

# Development Plan Scheme & Participation Statement

March  
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# Contents

What is a Development Plan Scheme? .....	3
What is a Development Plan? .....	4
The Changing Legislative Position .....	5
What's been happening? .....	6
Our approach to the Next Local Development Plan .....	8
What are we doing over the next 12 months? .....	10
Our Participation Statement .....	13

## What is a Development Plan Scheme?

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A Development Plan Scheme is prepared annually, setting out the programme for preparing and reviewing our Local Development Plan and includes:

- Update on implementation of 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 people can expect to be involved in the preparation of the new Local Development Plan 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 public libraries.

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

Follow us on Twitter  @AngusPlan

Get involved through our engagement platform at <http://shapingangus.co.uk>

# What is a Development Plan?

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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.

Under the Town and Country Planning (Scotland) Act 1997 decisions on where and how development will take place in Scotland are influenced by 3 tiers of statutory document:

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

**Strategic Development Plans (SDP's)** were prepared for the four city region areas around Aberdeen, Dundee, Edinburgh and Glasgow. They set out a long term (20 years or more) view on key land use and development issues that go beyond 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 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 whole Tayside area.



The Angus Local Development Plan (ALDP), adopted in September 2016, covers all of Angus, except an area which lies within the Cairngorms National Park. The ALDP sets out the strategy for Angus and allocates land for development and protects the environment and assets, it is supported by a range of supplementary guidance, planning advice and development briefs.

Under the current system a Local Development Plan requires to be updated at least every 5 years and the replacement of the current Plan would be due by September 2021.

## The Changing Legislative Position

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The Planning (Scotland) Act 2019 received Royal Assent in July 2019 and makes significant changes to the Town And Country Planning (Scotland) Act 1997 including alteration of the system of development planning.

Secondary legislation to enable implementation of the new Act has begun to come forward (with some sections of the Act already commenced) and is expected to be largely complete by 2021. The regulations to guide the preparation of new style local development plans are expected in the latter part of 2021. The Government intends that the Regulations and guidance are prepared in collaboration with a range of stakeholders including planning authorities. The Planning (Scotland) Act 2019 will have implications for Local Development Planning in Angus. Appendix A sets out the key changes.

The new legislative requirements will be in force by the time we had planned to be adopting our replacement plan in autumn 2021. Given the emphasis of the new planning system is placemaking and development delivery rather than constant process-driven plan making, our considered view as a planning authority is that there is greater benefit in preparing a plan in the context of the new legislative framework. This will remove the risk of having to immediately prepare a further plan in the period following adoption.

A new style plan will also result in closer alignment with the wider national priorities, the Development Plan at National and regional levels as well as other key local authority work streams such as the next Angus Local Housing Strategy, due to be replaced by 2022.

# What's been happening?

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## Implementation of the Current Plan

Since the Plan was adopted in September 2016 we have continued to focus on its implementation.

Ongoing discussions with landowners and developers of land allocated in the ALDP aim to assist in bringing sites forward. 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 to help address issues quickly. Information on progress towards delivery of allocated sites and other development sites with planning permission is in our 'live' database on our website.

## Monitoring and Evidence Base

Monitoring of housing and employment land supply and collation of information on Vacant and Derelict Land continues to be undertaken annually and submitted to Scottish Government as required. A range of research activity to help inform the implementation and evolution of our planning framework is ongoing, including work on the green and blue network, rural development, town centres, local nature conservation sites and heat and energy efficient. It is proposed to collate this work into a position statement to help inform the direction of the new Plan later in 2020.

## Engagement

Work has been undertaken on a number of the policy actions identified in the action programme which will be taken forward through the new Plan.

We have drawn together site delivery, charrette and locality plan work and collated information on what is currently happening. We have been working alongside our Communities colleagues to analyse environmental and social data to help identify areas with potential for change and enhancement.

In November 2019 we hosted a 'Planning for your Area, Planning for your Future' workshop in Birkhill to discuss the potential for growth in the South Angus Area. The session was facilitated by community engagement specialists PAS (Planning Aid Scotland). Around 30 people came along representing the community, landowners, developers and others. A [note of the workshop](#) activity summarises the event. A further workshop along similar lines will take place in Carnoustie in March 2020.

## Local Outcome Improvement Plan and Locality Plans

### **Vision : " Angus is a great place to live, work and visit "**

The Angus Community Plan (2017 – 2030) is our Local Outcomes Improvement Plan – a tool put in place to tackle the things that matter most to people coordinated through the Angus Community Planning Partnership. The three cross – cutting themes of economy, people and place and the identified priorities - Reducing child poverty / Improving mental health and well-being / Improving accessibility and

connectivity – underpin an approach to our places which the Local Development Plan helps to deliver spatially.

As well as the legislative requirement for closer alignment under the Planning (Scotland) Act 2019, the relationship between the Local Development Plan and the Community Plan is strengthened through a shared ambition to further develop place based approaches to future development and service delivery. This also means involving communities directly in the decisions that contribute to their quality of life and the agreed 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 next Local Development Plan

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Given that the new plan will set a 10 year framework for decisions that affect our communities it is vital that it is developed with an understanding of wider issues including :

- ❖ the potential effects of climate change,
- ❖ opportunities to improve the health and wellbeing of people and
- ❖ the appropriate level of growth that can sustain and enhance our local economy
- ❖ protecting those environmental and cultural assets that contribute to the quality of life that is possible here.

The closer alignment between community planning and land use planning is now set in legislation. Since April 2018 the development plan and communities team of Angus Council has been developing a closer working relationship that will assist the creation of the new LDP (AngusPlan).

The [Place Principle](#) underpins the proposal to develop the AngusPlan as a broader place plan intended to strengthen the co-ordination and integration of all place-based activity in a visual way. Places are shaped by the way resources, services and assets are directed and used by the people who live and invest in them. The AngusPlan has the potential to co-ordinate the place focussed activity of the Council and wider Community Planning Partnership. It is envisaged as the product of a truly collaborative approach to placemaking which recognises the broader context set out above, delivers land allocations to meet identified needs for developments such as housing as well as helping to deliver the wider ambitions our communities have about the kind of lives they want to live.

Our approach will take a fundamental look at our desire for new development, the role and function of our settlements and relationships between them, their capacity for additional development or the scope for redevelopment of existing areas, the nature and potential of the rural parts of Angus.

Early engagement during the plan making process will be focussed on learning more about our places and how communities want to see them contribute to a successful Angus which benefits everyone. We want to help individuals and groups be able to contribute their ideas about the future of their places and will work with them to find out how we can best do that.

There may be broad themes pertinent to particular places which point towards specific opportunities and a long term vision which may or may not include identifying land for new development. Where new development is needed there may be short, medium and long term opportunities. The identification of these will help ensure that the plan is flexible to take account of changes in policy at the national and regional level as well as endeavouring to provide as much certainty as possible for communities and commercial investors. The ambition is that the AngusPlan will provide a clear framework within which positive change can be designed and delivered by communities, the Council and other partners.

We believe that this will enable us to:

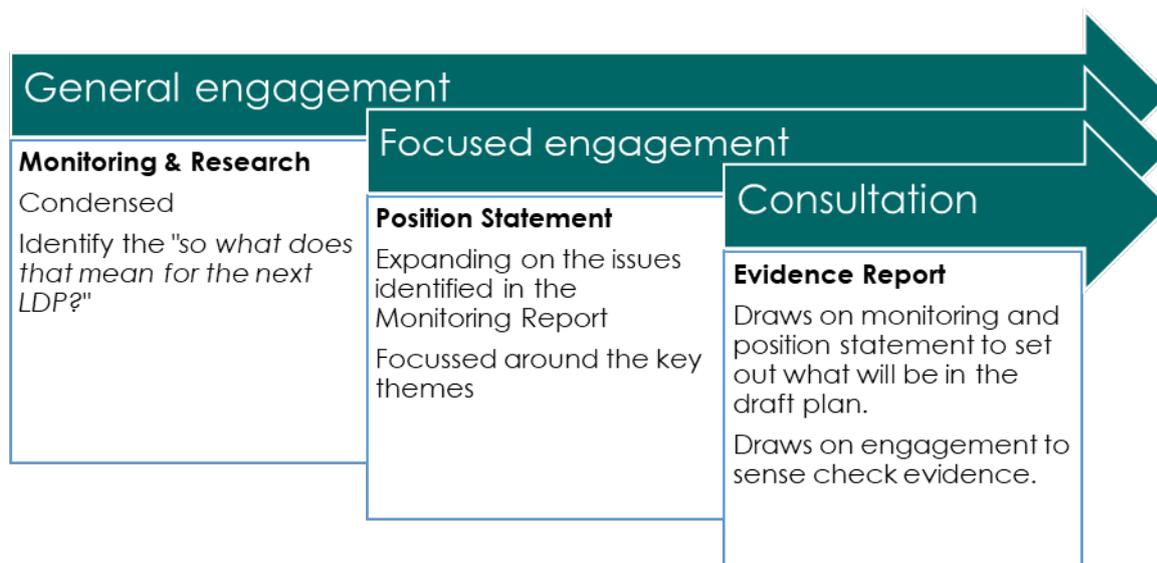
- ❖ Set out a clear and ambitious long term vision for our places.
- ❖ Provide certainty for communities and landowners/developers.
- ❖ Have a clear schedule of priorities and projects to provide focus and to assist the alignment of related work of partners.
- ❖ Broaden thinking away from individual and separate sites to a placemaking approach towards the wider area achieving added value and better outcomes.
- ❖ Link development opportunities which will enhance the sense of place rather than seeing places as 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 and collaboration by all parties.
- ❖ Encourage involvement in the process of plan-making and positive change through more visual representation of plans and projects.
- ❖ Build on work already being undertaken by locality based teams.

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

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In moving to preparation of a new style plan under the emerging system, we now have a longer lead-in period in advance of the submission of an Evidence Report and a Proposed Plan. The inherently fluid nature of this transitional period creates challenges in setting out our work programme and engagement activity in any great detail. We need to build in enough flexibility to be able commit resource to contribute to the evolution of the legislation itself as well as maintain some momentum in our plan making processes and all that is involved in developing an approach suitable for Angus which also fits within the new Act.

In the immediate period our priorities are developing a programme for working with our communities and our partners about their places, taking account of all complementary work in associated policy areas and continuing to gather monitoring results and necessary new evidence to inform the preparation of an Evidence Report (ER) next year



Implementation of the existing Plan.

There is an ongoing requirement to continue our work to support the implementation of the current Angus Local Development Plan (2016 – 2026). Our existing approach of engaging with those who have a role to play in delivering development on sites identified in the current plan will continue. We already have a significant level of information on the current status of those sites and will maintain our development delivery database which records progress and issues affecting development of that land.

Monitoring and Evidence Gathering

A key part of our 2020/21 programme is to make progress with all the work which will be necessary to support our preparation of the Evidence Report in 2021. (The

intention would be to have the ER ready for submission as soon as possible following publication of the new Local Development Plan regulations in late 2021). This will include monitoring existing policies and land allocations through audits of housing and employment land and vacant and derelict land surveys. We will enhance our internal procedures so that the information is available quickly and in a consistent format following the survey work and analysis.

The LDP strategy is required to have regard to the National Planning Framework which is underway, and take account of matters in a list prescribed in the Act which includes around 23 new duties. Gathering information to help us address these new duties will be likely to necessitate close cooperation with a range of internal and external partners.

## Engagement

The process of preparing a new style Plan involves significant engagement at the outset and this will form another key focus of our activity over the next year. It will specifically include helping people understanding the concept of 'place' and 'placemaking'.

- Use of digital and non-digital methods to reach as many people as possible, including those generally 'hard to reach' groups and individuals;
- Develop a project in collaboration with schools and young people to raise awareness of 'place' and how people can get involved in influencing how their places look, function and evolve.
- Workshop sessions - exploring how people relate to Angus and it's communities under various themes which might include



- Stakeholder discussions - During this period there will be no 'call for sites' issued. We are keen to have landowners and developers contribute to the wider discussions about how change might be directed and managed in line with the Purpose of Planning. We feel that later in the year, informed by our monitoring and evidence gathering activity, it may be beneficial to undertake focussed sessions to explore what might be appropriate locations for development, the suitable scale and phasing in different parts of the County. These sessions will enable the potential of future development to be considered in the context of the development strategy, capacity of our

existing settlements, their role and function and the relationship between places. The technical feasibility of sites will often be a combination of available infrastructure servicing, market demand and investor confidence which can also be examined.

# Our Participation Statement – involving others in plan making.

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In developing our Plan we want to ensure that all stakeholders have sufficient opportunity to work with us at the different stages involved.

The extensive period now available for engagement about plan making and placemaking also enables the creation or co-creation of an enhanced range of methods of engagement suitable to different types of stakeholders. We will explore opportunities to assist different groups to work with us to develop new engagement tools which encourage people to become involved in shaping their places.

There will be a period overlapping into the next Development Plan Scheme which will be more appropriate for detailed discussions about the content of the emerging plan in the light of the information base/ evidence which we will be gathering this year. This participation statement sets out our programme for community and stakeholder engagement during the period to March 2021.

## Who are our stakeholders?

- ❖ Local Communities
- ❖ Employers and their Employees
- ❖ Individuals
- ❖ Community Councils
- ❖ Community and Interest Groups
- ❖ Elected Members
- ❖ Development Industry
- ❖ Community Planning Partners
- ❖ Infrastructure Providers
- ❖ Landowners
- ❖ Key Agencies
- ❖ Angus Council Departments

## Opportunities

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 area and we want to engage/enable all communities and stakeholders to work with us in developing our approach to the next 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. People working, studying or who are parents and carers have an important role in determining the future of their places and we are keen to utilise opportunities to engage with these groups. We have developed Social Pinpoint® as our dedicated online engagement platform 'Shaping Angus', and will further develop and promote this tool and alert people to these opportunities through social media and other channels. The Shaping Angus platform 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. We are also able to use this platform to prioritise options, seek ideas or raise questions about various issues. It can be accessed on mobile, tablet, laptop and PC devices.



### 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 contribute to any online engagement by enabling access during direct workshop or discussion sessions.

### Raising Awareness, Updates and Sharing Information

We will use as many ways as possible to make stakeholders aware of opportunities for involvement and provide advance notice of specific dates and events.

<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> 	<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><a href="#"><i>Sign up here.</i></a></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>
<p><b>WEBSITE</b></p> <p><i>Our main website page will include updates, links to our engagement /participation platform and key documents.</i></p>	<p><b>BRIEFING SESSIONS</b></p> <p><i>These will be undertaken with key stakeholder groups as required. These may include community council and developer forums or attendance at meetings.</i></p>	<p><b>ELECTED MEMBERS</b></p> <p><i>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.</i></p>

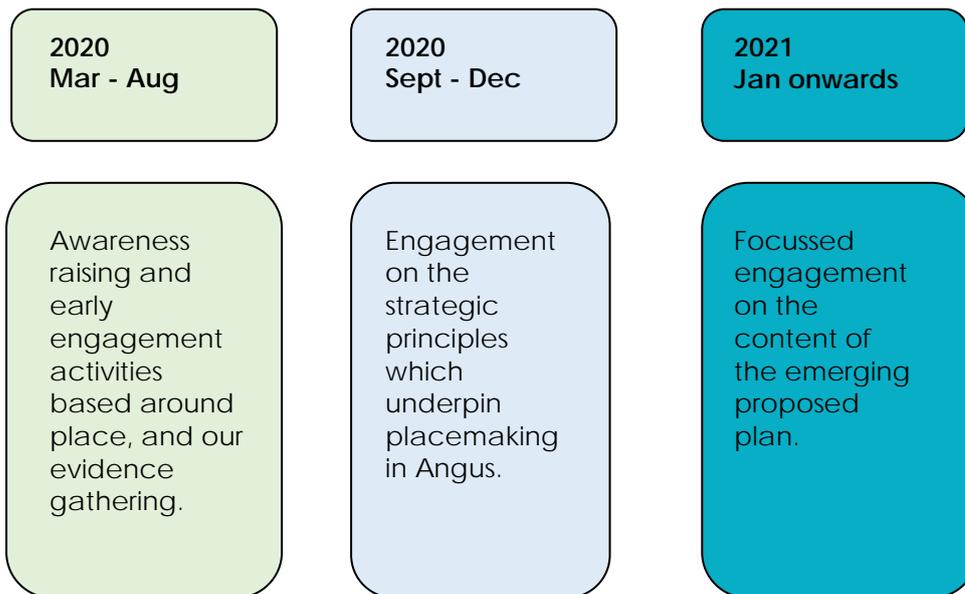
### Stakeholder Discussion Workshops

A number of workshop sessions will also be undertaken where a specific topic area needs to be explored or to bring together particular types of stakeholders or a cross section of interests to undertake geographically or topic themed 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.

### When?

The main periods for engagement and consultation are set out below. Opportunities for people to get involved in a variety of ways will be well publicised in advance. We would encourage anyone not already signed up to receive our E bulletins to do so [here](#).



## Appendix A

Whilst the implementation of the Act is still at an early stage there are key changes relating to development planning which set a revised context for our work programme as set out in this Development Plan Scheme:

- The **purpose of planning** is now set in legislation “ ... to manage the development and use of land in the long term public interest”, which can include anything which contributes to sustainable development and achieves the national outcomes.
- The next **National Planning Framework** will incorporate Scottish Planning Policy (SPP) and be part of the ‘Development Plan’ and is subject to Parliamentary approval. Work on the National Planning Framework 4 (NPF4) – a spatial strategy for Scotland to 2050 began in January 2020. It is expected to be laid before Parliament in draft during September 2020, and in final form during 2021. The Scottish Ministers can direct planning authorities to provide information to assist in the preparation of the Framework on a range of defined matters.
- The requirement for Strategic Development Plans for the four city regions will be removed, and replaced with a requirement for all authorities, working together as they see fit, to prepare **Regional Spatial Strategies (RSS)** setting out strategic development priorities. The NPF4 is required to have regard to these RSS.
- The Act aims to make **Local Development Plans (LDP)** more effective, prepared with greater community involvement and with more focus on delivery of development. The LDP sets out the spatial strategy for the development and use of land in the area to lead positive change. It sits in the context of the purpose of planning and must take account of the Local Outcomes Improvement Plan (LOIP) and the National Planning Framework. LDPs are moved to a 10 year cycle rather than the current 5 year period. There will continue to be requirement for Strategic Environmental Assessment and Habitat Regulation Assessment of the Plan.



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