

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
28 APRIL 2003**

REPORT ON: ANGUS LOCAL PLAN 2003 – CONSULTATIVE DRAFT

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 272-2003

1 PURPOSE OF REPORT

1.1 To advise Committee of the publication of the Angus Local Plan 2003 – Consultative Draft and outline the implications of the Development Strategy it contains.

2 RECOMMENDATIONS

2.1 It is recommended that Committee:

- a Note the publication of the Angus Local Plan 2003 – Consultative Draft.
- b Remit the Director of Planning and Transportation to submit a response to Angus Council highlighting the concern regarding the Housing land allocations.

3 FINANCIAL IMPLICATIONS

3.1 No financial implications arise for the City Council as a direct result of this report.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The Local Plan is a vitally important document for the guidance of development and land use in Angus. By its very nature a Local Plan can impact on the full breadth of Local Agenda 21 issues. As a neighbouring authority, the actions and policies of Angus Council can have effects upon Dundee citizens, both negative and positive. Such concerns have been considered in the response detailed below.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The preparation of a Local Plan affords an opportunity to ensure equal opportunity issues are promoted through land use and development quality. As with Local Agenda 21 this issue has been considered when formulating the response below.

6 BACKGROUND

6.1 Angus Council has recently published the Angus Local Plan 2003 Consultative Draft, which, when adopted, will replace the current Angus Local Plan, adopted in November 2000. The period for public consultation extends to 19 May 2003. Dundee City Council is being directly consulted as a neighbouring authority and partner with Angus Council in the preparation of the Dundee and Angus Structure Plan.

- 6.2 The Angus Local Plan 2003 – Consultative Draft covers the period to 2011. The draft local plan is presented as a number of sections which detail the development issues for Angus:
- Part 1 Introduction and Strategy
- Part 2 Building Sustainable Communities
- Containing statements on housing, working, town centres, retailing, sport, recreation, community facilities, transport and communications.
- Part 3 Environment and Resources
- Containing statements on: natural environment, built environment, water resource management, energy, waste management, renewable energy and contaminated land.
- Part 4 Town and Village Directory
- Containing statements regarding development issues and opportunities for all major towns and villages in the area.
- 6.3 The consultative draft local plan has been prepared in the context of the strategic guidance set out by the Dundee and Angus Structure Plan which became operational on 21 October 2002. For the Dundee area the Structure Plan strategy seeks a housing led approach which will:
- Establish a focus for additional land release for housing and employment development to the west of the city to extend locational choice as part of an integrated approach to the further development of Dundee as a strong regional centre;
 - Control the amount of Greenfield land for housing development in the other sectors of the city and in the wider Dundee and South Angus Housing Market Area.
- 6.4 Complimentary to this, the Structure Plan strategy for the Angus towns and villages seeks to:
- Draw on the inherent strengths of the close network of towns and villages, and consolidate the role of the main towns as locally accessible centres serving a diverse rural hinterland; and
 - Guide and encourage the majority of development, including local housing and employment opportunities, towards larger settlements which have capacity to accommodate new development, well integrated with transport infrastructure.
- 6.5 Members will be aware that the approach taken for the preparation of the Dundee Local Plan Consultative Draft included the identification of all identifiable development sites. The Consultative Draft afforded the opportunity for public debate and comment on the sites and only a selection were accommodated in the finalised plan.

- 6.6 The approach by Angus Council differs from that undertaken in Dundee. The Angus Local Plan 2003 Consultative Draft identifies the development sites which are accepted and preferred by Angus Council and as such are a clear statement of intent.
- 6.7 Of particular concern to Dundee in the Angus Local Plan Consultative Draft is the allocation of housing land:
- Through the review of the Angus Local Plan it states that priority will be given to the re-use and redevelopment of brownfield sites where possible, with the allocation of some additional greenfield sites to provide an element of choice. This method of brownfield promotion is key to the achievement of sustainable development and in line with Structure Plan policy but is not well illustrated in the draft plan where over 80% of new site allocations in the Dundee and South Angus area would seem to be on greenfield sites.
 - The Dundee and Angus Structure Plan requires that Angus Council make provision for a further 250 houses to be provided within the Dundee and South Angus Housing market area and this is well documented and supported by the draft Plan. In compliance with the Structure Plan it identifies locations to accommodate this allocation and in so doing, does not propose further development in the Monifieth area but instead concentrates on Carnoustie as the centre for the majority of this expansion. The Structure Plan makes a strong case against development to the east of Dundee and as such the restraint in Monifieth is to be welcomed.
 - The draft local plan allocations for Carnoustie are stated as taking advantage from the upgrading of the A92 road and associated link roads. The total housing land supply allocated in Carnoustie amounts to 345 houses which represents a significant increase in the size of that town, with minimal additional employment land allocations. As the town lies within the travel to work zone of Dundee it can be assumed that a substantial proportion of the new housing will be occupied by persons working in Dundee. The viability of such large concentrations of housing land release will require detailed consideration in line with the expected timescales for the A92 upgrade. In addition, it is noted that the principal aim of the A92 upgrade was for the purposes of road safety and that there is no additional capacity for further peak time traffic west of Claypotts junction in Dundee.
- 6.8 In addition to allocated housing sites the draft local plan identifies a number of opportunity sites – these are sites which have known constraints affecting their development potential and may become available for housing or other development uses. The nature of these sites are that they are predominantly brownfield in nature and so would contribute to the promotion of sustainable development should they become available. Within the Dundee and South Angus Housing market area such opportunity sites have the capacity to create an additional three hundred houses and so the development of all of these sites would not be in accordance with the approved Structure Plan.
- 6.9 Dundee City Council will therefore request that Angus Council provide clear statements for the future of these opportunity sites and either include them in the

housing land allocations and effective land supply for the housing market area, or remove all references to such allocations from the finalised plan.

- 6.10 In addition to the opportunity sites which have stated residential capacities, there are additional sites where housing is proposed but not detailed in the effective land supply figures. These locations are: Balumbie House land extension, Strathmartine Hospital, Dalhousie Golf Club in Carnoustie and a health centre site in Carnoustie. These sites, which are of a variety of sizes have the potential to produce further capacity which again would clearly exceed the limits set by the Dundee and Angus Structure Plan. In addition, there is a need for Angus Council to address development proposals being brought forward elsewhere in the Dundee and South Angus Housing Market area, such as recent applications for additional housing at Piperdam.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Angus Local Plan 2003 – Consultative Draft (March 2003).

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