

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 4 JANUARY 2018

CONSULTATION PROCEDURES FOR DEVELOPMENT BRIEFS & DEVELOPMENT GUIDANCE

REPORT BY HEAD OF HOUSING, REGULATORY AND PROTECTIVE SERVICES

ABSTRACT

This report sets out a revised process for the preparation and reporting of development briefs and expedited development guidance for various sites in Angus as required as part of implementation of the Angus Local Development Plan. The revised process will allow these to be prepared timeously and within the context of available resources.

1. RECOMMENDATION(S)

It is recommended that the Committee:

- (i) Agree the procedures detailed in this report as the basis for the preparation and agreement of development briefs and site specific development guidance identified through the Angus Local Development Plan 2016.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

Economy

- 1. an inclusive and sustainable economy
- 3. attractive employment opportunities

Place

- 7. safe, secure, vibrant and sustainable communities
- 9. an enhanced, protected and enjoyed natural and built environment;

3. BACKGROUND

The Angus Local Development Plan (adopted September 2016) provides the broad framework for managing land use change and development and contains a number of specific proposals allocating land for development. The Plan identifies a number of proposals where development briefs are required to provide further guidance on the planning requirements for the site to assist in the submission and subsequent assessment of development proposals. Appendix 1 to this report outlines the list of sites allocated in the Angus Local Development Plan (adopted September 2016) where the need for a development brief has been identified. Appendix 2 details those sites with current Committee Approved development briefs.

The purpose of a development brief is to provide more detailed design and development guidelines for sites allocated in the Local Development Plan. They are not intended to repeat information already detailed in the site allocation but provide more specific advice. The basis for whether a brief is required and its scope is determined by the particular sensitivities of a site and its integration with surrounding land uses. Development Briefs/Guidance is intended to inform the design and layout of the proposed development and assist/guide developers towards a successful planning submission.

4. CURRENT POSITION

The current procedures for the preparation of and consultation on development briefs were previously agreed at Angus Council's Planning and Transport Policy Committee in January 2001 (Report 102/01 refers). Since then the Planning etc (Scotland) Act has been introduced which increases the level of public consultation/engagement and involvement of key agencies both through the preparation of the Development Plan and through statutory pre-application consultation. More upfront engagement has resulted in issues being raised at an early stage in the planning process in advance of a developer/landowner considering the most appropriate solution for their site.

The current procedure can be lengthy and resource heavy. Given the extent of consultation and engagement triggered by the process it can lead to delay in securing the relevant planning permission, delivery of development and consultation fatigue and confusion amongst local communities. To this end officers have provided enhanced development guidance for housing sites in Edzell and Newtyle allocated in the Angus LDP, to assist in formulating proposals. This interim guidance would also benefit from being formalised through Committee approval by giving the guidance greater weight in decision making.

5. PROPOSALS

The requirement for the preparation of Development Briefs is set out in the Angus Local Development Plan (adopted September 2016) and accompanying Action Programme. Each proposal contained in the LDP sets out areas of concern that require to be addressed in bringing forward proposals to develop the site. The purpose of the Development Brief is to provide clarity on site specific requirements, including specific design considerations, to be used by developers in preparing a planning submission and Council Officers in assessing and determining planning applications.

The revised procedure, set out in Figure 1 below, aims to simplify and shorten the process with a greater focus on proactive engagement with developers/landowners to ensure that development and design principles are established timeously to support early release and development of allocated sites. The process aims to support appropriate consultation with, and involvement of, stakeholders and take account of input from local Members, Council Service Departments and where appropriate outside agencies.

There is a requirement for consultation to also be undertaken with local communities, which will ensure that this dovetails with the pre-application consultation requirement for major applications, and for those applications that fall below the threshold there is an opportunity for communities to comment on the proposals prior to the submission of an application.

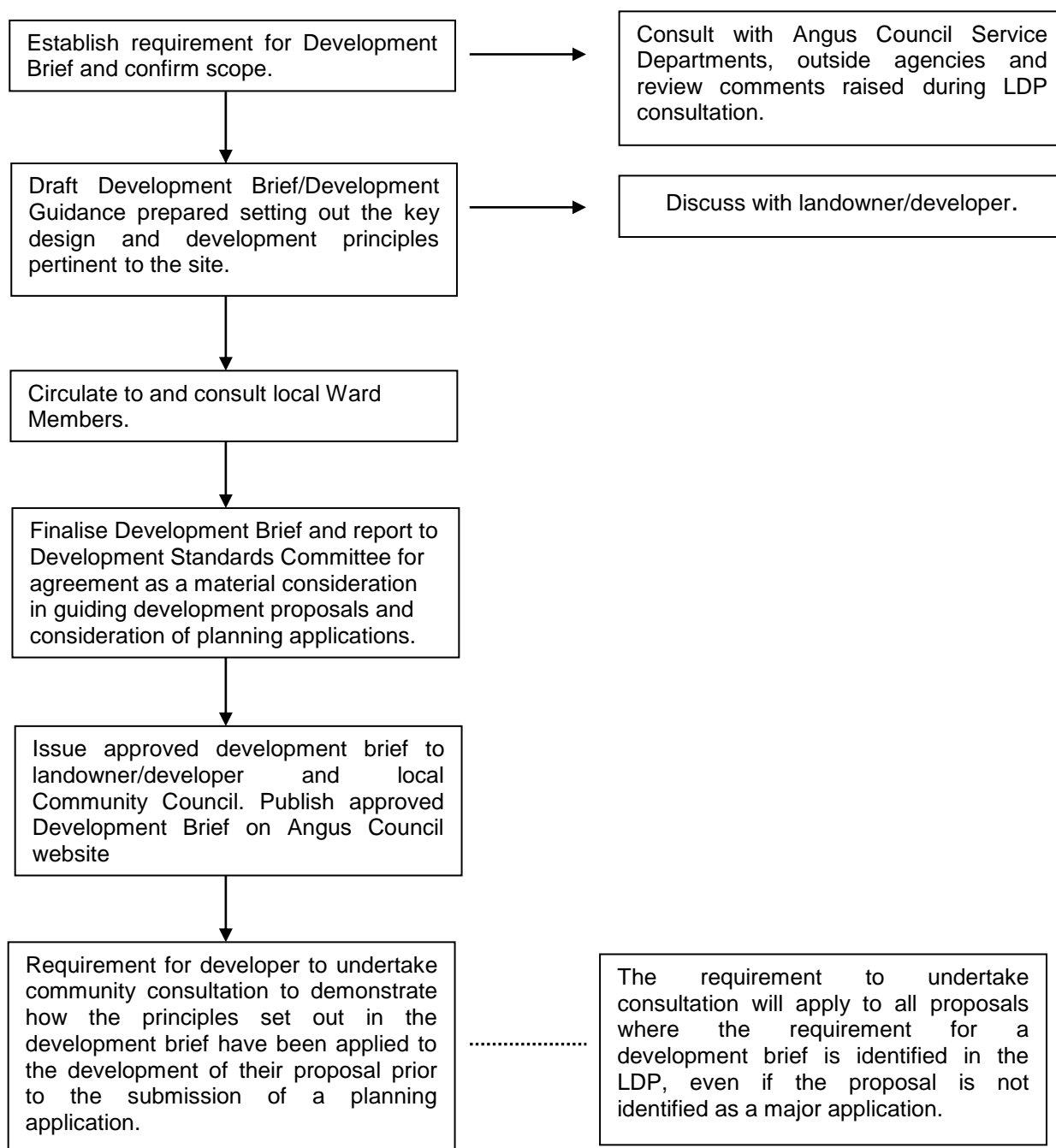
6. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report. Work associated with the preparation of the development briefs and detailed development guidance will be undertaken as part of the work of the Environment and Development Plan Team with any costs arising contained within existing budget provision.

7. HUMAN RIGHTS IMPLICATIONS

There are no Human Rights implications arising directly from this Report. The consultation arrangements and community engagement proposed for the preparation of Development Briefs and expedited development guidance provide for further public scrutiny and comment in addition to the statutory opportunities provided by the development plan or development management process. Any Human Rights issues arising from development proposals will be dealt with through the development control process in consideration of relevant planning applications.

Figure 1: Proposed Process



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:

- Angus Local Development Plan (adopted September 2016)
- Angus Local Development Plan Action Programme, December 2016
- Angus Development Plan Scheme 2017-18, March 2017
- Report 102/01 Development Briefs – Consultation Procedures, Report to Planning and Transport Policy Committee, 25 January 2001

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List of Appendices:

Appendix 1: List of Proposed Development Briefs

Appendix 2: List of Current Development Briefs

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<u>Site</u>	<u>Development Type</u>	<u>ALDP Site Ref</u>
Crudie Farm, Arbirlot Rd West, Arbroath	Housing	A2
Former Seaforth Hotel, Arbroath	Hotel & Leisure	A7
Brechin West, Brechin	Employment Land	B6
Montrose Airfield, Montrose	Employment Land	M7
North of Forties Rd, Montrose	Employment Land	M8
East of Duriehill Rd, Edzell	Housing	E1
Land between Blairs Rd & Dundee St, Letham	Housing	L3
Land North of Coupar Angus Rd, Newtyle	Housing	N1
Land, North of Eassie Rd, Newtyle	Housing	N2

Appendix 2: List of Current Development Briefs

<u>Site</u>	<u>Development Type</u>	<u>Date</u>	<u>ALDP Site Ref</u>
Montrose Road, Arbroath	Housing	January 2008	A(a)
Brechin Business Park, Brechin	Employment Land	1998	
Dubton Farm, Brechin	Housing	March 2009	B1
Orchardbank Business Park, Forfar	Employment Land	January 2002	F9
Gairie Works, Bellies Brae, Kirriemuir	Mixed Use	August 2009	K2
Ashludie Hospital, Monifieth	Housing	October 2000	Mf1
Brechin Road, Montrose	Housing	January 2004	M1
Sunnyside Hospital Estate, Hillside, by Montrose	Mixed Use	Updated 2017	M3
Jubilee Park, Letham	Housing & Open Space	February 2012	L2
South of Gardyne Street, Friockheim	Housing	August 2009	FK1
Inverkeilor, by Arbroath	Housing	November 2000	Ik(a)