

# Development Plan Scheme & Participation Statement

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# What is a Development Plan Scheme?

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A Development Plan Scheme (DPS) 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)

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

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# 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 as amended, decisions on where and how development will take place in Scotland are influenced by three 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.

Early engagement on NPF4 is already underway. A Position Statement which sets out the thinking on the likely policy changes might be, was published in November 2020. When approved (anticipated Spring 2022) NPF4 will form part of the development plan and incorporate Scottish Planning Policy.

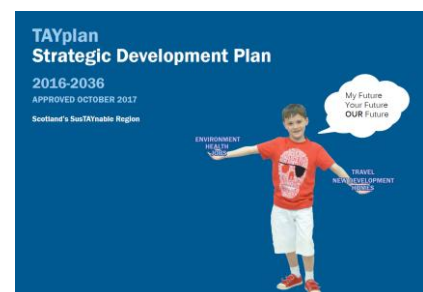
**Strategic Development Plans (SDPs)** were prepared for the four city region areas around Aberdeen, Dundee, Edinburgh and Glasgow. They set out a long term (20 years or more) view on key land use and development issues that go beyond local planning authority boundaries. Angus lies within the Dundee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

The new Planning Act removes the requirement to prepare Strategic Development Plans and introduces provisions for Regional Spatial Strategies. Whilst these will no longer form part of the Development Plan they are intended to set out the long term strategy in respect of strategic development of an area, consider the strategic need for development, the outcomes that strategic development will contribute to, priorities for delivery of strategic development and proposed locations.

**Local Development Plans (LDPs)** 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.

## Update: Planning (Scotland) Act 2019

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The Planning (Scotland) Act 2019 received Royal Assent in July 2019 and makes a number of changes to the Town and Country Planning (Scotland) Act 1997 including significant changes to development planning including:

- National Planning Framework to incorporate Scottish Planning Policy and form part of the development plan
- Removing the requirement to prepare Strategic Development Plan with the introduction of Regional Spatial Strategies
- Introducing a longer 10-year review cycle for development plans, rather than 5 years at present
- Requirement to prepare an Evidence Report at the outset of plan preparation which would be subject to a 'gatecheck'
- Removal of the Main Issues Report stage
- Shorter plan preparation phase
- Potential for local communities to prepare new Local Place Plans

Secondary legislation to enable implementation of the new Act has begun to come forward (with some sections of the Act already commenced). It was originally expected to be largely complete by 2021, however the current coronavirus pandemic has seen the timescales shift to mid-2022.

It is expected that the new regulations for development planning will follow similar timescales to NPF4. In the absence of specific timescales we have therefore focussed this DPS on our immediate work programme for the next 6 months and will bring back a further DPS in March 2022 when we hope to have a clearer indication of timescales and be able to set out a programme for plan preparation.

# What's been happening?

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## Implementation of the Current Plan

In December 2020 progress on the implementation of the Plan was set out in the [ALDP Action Programme Update](#). It provides a snapshot of progress and activity towards implementing the Angus Local Development Plan. ([Report 332/20](#) refers).

Preparation of the Action Programme update assisted deeper insight into performance of the current ALDP and progress made with commitments set out in that plan.

Specific proposals for the development of land in our settlements (set out in the Settlement Strategies part of the LDP) are monitored through annual audits of housing and employment land as well as town centre and other surveys. We maintain a [live action programme map](#) to track progress on development sites at a glance. In relation to sites identified in the Plan, the Action programme update reflected ongoing discussions with landowners and indicated that a few sites allocated for housing or employment uses appear to have stalled/not progressed. There are also some existing sites (housing sites with planning permission at the time of preparation of ALDP) and opportunity sites (potential for development/redevelopment for alternative uses) which have not been developed. Investigation of the reasons for lack of progress with sites will inform decisions about the contribution they can make to meeting development needs or environmental improvements in future.

Whilst the Plan continues to provide appropriate policy framework for determination of applications to secure investment and development across Angus there has been significant shifts in the global, national and local contexts. These, in addition to the changes to the planning system brought about by the Planning (Scotland) Act 2019, mean some of the policy actions which were intended to support implementation of the plan need to be reconsidered.

## Current progress

Our recent and future work programme is focussed on gathering the background information necessary for the Evidence Report as the first stage of preparing a development plan under the new arrangements.

Those parts of the Act relating to local development plans and the new regulations (expected Spring/ Summer 2022) will need to be brought into force before we can submit an evidence report to Scottish Government for consideration. The timing of the Proposed Plan is dependent on the 'gatecheck' process for the evidence report. Clearly the content of the approved NPF4 and revised Scottish Planning Policy may also have significant implications for the form and content of a new local development plan.

## Monitoring

The growing emphasis on the health and wellbeing of planet, places and people is notable in the period since the ALDP was adopted in 2016, and even more so over

the last couple of years. The significant changes in the global, national and local policy landscape as well as the effects of the coronavirus pandemic on our connection with our homes, communities and environment are being considered. The interrelated subjects of climate change, biodiversity loss and quality of life form the core issues which will underpin the next LDP.

CLIMATE EMERGENCY			
BIODIVERSITY CRISIS			
HEALTH & WELLBEING	MAKING BEST USE OF LAND	REDUCING GREENHOUSE GAS EMISSIONS	SPATIAL STRATEGY
ADDRESSING INEQUALITIES	PLACEMAKING	REDUCING NEED TO TRAVEL	ENERGY EFFICIENT DESIGN

In the context of these major changes and the anticipated policy position of the NPF4, an initial assessment of the effectiveness of the current development plan strategy and policy is being undertaken. This work is identifying emerging issues which will form the focus of our activity over the next 6 months and beyond.

Our programme of annual monitoring of housing and employment land remains a core function to ensure the baseline for the next LDP is robust. An updated town centre floorspace survey was undertaken in late 2020 and will be supplemented with another survey during the final quarter of 2021. It is anticipated this may give some insight into any immediate effects of the coronavirus pandemic on the offer available in our towns.

In relation to the Strategic Environmental Assessment of the ALDP, Section 19 of the Environmental Assessment (Scotland) Act 2005 requires that monitoring must be undertaken:

- to identify significant environmental effects arising from implementation of the development plan; and
- to identify any unforeseen environmental effects, to allow remedial action to be taken where required.

Monitoring also enables the planning authority to gauge the effectiveness of any mitigation measures employed, and to manage any uncertainty about the plan's environmental effects. Monitoring should focus on the significant environmental effects of the local development plan. It can make use of appropriate indicators that are linked to the SEA baseline and may also focus on the identified



environmental problems within the plan area. A monitor of the Strategic Environmental Appraisal is underway to assess whether:

- the Plan has delivered development and protection as proposed;
- any unforeseen significant environmental effects have arisen;
- there are any issues which may need to be considered in future development plans.

#### NPF4 - housing land requirements

One of the key implications of the 2019 Act relates to the status of the national planning framework, which will become part of the statutory development plan and incorporate Scottish Planning Policy. The Act requires that NPF4 will include 'targets for the use of land in different areas of Scotland', setting out a 'minimum, all-tenure housing land requirement' (MATHLR) expected to be allocated in Local Development Plans. As NPF4 will set the level of housing required for Angus over the next 10 years, it was important that Angus Council responded to the Scottish Government's request to local authorities to consider its initial default estimates of the MATHLR.

That work took place between March and early June 2021, supported by the availability of data gathered as part of preparation of a revised Housing Need and Demand Assessment by consultants commissioned jointly with Dundee, Perth & Kinross and Fife Councils. The draft NPF4, expected to be published for consultation in autumn 2021, will contain the Government's proposed MATHLR for each local authority. We will have opportunity to reflect on the proposed figures for Angus as well as for neighbouring authorities and consider the implications for the local development plan for Angus. The output of the Housing Need and Demand Assessment will also further inform our understanding of the scale and distribution of future housing requirements for Angus.

#### Indicative Regional Spatial Strategy for the Tayside Area

The Planning (Scotland) Act 2019 removes the requirement to produce a Strategic Development Plan but establishes a duty for a planning authority, or authorities acting jointly, to prepare and adopt a Regional Spatial Strategy. Although this duty has not yet been enacted, authorities have been working with the Scottish Government on Regional Spatial Strategies both to inform the preparation of NPF4 and the regulations that will relate to the new duty.

Working with colleagues from Dundee and Perth & Kinross Councils, an indicative Regional Spatial Strategy (iRSS) for Tayside has been prepared to help inform the national priorities to be addressed through NPF4 and identify the place-based opportunities for infrastructure planning at the regional scale and the role of land use planning in supporting city and growth deals.

An initial indicative Regional Spatial Strategy was submitted to the Scottish Government in October 2020. Following further work and refinement, a revised version was submitted in April 2021.

## Looking Ahead – Next 6 Months

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While the Act sets out the broad requirements of the evidence report, the development plan regulations are expected to give more specific detail on what is to be included and the provisions around its preparation and submission to Government.

Our activity over the next 6 months will focus on continuing to assess the effectiveness of the current plan alongside necessary research and data gathering to establish the baseline spatial and other data required to inform the evidence report and the next LDP. This aims to ensure we have a complete picture of all infrastructure, assets and resources, projects and planned investment and will focus on the following areas in the first instance:

1. Physical infrastructure – for the purpose of helping to determine options for future development strategy.
2. Green infrastructure and natural resources – to support potential of nature- based solutions to address climate change, biodiversity loss and quality of life as well as protect assets and resources.
3. Brownfield audit and capacity study – to understand the potential of previously used or underused land to accommodate development and/or improve environmental quality in our communities.
4. Development Strategy – review the current development strategy as a means of addressing climate change, reducing the need to travel and related transport emissions, access to and support for services, and supporting rural communities.

### Engagement

The preparation of an evidence report requires the planning authority to seek the views of a variety of groups and communities of interest and have regard to any views expressed by those groups. Statements outlining the steps taken to seek those views and the extent to which views have been taken into account are also required.

We are working with colleagues and partners to establish appropriate opportunities for engagement and collaboration which can inform matters to be addressed by the evidence report and any issues of particular concern arising from consideration of our monitoring and the changing policy context. This will inform the Participation Statement to accompany the Development Plan Scheme in March 2022.

### Local Place Plans

There are provisions in legislation which allow for community bodies to contribute to the future of their places through the preparation of Local Place Plans (LPPs). The aim is to significantly enhance engagement in development planning. These must have regard to the Local Development Plan for the area and the National Planning

Framework as well as other requirements to be set out in secondary legislation. Consultation on draft proposals for the framework of regulations to support the implementation of this part of the Act was published earlier this year, seeking input on the content, preparation, submission and registration of LPPs.

Although LPPs are community led there is a requirement on local authorities to publish an invitation to local communities to prepare Local Place Plans in advance of preparation of the LDP. Our immediate work programme over the next few months will identify the scope and potential for assistance from colleagues across the Council which could be available to communities, as well as raise awareness about this new opportunity and gauge interest from communities in Angus.

# Our Participation Statement – involving others in plan making.

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A detailed Participation Statement for the next Local Development Plan will be prepared once a draft NPF4 and details of the relevant regulations and guidance for Development Planning are available.

We will however continue to use the current time to engage with stakeholders in relation to our immediate work areas and seek input on how best to involve them in the plan preparation to inform the Participation Statement.

## 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
- ❖ Key Agencies Group
- ❖ Angus Council Departments

## Current Ways to Keep Informed and Get Involved in Discussions About Place

We will 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 choose to be 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. To date the Council has been using Social Pinpoint® as our dedicated online engagement platform. We will continue to use this where appropriate.

We recognise that not everyone has access to an online facility or broadband and some people may choose not to use them. With in-person sessions likely to be limited for the foreseeable future, particularly large-scale events, we will ensure that other options such as direct discussions via phone or smaller gatherings are available.

### 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 tied to our current programme of work.

#### SOCIAL MEDIA

*Use of our own and the Council's twitter account and Council facebook page.*

*Links and shares to these channels from our engagement platform.*



#### E BULLETINS

*All stakeholders will have the opportunity to be included on our stakeholder database where we will provide bulletins about what we are doing.*

[Sign up here.](#)

#### DIRECT COMMUNICATIONS

*We will provide direct correspondence to stakeholders through bulletins highlighting key dates such as stakeholder sessions and direct invites.*

#### WEBSITE

*Our main website page will include updates, links, and key documents.*

#### BRIEFING SESSIONS

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

#### 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 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. These may be undertaken online.