

REPORT TO: PLANNING & TRANSPORTATION COMMITTEE – 24 JUNE 2002

REPORT ON: THE DUNDEE LOCAL PLAN REVIEW - CONSULTATION DRAFT

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 242-2002

1 PURPOSE OF REPORT

- 1.1 To seek the Committee's approval for the publication of the text of a Consultation Draft of the Dundee Local Plan Review 2002, to update and roll forward the existing Plan which was adopted in 1998.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
- i Approves the Review of the Dundee Local Plan for public consultation purposes;
 - ii Notes that the Consultation Draft Plan will not count as a Material Consideration in the determination of Planning Applications.
 - iii Approves the proposal to make a nominal charge of £5.00 for copies of the Draft Local Plan except for Statutory Consultees and Voluntary Organisations. Copies of the Plan will also be available for inspection free of charge at the main reception, Tayside House and in the Central Wellgate and all branch libraries.
 - iv Remits the Director of Planning and Transportation to report back to Committee on the results of the consultation process prior to bringing forward a Finalised Draft of the Local Plan Review before the end of the calendar year.

3 FINANCIAL IMPLICATIONS

- 3.1 Provision is made in the Planning and Transportation Department's 2002/2003 Revenue Budget under the Development Plan heading for the financial implications directly associated with this Report which will include the printing of the Consultation Draft Plan and various costs of meetings, adverts etc in relation to the consultation exercise.

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 Dundee Local Plan Review 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 recall that the Dundee Local Plan was adopted by Dundee City Council in April 1998. A Report to the Committee (No 657/2001) on 29 October 2001 indicated that work on a replacement Plan had begun, and that the latest advice from the Scottish Executive had indicated that a Consultative Draft Plan would be required.
- 6.2 The Consultative Draft Dundee Local Plan Review has now been prepared, copies of which have been placed in the Members' Lounge. This Draft Plan represents the culmination of a sustained period of review of the contents of the existing Local Plan, taking into account changing circumstances, the recently finalised Structure Plan, as well as the significant number of policy related reports previously approved by the Committee which have a direct effect on the Plan.
- 6.3 The approach that has been taken in producing a Consultation Draft Local Plan has been to incorporate the full range of proposals that have been put forward to the Council for consideration in order to gauge public and other consultees reaction to these in the first instance.
- 6.4 In particular, sites for residential development contained in the plan represent the aspirations of developers and other opportunities known to the Council. These stand to be judged in relation to their contribution to the stated strategies of both the Structure and Local Plans as well as their compliance with the principles of sustainability and contribution to the enhancement of the City.
- 6.5 It should be noted that reference to these sites in this Consultation Draft Plan does not imply Council support for the Proposal. It should also be recognised that not all of these proposals will be accommodated in the Finalised Plan. As a consequence it is important to note that the Consultation Draft Plan will not be a Material Consideration in the determining planning applications.
- 6.6 In previous consultation exercises the Council has provided copies of the Consultation Draft Plan free of charge. In this instance, however, it is intended to make a nominal charge of £5.00 per copy for the plan in order to cover some of the production costs. Statutory consultees and voluntary organisations will continue to receive free copies as usual. Copies of the plan will also be available for inspection free of charge at the main reception, Tayside House and in the Central Wellgate and all branch libraries.

Structure Plan Context

- 6.7 The Finalised Dundee and Angus Structure Plan 2002 was submitted to Scottish Ministers for approval in February this year. The Structure Plan sets out the Development Strategy for the area over the next fifteen years. The Structure Plan's Vision is to maintain the area as a dynamic and prosperous part of the East of Scotland, a viable economic and social entity, working as a network to offer attractive and inclusive places to live, invest and work, all in the context of sustainable development.
- 6.8 With regard to Dundee City, this will be achieved by enhancing Dundee's role as a strong regional centre and major Scottish City including promoting an integrated approach to the City's development. The Consultative Draft Local Plan Review seeks to implement this vision through a wide range of proposals and policies designed to provide the spatial and land use elements required.

Issues

- 6.9 A number of major issues require to be addressed in pursuance of the Structure Plan vision. Housing land release is a significant issue that the Local Plan Review must address. The

finalised Dundee Local Plan Review will allocate sites in accordance with the strategic guidance contained in the Dundee and Angus Structure Plan for the period up to 2011. At this Consultative Draft stage in the Local Plan Review process however, the Council wishes to receive feedback from local communities, the development industry and other interested parties on a range of development options that could be pursued. This Consultative Draft Plan is also an opportunity for other potential housing development sites to be brought to the Council's attention so that they may be considered in the preparation of the finalised Local Plan Review.

- 6.10 Achieving high quality in new housing development is also an important challenge to be advanced in the Local Plan Review. In this respect, the guidelines referred to in Policy H10 of the existing Dundee Local Plan have been reviewed and it is hoped to stimulate debate on this matter through the public consultation process.
- 6.11 While aiming to reduce population loss from out migration by providing wider choice and quality in the housing market, there are still the long term problems of dealing with the surplus in the City's housing stock, social inclusion and the continuing process of urban regeneration, which must be addressed through a combination of measures including targeted redevelopment and urban woodland.
- 6.12 Dundee's status as a regional shopping centre needs to be further developed and enhanced and the existing hierarchy of City and District centres examined and supported by a combination of stability and selective expansion. The location of new major out of centre foodstores, the future role of the Stack Leisure Park and the establishment of a 'Cultural Quarter' adjacent to the City Centre are all considerations in this respect.
- 6.13 Economic Development is clearly a prime consideration in any local plan and in line with the most recent Scottish Executive Guidelines, the Plan puts forward proposals intended to ensure that Dundee continues to be an attractive location for new industrial and business development, both incoming and indigenous.
- 6.14 The major proposition in this respect is the new business park at the 'Western Gateway' which seeks to continue the success of the Technology Park by building on established 'clusters' of expertise. At the same time, this could offer a potential internationally attractive site for business development, which would be unique in the north east of Scotland and supported by Scottish Development International.
- 6.15 As well as new allocations however, the Plan examines the status and performance of existing employment areas and suggests alternative approaches where it is felt that existing policies may not be suitably effective.
- 6.16 The Structure Plan was the subject of an independent sustainability appraisal and a number of considerations, particularly with regard to environmental issues, are followed up in the Local Plan. The major principles of the current Urban Nature Conservation Subject Local Plan have also been updated and incorporated into the Local Plan review, in order to give increased prominence to these.

Form and Timescale

- 6.17 In line with the precedent set by the Structure Plan and the current guidance from the Scottish Executive, in preparing the Local Plan a concise and focused format has been adopted. National Guidelines or Advice and Structure Plan policy have not been repeated, therefore, although reference has been made where appropriate. In addition, and in order to maximise the flexibility of the Plan and its ability to adapt to changing circumstances, it is intended to make use of Supplementary Guidelines for specific topics where it is considered necessary for a greater degree of detail to be provided.

- 6.18 As a Consultation Draft Plan has been produced in this instance it is intended to adhere to the Statutory period of four weeks allowed for the consultation exercise, although a further two week period will be granted to consultees who make a justified request for an extended period. The consultation will also incorporate a number of public meetings. After the results of the exercise have been examined these will be reported back to the Committee prior to the preparation of the Finalised Draft Plan.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Dundee Local Plan, 1998.
- 8.2 Urban Nature Conservation Subject Local Plan, 1995.
- 8.3 Finalised Dundee and Angus Structure Plan, 2002.
- 8.4 Committee Report 657/2001.

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13 June 2002

IJ/EJ/LP/7

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