



# Development Plan Scheme & Participation Statement

September  
2022



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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?

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:

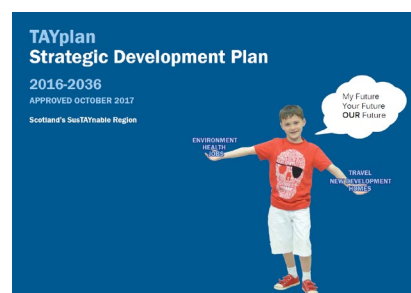
**National Planning Framework 3** was published by the Scottish Government in June 2014. It sets out Scottish Ministers' strategy and priorities for spatial development of Scotland. This is not part of the development plan.

**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.

**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 have been due by September 2021. It was previously decided that the next local development plan for Angus would be prepared under the terms of the new provisions of the Planning (Scotland) Act 2019. Significant delays in the new system coming forward have impacted Angus Council timescales.

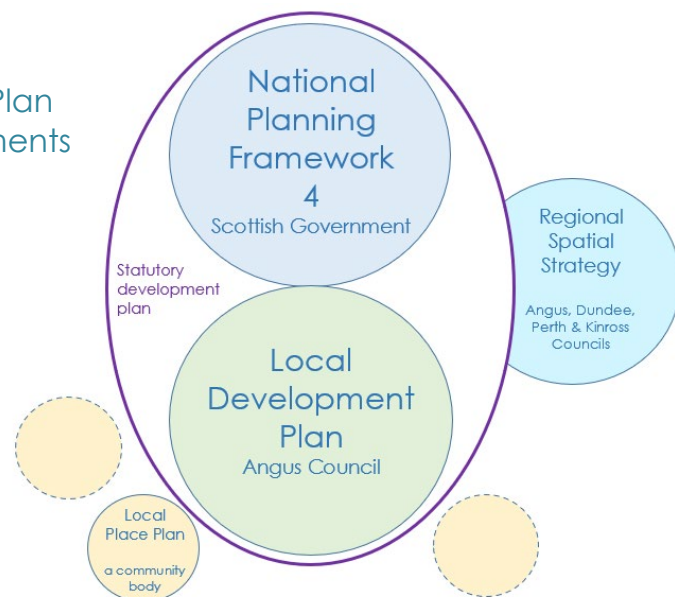
## Implications of Planning (Scotland) Act 2019 for the development plan in Angus

When adopted, National Planning Framework 4 (NPF4) will have the status of the development plan for planning purposes. At that time the legislation provides that the current raft of Strategic Development Plan coverage in Scotland (including TAYplan) will cease to have effect.

A joint regional spatial strategy for the Dundee, Perth & Kinross and Angus areas will be prepared to provide the strategic planning context. This will not form part of the development plan but must be taken into account by Scottish Ministers in reviewing or amending the national planning framework and by Councils in the preparation of local development plans.

These changes mean that the policies of NPF4, incorporating a National Planning Policy Handbook which replaces Scottish Planning Policy, will have a role in informing day to day decision making on planning applications. The development plan status of NPF4 may have the effect of 'updating' aspects of the policies of the ALDP, resulting in a more up-to-date development planning framework for Angus while the new local development plan is prepared over the next few years.

### The Development Plan and related documents



### Stages in preparation of a local development plan

# 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 coronavirus pandemic has contributed to the timescales being further delayed beyond 2022.

Draft NPF4 was laid in Parliament and published for consultation on 10 November 2021 and the period for representation ran to 31 March 2022. Draft Local Development Planning regulations and associated provisions were out for consultation between 17 December 2021 and 31 March 2022. In a statement to Parliament on 22 April 2022, following the close of the consultation, the Minister for Public Finance, Planning and Community Wealth set out that it was intended to bring NPF4 back to Parliament for approval later in 2022 following consideration of over 750 consultation responses. The new local development planning regulations and guidance are anticipated to come forward alongside the adopted NPF4.

The new legislation requires a different type of Development Plan Scheme to be prepared - setting out in greater detail what is involved at each stage of preparation of the plan within an accurate timetable. It is also expected that the Participation Statement should be prepared taking account of the views of the public on when consultation will take place, with whom and detailing the methods of engagement and consultation that could be used. It also needs to set out the programme for work on Strategic Environmental Assessment and other appraisals/assessments including Habitats Regulations Assessment and Public Sector Equality Duty Assessment associated with the local development plan.

In the absence of the new local development planning regulations and guidance, this DPS provides an update on the preparatory work programme for the new local development plan for Angus.

## 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.

A further Action Programme update will be prepared by the end of 2022.

### Progress towards a new local development plan

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 will need to be in force before we can submit an evidence report to Scottish Government for consideration. The timing of the Proposed Plan is then dependent on the successful 'gatecheck' of the evidence report. Clearly the content of the adopted NPF4 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 is continually evolving. 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.

Our programme of annual monitoring of housing and employment land remains a core function to ensure the baseline for the next LDP is robust. Town centre floorspace surveys were undertaken in 2020 and 2021, with a further survey due in the final quarter of 2022. Analysis of these surveys may give some insight into any effects of the coronavirus pandemic on the offer available in our towns and help to inform the policy going forward.

In relation to the Strategic Environmental Assessment (SEA) of the current Plan, 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.

SEA 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 any identified environmental problems within the plan area. A monitor of the Strategic Environmental Appraisal will 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.

### [Planning for Housing](#)

One of the key implications of the 2019 Act relates to the status of the National Planning Framework as part of the statutory development plan. 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 influence 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.

When the draft NPF4 was published for consultation in late 2021 it contained the Government's proposed MATHLR for each local authority. The proposed figure of 2550 reflected the submissions made by Angus Council.

The finalised Tayside Housing Need and Demand Assessment was submitted to the Scottish Government's Centre for Housing Market Analysis (CHMA) for consideration in April 2022. Discussions on the regional considerations around planning for housing will continue, taking account of the CHMA's views (expected late August 2022) and will also contribute to the determination of the scale and distribution of future housing requirements for Angus.

## Looking ahead – Next 6 months

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The key elements of the forward work programme are focussed on necessary research and data gathering to establish the baseline spatial and other data required to inform the evidence report and the proposed plan. This aims to ensure we have a complete picture of all infrastructure, assets and resources, projects and planned investment.

### Strategic Environmental Assessment Scoping

Alongside the early stages of preparation of the evidence report we will be developing the baseline data and proposed methodology for the Strategic Environmental Assessment of the next local development plan. Further details about the programme for this and other assessments will be set out in a future Development Plan Scheme.

### Capacity Study for Angus

A capacity study will enable an assessment of what's possible for Angus in the context of Government policy, the priorities of partners and the ambition of our communities. This will help inform the required evidence report.

The following studies set out in the 2021 DPS are well progressed:

1. Physical infrastructure – gathering spatial and other data about existing capacity, issues and planned investment in infrastructure
2. Green infrastructure and natural resources – collating information about what already exists along with qualitative assessment to support potential of nature-based solutions to address climate change, biodiversity loss and enhancing quality of life as well as protect assets and resources.
3. Brownfield audit – an assessment of the potential of previously used or underused land to accommodate development and/or improve environmental quality in our communities.

Additional studies will be undertaken including an appraisal of community infrastructure (facilities and services), landscape capacity for development, and developing an Angus response to the concept of '20 minute neighbourhoods' or 'local living'.

It is intended to bring the findings of all these studies together, using GIS where possible, and assess those against the vision and priorities for Angus and the key national (and global) objectives of addressing climate change and the nature crisis, reducing carbon and other emissions, and improving the health and wellbeing of communities.

### Consultation and Engagement Strategy

Another important stream of early work to support the next development plan is preparation of a Consultation and Engagement Strategy. This needs to comply with the Planning (Scotland) Act 2019 and other legislation, new guidance on effective

community engagement in Planning being prepared by Scottish Government, the National Standards for Community Engagement, and Angus Council's Youth Engagement Strategy. It will set out who we will engage and how, the techniques to be used, how the results will be recorded, any training requirements and resources for delivery.

The preparation of an evidence report requires the planning authority to specifically seek the views of children and young people, disabled persons, gypsies and travellers, as well as the Key Agencies and other groups and communities of interest. Planning authorities must 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, partners and organisations 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. Discussions with a focus group of young people about how they would want to be involved in shaping their places, and earlier work done with schools have been helpful in developing our approach. The Consultation and Engagement Strategy and the Participation Statement to accompany the 2023 Development Plan Scheme will be closely aligned.

## 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.

The Town and Country Planning (Local Place Plans) Regulations 2021 came into force in January 2022. Discussions with colleagues across the Council about the approach to local place plans, and the support which could be available to community bodies are ongoing. Opportunities to raise awareness about local place plans will be outlined as part of the Consultation and Engagement Strategy and will sit alongside ongoing place-based community engagement by other Council services and partners where possible. The Council will also specifically contact constituted community bodies to invite them to prepare a local place plan.

## Regional Spatial Strategy

The new Planning Act removes the requirement to prepare Strategic Development Plans and introduces a duty on planning authorities or groupings of authorities to prepare and adopt a Regional Spatial Strategy (RSS). Authorities can develop a tailored approach to strategic planning for their area that best reflects their situation.

While an RSS does not form part of the Development Plan they are intended to set out the long term strategy in respect of the need for strategic development in an area, the outcomes that it will contribute to, and priorities and locations for delivery of strategic development.

Working with colleagues from Dundee and Perth & Kinross Councils, an indicative Regional Spatial Strategy (iRSS) for Tayside was 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 iRSS for Tayside was submitted to the Scottish Government in October 2020. Following further work and refinement, a revised version was submitted in April 2021.

In the future, Scottish Ministers will have regard to adopted RSS in the preparation, revision, or amendment of the National Planning Framework. Planning authorities must also have regard to them in the preparation of local development plans.

The Scottish Government has stated it intends to work further with RSS groupings to develop a consultation draft of statutory guidance covering the RSS process. The new duty to produce Regional Spatial Strategies will be formally enacted with the publication of the final guidance.

In advance of preparation of the statutory guidance, discussions with our regional planning partners have restarted to scope a full RSS for our area, including the appropriate timescales relative to the new local development plans and resource implications.

# 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 NPF4 is adopted and the relevant regulations and guidance for local development planning are in place.

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 preparation of the next plan to inform a future 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 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 those methods. A return to in-person sessions along with other options such as direct discussions via phone or smaller gatherings will form part of the approach.

### 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

Workshop sessions will also be undertaken where a specific topic area needs to be explored or to bring together particular groups of stakeholders or a cross section of interests to undertake geographically or topic themed activities. These may be undertaken in-person or online.