

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
26 MARCH 2001**

REPORT ON: REVIEW OF THE DUNDEE LOCAL PLAN

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 136-2001

1 PURPOSE OF REPORT

- 1.1 To seek Committee approval to commence the review of the Dundee Local Plan 1998 and to outline the timescale and process proposed for undertaking this.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
- a approves the commencement of the review of the Dundee Local Plan 1998 and remits the Director of Planning and Transportation to publish the statutory Notice of Intention to Start Preparation of a Replacement Local Plan during April 2001;
 - b endorses the proposed timescale for the preparation of a draft Local Plan Review, noting the relationship with the production of a finalised Dundee and Angus Structure Plan for submission to the Scottish Ministers;
 - c notes their previous decision to incorporate the review of the Urban Nature Conservation Subject Local Plan into the wider Local Plan Review is taken forward in this report; and
 - d approves the proposed arrangements outlined in paragraphs 6.8 to 6.10, for the involvement of stakeholders in the preparation of the Local Plan Review.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs associated with the production of a draft Local Plan Review will be contained within the Planning and Transportation Department's Revenue Budget for 2001/2002.
- 3.2 Any further expenditure associated with any subsequent Local Plan Inquiry and adoption of the updated Dundee Local Plan will be the subject of future reports to Committee.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The Dundee Local Plan is a vitally important document for the identification and progression of the City Council's aims and objectives on a wide range of economic, social and environmental issues. The advancement of the Review of the Local Plan will positively influence, to a greater or lesser extent, the achievement of virtually all of the key themes identified in Dundee 21.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The Dundee Local Plan Review represents a major land use planning document through which the City Council can advance many of its corporate strategies. In taking forward a review of the Local Plan, policies to promote equality of opportunity will be developed.
- 5.2 In addition, in terms of the arrangements for involving stakeholders in the Local Plan preparation process, positive efforts will be made to encourage the participation of groups and individuals who represent minority interests.

6 BACKGROUND

- 6.1 Members of the Committee will be aware that the Dundee Local Plan was adopted by Dundee City Council on 1 April 1998. Whilst of relatively recent origin, it must be borne in mind that initial work on this Plan commenced in 1994.
- 6.2 Since 1994 there have been significant changes to the context within which the Local Plan operates. Among these changes have been the reorganisation of Local Government in 1996; the approval of the Tayside Structure Plan in 1997; and more recently the advancement of the Dundee and Angus Structure Plan, a draft of which was issued for public consultation on 2 February 2001.
- 6.3 Against this background it is now appropriate that a review of the Dundee Local Plan is undertaken.

Proposed Timescale

- 6.4 It is proposed that this review commences immediately, with the statutory Notice of Intention to Prepare the Plan being published during April 2001. In accordance with the recommendation in Planning Advice Note 49 : Local Planning, the process for the Local Plan Review will be carefully managed. To this end a clear timetable has been set out and is summarised in Appendix 1 to this report. Members will note that it is not the intention to produce a consultative draft of the Local Plan. Rather, given the proposed involvement of stakeholders throughout the Local Plan Review process, it is intended to proceed directly to the preparation of a Finalised Draft Plan.
- 6.5 As much as the impetus for the review of the Dundee Local Plan comes from the emerging Dundee and Angus Structure Plan, it is appropriate that there is a dovetailing of the preparation processes of these respective Plans. The need for the Local Plan to conform to the Structure Plan necessitates that its advancement must follow one stage behind. In this respect, the preparation of the finalised Local Plan cannot be brought forward in advance of the submission of the finalised Structure Plan to the Scottish Ministers. It is intended that this will occur in the Autumn of this year. Shortly thereafter, and certainly before the end of this year, it is proposed that a finalised Draft Dundee Local Plan Review be submitted to the Planning and Transportation Committee for approval. It must be recognised however, that any delay in the Structure Plan preparation process will have implications for the Local Plan timetable.

Consultation Process

- 6.6 Planning Advice Note 49: Local Planning, states that the aim should be to ensure that those with an interest in the area have an opportunity to contribute opinions before decisions are taken. Prior to the production of the finalised Draft Dundee Local Plan Review therefore it is important that the involvement of a broad range of bodies and individuals is encouraged.
- 6.7 In this regard, it is possible to draw on the experience gained in the recent advancement of the Dundee and Angus Structure Plan. Lessons can also be learnt from other planning authorities. However, it is proposed that the approach to public involvement be based principally on that adopted in the preparation of the Dundee Local Plan. This involved a series of Forum meetings with a variety of groups to consider particular issues or highlight area based concerns.

- 6.8 For the Dundee Local Plan Review it is proposed that the following Forum meetings be arranged:
- Business/Development Forum – It is proposed to invite representatives of business and the development industry to debate future land use strategies for the City at a series of meetings.
 - Environment Forum – A variety of groups and individuals with an interest in and a care for the environment in Dundee exist. It is proposed to convene a Forum to receive inputs from this section of the community.
 - Community Based Forums – To provide an opportunity for community based groups and members of the general public to become involved in the plan preparation process, it is proposed that a series of community based forum meetings be held. These community areas would reflect the Council's Neighbourhood Service Team (NST) areas which are Dundee Central, North West, South West, Dundee West, North East, South East and East. Where possible, links with the community established through the NST would be utilised to maximise input to the Plan preparation process from community based organisations and members of the public. The use of press and radio advertisements to encourage participation in these forums will be investigated.
 - Special Interest Forums – It is proposed that representatives from special interest groups who may have particular input to the preparation of the Local Plan be invited. In the past these Forums comprised representatives from ethnic minorities; women's groups; the disabled community; and the City's youth. Further consideration will be offered to other groups to be involved in the Dundee Local Plan Review process, but it is likely that similar coverage of issues will be pursued.
- 6.9 During the period up to the preparation of a Finalised Draft Dundee Local Plan Review a two stage process of public involvement is advocated.
- Stage 1 will entail an issues gathering exercise comprising meetings of the Business/Development Forum, Environment Forum and Special Interest Forums. Early meetings of the Community Forums are not proposed. Where appropriate, Neighbourhood Forums organised by NST's will be utilised as a means of receiving community input to the Local Plan process at this early stage. The majority of meetings will take place during the period April to June.
 - The Stage 2 public involvement will commence during the late summer, by which time progress towards the preparation of draft strategies, policies and proposals will have been made. These drafts will be a focus for discussion at Forum meetings, including Community Forums, at this stage.
- 6.10 It is proposed to involve elected members in this process through invitations to attend meetings of the appropriate Forums outlined above. In addition, opportunities to involve elected members in discussions on particular policy issues will be explored. This involvement may be on an ad-hoc basis through specially convened meetings of the previously agreed Members Group (Committee Report 80-2000 refers) or other forms of communication, such as e-mail. In addition, it may be appropriate to bring position papers before Committee for approval on certain policy items in the period leading up to the production of the Finalised Draft Dundee Local Plan Review.

Local Plan Review Content

- 6.11 The commencement of the Local Plan Review represents an appropriate time to reflect upon the impact of the Dundee Local Plan, and in particular the extent to which progress towards

- the implementation of proposals in the Plan has been made. In this regard a brief analysis has been undertaken and is attached as Appendix 2 to this report.
- 6.12 This analysis demonstrates that many of the positive development proposals contained in the Local Plan have been implemented or are in progress. In some instances however, the Local Plan has been overtaken by events. Through time this will occur to a greater degree, hence the need to commence the review.
- 6.13 In terms of the Policies in the Dundee Local Plan, an audit has been undertaken to consider their impact against a range of sustainability criteria covering Environmental, Economic and Social issues. The criteria used are detailed in Appendix 3 to this report. This process has been valuable in identifying Policies which impact positively and should be retained; those which require change to more positively address the criteria; and those which have no impact and could be removed from the Plan. The results of this audit will be a significant input into the Dundee Local Plan Review process.
- 6.14 Further inputs to the Review will come from the number of significant policy reports brought forward since the adoption of the Dundee Local Plan. These have included reports on population issues; reviews of policies on licensed and hot food premises; the location of private nursery schools; the advancement of the Cultural Quarter; the location of new major out of centre foodstores; the Dundee Public Open Space Strategy; the Policy H10 Review Questionnaire Survey; and various Conservation Area reviews. The review of the Dundee Local Plan will enable these issues to be incorporated into the statutory Development Plan framework.
- 6.15 In addition, the Dundee Local Plan Review will be required to reflect and interpret the contents of the emerging Dundee and Angus Structure Plan and the recently approved Local Transport Strategy. The scope and direction of Government guidance and advice issued in the form of National Planning Policy Guidelines (NPPG's) and Planning Advice Notes (PAN's) has also changed since the preparation of the Dundee Local Plan 1998 and will require to be reflected in the review. Examples where this is the case include flooding and telecommunications issues.
- 6.16 The review of the Local Plan will also offer an opportunity to consider the effectiveness of existing policies and to introduce new approaches to particular issues where considered desirable. Amongst matters falling into this category will be the approach to urban nature conservation and the decision to incorporate the existing Subject Local Plan on this topic into the broader Local Plan review. This was the subject of report number 66/2001, approved by the Planning and Transportation Committee at its meeting in February.
- 6.17 In terms of format, in line with current Government advice and feedback from the Scottish Executive Development Plan Audit recently undertaken in Dundee, it is proposed that the Dundee Local Plan Review will be a much shorter document than the Dundee Local Plan. To achieve this the Plan will not seek to provide comprehensive policy coverage. Rather, focus will be placed on key policy issues where guidance in the statutory Development Plan is considered necessary. Complementary, non-statutory policy reports covering other issues can be prepared as appropriate.
- 6.18 It is also advocated that the Dundee Local Plan Review will articulate positively the type and form of development which the Council wishes to promote in the City. Whilst a degree of restriction will remain necessary in order to balance economic, social and environmental objectives, it is hoped that a "can do" philosophy will encourage users, and particularly potential investors, that Dundee is a progressive City looking to secure the potential of development for the benefit of the area and its citizens. Related to this, and in accordance with the emerging Dundee and Angus Structure Plan, the Local Plan will identify where developer contributions will be required towards the provision of infrastructure, community facilities and services.

- 6.19 Finally, because of its nature, the planning system will be subject to scrutiny under the Human Rights Act. Indeed, development plan processes in other parts of Scotland have already been affected by this. In taking forward the review of the Dundee Local Plan therefore, the process adopted will have due regard to the appropriate Articles in the Human Rights Act.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Neighbourhood Resources and Development and the Legal Manager, have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Planning Advice Note 49, Local Planning.
- 8.2 Report 66-2001 on Appraisal and Evaluation of Urban Nature Conservation Subject Local Plan 1995, incorporating Results of Habitats and Species Survey 2000.
- 8.3 Report 20-2001 – Results of Scottish Executive Development Plan Pilot Audit.
- 8.4 Report 86-2000 – Development Plan Elected Member Involvement

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16 March 2001

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APPENDIX 1 - DUNDEE LOCAL PLAN REVIEW – DRAFT PROJECT PLAN

2001

January	February	March	April	May	June	July	August	September	October	November	December
Preparatory work on format of plan, consultation arrangements etc.											
		Report to Committee 26/03/10									
			Publish Notice of Intention to Prepare Local Plan								
			Undertake Stage 1 Consultation: Business/Developers, Environment, and Special Interest				Undertake Stage 2 Consultation: Business/Developers, Environment, Community and Special Interest				
Prepare Finalised Draft Plan											
											Committee Approval December
Proposed Structure Plan Programme (for information)											
Consultation on Draft Plan			Consider Representations		Report Consultation to Committee	Prepare Finalised Draft Plan			Committee approve Finalised Draft	Submit Finalised Plan to Scottish Ministers	

APPENDIX 1 - DUNDEE LOCAL PLAN REVIEW – DRAFT PROJECT PLAN

2002

January	February	March	April	May	June	July	August	September	October	November	December
Publish Finalised Draft Plan, Invite Objections											
		Consider Objections									
				Report to Committee on objections							
				Consider Proposed Modifications							
						Report modifications to Committee					
							Publish Modifications, Invite Objections				
		Prepare for Public Local Inquiry									
									Public Local Inquiry		
											Post Inquiry Programme to be determined
Proposed Structure Plan Programme (for information)											
Scottish Ministers consider Plan – 40 weeks for Ministers to consider								Formal Approval of Structure Plan			

**APPENDIX 2
DUNDEE LOCAL PLAN 1998 – PROPOSAL APPRAISAL**

		DEVELOPMENT		
Proposal	Title	Started	Completed	Comment
EP1	Arbroath Road	No		
EP2	Claverhouse – East of Forfar Road	Yes		
EP3	Dryburgh West	Yes		
EP4	Kingsway West	Yes		Partially developed as Leisure Park including Ice Rink and Cinema
EP5	Major Industrial Site	No		
EP6	Balgarthno Business Park Extension	Yes		NCR Development represents first take-up
EP7	Ninewells Medipark	Yes		
EP8	Caird Ashton Technopole	Yes		Units constructed and occupied
EP9	Balmossie Mill and Panmurefield Cottages	No		Balmossie Mill currently being redeveloped for housing
HS1	Parker Street	No		
HS2	East Port Works		Yes	
HS3	Victoria Dock	No		Planning permission granted for residential development
HS4	Railyards	No		Links to ongoing studies in this area
HS5	Loons Road	No		
HS6	Rockwell Works	Yes		
HS7	Bowbridge Works	Yes		
HS8	DRI	Yes		
HS9	Ann Street/Hilltown	Yes		Almost complete
HS10	Dura Street/Arthurstone Terrace	Yes		
HS11	Arthurstone Terrace	No		
HS12	Francis Street	No		Site being redeveloped for industrial purposes
HS13	Taybank Works	No		Planning application recently received for part of site
HS14	Larch Street	Yes		
HS15	Brook Street	Yes		
HS16	Larch Street East		Yes	
HS17	Guthrie Street	No		
HS18	Blackness Road	No		Site being developed for offices
		DEVELOPMENT		

Proposal	Title	Started	Completed	Comment
HS19	Perth Road	No		
HS20	Donald Street	No		
HS21	Pitalpin Works	No		
HS22	Beechwood		Yes	
HS23	Kings Cross Road East	No		Planning permission granted, following appeal, for GOALS development
HS24	Camperdown Road		Yes	} Part of comprehensive redevelopment of Ardler
HS25	Rosemount Road	Yes		
HS26	Birkdale Place	Yes		
HS27	Birkdale Place	Yes		
HS28	Dalmahoy Drive		Yes	
HS29	Balgowan Avenue	Yes		
HS30	Barns of Claverhouse Road		Yes	
HS31	Hebrides Drive	No		
HS32	Claverhouse	Yes		
HS33	Mid Craigie	Yes		
HS34	Murrayfield Court	No		
HS35	Salton Crescent		Yes	
HS36	Whitfield Loan	No		
HS37	Summerfield Place	No		
HS38	Kilkerran Terrace	No		
HS39	Kilbride Place	No		
HS40	Girvan Gardens	No		
HS41	Aberlady Crescent		Yes	
HS42	Fintry Place	No		
HS43	Hamilton Street	No		
HS44	Edzell Street		Yes	
HS45	Mayfield	No		
HS46	Ninewells Avenue	Yes		
HS47	Clatto	Yes		Almost complete
HS48	Downfield Golf Course	No		Owners have decided that site is no longer available for development
HS49	Baldragon	No		
HS50	Trottick	No		
HS51	Claverhouse	Yes		
		DEVELOPMENT		
Proposal	Title	Started	Completed	Comment

HS52	Ballumbie	Yes		
HS53	Pitkerro Mill	No		Ownership difficulties are constraining development in accordance with Local Plan
MP1	Additional Short Stay Car Parks		Yes	Provision made at Gellatly Street and Overgate Multi Storey Car Park developments exceed Local Plan requirements
MP2	Additional Long Stay Car Park	Yes		Long stay car parking provision achieved in accordance with Local Plan on sites other than those proposed
MP3	Increasing Accessibility	No		Currently being advanced through Central Waterfront Study
MP4	Commercial Street/Marketgait	No		
MP5	Shore Terrace/Dock Street		Yes	
MP6	Seagate Bus Station		Yes	Existing bus station upgraded rather than replaced
MP7	North East/North West Arterials	Yes		Work currently underway on North East Arterial
MP8	Queen Street Car Park		Yes	
MP9	Longhaugh Road		Yes	
MP10	Technology Park Access	No		
MP11	Ninewells Hospital Access		Yes	
BEN1	City Centre Environmental Improvements	Yes		
NE1	Riverside Nature Park		Yes	
PP1	Baldovie Incinerator		Yes	
PP2	Riverside Landfill Site	No		Strategy for waste disposal currently being reconsidered
PP3	Wastewater Treatment Plants	No		Hatton development supersedes proposals for the construction of three Wastewater Treatment Plants in Dundee
PP4	Extension to Bullion House		Yes	

APPENDIX 3 – LIST OF SUSTAINABILITY CRITERIA

- To encourage energy efficiency
- To minimise pollution
- To reduce consumption of non-renewable resources

- To conserve/enhance biodiversity
- To encourage the development and use of renewable resources
- To restore, conserve or enhance local environmental quality
- To contribute towards greater environmental equity
- To facilitate the promotion of employment and investment
- To facilitate the development of a thriving retail economy
- To facilitate the development of a thriving cultural, leisure and visitor economy
- To facilitate the development of a thriving city centre and stable district centres
- To promote and protect a distribution of facilities and services in accessible locations.