Alterations
Shop Window Security
Residential Homes
Residential Caravan Sites
Small House Sites
Garages Off/Within Communal Parking Areas
Miscellaneous Planning Policies
Hot Food Takeaways
Listed Buildings and Conservation Areas
The Siting and Landscaping of Built Development in the Countryside
The Survey of Trees on Development Sites
The Specification of Landscaping Proposals for Development Sites
Residential Boundary Treatment
Agricultural Land to Garden Ground
Telecommunications Developments
Planning and Contaminated Land
Public Rights of Way
Repair to Sandstone Walls
Running a Business from a House

Tayside Bat Survey Requirements
Biodiversity: A Developers Guide
Householder's Guide to Biodiversity
River Tay Code of Practice for Developers
River South Esk Code of Practice for Developers

Technical Advice

Implementation Guide for Renewable Energy Proposals; June 2012 (Under Review)
Strategic Landscape Capacity Assessment for Wind Energy in Angus, 2014 and 2016
update.
Strategic Landscape Capacity for Solar Energy in Angus, 2016

Development Briefs

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 (Mixed Use); updated 2017
Brechin Road, Montrose (Housing); January 2004
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
Jubilee Park, Letham (Housing); February 2012

Conservation Area Statements

Brechin Conservation Area Management Plan, April 2009
Forfar Conservation Area Analysis & Design Guide, January 2011
Montrose Conservation Area Analysis & Design Guide, May 2011
Arbroath Abbey to Harbour Conservation Area Analysis & Design Guide, February 2012
Arbroath West Port Conservation Area Analysis & Design Guide, February 2012
Arbroath Keptie Pond Conservation Area Analysis & Design Guide, February 2012
Kirriemuir Conservation Area Appraisal and Management Plan, September 2014

In Preparation

Glamis Conservation Area