

REPORT TO: CITY DEVELOPMENT COMMITTEE - 26 SEPTEMBER 2011

REPORT ON: PROPOSED LOCAL DEVELOPMENT PLAN 2014-2019 - MAIN ISSUES REPORT

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 404-2011

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of the Local Development Plan - Main Issues Report (Appendix 1) and the related Environmental Report for consultation. In addition, to approve the contents of the Monitoring Report on the Dundee Local Plan Review 2005 including the supporting technical documents and the Potential Development Sites Assessment document. Copies of all documents have been circulated to the Lord Provost, Depute Lord Provost and all Group Secretaries.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approve the Main Issues Report and agree to its publication for an 8 week public consultation period from 10 October 2011 to 2 December 2011
 - b approve the Environmental Report relative to the Main Issues Report and agree to its publication for an 8 week public consultation period from 10 October 2011 to 2 December 2011.
 - c approve the content of the Monitoring Report on the Dundee Local Plan Review 2005 including the supporting technical documents.
 - d approve the contents of the Potential Development Sites Assessment document prepared in support of the Main Issues Report.
 - e remit to the Director of City Development to report the results of the consultation back to Committee.

3 FINANCIAL IMPLICATIONS

- 3.1 The financial implications from this report are contained within the City Development Department budget.

4 BACKGROUND

- 4.1 The Scottish Government as part of its modernisation of the planning system introduced a new statutory basis for development planning. A key strand of this new system is the replacement of existing local plans with new local development plans.
- 4.2 The new Local Development Plan for Dundee will set out a strategy to guide future development within the City for a period of 5 years from 2014 -2019 and provide broad indications of growth for up to 10 years (to 2024) in the future. The plan will also contain policies and proposals covering the principal land use issues in the City and set out where new development should and should not happen. The new Local Development Plan for the City will in time replace the adopted Dundee Local Plan Review 2005.

- 4.3 Under the new system the preparation of the Local Development Plan differs from previous Local Plans. One element of this is the production of a “**Main Issues Report**” which will facilitate and inform the preparation of the proposed Local Development Plan. The 97 Act and the 2008 Regulations set out the prescribed considerations that should be taken into account in the preparation of the Local Development Plan. These considerations have informed the preparation of the Main Issues Report.
- 4.4 The emphasis within the new system is that issues will be considered prior to the proposed Local Development Plan being prepared, thus reducing the need for late alterations to plans and lengthy examinations prior to a plan being approved.
- 4.5 The aim of the Main Issues Report is to stimulate debate on the main planning issues, to suggest possible options for dealing with these issues and to identify a preferred option. It is important to recognise that although a preferred option is put forward no final decision will have been made by the Council on these issues at this stage in the process.
- 4.6 Main Issues Reports deal with issues such as where new housing should be built, where employment opportunities are provided, where supporting infrastructure should be located, and how planning policies can be developed. It will determine which areas of the City are brought forward for development and will affect the way land is used, managed and developed.

Initial Consultation Exercise

- 4.7 To help inform the process and raise awareness of the new development planning system an initial consultation exercise was undertaken by the City Council from August to October 2010. Developers, landowners and members of the public were invited to submit details of sites which they considered to be suitable for future development. Views of these groups and others were also sought on what main issues could be covered by the proposed Local Development Plan. In total some 86 representations were received. Details of this exercise were reported to the City Development Committee on 6 December 2010 (Report 659-2010)
- 4.8 These representations have helped inform the preparation of the Main Issues Report. The Council has also assessed the submitted sites, and other potential development sites, against a wide range of criteria to establish their suitability for future development.
- 4.9 Key public agencies have also been involved in the preparation of the Main Issues Report including Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Natural Heritage, Historic Scotland, Tactran and NHS Tayside as well as numerous colleagues from departments across the Council, the Tayplan Strategic Development Planning Authority and neighbouring Councils.

5 MAIN ISSUES REPORT

- 5.1 The Main Issues Report sets out the proposed **spatial strategy** to be followed for Dundee, the **main issues** that have been identified as requiring to be addressed over the period of the local development plan and **other land use planning issues** that will required to be addressed in the preparation of the local development plan.

- 5.2 The main issues are divided into five areas namely,
- Delivering Sustainable Economic Growth
 - Delivering Quality Housing
 - Town Centres and Retailing
 - Sustainable Natural and Built Environments
 - Sustainable and Accessible Transport
- 5.3 Within each of these areas individual main issues have been identified. A total of 14 Main Issues are being considered. For each main issue the background as to why they are considered to be a main issue is outlined and the context set by the proposed Tayplan Strategic Development Plan is given. A “**preferred option**” and a number of “**alternative options**” are then provided with justification given. The judgement of what is the preferred option is based on a wide range of considerations including the past performance of planning policy, regional and national planning objectives and some of the issues raised during the consultations carried out to date.
- 5.4 The Main Issues Report is supported and informed by a range of assessments and documents including:
- Dundee Local Plan Review 2005 Monitoring Statement
 - Assessment of the Policies and Proposals of the Dundee Local Plan Review 2005
 - Use of Policies and Proposals of the Dundee Local Plan Review 2005 in Planning Decisions and Appeals
 - Review of Supplementary Planning Guidance.
 - Development Plan Scheme March 2011
 - Potential Development Sites Assessment
 - The Environmental Report
 - Proposed Tayplan Strategic Development Plan 2012-2032

6 CONSULTATION

- 6.1 The Main Issues Report is the main opportunity for everyone to voice their opinion and become effectively involved in considering the content of the Local Development Plan
- 6.2 The new system is set up in order to ensure that no new significant issues are raised at the proposed plan stage of the process. Therefore it is vital that communities and individuals make their views known through their responses to the Main Issues Report.
- 6.3 Dundee City Council is strongly committed to encouraging participation with wide stakeholder and public involvement in the preparation of the Local Development Plan.
- 6.4 By inviting involvement at all stages of the Plan's preparation, the Council is seeking to ensure that those with an interest in the area have an opportunity to contribute their views before decisions are taken. This applies equally to those who support elements of the plan as to those who wish to make objections.
- 6.5 In doing so the Council will seek to ensure that:

- Arrangements for participation are as open, transparent and practical as possible
 - Information is provided fully and as early as possible
 - Communication is provided through appropriate and widely accessible means, in particular by use of the council's website
- 6.6 The participation process will seek to involve a wide range of parties including:
- Public Sector Groups (including key government departments and agencies)
 - Private sector groups (including business, retail and housing interests)
 - Established Community Groups (including Community Councils)
 - Voluntary and environmental organisations
 - Local Community Planning Partnerships (LCPP)
 - General members of the community, including younger citizens.
- 6.7 Subject to approval the Main Issues Report will be published on the 10th October for an 8 week period of public consultation running until the 2 December 2011.
- 6.8 Comments will be sought on the proposed **spatial strategy**, on each of the identified **main issues** and also sought on the **other land use planning issues**.
- 6.9 It is proposed to hold a series of events over the consultation period with the specific interest groups as outlined above. Information displays will be located in venues around the City.
- 6.10 Copies of the most up to date documents relating to the consultation on the Main Issues Report will be available through the Council website and at Council Offices. An online response questionnaire has been prepared to facilitate this process.

7 STRATEGIC ENVIRONMENTAL ASSESSMENT

- 7.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies (PPS), including policies. To assist those who are undertaking a SEA of a local development plan the Scottish Government has published Planning Advice Note 1/2010 : Strategic Environmental Assessment of development plans. This provides guidance on how to carry out a SEA of a local development plan. The Environmental Report has taken account of the advice in PAN 1/2010.
- 7.2 The Local Development Plan is a qualifying plan and as a consequence a strategic environmental assessment is required to be carried out and an environmental report produced.
- 7.3 The Environmental Report has been prepared on the basis of the Main Issues Report and will be submitted to the Consultation Authorities together with the Main Issues Report for their consideration. The purpose of the Environmental Report is to identify, describe and evaluate the likely significant effects on the environment of implementing the Local Development Plan and if necessary identify ways to mitigate those effects. The findings of the Environmental Report generally support the proposed spatial strategy.

- 7.4 Some issues have been identified and these will require further investigation before the Proposed Local Development Plan is published to ensure any potential impacts are mitigated. The Strategic Environmental Assessment will be published alongside the Main Issues Report and made available for consultation for the same 8 week period.
- 7.5 An equalities impact assessment of the proposed Local Development Plan will need to be prepared. This will be undertaken alongside the preparation of the Local Development Plan.

8 CONCLUSIONS

- 8.1 The purpose of the Main Issues Report is to stimulate discussion and seek views on the issues raised to allow full engagement in the formulation of the proposed Local Development Plan for Dundee. It is not a draft plan and the Council in approving the Main Issues Report is not making any decisions which will bind the content of the proposed Local Development Plan.
- 8.2 The programme of publicity and consultation events has been designed to allow for extensive community and stakeholder engagement in the Local Development Plan process.

9 POLICY IMPLICATIONS

- 9.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

10 CONSULTATIONS

- 10.1 The Chief Executive, Depute Chief Executive (Support Services) and Director of Finance have been consulted and are in agreement with the contents of this report.

11 BACKGROUND PAPERS

- 11.1 Dundee Development Plan Scheme March 2011
- 11.2 Tayplan Proposed Strategic Development Plan 2012-2032
- 11.3 Report 659-2010: Responses to Local Development Plan Initial Consultation Exercise
- 11.4 Dundee Local Plan Review 2005

APPENDIX 1

Local Development Plan 2014-2019 - Main Issues Report

Mike Galloway
Director of City Development

Iain Jack
Assistant Head of Planning

IJ/GSR/ES

8 September 2011

Dundee City Council
Dundee House, Dundee

APPENDIX

Dundee City Council

Main Issues Report

September 2011

Contents

	Page
Part 1	
Introduction	4
The Development Plan	4
The Process so Far	4
What is the Main Issues Report?	5
Consultation on Main Issues Report	6
Strategic Environmental Assessment	7
Part 2	
The Vision	10
Local Development Plan Proposed Spatial Strategy	13
Part 3	
The Main Issues	
• Delivering Sustainable Economic Growth	18
• Delivering Quality Housing	27
• Town Centres and Retailing	40
• Sustainable Natural and Built Environments	51
• Sustainable and Accessible Transport	62
Other Land Use Planning Issues	66
Part 4	
Consultation Response Form	72
Appendix 1: Housing Land - Potential Sites	73

List of Figures

- Figure 1: Local Development Plan Preparation Timescale
- Figure 2: Proposed Tayplan Proposals Map
- Figure 3: Proposed Tayplan Strategic Development Areas.
- Figure 4: Economic Development Areas – Dundee Local Plan Review 2005
- Figure 5: High Amenity Economic Development Areas – Dundee Local Plan Review 2005
- Figure 6: General Economic Development Areas – Dundee Local Plan Review 2005
- Figure 7: Supply of Land for Housing
- Figure 8: Potential Housing Sites
- Figure 9: Completions on Greenfield and Brownfield Land 2005-2010
- Figure 10: Housing Sectors Dundee Local Plan Review 2005
- Figure 11: Residential Completions over the Local Plan Period
- Figure 12: Retail Hierarchy
- Figure 13: City Centre Shopping Area (Dundee Local Plan Review 2005)
- Figure 14: District Centres
- Figure 15: Major Out of Centre Retailing
- Figure 16: Sites of Nature Conservation Interest
- Figure 17: Waste Management Facilities 2008

Part 1

Introduction

The Scottish Government as part of its modernisation of the planning system introduced a new statutory basis for development planning. In doing so new planning policy guidance sets out the broad principles that should underpin a genuinely plan-led modernised system.

A key strand of this new system is the replacement of existing local plans with new local development plans. These new development plans are to be succinct and set out ambitious long term visions for their areas. They are to be kept up-to-date and provide a practical framework within which the outcome of planning applications can be decided with a degree of certainty and efficiency. All interests are to be engaged as early and as fully as possible, and there should be a clear focus on high quality outcomes.

The Development Plan

Under the new system the Development Plan consists of two documents, the Strategic Development Plan and the Local Development Plan. Supplementary planning guidance can also be prepared to provide further detail to expand on the policies and proposals of these plans.

The Strategic Development Plan for this area (TAYplan) is being prepared by Angus, City of Dundee, Fife and Perth & Kinross Councils and considers strategic land use planning issues and in particular issues of cross-boundary significance. The legislation requires that local development plans be consistent with the relevant Strategic Development Plan for their area. Further details of the TAYplan Strategic Development Planning Authority and the proposed Strategic Development Plan can be found at www.tayplan-sdpa.gov.uk.

The new Local Development Plan for Dundee will set out a strategy to guide future development within the City for a period of 5 years and provide broad indications of growth for up to 10 years in the future. The plan will also contain policies and proposals covering the principal land use issues in the City and set out where new development should and should not happen. The Local Development Plan will be reviewed at five yearly intervals to ensure that an up to date plan is in place at all times to guide future development in the City.

The Process So Far

Proposed Tayplan Strategic Development Plan 2012-2032

The proposed Tayplan Strategic Development Plan 2012-2032 was approved for public consultation in February 2011. It sets out the vision, future growth requirements and other policy considerations for the Tayplan area. Consultation on the Plan took place over an 8 week period during the months of June and July 2011. A decision will be taken in October 2011 whether to submit the Plan to Scottish Ministers or to modify it. If submitted to Scottish Ministers an approved Plan is anticipated by mid 2012.

Dundee Local Development Plan

Dundee City Council has commenced work towards preparing the new Local Development Plan for the City which will in time replace the adopted Dundee Local Plan Review 2005. The timeframe for the plan preparation process including the intended approach to consultation is described in detail in the Dundee City Development Plan Scheme (March 2011). The Development Plan Scheme can be viewed at www.dundee.gov.uk/localdevplan.

Under the new system the preparation of the Local Development Plan differs from previous Local Plans. One element of this is the production of a “**Main Issues Report**” which will provide information on the key issues to be considered within the proposed plan. The emphasis within the new system is that issues will be considered prior to the proposed Local Development Plan being prepared, thus reducing the need for late alterations to plans and lengthy examinations prior to a plan being approved.

Key public agencies have been involved in the preparation of this Main Issues Report including Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Natural Heritage, Historic Scotland, Tactran and NHS Tayside as well as numerous colleagues from departments across the Council, the Tayplan Strategic Development Planning Authority and neighbouring Councils.

To help inform the process and raise awareness of the new development planning system an initial consultation exercise was undertaken by the City Council from August to October 2010. Developers, landowners and members of the public were invited to submit details of sites which they considered to be suitable for future development.

Views of these groups and others were also sought on what main issues could be covered by the proposed Local Development Plan. In total some 86 representations were received and a summary of these is available for inspection on the Council's website at www.dundee.gov.uk/localdevplan. These representations have helped inform the preparation of this Main Issues Report. The Council has also assessed the submitted sites, and other potential development sites, against a wide range of criteria to establish their suitability for future development.

What is the Main Issues Report?

One of the Scottish Government's aims for the new development planning system is ensuring that all interests are engaged early on and fully in the plan preparation process. The purpose of the Main Issues Report is to achieve this aim and to stimulate debate on the main planning issues facing Dundee, to suggest possible options for dealing with these issues and to identify a preferred option. It is important to stress that although a preferred option is put forward no final decision will have been made by the Council at this stage in the process.

The Main Issues Report will deal with issues such as where new housing should be built, where employment opportunities are provided, where supporting infrastructure should be located, and how the planning policies can be developed. It will inform the preparation of the new Local Development Plan for Dundee which will determine which areas of the City are suitable and unsuitable for development and will affect the way land is used, managed and developed.

This Main Issues Report sets out the proposed spatial strategy to be followed for Dundee, the main issues that have been identified as requiring to be addressed over the period of the local development plan and other land use planning issues that will be required to be addressed in the preparation of the local development plan.

The main issues are divided into five areas namely,

- Delivering Sustainable Economic Growth
- Delivering Quality Housing
- Town Centres and Retailing
- Sustainable Natural and Built Environments
- Sustainable and Accessible Transport

Within each of these areas main issues have been identified. For each main issue the background as to why they are considered to be a main issue is outlined and the context set by the proposed Tayplan Strategic Development Plan is given. A “**preferred option**” and a number of “**alternative options**” are then provided with justification given. The judgement of what is the preferred option is based on a wide range of considerations including the past performance of planning policy, regional and national planning objectives and some of the issues raised during the consultations carried out to date.

The Main Issues Report is supported and informed by a range of assessments and documents including:

- Dundee Local Plan Review 2005 Monitoring Statement
- Assessment of the Policies and Proposals of the Dundee Local Plan Review 2005
- Use of Policies and Proposals of the Dundee Local Plan Review 2005 in Planning Decisions and Appeals
- Review of Supplementary Planning Guidance.
- Development Plan Scheme March 2011
- Site Assessment Report
- The Environmental Report
- Proposed Tayplan Strategic Development Plan 2012-2032

Consultation on Main Issues Report

As already indicated the Main Issues Report is the main opportunity for everyone to voice their opinion and become effectively involved in considering the content of the Local Development Plan. The comments received from the consultation will inform the preparation of the proposed Dundee Local Development Plan.

Scottish Government advises that comments on the Main Issues Report should be concise, constructive and must at all times be mindful that the Dundee Local Development Plan is required to be consistent with the TAYplan Strategic Development Plan. The Local Development Plan will also be expected to deliver the level of growth set out in the proposed TAYplan Strategic Development Plan.

The new system is set up in order to ensure that no new significant issues are raised at the proposed plan stage of the process. Therefore it is vital that communities and individuals make their views known through their responses to the Main Issues Report.

Your comments are sought on the proposed **spatial strategy** and each of the identified **main issues**. Comments are also sought on the **other land use planning issues**. An online response questionnaire has been prepared to facilitate this process and a paper version is available on request.

The formal consultation period for the Dundee Main Issues Report will run for 8 weeks from **Monday 10th October to Midday on Friday 2nd December 2011**. Representations should be submitted preferably by email to localdevplan@dundeecity.gov.uk or via the online consultation questionnaire at www.dundeecity.gov.uk. Alternatively written submissions may be posted to the address below.

All submissions must be received no later than midday on **Friday 2nd December 2011**. Requests for extensions to this deadline and late submissions will not be accepted.

Contact:

Email	localdevplan@dundeecity.gov.uk
Online Questionnaire	www.dundeecity.gov.uk
By Post	Local Development Plan Dundee City Council City Development Department Dundee House North Lindsay Street Dundee DD1 1LS

The comments received on the Main Issues Report, supported by the outcomes of a programme of consultation events, will help inform the preparation of the proposed Dundee Local Development Plan.

It is anticipated that as a result of the consultation, there will be a large volume of information and representations that will need to be considered. If you have made a submission, you will receive an acknowledgement as soon as possible.

In order to keep you informed on the preparation of the proposed Local Development Plan we will provide updates on progress through the Council's website and by email.

The next stages and timescale for the preparation of the proposed Local Development Plan are set out in the Development Plan Scheme 2011 and can be viewed at www.dundeecity.gov.uk/localdevplan.

Strategic Environmental Assessment

The City Council is required to prepare a Strategic Environmental Assessment (SEA) alongside the Local Development Plan to assess the potential impact of the Local

Development Plan on the environment. The first stage in the preparation of the SEA is a Scoping Report. This has been prepared and was agreed with statutory consultees.

The development of the Main Issues Report has been informed by the SEA which is required under the Environmental Assessment (Scotland) Act 2005. The central aim of the SEA is to help ensure that the environment is given the same level of consideration as social and economic factors within the Local Development Plan. The Environmental Report is published in tandem with the Main Issues Report and the period for consultation is identical. The Council must consult with the three Consultation Authorities – Historic Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage – as well as the wider public.

Details of how to comment on the draft SEA are set out in the Environmental Report.

Figure 1: Local Development Plan Preparation Timescale

Stage	Plan Preparation Process	Estimated Timetable
1	Publish Development Plan Scheme	March 2011
2	Publish Main Issues Report and Monitoring Statement.	September 2011
3	Main Issues Report Consultation	October 2011 – December 2011
4	Consider representations and prepare Proposed Plan and Action Programme	Spring 2012
5	Publish Proposed Plan and Proposed Action Programme	August 2012
6	Period For Representations on Proposed Plan	to November 2012
7	Consider Representations	Early 2013
8	Submit Proposed Plan to Ministers Submit Action Programme and Statement Of Conformity with Participation Statement.	Mid 2013
9	Examination of Proposed Plan	Mid 2013 to Early 2014
10	Publish Modifications and Proposed Plan	Early 2014
11	Planning Authority Adopts Plan	Summer 2014

Part 2

The Vision

Within an area covered by a Strategic Development Plan there is no requirement for the Local Development Plan to prepare a separate vision. In these areas the Local Development Plan is to follow the vision set out by the proposed Strategic Development Plan.

The proposed Tayplan Strategic Development Plan 2012-32 sets out the vision, principles and objectives for the Tayplan area and provides the context for the preparation of the Dundee Local Development Plan.

The proposed Tayplan Strategic Development Plan has been prepared in the context of a range of national and regional strategies including National Planning Framework 2, the Scottish Government's Economic Strategy, the National Renewables Infrastructure Plan, the Zero Waste Plan, Strategic Transport Projects Review and the Regional Transport Strategy.

The vision set out in the proposed Tayplan Strategic Development Plan 2012-2032 took into account the individual visions set out by each of the constituent councils in their Council Plans and Single Outcome Agreements. For Dundee this was the Dundee Council Plan 2010-2012 and the Dundee Partnership's Single Outcome Agreement 2009-2012.

The proposed Vision for the Tayplan area states that:

'By 2032 the TAYplan Region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit, where businesses choose to invest and create jobs.'

From this vision the proposed Tayplan Strategic Development Plan sets out three main guiding principles:

- Ensuring effective resource management and promoting an accessible, connected and networked region.
- Supporting sustainable economic development and improving regional image and distinctiveness.
- Enhancing the quality of place through better development outcomes.

Tayplan also sets out a range of objectives for local development plans to take into consideration

This Main Issues Report has taken into account the relevant Strategic Development Plan principles and objectives where these are appropriate to the delivery of the Local Development Plan. The main issues report has also taken into account the more local

land use planning elements of the Dundee Council Plan 2010-2012 and Dundee Partnership Single Outcome Agreement 2009-2012.

In considering the delivery of the proposed Tayplan Strategic Development Plan vision there are several cross-cutting issues that have informed the preparation of this Main Issues Report and underpinned the choices being put forward within it. These cross-cutting issues will also need to be carried through in the preparation of the proposed Local Development Plan. These issues are:

Climate Change Resilience:

- Recognising that new developments will have to contribute positively to mitigating the causes of climate change and put in place adaptation measures to future proof places.
- Recognising the need to ensure that climate change resilience is built into the natural and built environment.
- Recognising the need to ensure that high resource efficiency and low/zero carbon energy generation technologies are incorporated within development to reduce carbon emissions and energy consumption to meet Scottish Government standards.

Creating Quality Places:

- Recognising the need to protect the important cultural, historic and landscapes features of the area.
- Recognising the need to integrate transport with land use to reduce the need to travel and improve accessibility by foot, cycle and public transport.
- Recognising the need to integrate new development into existing community infrastructure.
- Recognising that new development must embrace sustainable design and construction.
- Recognising the need to ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing the present natural and historic assets, the multiple roles of infrastructure and networks and local design context, and meet the requirements of the Scottish Government's Designing Places and Designing Streets.

Infrastructure Provision:

- Recognising the need to identify and provide improved and new infrastructure to support sustainable development and economic growth particularly in relation to renewables.
- Recognising the need to ensure that all key agencies and other stakeholders coordinate and make best use of limited resources.

- Recognising the need to consider alternative funding options and methods with developers in order to deliver sustainable development.

Biodiversity and Green Networks:

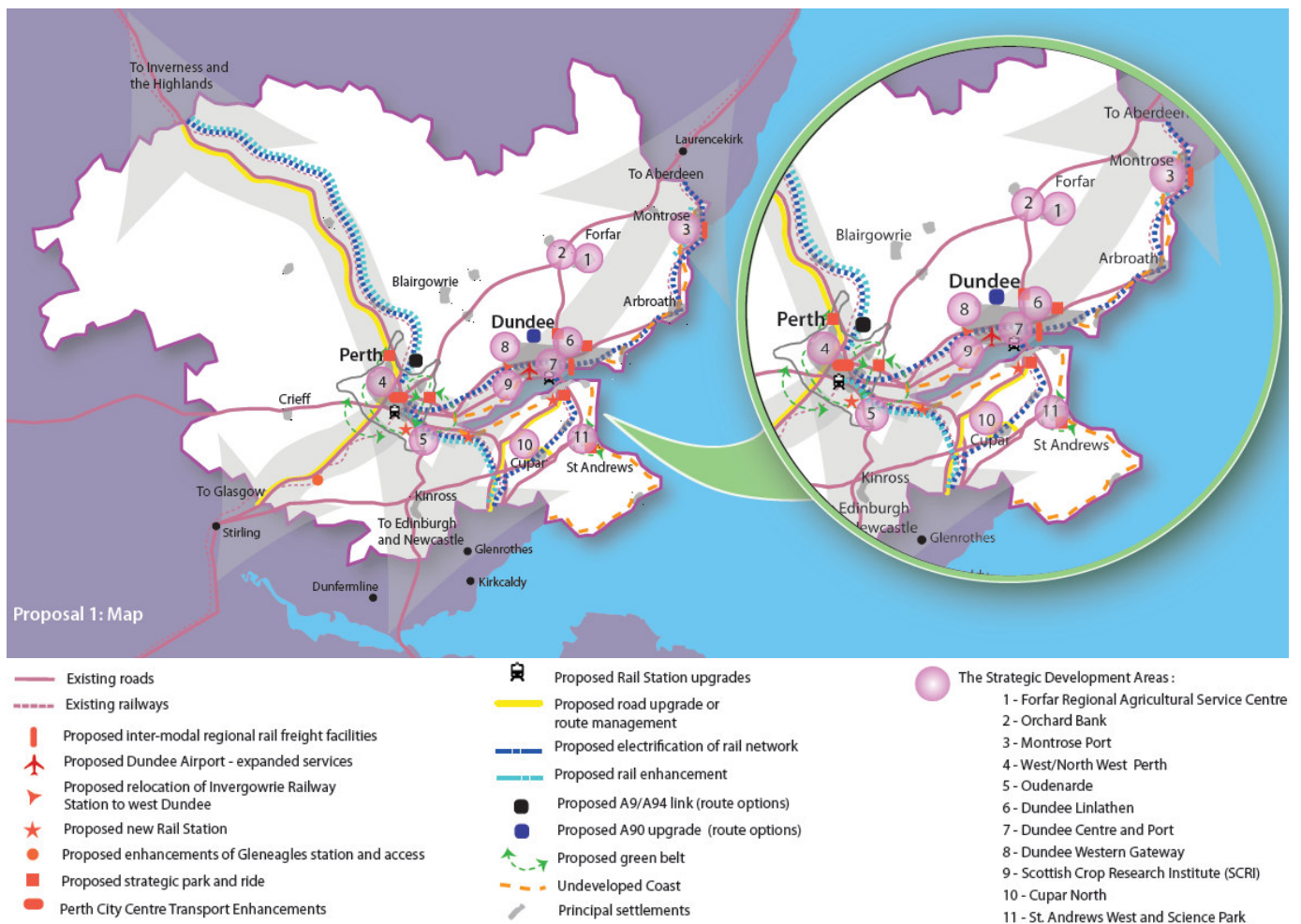
- Recognising the need to ensure that habitats and species of international, national and local importance are safeguarded and where possible enhanced.
- Recognising the need to safeguard and promote existing green networks and to identify opportunities to encourage further expansion of these where they will help protect and enhance connectivity of habitats.

Local Development Plan Spatial Strategy

The Local Development Plan is required to contain a spatial strategy setting out the direction for the development and use of land for the period of the plan.

The proposed Tayplan Strategic Development Plan sets out a spatial strategy for the location of development within the regional context. It sets out where development should and should not go. It is designed to deliver the many location-related components of sustainable economic development, quality of place and effective resource management described in the Plan's objectives. Figure 2 sets out the location-related elements identified in the proposed Tayplan Action Programme for Dundee.

Figure 2: Proposed Tayplan Proposals Map



It is for the Local Development Plan to work within the context of the Tayplan spatial strategy and set out the details of this for Dundee.

The spatial strategy of the proposed Tayplan Strategic Development Plan focuses the majority of the region's new development within its principal settlements which includes Dundee. These are described as "settlements which have the potential to accommodate the majority of the

region's additional development over the plan period and make a major contribution to the region's economy." In addition, it sets a focus on reusing previously developed brownfield land and buildings in order to make the most efficient and effective use of land.

As part of the spatial strategy the proposed Tayplan Strategic Development Plan identifies Strategic Development Areas. This is in accordance with Scottish Planning Policy which requires development plans to identify major locations that will contribute to the economic success of their areas through provision of a range of employment sites for a variety of users.

The majority of the strategic development areas are for employment, housing or mixed use. Their scale and nature means that they contribute individually to delivering the proposed Tayplan Strategic Development Plan. Most have already been allocated in previous plans and strategies or have planning permission. The proposed Tayplan Strategic Development Plan also identifies national and regional transport infrastructure proposals within the TAYplan area (see Figure 2).

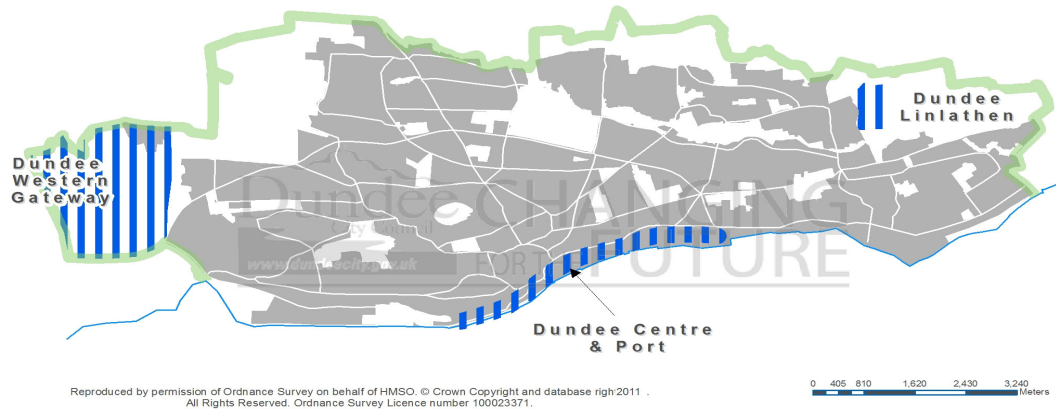
The proposed Tayplan Strategic Development Plan states that Local Development Plans should identify specific sites for the Strategic Development Areas and allocate land for the uses identified in the Proposals Map. The Strategic Development Areas identified for Dundee are:

1. Linlathen Dundee: 40ha of employment land
2. Dundee Centre and Port: mixed uses including business, commercial, leisure, retail, residential and port related uses (Dundee Waterfront)
3. Dundee Western Gateway: 750+ homes and 50ha of employment land.

The major infrastructure projects identified in the proposed Tayplan Action Programme include:

- Strategic Park and Ride
- A90 Upgrade through or around Dundee
- Relocation of Invergowrie Station to west Dundee
- Dundee Port Road/Rail Access Improvements
- Upgrading of Dundee Rail Station

Figure 3: Proposed Tayplan Strategic Development Areas



The Dundee Local Plan Review 2005 sought to focus the majority of new development on brownfield land with limited release of greenfield land. This was in line with national guidance and the Dundee & Angus Structure Plan 2001-2016.

The proposed Tayplan Strategic Development Plan pursues a similar approach and seeks to prioritise development to existing settlements with the focus on brownfield land.

It is recognised that the economic climate over the next few years will be challenging with investment in new development currently subdued. While it is hoped that there will be an upturn in the economy in the coming years, this may take some time. Therefore, it is considered important to seek to bring forward new development and investment in the City in a way that maximises the benefit to the City as a whole and the wider region.

It is also recognised that investment in infrastructure will be required to deliver the development of the Strategic Development Areas. In particular investment in the strategic road network will be required at existing Kingsway junctions at the Swallow, Myrekirk and at the Forfar Road junction at Claverhouse. In addition, the provision of park and ride sites will play an important role in supporting the development of the Dundee Centre and Port Strategic Development Area (Dundee Waterfront). The potential of an A90 upgrade through or around Dundee has been identified by Scottish Government in the Strategic Transport Projects Review. It is considered that this is a long term project and will not be progressed within the time period of the current Local Development Plan. The development of the Strategic Development Areas is not dependent on this proposed project progressing but the development of these areas will be reviewed to take account of developments with this key strategic infrastructure enhancement as it progresses. The proposed Tayplan Action Programme sets out a time frame for investigating options for this project.

The Local Development Plan's spatial strategy will set out the context within which the development of the Strategic Development Areas will take place.

Spatial Strategy

The preferred approach for the new Local Development Plan for Dundee is to build on the framework set by the proposed Tayplan Strategic Development Plan and in so doing continue a similar strategy to that of the Dundee Local Plan Review 2005. It is considered that in doing so this approach will continue the approach to sustainable development delivered by the Dundee Local Plan Review 2005 and deliver on the need to ensure that climate change resilience is built into the proposed Local Development Plan.

Therefore, in accordance with the proposed Strategic Development Plan major new development over the plan period will be focused in the identified Strategic Development Areas. To ensure the strategy is delivered there will be only limited additional greenfield land release for new development within the City over that already allocated and being carried forward from the Local Plan Review 2005 and not contained within the Strategic Development Areas Figure 3. The development of brownfield land will also require to be carefully managed to ensure that the benefits of new developments are fully realised particularly to ensure public/private investment in regeneration areas is maximised.

Major public/private investment has already been taken place within the Strategic Development Areas with future expenditure committed. If development is not directed to these areas then the benefit of this could be undermined. This is of particular relevance to the Dundee Centre and Port SDA (Dundee Waterfront) and the Dundee Western Gateway SDA where significant public investment in infrastructure improvements has and continues to take place. Given the current economic climate there will be limited opportunities to secure new investment in development. Therefore, it is considered important that new development and investment is targeted at the areas where it will deliver the most benefit to the City and the region.

Part 3

Delivering Sustainable Economic Growth

Delivering Sustainable Economic Growth

The Scottish Government in its Economic Strategy aims to “focus the Government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.” The Strategy places a particular policy focus on a number of key sectors with high-growth potential and the capacity to boost productivity. These areas are:

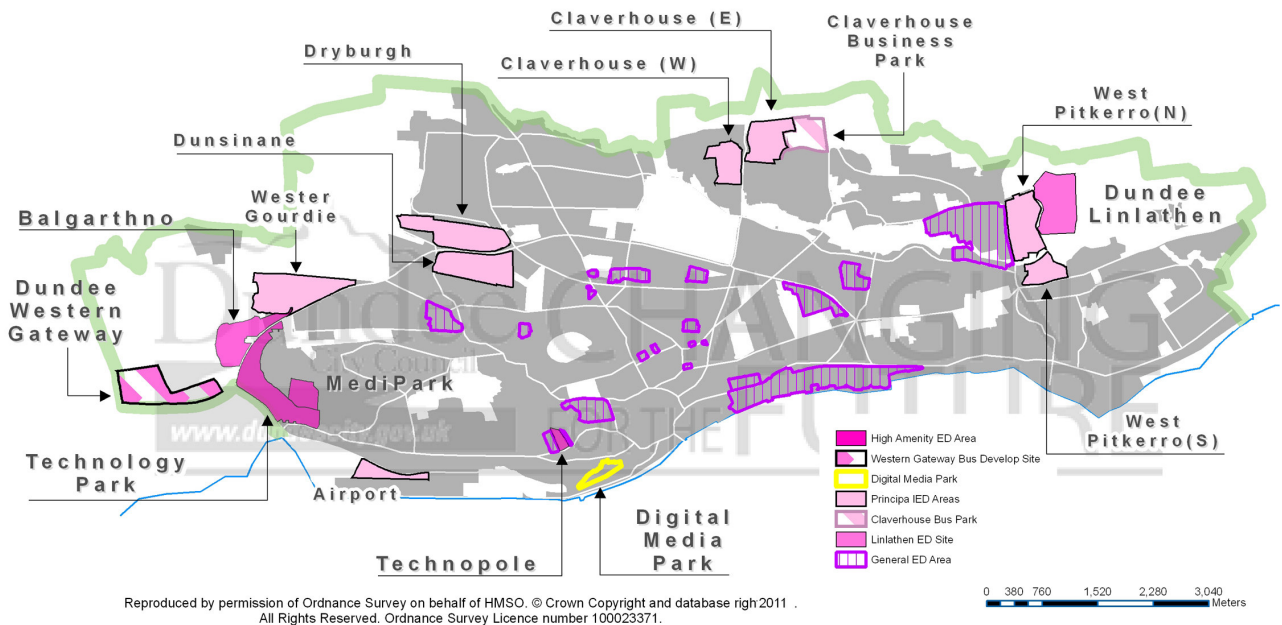
- Creative Industries (including digital content and technologies);
- Energy (with a particular focus on renewables);
- Financial and Business Services;
- Food and Drink (including agriculture & fisheries);
- Life Sciences (including biotechnology and translational medicine); and
- Tourism

In addition, to these, the advantages of the opportunities presented by Scotland’s strengths in public sector dominated industries are sought, including:

- Education and Healthcare.

Dundee is well placed to deliver on many of these key sectors with established business in many of these areas and established locations allocated for these types of uses by the Dundee Local Development Plan 2005.

Figure 4: Economic Development Areas – Dundee Local Plan Review 2005



Although Dundee as with most cities in Scotland is currently experiencing the effects of the downturn in the economy, it is also experiencing significant levels of public investment in major infrastructure provision within the Central Waterfront, Rail Yards and Port. Opportunities are also being pursued with the development of the V&A Museum and the potential economic benefits including new jobs from the development of the renewables sector, including off-shore wind.

The Scottish Government’s National Renewables Infrastructure Plan identifies Dundee as one of the most strategically important and suitable port location for marine renewables in Scotland. Dundee

has been identified as a Phase 1 National Renewables Infrastructure Plan site for distributed manufacturing, maintenance and operation related to the offshore renewables industry. The Port is recognised as having a proven track record in offshore engineering and logistics and has the potential of being a hub in relation to the offshore renewable supply chain. The Port facilities are considered to be perfectly suited to accommodate the needs of the offshore renewables sector.

Whilst, the Local Development Plan cannot directly provide jobs it does have a key role to play in ensuring the availability, protection and promotion of suitable land, buildings and infrastructure to support the city's economy. In doing so it seeks to ensure the right conditions are in place to retain existing businesses and attract new ones to the City in particular those set out by the Scottish Government.

The Local Development Plan must consider whether there is enough business and industrial land and buildings allocated to achieve this and whether or not these are adequately located and spread throughout the city. The Local Development Plan could determine that there is a need for additional land, in which case it must identify where such land should be located. It is important to recognise that the needs of businesses differ and certain sites may be wholly inappropriate for some due to reasons of location, cost, environment or other factors. In order to provide land and property in an effective manner, it is not enough to simply have a large amount of land available, but it must be of the correct type and characteristics. A spread of varied sites across the City is therefore essential. It is also important to ensure that the plan seeks to encourage improvements to the quality of the environment of employment areas and more sustainable links to them. The key transport infrastructure enhancements identified in the Tayplan Action Programme will also support the delivery of sustainable economic growth and in particular the development of the Dundee Waterfront.

An annual audit of employment land is carried out by the Council to monitor the take up of land or changes in circumstances of sites within the identified employment land areas set out in the Dundee Local Plan Review 2005. An Employment Land Audit is published annually setting out the supply of effective land across the City and what areas of land are constrained. The audit also sets out the take up of land over the year and what use the land has been taken up for. This ensures that an up to date position is known of the supply of employment land across the city in each of the designated employment land areas.

Most of the employment land within the City is located in the employment land areas designated by the Dundee Local Plan Review 2005, see Figure 5. The majority of this land is effective with good communications to the strategic road network.

Proposed Tayplan Strategic Development Plan 2012-2032

The Vision of the proposed Tayplan Strategic Development Plan seeks to support sustainable economic development and create a place where businesses choose to invest and create jobs. It seeks as one of its objectives to strengthen the economic base of the area by supporting the renewable energy sector, commercialisation of the higher education and research sector, the region's ports, life sciences, digital media and tourism.

Policy 3 Managing the Region's Assets of the Proposed Strategic Development Plan requires that Local Development Plans:

- Identify and safeguard at least 5 years of employment land within Dundee to support the growth of the economy and a diverse range of industrial requirements;
- Safeguard areas identified for Class 4 office type uses in Dundee;
- Further assist in growing the year-round role of the tourism sector; and,
- Safeguard land at Dundee Port for port related uses to support freight, economic growth and tourism.

The proposed Tayplan Strategic Development Plan recognises a need to offer new land for incoming large scale business investment and the following sites within Dundee are proposed as Strategic Development Areas;

- Dundee Western Gateway: 50 hectares of Employment Land
- Linlathen: 40 hectares of Employment Land
- Dundee Centre and Port (Dundee Waterfront): mixed uses including business, commercial, leisure, retail, residential and port related uses.

Main Issue 1: Safeguarding Employment Land

The Scottish Government have encouraged all Scottish Local Authorities to identify locations for facilities linked to the manufacture, installation, operation and maintenance of off-shore wind farms, wave and tidal devices.

The Scottish Government has identified Dundee in Phase 1 of the National Renewables Infrastructure Plan as a site for distributed manufacture, operation and maintenance related to offshore renewables. Clearly the Port will play a significant role in supporting this development and has the potential to be a hub in relation to the offshore renewable supply chain of off-shore wind farms. The proposed Tayplan Strategic Development Plan recognises this and proposes to include it within the wider Strategic Development Area.

However, it is expected that some of the larger site requirements associated with manufacture and assembly of wind turbines could be directed to the other proposed Strategic Development Areas, including Linlathen. In addition, other Principal Economic Development Areas such as Claverhouse and the General Economic Development Areas will also have the potential to accommodate larger scale development. It is likely that if major manufacturers locate in these areas other related business could develop and a range of other employment land of varying size and locations will be required.

The Dundee Local Plan Review 2005 allocated a number of new business land locations, including an extension at Claverhouse Business Park, Dundee Waterfront, Dundee Western Gateway and an extension of the Technology Park at Balgarthno. Whilst varying degrees of physical infrastructure and enabling work have been undertaken to prepare these sites, only minimal amounts of development has taken place in these locations in the last 5 year period. The Employment Land Audit 2010 sets out the available effective supply of economic development land for the City. From this it is clear that there is well in excess of the 5 years of effective land required to be safeguarded by the proposed Tayplan Strategic Development Plan.

Given the quantity, range and quality of available employment land and premises allocated by the Dundee Local Plan Review 2005 there could be the argument that this should be reduced given the historic take up rates of this land and the current economic climate. A further argument would be to reduce the allocation in the Local Development Plan and to focus attention onto the areas where development has taken place previously and is likely to steadily grow. There has been pressure to release existing allocated employment land for other uses such as housing and retail over the period of the Dundee Local Plan Review 2005. This pressure is likely to continue over the period of the Local Development Plan. However, the potential to meet the needs of the renewable energy sector must be catered for. The exact needs of businesses associated with this technology is still developing and it is not clear what land requirements will be needed in terms of size, location, quality and accessibility. In light of this, it is considered important that a generous supply of land is maintained to provide for the potential needs of this new and developing industry.

Most of the uses relating to the renewables sector are in the first instance likely to be related to manufacturing and warehousing and would fall into the Classes 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. It is considered that most of the likely demand from renewables could be accommodated within the existing Principal and General Economic

Development Areas as well as the proposed Strategic development Areas. In the existing allocations set out in the Dundee Local Plan Review 2005 it is only the High Amenity Economic Development Areas that do not provide for these use classes. The main issues relating to Class 4 allocations are considered separately.

Given the existing generous supply of employment land as allocated by the Dundee Local Plan Review 2005 that remains undeveloped, it is considered that no new employment land requires to be allocated in the new Local Development Plan. It is considered that the existing allocations within the Principal and General Economic Development Areas should be maintained and safeguarded for employment uses in particular to serve the developing renewables sector.

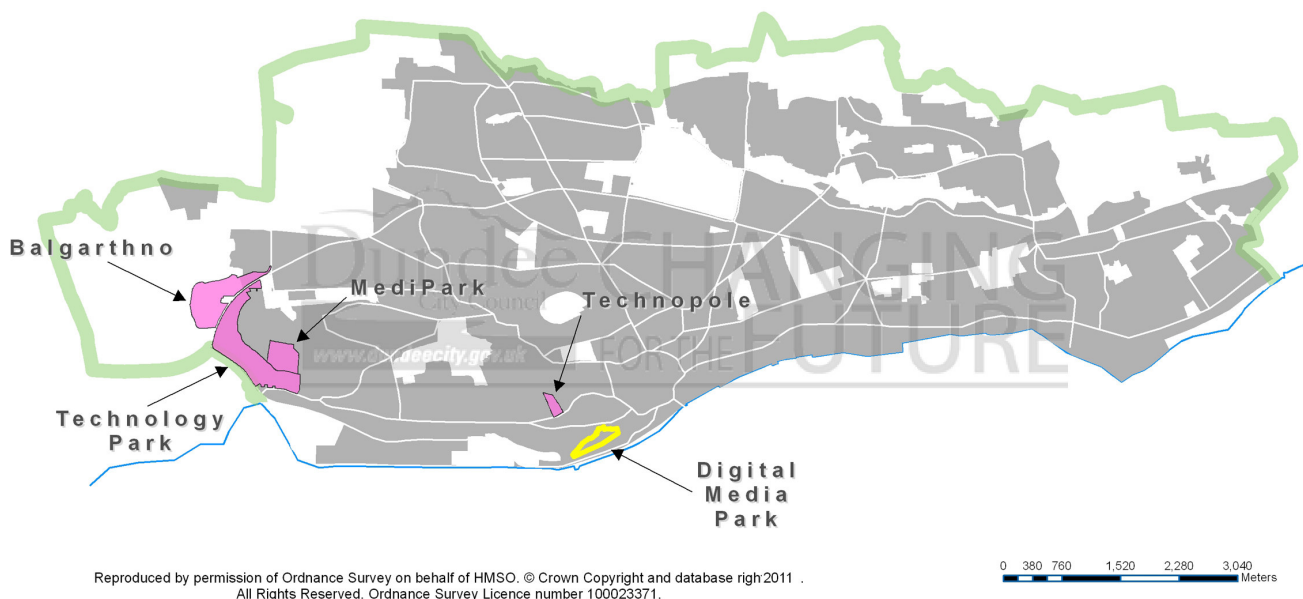
Main Issue 1: Safeguarding Employment Land	
Preferred Option	Reason
It is proposed that while no new allocations for employment land be made in the Local Development Plan the existing allocations in the Principal and General Economic Development Areas be retained and safeguarded for future employment uses and in particular to provide for the renewables sector.	This meets the requirements of the Scottish Government and the Strategic Development Plan. It also retains the potential to accommodate general employment needs and provide a range of locations and quality of sites to meet the potential needs of the off-shore renewables sector within an existing portfolio of employment land allocations.
Alternative Option	Reason
Protect the Strategic Development Areas for employment uses but reduce the existing level of allocations of the Principal and General Economic Development Areas as contained in the Dundee Local Plan Review 2005.	This would meet the requirements of the Strategic Development Plan and would most likely meet the needs for business within the city and future development at current take up rates. However, it could result in the loss of locations and sites that could accommodate new businesses associated with the renewables sector. Without a wide range of type and locations of sites and premises there would be reduced ability to respond to the needs of this emerging sector. This could limit the potential attractiveness of the City as a whole to businesses associated with the renewable sector.
Alternative Option	Reason
To maintain all the existing Principal and General Economic Development Areas allocations and identify further potential locations that could accommodate development associated with the renewable sector.	This would have the same benefits of the preferred option but could lead to existing allocations where public investment in infrastructure has been carried out not being developed in preference to other sites. This could undermine this existing investment and lead to further costs relating to new or improved infrastructure.

Main Issue 2: Prioritisation of High Amenity Economic Development Areas

The Dundee Local Plan Review 2005 designated 4 High Amenity Economic Development Areas for Class 4 (Business) uses with specific employment uses encouraged at each;

- The Medi Park-Medical/biological industries adjacent to Ninewells hospital
- The Technology Park-general office and business uses, including an extension at Balgarthno
- The Technopole - Research industries adjacent to the University Of Dundee
- The Railyards Digital Media Park- Media and Software industries.

Figure 5: High Amenity Economic Development Areas – Dundee Local Plan Review 2005



This approach was taken as it was considered that by grouping specific industries together this would offer opportunities to build up better working relations and create a critical mass of activity to encourage further similar businesses to locate in Dundee.

The proposed Tayplan Strategic Development Plan identifies the Dundee Centre and Port as a Strategic Development Area. The Central Waterfront and Railyards sites are within the Dundee Centre and Port Strategic Development Area. The Central Waterfront is to contain a major element of business uses and these are to be Class 4 office. Significant public investment has and is taking place in the Dundee Centre and Port Strategic Development Area.

The existing High Amenity Economic Development Areas have seen development progressing within them at different rates over the period of the Dundee Local Plan Review 2005. The Technology Park is now close to being fully developed out while the remaining areas still have the potential to accommodate new development.

The Dundee Local Plan Review 2005 also allocated an extension to the Technology Park at Balgarthno. This provided an additional 30 hectares of land for Class 4 uses. Although structure planting has been put in place no development has taken place at Balgarthno to date.

Given the current economic climate and taking into account past take up rates there is currently limited demand for Class 4 employment uses. This position may change as the economy starts to recover and the Local Development Plan will need to provide land in the most appropriate locations for these types of uses.

The existing High Amenity Economic Development Areas at the Technology Park, Technopole and Medi-Park are already well established and should be maintained in their existing roles. The Railyards, Digital Media Park forms part of the Dundee Centre and Port proposed Strategic Development Area (Dundee Waterfront) and will continue to be developed. In order to deliver the Railyards Digital Media Park and the Central Waterfront there will be a need to focus new Class 4 developments to these areas. As part of this approach it is considered that no new areas should be allocated for Class 4 business uses and the existing allocation for an extension to the Technology Park at Balgarthno should be reallocated or reduced in size.

Main Issue 2: Prioritisation of High Amenity Economic Development Areas	
Preferred Option	Reason
Maintain the existing allocations for specialist (Class 4) business uses at the Medi-park, Technopole, Technology Park and Railyards Digital Media Park and reduce the size of the allocation for the Balgarthno extension.	<p>This continues to support Class 4 business development in the City in the most appropriate locations.</p> <p>The reduction in the scale of the Balgarthno extension area would promote the more sustainable development location of the Central Waterfront whilst avoiding any potential oversupply of this type of land in the short-medium term.</p>
Alternative Option	Reason
Maintain all the existing allocations for specialist (Class 4) business uses at the Medi-park, Technopole, Technology Park, Railyards Digital Media Park and Balgarthno.	This would support business development in the city but could potentially lead to an oversupply of land reserved for Class 4 office based businesses. This could also undermine the delivery of the Central Waterfront project and the significant public investment being put into this area.
Alternative Option	Reason
Maintain the existing allocations for specialist (Class 4) business uses at the Medi-park, Technopole, Technology Park and Railyards Digital Media Park and redefine the allocation for the Balgarthno extension to a Principal Economic Development Area.	This would have the same benefits as the preferred option set out above. However, Class 4 uses currently can be developed in Principal Economic Development Areas. This would therefore not necessarily deliver on directing new development to the Dundee Centre and Port Strategic Development Area. In addition, there is already sufficient Employment Land in Principal Economic Development Areas to provide for a 5 year supply of land. The development of this site could therefore undermine existing Principal Economic Development Areas.

Main Issue 3: Maintenance of General Economic Development Areas

Up to the start of 2009 Dundee experienced an increased level of development, particularly for new housing. This led to a number of employment land sites, of various sizes and quality being developed for housing and other uses. The main areas affected by this pressure were the identified General Economic Development Areas and employment sites and premises not allocated by the Dundee Local Plan review 2005. The result was that some General Economic Development Areas were completely developed for housing, some saw housing developed within them or on their periphery and a significant number of the sites and premises outwith allocated areas were also developed for housing. With the economic downturn there has been less pressure on these areas from housing or other proposals. However, as the economy picks up this pressure may return.

Figure 6: General Economic Development Areas – Dundee Local Plan Review 2005



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2011. All Rights Reserved. Ordnance Survey Licence number 100023371.

0 375 750 1,500 2,250 3,000 Meters

Over the period of the Dundee Local Plan Review 2005 the High Amenity Sites and Principal Economic Development Areas did not see a similar pattern of take-up. There were one or two permissions granted for non-conforming uses in the Principal Economic Development Areas but these were for uses other than housing eg retail.

It is recognised that General Economic Development Areas and the range of sites in employment use but not allocated in the Dundee Local Plan Review 2005 play an important role in the provision of land to support economic development within the City. These areas cater for a wide range of businesses and tend to provide accommodation for smaller local businesses. They provide a range of sites and premises and are generally well located and easily accessible. Given that a significant level of employment within the City is provided for through smaller local businesses it is important that these areas are safeguarded into the future. They also play a significant role in providing for new businesses that require smaller cheaper premises than can be found in the other economic development areas. Scottish Government Planning Policy advises that development plans should support small business development and growth and promote opportunities for low impact industrial, business and service uses. There is therefore a need to safeguard these areas from loss to residential or other non employment uses and to prevent fragmentation of them by allowing housing into parts of the larger areas.

Main Issue 3: Maintenance of General Economic Development Areas	
Preferred Option	Reason
To maintain the protection given to General Economic Development Areas and resist the development of these areas by non- employment uses.	This would provide stability and certainty for this important mainstay of the city's economy and encourage business uses that are well located in relation to the city infrastructure. It would also assist in maintaining the integrity of these areas and allow the concentration of employment uses to these larger economic development areas. In addition, the value of employment land would remain more stable and predictable, in turn supporting businesses by removing an element of risk.

Alternative Option	Reason
<p>To maintain the protection given to General Economic Development Areas and to allocate additional general industrial areas covering smaller sites and premises throughout the city.</p>	<p>This would have the same advantages as the preferred option for general economic development areas. However, the allocation of an increased number of smaller and more spread out general economic development areas with the same protection as the larger areas could undermine the ability to protect all these areas given the existing generous supply of employment land in the City. It could also limit the potential for regeneration of older employment sites or premises that may be better suited to alternative uses.</p>
Alternative Option	Reason
<p>To allow the take-up of general economic development areas by non-employment uses and to concentrate on safeguarding the High Amenity Economic Development Areas and Principal Economic Development Areas.</p>	<p>This would continue to provide for larger businesses but would reduce the supply and choice of land and premises for smaller businesses within the City and would increase reliance on the other economic development areas. This could also reduce the opportunities for new small businesses and impact negatively on the economy of Dundee.</p>

Delivering Quality Housing

Delivering Quality Housing

The Scottish Government advise in their Scottish Planning Policy document that the “*planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet the identified housing requirements across all tenures.*” In addition, they advise that “*the delivery of housing through the development plan to support the creation of mixed communities depends on a generous supply of appropriate and effective sites being made available to meet the need and demand, and on the timely release of allocated sites.*” The Scottish Planning Policy also recognises that planning authorities may as part of the development plan settlement strategy, direct development to particular locations to achieve desired outcomes and that in some circumstances the planned level or direction of growth may not reflect past trends.

To meet the vision set out by the proposed Tayplan Strategic Development Plan it is important that the Local Development Plan seeks to plan for growth in order to tackle the issues of jobs, quality of life and social and economic inclusion rather than follow past trends. One of the main aims of the Local Development Plan will be to assist in the retention of more of Dundee's population over the plan period and into the longer term. To deliver on this aim it is important to provide a better balance and choice in the type, size, tenure and location of housing within the City.

The Housing Needs and Demand Assessment (HNDA) for Dundee was carried out to inform the preparation of the Local Development Plan and to feed into the joint HNDA for Tayplan. The HNDA for Dundee has been signed off by the Scottish Government as credible and robust and has been used to guide and inform the preparation of this Main Issues Report with regards to housing. The HNDA for Dundee also looked specifically at the issue of the need for an affordable housing policy for Dundee. The findings concluded that there was insufficient justification at this time to take forward the development of a policy on affordable housing.

Building climate change resilience into new development is now a statutory requirement under the Climate Change Act and as such underpins the approach to delivering quality housing being sought by this Main Issues Report.

Housing has a key role to play in encouraging and enabling the creation of successful, quality places which contribute to the identity of the area. In addition it is important that new housing integrates with public transport and active travel networks, such as footpaths and that links into future areas of development are planned for. The Scottish Government has provided policy guidance on these areas (Designing Places, Designing Streets etc) which has been taken into account in the preparation of this Main Issues Report and will underpin the development of policy in the Local Development Plan and supplementary guidance.

Proposed TAYplan Strategic Development Plan 2012-2032

Quality of place within the Tayplan region is considered to be central to the vision and objectives of the proposed Tayplan Strategic Development Plan. The vision seeks to provide a quality of life that will make the Tayplan region a place of first choice where more people choose to live. To achieve this it is acknowledged that there is a need to plan for an effective supply of land for housing and provide for good quality, mixed housing type, size and tenure. To deliver the vision Policy 1 of the proposed Tayplan Strategic Development Plan seeks to focus the majority of new development in the region's principal settlements of which Dundee is one.

Tayplan Policy 2: Shaping Better Quality Places requires new development, including housing, to be fit for place, supporting more sustainable ways of life for people and businesses. Policy 2 sets out a range of measures that should be considered and built into to policies and proposals to help to deliver better quality places. These have been taken into account in the preparation of this Main Issues Report and will inform the preparation of the proposed Local Development Plan.

The Plan also proposes 3 Strategic Development Areas for Dundee, two of which include significant levels of new housing. These are the Dundee Western Gateway where capacity for 750 + houses is proposed and the Dundee Centre and Port (Dundee Waterfront) where housing will form part of the overall mix of uses.

Policy 5 of the proposed Tayplan Strategic Development Plan requires that the Local Development Plan;

- allocate a minimum of 5 years supply and work towards the provision of a 7 years supply of effective housing land supply by 2015 to support economic growth.
- provide an effective and generous supply of land to assist in the delivery of in the order of 26,000 units up to year 2024 across the Tayplan area.
- ensure that the mix of housing type, size and tenure meets the aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.
- has flexibility to plan for house building rates in Dundee City to exceed the level of annual provision.

Proposal 2 of the proposed Tayplan Strategic Development Plan sets out the expected annual average build rate for Dundee City at 610 units per annum.

Supply of Land for Housing

As the Local Development Plan is to be consistent with the Strategic Development Plan the Local Development Plan will need to ensure that there is sufficient effective land available to meet the requirements of Proposal 2 of the proposed Tayplan Strategic development Plan. In setting average build rates it is recognised that the period in which these build rates should be achieved is over the first 12 years of the proposed Tayplan Strategic Development Plan, not annually and that it is anticipated that within the first 12 year period build rates will be lower than the average in the early period and greater in the later.

The Scottish Planning Policy advises that Local Development Plans are required to allocate land on a range of sites which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of adoption, ensuring a minimum of 5 years effective land supply at all times.

The Council's Development Plan Scheme proposes that the Local Development Plan will be adopted in 2014 and will cover the 5 year period up to 2019. The level of land required to maintain a 5 year effective supply over the period of the Local Development Plan requires to be identified and land identified for a further 5 years up to 2024.

At the annual average build rate of 610 units this would amount to a requirement of land being allocated to accommodate 6,100 houses over the 10 year period from adoption of the Local Development Plan 2014-2024.

At March 2011 the Dundee and Angus Housing Land Audit identified that Dundee had in excess of a 5 year effective supply of land for housing.

To project forward the level of effective land available by 2014 from the current position in the Housing Land Audit of 2011, the level of likely completions to 2014 requires to be estimated. At March 2011 the completions for the year stood at 417 units. This was an increase on the 2010 figure which was 372 units. Although there had been an increase from 2010, 107 of the completed units in 2011 were purpose built student flats at Parker Street. It considered that a return to average annual completions of around 610 houses is likely to take some time given the current economic climate and the probable slow rate of future house building. An average completion rate of 400 units a year has therefore been used to estimate the potential available supply of land for housing by 2014.

The requirement for housing land over the period 2014-2024 is set out in Figure 7

Figure 7: Supply of Land for Housing

A	Housing Land Requirement 2014 - 2024 (10 years @ 610 units p.a.)	6,100
B	Established Supply at March 2011 (Housing Land Audit)	4925
C	Take up 2011 to 2014 (at 400 completions pa)	1,200
D	Potential Established Supply at 2014 (B – C = D)	3725
E	Windfall Sites at 20% of 6,100	1,220
F	Small Sites contribution (30 units per annum)	200
G	Additional Housing Land Required for 2014 – 2024 (A – (D + E +F) = G)	955

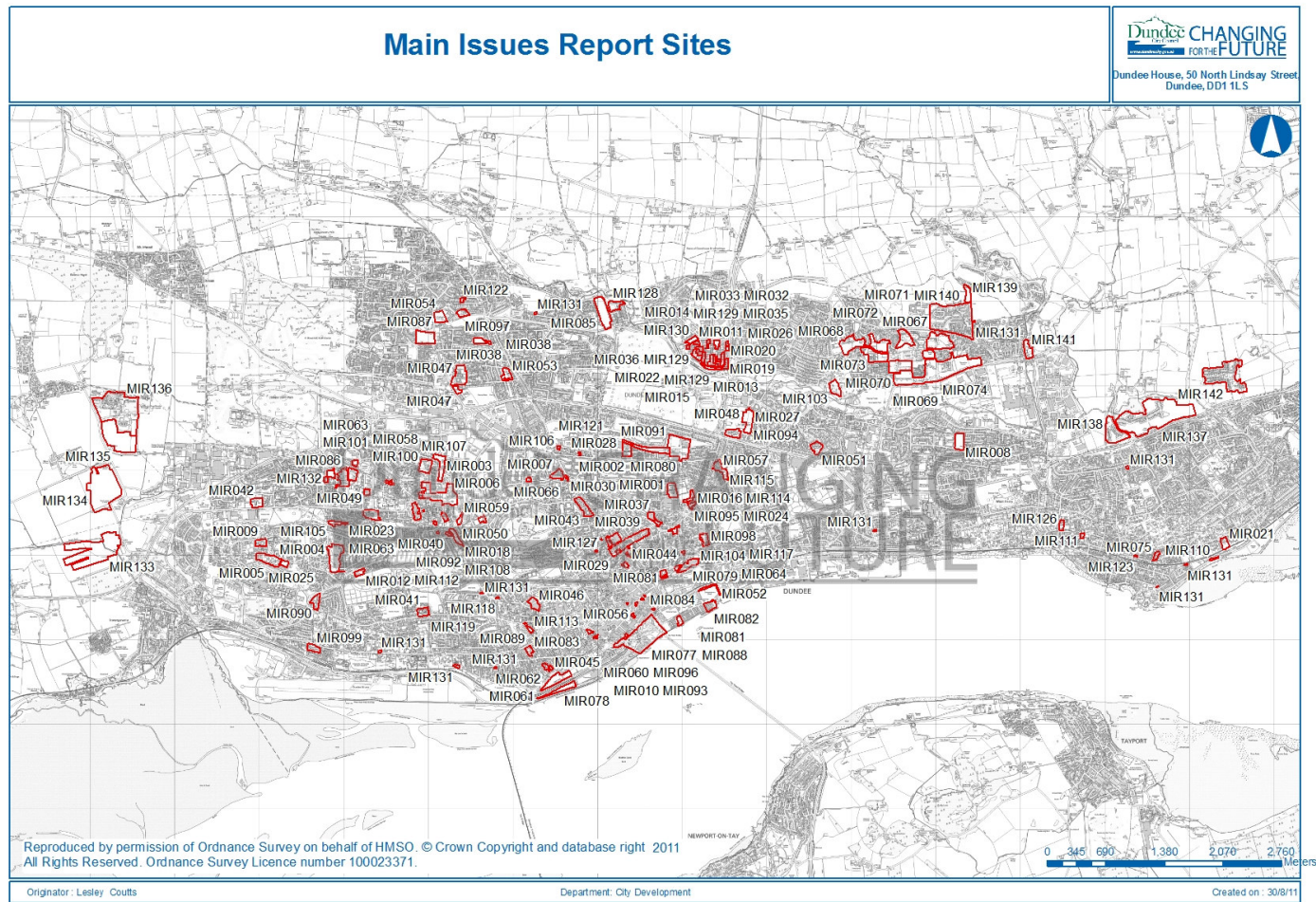
There have been issues raised by house builders over the effectiveness of sites in Housing Land Audits in the current economic climate particularly in terms of the marketability of sites. As a result they have suggested that the total effective supply is much less than set out in the Audits as a result of this constraint. However, it is considered that this constraint will not be removed through further allocations as it does not address the issue of access to funding which is the main constraint for builders and purchasers. The economic downturn has led to a considerable reduction in completions of new houses. Therefore, even if it is argued that the supply of effective sites has reduced, so has the level of house completions and therefore it is considered that there is sufficient supply to meet current demand.

It is difficult to anticipate how long any recovery in the economy and the housing market in particular will take. However, the Local Development Plan should still ensure that there is adequate and effective land available to provide for increased house building by allocating sufficient land to make sure there are housing sites in the appropriate locations. It is likely that completions will take some time to return to the annual average completion rate of 610. This is recognised by the proposed Tayplan Strategic Development Plan.

The proposed housing land requirement set by the proposed Strategic Development Plan for Dundee is considered to be generous and in line with the objectives of the Scottish Government in the Scottish Planning Policy. The Tayplan Main Issues Report set out clearly that if the build rates for Dundee were based on the General Register of Scotland 2006 based population projections for the period 2012-2032 then only approximately 100 houses a year would be required for Dundee rather than 610. However, it was considered that allocating only 100 units a year would not be appropriate as it is not sustainable to plan for a continued decline in the region's largest settlement. Therefore, the approach pursued by the proposed Strategic Development Plan is one that seeks to continue on the basis of past annual completion rates of 610 houses which have taken place over the previous 10-15 years. The use of past building rates is considered a positive response to addressing the issue of the projected population decline.

Figure 7 identifies the requirement to identify land for an additional 955 units over and above that already within the Housing Land Audit 2011 in order to maintain a 5 year supply over the period of the Local Development Plan. As part of the preparation process for the proposed Local development Plan a development potential exercise has been carried out by the Council. From this exercise it has been established that there is sufficient effective land to meet the identified housing land requirements. Figure 8 sets out the sites with the potential to meet the housing land requirements.

Figure 8: Potential Housing Sites

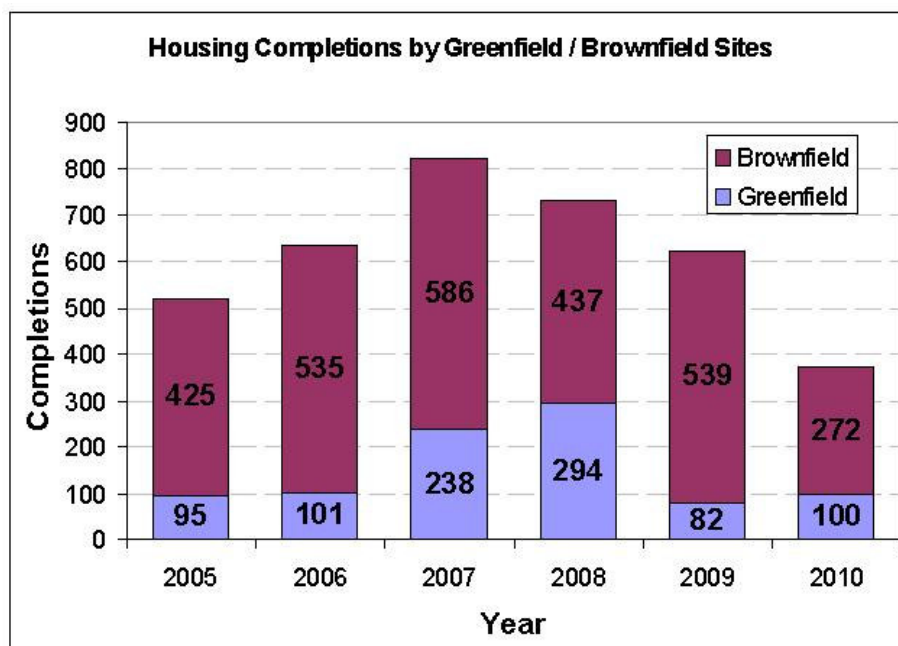


Appendix 1 sets out the details of the sites and locations included in Figure 8.

Main Issue 4: Distribution of Housing Land

It is recognised that Dundee has a tight administrative boundary. However, options exist to provide additional housing land on brownfield sites within the existing urban area or on the limited greenfield sites to the west, north and east of the City. Over the Dundee Local Plan Review 2005 period the aim of delivering the majority of the new housing on brownfield land was achieved (Figure 9), with 75% of completions (2794 units) taking place on brownfield land and the remaining 25% (910 units) on greenfield land.

Figure 9: Completions on Greenfield and Brownfield Land 2005-2010



Source: Dundee and Angus Housing Land Audit 2010

Scottish Government guidance and the proposed Tayplan Strategic Development Plan encourage development on brownfield land in the first instance where this is possible. The Council has undertaken a development potential exercise within the urban area of the City in 2010/11. From this it is considered that there is more than sufficient land available to provide for the additional housing land requirement over the period of the Local Development Plan.

In line with the proposed TAYplan Strategic Development Plan and Scottish Government emphasis on the delivery of sustainable development it is considered that the approach to the distribution of allocating additional land for housing, over and above, that which is proposed to be brought through from the Dundee and Angus Housing Land Audit 2011 should be to continue with the priority to reuse brownfield land with some limited greenfield release.

Where limited greenfield release is proposed, the Local Development Plan will provide a robust policy framework to avoid or, where appropriate mitigate adverse environmental effects and ensure the delivery of quality places particularly in greenfield locations in accordance with Tayplan Policy 2.

This will include building climate change resilience into new development, ensuring that new development is supported by the necessary infrastructure, services and facilities and integrating transport and land use to reduce the need to travel and to promote active travel linking into the existing green network.

Main Issue 4: Distribution of Housing Land	
Preferred Option	Reason
To continue with the approach of delivering land for new housing in brownfield locations with some limited □reenfield land release.	This would meet both the Governments and the proposed Tayplan Strategic Development Plan guidance on encouraging sustainable development and at the same time allowing flexibility and choice of potential development options.
Alternative Option	Reason
To focus all additional land for new housing on brownfield sites only with no new land release in □reenfield locations.	This would meet both the Governments and the proposed Tayplan Strategic Development Plan guidance on encouraging sustainable development but would limit the potential to provide for flexibility and choice in the delivery of housing within the City.
Alternative Option	Reason
To allow for a significant level of the additional land required to be met from □reenfield locations.	This would not meet the expectations of both the Governments and the proposed Tayplan Strategic Development Plan guidance on encouraging sustainable development and could undermine the development of brownfield land within the urban area. This could also undermine the various regeneration projects with the city where the development of vacant land for housing is proposed.

Main Issue 5: Greenfield Land Release

In order to meet the requirements of the preferred option for Main Issue 4 the identification of □reenfield land for housing is required.

The proposed TAYplan Strategic Development Plan has identified the Western Gateway as the main strategic housing location for Dundee (accommodating 750+ houses). It is proposed to carry forward the existing 3 sites for this area allocated within the Dundee Local Plan Review 2005. These would meet the requirements of the proposed TAYplan Strategic Development Plan for this Strategic Development Area. There has been comment made on whether these allocations are actually effective and questions raised over the likelihood of them being developed in the short to medium term. Currently, planning permissions for village 1 and village 2 have been approved by the City Council subject to the signing of a Section 75 Legal Agreement. The legal agreements are being progressed in order to allow for planning permission to be issued. Development has already taken place at the Liff Hospital site and continues to progress. In addition, the City Council has started works on the major up-grading of the Dykes of Gray Road which will provide local access to all three allocated sites. These works are programmed to be completed by the autumn of 2011. This is a major investment in this area and will be a significant step in facilitating the development of these sites. These improvements will also provide improved facilities for non car modes of transport in the area and will help link access between the villages. Further improvements to provide good access to the villages will be required as developments proceed including improvements to the Swallow junction. The Council is presently working on identifying the improvements necessary to the Swallow junction to allow the proposed housing to be fully developed.

There is currently developer interest to the east side of the City as there are a number of planning applications for residential development currently waiting to be determined. However, it is considered that the strategy to promote further large scale development to the east of the City would not deliver the Strategic Development Area identified by the proposed Tayplan Strategic Development Plan and would not have the locational advantages of the sites to the west of the City.

Further major land release in the east of the City would not extend locational choice in housing opportunities. It would not prevent cross City commuting of traffic from the east to the west with people living in the east and commuting across the City to work in the west at Ninewells Hospital or the Universities putting pressure on the road network during peak periods. The east of Dundee does not enjoy the benefits of accessibility to the trunk road network and proximity to the Central Belt which optimise the west of Dundee as the prime location for employment initiatives. It is also important that greenfield sites are developed within the capacity and character of the landscape. In landscape terms, it is considered that the east of Dundee does not offer the same opportunities to create high quality residential environments as in the west.

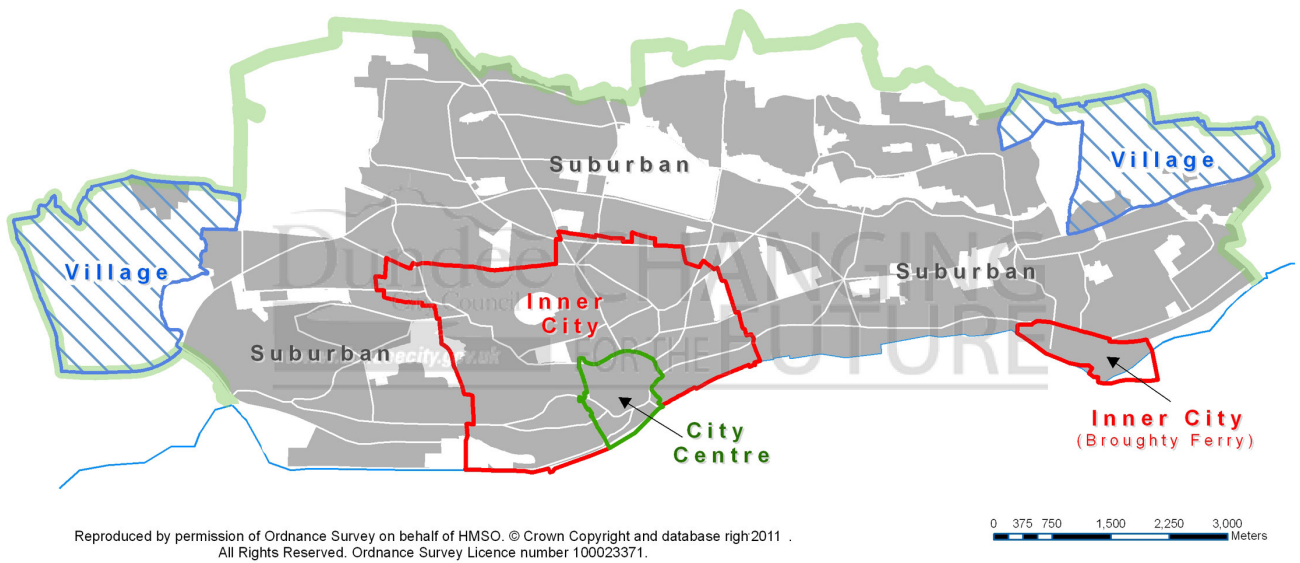
It is considered that the Dundee Western Gateway should be the main area within the City for the development of housing on greenfield land. Given completion rates on greenfield sites this allocation would be sufficient to provide for the majority of greenfield requirements over the period of the Local Development Plan. However, in order to provide for flexibility and choice it is considered that some limited greenfield land release in the north of the City should be allocated. See Figure 3

Main Issue 5: Greenfield Land Release	
Preferred Option	Reason
To continue to promote the west of the City for the main release of greenfield land for housing and allow for some limited greenfield land in the north of the City to provide for flexibility and choice.	This would be consistent with the proposed Tayplan Strategic Development Plan approach to new development at the proposed Dundee Western Gateway Strategic Development Area. It would also build on the significant public investment being spent in the up grading of Dykes of Gray Road. Additionally, it would present a major opportunity to create a high quality residential environment in the west of the City, benefiting from the locational advantages of this area and widening choice in the housing market. The land released to the north would provide some additional choice in the City and build on existing investment.
Alternative Option	Reason
To allow for greenfield land release for new housing spread across the west, north and east of the City.	This approach could be considered as providing for a more even spread of new greenfield development. However, it could undermine the development of the proposed Dundee Western Gateway Strategic Development Area and the public investment in upgrading of Dykes of Gray Road. It could result in further development in the east of the City where there has already been significant levels of new greenfield land developed for housing. Additional housing land in the east would not increase locational choice within the City.
Alternative Option	Reason
To allow for major release of greenfield land to the east of the City in the area to the north of Arbroath Road	This option would not be consistent with the proposed Tayplan Strategic Development Plan and could undermine the development of the Dundee Western Gateway Strategic Development Area. It would have the same concerns as the option for a spread of development in the west, east and north but is much more likely to have the detrimental impacts referred to.

Main Issue 6: House Type

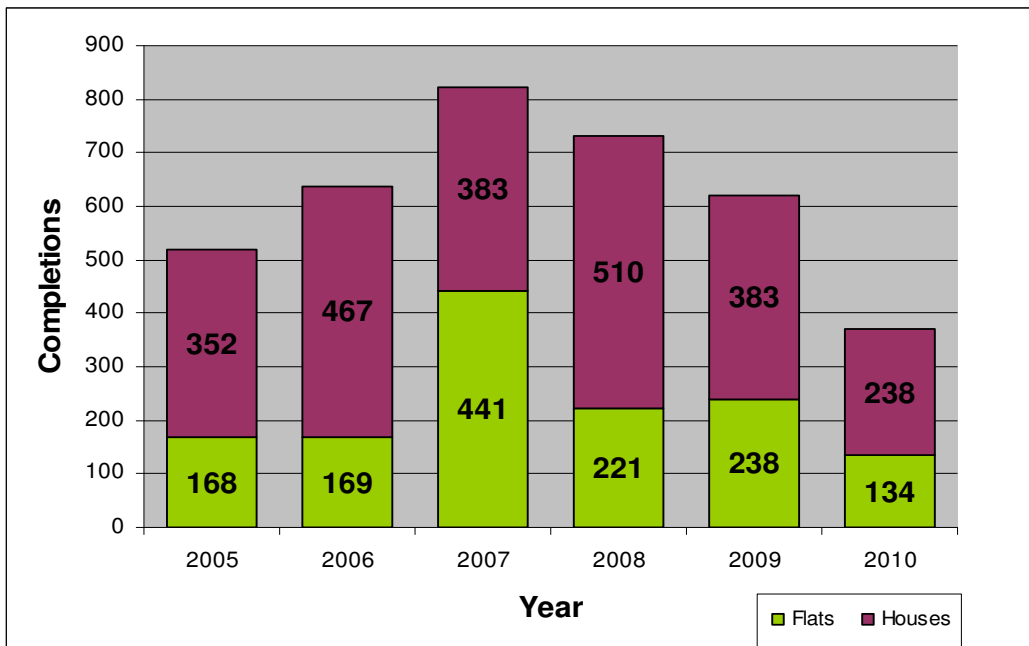
The Dundee Local Plan Review 2005 identified four separate areas within the City to which different design guidelines were applied for the development of new housing. These areas were the City Centre, the Inner City, Suburban and the Villages (Figure 10). Within each of these areas different house types were either encouraged or restricted. Two of the main aims of this approach were to deliver larger houses in the suburban and village areas in response to a shortfall in the provision of these house types and to limit the quantity of new build flats given the prevalence of flats in the City and the increasing demand for houses. The approach to flats sought to restrict new flatted development to the City Centre with limited scope in the Inner City area and a presumption against in the Suburban and Village areas.

Figure 10: Housing Sectors Dundee Local Plan Review 2005



It is considered that these main aims have generally been achieved with the majority of new development in the suburban and inner city areas being for larger houses and modern high quality flats provided primarily in the City Centre. Figure 11 sets out the completions of residential developments over the plan period with 2333 houses (63.7%) and 1371 flats (37.4%).

Figure 11: Residential Completions over the Local Plan Period



Source: Dundee and Angus Housing Land Audit 2010

In the past decade the average household size for Dundee fell from 2.3-2.05 persons compared to a fall in Scotland from 2.4-2.2. This trend towards the formation of smaller and single person households has been one of the main reasons for the modest increase in household numbers in Dundee. GROS projections suggest that in the period to 2017 the number of households in Dundee will increase. However, evidence shows that an increase in smaller households does not necessarily mean there will be an increase in demand for smaller properties as many smaller households still prefer larger 3+ bedroom properties.

The Housing Needs, Demand Assessment Report 2009 (HNDA) recognised that the supply of larger family properties had been enhanced over the Dundee Local Plan Review period (2005-2009). In acknowledging this the Report highlighted that this progress needs to be built upon with further enhancement required to improve the residential choice, primarily of family type properties in order to enable a move up the "housing ladder", retain more households and stem the loss of population. In addition, in considering changes in the housing market recognition needs to be made of the growing elderly population and what their needs are in terms of house type and the ability of the social rented sector to deliver houses in the current economic climate.

The approach taken by the Dundee Local Plan Review 2005 was starting to be challenged by developers and others particularly with regards to the emphasis of only larger houses in the suburban and village areas and the limitation of flats within the suburban and village areas. As a result of this there has been some flexibility introduced in the approval of more recent housing developments in the suburban/village areas to allow for a wider range of house sizes eg 3+ bedrooms rather than 4+ bedrooms units.

The existing four separate areas are still considered to be generally acceptable for the division of allocating different house types across the City. The approach taken in the Dundee Local Plan Review 2005 in delivering the increased provision of larger house types and limiting the provision of new build flats is considered to have been successful. It is clear however that there is a need to build upon the success of the previous approach and to respond to the changes in the market that have occurred over the period of the Dundee Local Plan Review 2005. The main emphasis to this change is to allow for greater flexibility in house type in the suburban and village areas. These areas have a supply of larger houses and as suggested by the HNDA 2009 there is a need to cater for smaller houses in the 3/3+ bedroom size. This would help to provide greater choice for more people within the City. It is considered that there is still a need to control the level of flats that are to be provided as

planning permission exists for some 600 units that still have to be built. In light of this it is proposed that flats are still restricted in line with the approach taken in the Dundee Local Plan Review 2005.

Main Issue 6 - House Type	
Preferred Option	Reason
To maintain the existing areas for the allocation of house types across the City (City Centre, Inner City, Suburban and Villages) but to build in greater flexibility in the house types/size in the suburban and village areas. To maintain the approach to the provision of flats as per the Dundee Local Plan Review 2005	It is considered that the existing areas are still generally acceptable for the allocation of house types. The supply of larger 4+ bedroom houses has been increased over the period of the Dundee Local Plan Review 2005 and there is an identified need (HNDA 2009) for smaller 3/3+ bedroom units to meet demand. There is still a substantial number of flats with planning permission to be built and limits on new flats should continue to ensure that there is no oversupply within the City.
Alternative Option	Reason
To maintain the existing areas for the allocation of house types across the City (City Centre, Inner City, Suburban and Villages) but to build in greater flexibility in the house types/size in the Suburban and Village areas. To allow the provision of flats within developments across all the areas of the plan.	The same benefits as the preferred option would potentially be achieved. However, there would be the potential for a significant increase in amount of flats within the suburban and village areas which could reduce the number of new 3/3+ bedroom houses being provided and result in a surplus of flats within the Inner City and City Centre.
Alternative Option	Reason
To remove the existing Central Area, Inner City, Suburban and Villages boundaries and have no restriction of house type by these areas.	The Local Development Plan needs to ensure that there is an appropriate mix of house types throughout the City to encourage people to remain in Dundee; it is considered that this would not be achieved through this approach.

Main Issue 7: Design Guidelines

The Scottish Government through a range of guidance documents and the proposed TAYplan Strategic Development Plan through Policy 2 place an emphasis on quality of place. These cover a wide range of considerations that require to be taken into account in the design and layout of new housing. The need to ensure that climate change resilience is built into new design guidelines for housing developments is recognised and will inform the development of any new design guidelines. It is also recognised that any new design guidelines will need to seek to deliver the Governments objectives of creating successful places and achieving quality residential environments. Scottish Government Policy Guidance (Designing Places, Designing Streets etc) will be used to inform the preparation of any new design guidelines for housing.

The City Council's vision also advises that Dundee should be a vibrant and attractive city with an excellent quality of life. Housing is the main land use in the city and the delivery of attractive residential areas and well designed houses is central to delivering these aims. The promotion of good quality new housing was a key objective of the Dundee Local Plan Review 2005.

The Dundee Local Plan Review 2005 promoted the delivery of good quality housing through Policy 4 and Appendix 1 Design of New Housing. Whilst Policy 4 sought to place emphasis on promoting a high quality of design and layout for new housing, Appendix 1 set out sectors of the City and standards that new development should meet in each sector in terms of House Type, Car/Cycle Parking, Amenity/garden Ground and privacy. It is considered that over the period of the Dundee

Local Plan Review 2005 the standards have been consistently applied and have generally produced good quality development. As with any standards there have been issues raised by the house builders regarding the limitations that have resulted in adhering to these standards and the burden of meeting these standards financially on certain sites. The main issues have tended to focus on meeting the amenity/garden space requirements and to some extent the car parking requirements. In particular housing associations have raised concerns on the ability to delivering housing within funding allocations and meet the design requirements.

The Dundee Local Plan Review 2005 Appendix 1 requirements recognised that there would be situations where the standards might not best apply and therefore built in degrees of flexibility to allow for site specific circumstances and developments of social rented accommodation. In addition, the scope to use site planning briefs to allow for flexibility in applying the requirements of Appendix 1 was also included.

The current economic downturn has also resulted in pressure from house builders for the Council to relax the requirements of Appendix 1 for new housing developments. Whilst the reasons for this are understood it is necessary to ensure that the quality of new housing is not reduced so as to fail to deliver on improving the quality of place that is important to maintaining and attracting new residents to the City and meeting the vision and objectives of Tayplan and the Scottish Government.

It is considered that there is a requirement to continue with standards for new housing development to ensure the quality of place agenda and climate change resilience is delivered through the Local Development Plan. It is recognised that there is a need to review the existing requirements in light of the experience of their use over the last 5 years to ensure that they are assisting in the provision of quality new housing developments and are not preventing development from taking place. The range of guidance produce by the Scottish Government on quality of place including Designing Streets and the guidance set out in the proposed Tayplan Strategic Development Plan will inform the development of the new standards for design and layout of new housing proposals.

Main Issue 7: - Design Guidelines	
Preferred Option	Reason
To maintain the approach of setting down the main requirements for new housing in terms of design and layout to deliver an integrated approach to placemaking in the existing sectors and build in flexibility to allow for creative solutions in specific circumstances. To build in recognition that the requirements of the social rented sector need to be considered differently.	This approach will assist in the delivering of quality places and an integrated approach to placemaking in line with the guidance of the Scottish Government and the policies of the proposed Strategic Development Plan. To recognise that the needs of the social rented sector are different and need to be taken into account in the proposed requirements. To provide greater certainty for all house builders of the requirements expected on potential sites within the City.
Alternative Option	Reason
To take the same general approach as the preferred option but, remove the different requirements applied to each sector and apply similar requirements across the city as a whole.	This would simplify the approach to housing requirements but could result in a uniformed approach and fail to recognise the different characteristics of the various parts of the City. It could also result in increased density of development in areas where this might not be appropriate and reduced the potential to build and maintain quality places.
Alternative Option	Reason
To replace the setting out of housing requirements with a density approach to new housing developments.	This could lead to a more simplified approach to assessing new developments but would not necessarily lead to high quality.

Town Centres and Retailing

TOWN CENTRES AND RETAILING

Background

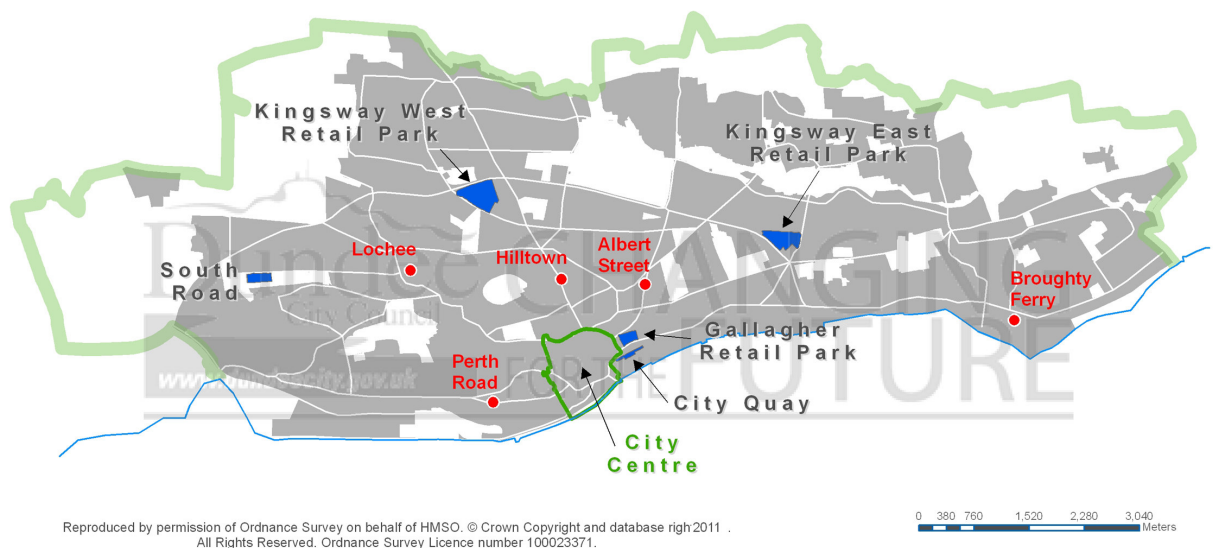
In Dundee, shopping plays an important role within the city and is an important employer making a major contribution to the city's economy. In light of this it is important that the city's key shopping destinations contribute towards improving its attractiveness as a place to live, work, study and visit. In addition, they should also underpin its role as a regional shopping centre providing goods and services for its wider catchment.

The shopping policies in the Dundee Local Plan Review 2005 set out the approach to protect and enhance the existing shopping provision within the City. Part of this was to establish a shopping hierarchy for the City in line with the Scottish Governments policy guidance at the time. This sought to direct major new shopping developments to existing shopping centres with priority given to the City Centre and the District Centres. Retail Parks were also recognised within the hierarchy.

The aim of this approach was to ensure that new shopping developments built on the locational and accessibility advantages of existing centres and safeguarded their vitality and viability. It also sought to maintain and enhance the provision of local services and facilities within local communities and reducing the need to travel. The policies also set out the goods range and related controls which would apply to the existing major out of centre shopping developments and were intended to avoid damaging conflict with the roles of the City and District Centres.

The current shopping centres, as set out in Figure 12 function as part of a network across the City within which people shop, access services, work and visit and businesses locate.

Figure 12: Retail Hierarchy (add in a key and make larger)



National guidance, through the publication of Scottish Planning Policy, has changed since the adoption of the Dundee Local Plan Review 2005. These changes are reflected within the policies of the proposed Tayplan Strategic Development Plan and will be taken into account in the preparation of the Local Development Plan including updating the approach to the retail hierarchy within the City.

It is recognised that the policy approach in the Local Development Plan to guiding the spatial choices of future shopping proposals will need to be developed in a manner that delivers quality and sustainable shopping places. This will also be directed by climate change considerations and seeking to improve opportunities to access shopping locations by a wider choice of sustainable modes of transport.

In addition, the Local Development Plan will provide a development framework to guide investment decisions by retailers and service providers. In doing so, it will aim to ensure that the community as a whole has the benefit of convenient access to the full spectrum of shopping opportunities, including the latest innovations in retailing.

Dundee City Region Retail Study December 2006

The last major review of retailing within the City was carried out in 2006 and from which the Dundee City Region Retail Study December 2006 was published. This study examined the potential of the City to accommodate additional retail floorspace up to 2011 and from 2011 to 2017. This was broken down into convenience goods (food and other day to day purchases) and comparison goods (non food). The comparison goods element was also broken down further into bulky goods (furniture carpets etc) and non-bulky goods (clothing, footwear, leisure goods, and other personal purchases). It also reviewed the goods range restrictions and examined the health of existing Centres including the City and District Centres. The main conclusions from the study were that up to 2017 there would be scope for additional bulky comparison goods retailing floorspace both within the City Centre and Out of Centre, there would be scope for additional non-bulky comparison floorspace in the City Centre and no scope for additional convenience goods floorspace. In addition, it concluded that there was no requirement to change the approach to the current goods range restrictions.

A more recent retail study was carried out to help inform the preparation of the Tayplan Main Issues Report - The Tayplan Retail Framework 2009. This used existing studies including the Dundee City Region Retail Study December 2006 as a basis and projected the findings to 2019. One of the main findings from this study was the recognition that the projected spare expenditure capacity emerging from the previous retail studies was unrealistically high given the subsequent downturn in the economy. It also highlighted that the economic downturn had largely called a halt to investment in non-food retail property development and comparison retailer demand in many sectors. In addition, non-food expenditure had dropped significantly and it was impossible to predict when the recession would end. The Study suggested that it was likely that there would be little or no real growth up to 2011/12 and continued low growth beyond then. It also concluded that the retail market conditions were at odds with the longer term expenditure growth projections based on the previous studies.

The study concluded that the strategy of continuing to direct the main redevelopment opportunities to the City Centre was consistent with the major multiple retailers requirements in general and remained an appropriate approach. It also recognised that the principal opportunity for new floorspace remained the extension to the Overgate Centre. At the retail parks it was concluded that the predicted scope for new bulky goods floorspace was not being matched by demand. As a result there was no pressure to find additional sites to those identified in the Dundee Local Plan Review 2005. Given the narrow role of the retail parks it was considered that the primacy of the City Centre for new retail development be maintained.

Proposed Tayplan Strategic Development Plan

To achieve the Scottish Government's aim set out in Scottish Planning Policy to protect and enhance town centre vitality and viability the proposed Tayplan Strategic Development Plan identifies a hierarchy of town centres within the Tayplan area with Dundee recognised as the Regional Shopping Centre. The aim of this approach is to contribute to protect and enhance the vitality and viability of town centres as the focus for comparison retail specifically, but also for some convenience retail, and for the mix of other town centre uses defined in Scottish Planning Policy.

Policy 7 Town Centres of the proposed Tayplan Strategic Development Plan seeks to ensure that strategies, plans, programmes and development proposals focus comparison retail development within the identified town centres, with the largest scale of activity in the largest town centres, to protect and enhance their vitality and viability. In addition, Policy 7 seeks to direct Local Development Plans to identify the specific boundaries for each identified town centre and identify roles for 'other service centres' beneath the regional hierarchy; including 'commercial centres' for leisure, bulky goods and other retail; and, local centres for convenience and comparison retail, particularly in multi-centre settlements such as Dundee.

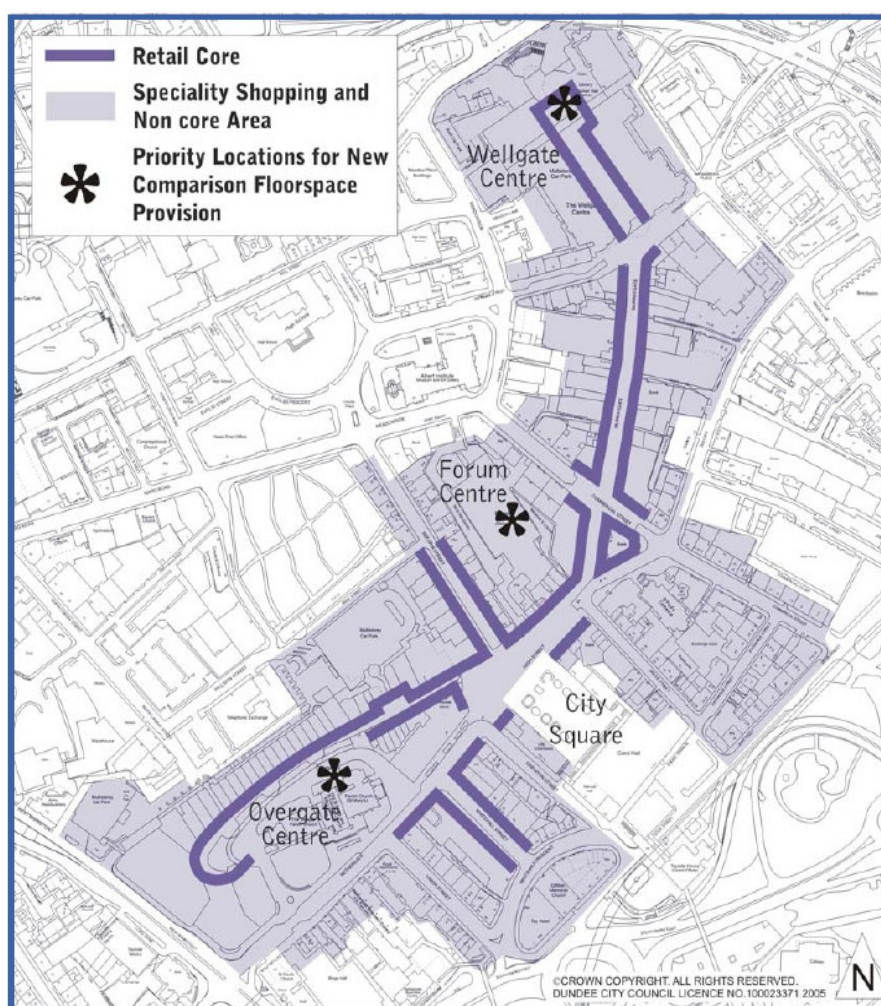
Main Issue 8: City Centre

The City Centre is recognised as the Regional Shopping Centre for the Tayplan Area and plays a key role in delivering retail goods and other services to residents within the City and to the wider regional catchment. The City Centre is already highly accessible from all parts of the City and beyond and is well served by good public transport links. Both the main bus and rail stations are located within the City Centre.

The City Centre has been the focus of significant investment by the City Council and its partners over many years. These have sought to ensure that it remains a strong attraction for visitors and a key focus for retailing, leisure and commercial activity. Recent examples of these measures have included the refurbishment of the McManus Art Gallery and Museum together with associated environmental improvements in Albert Square. Current and upcoming initiatives include the redevelopment of the Central Waterfront Area and the V&A at Dundee project.

These bring major potential benefits for the City and the wider area. They can also have a significant positive influence on perceptions of the city as a whole for visitors, employers and potential investors.

Figure 13: City Centre Shopping Area (Dundee Local Plan Review 2005)



The Dundee Region Retail Study 2006 identified that there was significant scope to accommodate additional bulky comparison goods floorspace provision over the period till 2011 and also between 2011 and 2017. In addition to out of centre provision, this included a generous provision for City Centre bulky comparison goods floorspace. It was recommended that this would be accommodated within standard city centre type shop units as opposed to retail warehouses.

In addition, the study identified that there was scope for steady growth in the City Centre's non bulky comparison goods floorspace over both the period up to 2011 and from 2011 until 2017. The study also recommended that continued support of the locations identified in the Dundee Local Plan Review 2005 should remain as priority locations for new comparison floorspace provision, ie Overgate Centre, Forum Centre and Wellgate Centre. In addition, it was recommended that the scope to accommodate comparison floorspace provision within the Central Waterfront Development be investigated. It also recognised the continued need for further investment in the City Centre.

Over the period of the Dundee Local Plan Review 2005 there has not been the expected growth in expenditure on comparison goods (both bulky and non-bulky). The areas identified within the Local Plan as priority locations for the expansion of comparison floor space have not been developed. Given the economic recession and current economic climate it is unlikely that there will be a significant growth in

available comparison expenditure over at least the initial period of the Local Development Plan. The main issue for consideration by the Council is where to prioritise the available comparison expenditure over the plan period. It is considered that the City Centre should remain the focus for the development of new floor space to meet any increase in expenditure growth. The existing areas identified in the Dundee Local Plan Review 2005 should remain as the preferred locations. In addition, the need to direct expenditure to support the development of the Dundee Waterfront proposals is also supported. This approach would be in line with the guidance set out in Scottish Planning Policy and in Tayplan Policy 7. Building on the locational advantages of the City Centre will also assist in delivering the considerations of climate change measures by reducing the need to travel and increasing choices in modes of sustainable transport.

Main Issue 8: City Centre	
Preferred Option	Reason
That the City Centre remain the main focus for directing the majority of new non-bulky and bulky comparison goods retail expenditure.	This approach would be inline with the Government's guidance in Scottish Planning Policy and Tayplan Policy 7. In the current economic climate there is likely to be only limited potential growth in retail expenditure. The impact of economic downturn will continue to put pressure on the viability of existing retailers. It is considered important to direct what available expenditure and investment there is to the City Centre including the Central Waterfront. This will help and maintain and develop its vitality and viability and its role as the Regional Shopping Centre. This approach will also assist in delivering a more sustainable approach to providing retail goods and services by building on the locational advantages of the City Centre and the existing public transport provision.
Alternative Option	Reason
That the City Centre remains the focus for directing the majority of new non-bulky goods retail expenditure but that the majority of available expenditure on bulky goods be allowed outwith the City Centre.	This option would have some of the benefits of the preferred option but would reduce the benefits that new investment would bring and could undermine the role of the City Centre. It would not build on the locational advantages of the City Centre. This approach would not fully deliver the aims of the guidance in the Scottish Planning Policy or Tayplan Policy 7.
Alternative Option	Reason
That new non-bulky and bulky retail expenditure not be focused on the City Centre but rather it be spread across all of the existing retail hierarchy	This option would reduce the benefits that new investment would bring to the City as a whole and could undermine the vitality and viability of the City Centre and its Regional role. It would not build on the locational advantages of the City Centre. This approach would not fully deliver the aims of the guidance in the SPP or Tayplan Policy 7.

Main Issue 9: District Centres

The District Centres perform a valuable function as a focus for a number of communities across the City. They provide a range of shops, services and leisure facilities in locations which are highly accessible by public transport and help create a sense of identity for the communities they serve. Nevertheless, the District Centres have, over a number of years, shown evidence of decline. Growing shop vacancy levels together with declining environmental quality have given rise to special measures targeted at the Albert Street, Hilltown and Lochee District Centres aimed at addressing these problems and enhancing their ability to attract new investment. These measures have also sought to improve the district centres as part of the regeneration of the wider communities that they are within. Part of the approach has been to develop these centres to improve quality of place as part of sustainable neighbourhoods with improved accessibility from the surrounding area.

Figure 14: District Centres



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2011. All Rights Reserved. Ordnance Survey Licence number 100023371.

0 380 760 1,520 2,280 3,040 Meters

The Dundee Region Retail Study 2006 identified that future available expenditure would be insufficient to support non bulky goods floorspace provision in District Centres. The Study also identified that there was already sufficient convenience floorspace within the City as a whole up to 2017. Given the current economic climate there is unlikely to be much growth in the available retail expenditure to change the conclusions of the Retail Study's findings.

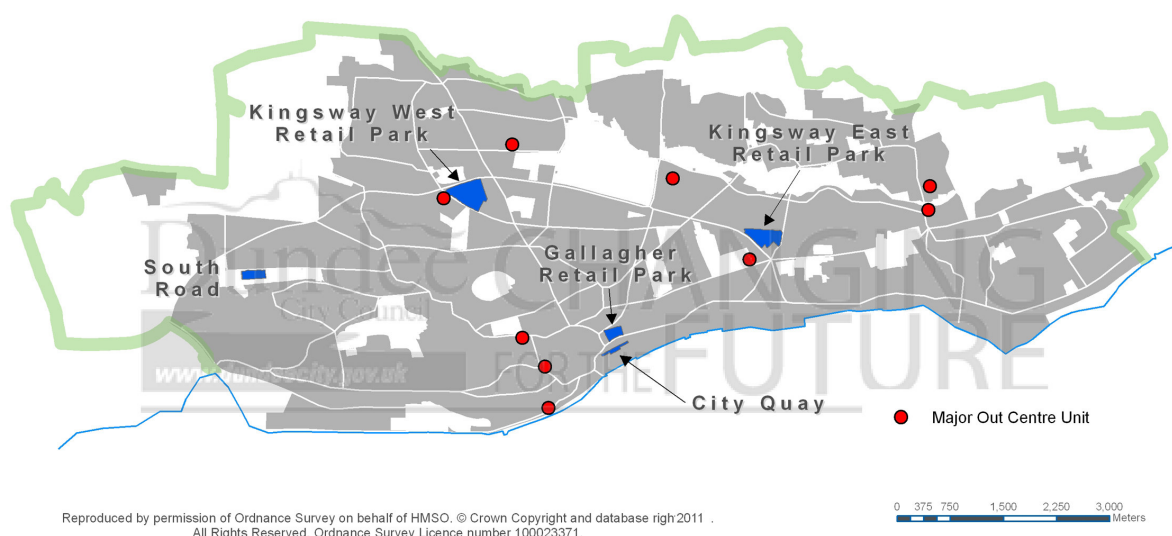
The issue for consideration is whether the District Centres can remain in their current form and size. Given the level of vacancies in some of the centres there may be the need to consider consolidation into a smaller size and aim to focus investment to these reduced areas. This approach seeks to build on the work already underway in some of the district centres with the aim of delivering sustainable quality centres that serve their surrounding neighbourhood.

Main Issue 9: District Centres	
Preferred Option	Reason
Review the boundaries of the existing District Centres with a view to consolidating them into a more viable shopping centre for the area they serve and provide a better focus for future investment	A review of the boundaries will allow an assessment of whether there needs to be a consolidation of a particular District Centre. By reducing the size of the centre this will allow for a more focused approach to safeguarding and investing in these areas and maintaining their vitality and viability.
Alternative Option	Reason
To leave the boundaries of the existing District Centres as designated in the Dundee Local Plan Review 2005.	It is considered that this would only result in further deterioration of the centres vitality and viability. The benefits of any new investment would be limited and the levels of vacancy would remain rather than allow for other uses to occupy them.
Alternative Option	Reason
To allow more non-retail uses within the existing District Centres, as defined, to address the levels of vacancy.	It is considered that this option may result in fewer vacancies but would potentially reduce the vitality of these centres with uses that would not attract additional retail customers. It could also lead to a conflict between uses.

Main Issue 10: Major Out of Centre Retailing

Over many years, the greater part of Dundee's new retail development has taken place in out of centre locations with good links to the strategic road network. This has included the partial redevelopment and extension of the Kingsway West Retail Park, the development of the edge of centre Gallagher Retail Park and of certain stand alone retail units including several major foodstores. For the most part, these developments are subject to goods range restrictions and other controls aimed at avoiding potentially damaging impacts on the City and District Centres.

Figure 15: Major Out of Centre Retailing



(Retail Booklet 2010)

The Dundee City Region Retail Study 2006 highlighted that future available expenditure will be insufficient to support non bulky goods floorspace provision in out of centre locations or within the district centres. The study did identify scope for further bulky goods expenditure outwith the City Centre. The study recommended that the Gas Holder site in Dock Street should be identified for bulky goods retailing in the longer term, following redevelopment at the Stack and the Bus Depot site to its west which is currently allocated for bulky goods retailing. However, the Tayplan Study of 2009 highlighted that there has been little to no growth in retail expenditure since the 2006 Study and that any future growth is likely to be extremely limited. Therefore, the potential for new bulky comparison floorspace within the City is much more limited than the retail projections indicated. In light of this it is considered that it is unlikely that retail development will be attracted to the Stack Leisure Park and as such it be removed as an option. In addition, given the limited capacity likely to be available over the plan period for bulky goods retailing it is considered that the British Gas site not be pursued as a potential retail location in the period of the Local Development Plan.

The Dundee City Region Retail Study 2006 also indicated that future available expenditure did not indicate any scope for any significant levels of additional convenience goods floorspace provision (ie beyond existing commitments) within the City over the period up to 2017. The Study recommended that in the light of the identified generous provision of convenience goods floorspace and the committed foodstores yet to commence trading, no further provision should be made for major foodstores up to 2017. Since the publication of the 2006 Study the sites identified for foodstores in the Dundee Local Plan Review 2005 have been built at Forfar Road and South Road and permission granted for a further major foodstore at Myrekirk Road for Asda. It is considered that there is limited scope for further major out of centre foodstores within the City over the period of the Local Development Plan.

The Retail Parks and most of the major out of centre shopping destinations within Dundee have been subject to a range of goods restrictions. These are geared to safeguarding the vitality and viability of the City Centre and the District Centres by preventing potentially damaging diversion of trade in goods ranges which are vital to

their survival. The Dundee Region Retail Study 2006 concluded that the goods range restrictions have been successful, are appropriate and should not be substantially changed. However, there has been pressure over the period of the Dundee Local Plan Review 2005 to review the range of goods at the retail parks with a view to relaxing them and allowing a wider range of goods to be sold. The pressure to relax the range of goods controls has been resisted due to the potential of drawing both trade and retailers away from the City Centre and District Centres. However, it is recognised that there may be the need for some minor variations to the range of goods permitted to reflect changes in the shopping offer and format over the last few years.

The growth of non food sales in major foodstores is recognised to draw trade from retailers within existing shopping centres. To reduce this impact restrictions have been placed on major foodstores within the City to limit the amount of floorspace that can be given over to non-food goods. The Dundee Retail Study 2006 recommended that no amendments should be made in respect of the current goods range restrictions.

It is clear that the projected growth in expenditure for comparison goods has not materialised over the period of the Dundee Local Plan Review 2005. In addition, the economic downturn will likely to continue over the early part of the Local Development Plan period with only slow levels of future growth. In light of this it is important to maintain the controls over range of goods subject to any minor variations and limit the scope for any expansion of floorspace over that already identified in the Dundee Local Plan Review 2005

Main Issue 10: Major Out of Centre Retailing	
Preferred Option	Reason
To maintain the current policy approach to out of centre retail floorspace with no new sites identified for either convenience or comparison floorspace over that proposed at the Bus Depot as an extension to Gallagher Retail Park. Also to maintain the existing controls over the range of goods sold from the retail parks and major foodstores subject to any minor variations that may be required to reflect changes in shopping formats.	This approach would be inline with the Government's guidance in Scottish Planning Policy and Tayplan Policy 7. Although, the Dundee Region Retail Study 2006 showed capacity for further comparison retailing within the City and for some additional bulky out of centre provision this has not materialised over the plan period. In addition, the economic downturn has also happened and the forecast potential for future expenditure will be significantly reduced. Given the current economic climate it is considered that what new expenditure is available should be focused on existing shopping provision with primacy given to the City Centre and then to District Centres and Retail Parks. The maintenance of the range of goods controls at the retail parks and major foodstores should also be maintained to ensure that retailers are not lost from the City Centre to out of centre locations.

Alternative Option	Reason
<p>Designate new out of centre retail locations including the Gas Holder site at East Dock Street, or extensions to existing retail locations for additional comparison and convenience goods floorspace?</p>	<p>It is considered that there is insufficient expenditure available to justify the new allocations in the short to medium term. In particular the level of major convenience provision has increased significantly over the plan period and there is no scope for new convenience floorspace that would not impact detrimentally on the existing shopping provision. The Gas holder site at East Dock Street may still be a potential site for retail in a future local development plan if there is an upturn in available comparison goods expenditure. This approach would not fully deliver the aims of the guidance in the SPP or Tayplan Policy 7.</p>
Alternative Option	Reason
<p>Relax the controls on the existing out of centre retail parks to allow them to widen the range of goods and retailers that could be accommodated</p>	<p>It is considered that a relaxation of controls over the range of goods could result in existing retailers located within the City Centre relocating to the Retail Parks. This would undermine the vitality and viability of the City Centre and its role as a Regional Shopping centre. This approach would not fully deliver the aims of the guidance in the SPP or Tayplan Policy 7.</p>

Sustainable Natural and Built Environment

Sustainable and Natural Environment

Introduction

Dundee offers an excellent environment in terms of its natural setting and climate. The City has a strong historic and architectural legacy with a thriving cultural and art base attracting international artists which will be boosted further through development of the Victoria and Albert Museum. The City offers a high quality regional shopping environment and vibrant evening economy. Health facilities are excellent and the city is at the forefront of scientific research. The quality of life available in the City has risen dramatically over the past two or three decades supported by an active regeneration programme which has significantly improved the environment of the most challenging areas in the City over the same period.

The new Local Development Plan will underpin the strengths and quality of the environment of Dundee by putting sustainability at the heart of the Plan. Climate Change offers significant opportunities for sustainable economic growth as well as challenges to the way things have been done in the past. The Environment Chapter of the new plan will be strengthened by addressing particular requirements arising from Climate Change for ensuring long term sustainable environmental quality in the built environment.

Proposed Tayplan Strategic Development Plan 2012-2032

The vision of the Proposed Strategic Development Plan seeks to protect and enhance the quality of the built and water environments, landscape, biodiversity and natural resources. It promotes reducing the need to travel by car and integration of high resource efficiency standards, green spaces, mixed uses and facilities, watercourses and infrastructure networks. The development of networks of green spaces, cycling and walking facilities and support for bio-diversity and habitats forms part of the vision.

Policy 2 Shaping Better Quality Places requires that Local Development Plans:

- presume against development in areas vulnerable to coastal erosion, flood risk and rising sea levels with mitigation against flood risk promoted through use of Sustainable Urban Drainage Schemes (SUDS), protection of carbon rich soils such as peatland and water storage capacity of woodland and identifying and enhancing green infrastructure.
- reduce the need to travel, improve accessibility, promote transport assessments and travel plans where necessary.
- integrate waste management into development.
- integrate low and zero carbon generation into development.
- incorporate and enhance natural and historic assets with design context and layout.

The environmental aspects of shaping better quality places are promoted in the Dundee Main Issues Report through the following.

Main Issue 13 addresses development in areas which are at risk from flooding. Coastal erosion and rising sea levels are already being addressed through the Dundee Coastal Study which is accompanied by its own Strategic Environmental Assessment and therefore are not considered to contain additional main issues for further consideration in the Main Issues Report. The requirement for SUDS and/or a

drainage impact assessment as a means of mitigating and managing flood risk has been normal working practise in processing planning applications since adoption of the Dundee Local Plan Review 2005 and as such may not require a specific policy in the proposed Local Development Plan as there is no issue to address. Although there are no peatlands in Dundee, urban woodland is promoted and enhanced through the Tree and Urban Forestry Policy accompanied by a programme of tree planting projects.

Integrating waste management into development is considered under Main Issue 14, low and zero carbon technology in Main Issue 11 and comprehensive attention to design context in Main Issue 12.

Policy 3: Managing TAYplan's Assets requires that Local Development Plans:

- protect prime agricultural land and new and existing forestry areas;
- protect scenic value across a range of natural and historic assets;
- safeguard the undeveloped coastline.

With regard to the above requirements, issues surrounding protection of agricultural land are discussed under the Spatial Strategy and Housing elements of the Main Issues Report, protection given to trees and woodland areas in the Dundee Local Plan Review 2005 will be extended into the proposed Local Development Plan and all of Dundee's coastline is associated with established land-use allocations. Scenic value will continue to be protected through carrying forward appropriate policy areas into the proposed Local Development Plan.

Policy 6: Energy and Waste/Resource Management Infrastructure requires that Local Development Plans:

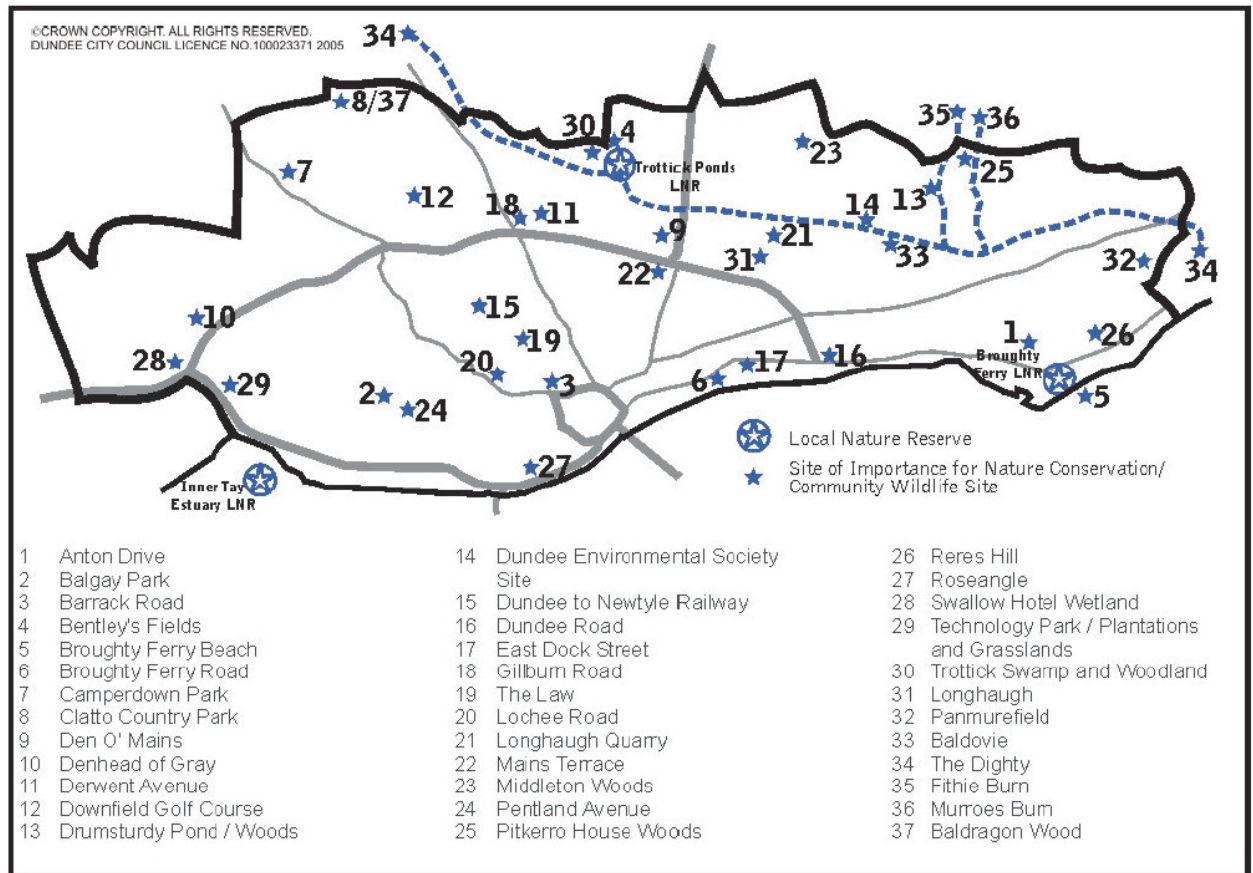
- identify areas suitable for forms of renewable heat and electricity infrastructure and waste/resource management infrastructure
- allocations are justified against appropriate criteria specified in the Strategic Development Plan.

Due to Dundee's physical constraints the land capacity does not exist to accommodate windfarm energy production. DERL waste to energy production plant will continue as the main electricity production infrastructure in Dundee throughout the period of the proposed Local Development Plan and individual turbine applications will continue to be encouraged. It is proposed that smaller scale energy generation will be encouraged through the preferred option of Main Issues 11 and 12.

Green Infrastructure

Dundee has a history of active participation in the identification and enhancement of green infrastructure stretching back to the late 80's and early 90's. This included a city-wide nature conservation strategy, Subject Local Plan later incorporated into the Dundee City Local Plans of 1998 and 2005 and two Habitats and Species Surveys giving total coverage of the administrative area. It is intended to maintain this spatial approach to the presentation of green infrastructure in the proposed Local Development Plan. The Dundee Public Open Space Strategy which was adopted in 1998 and revised in 2008 formalised the open space hierarchy as part of a comprehensive approach to the protection and enhancement of open space. This remains current and is supported by an Action Plan which is regularly reviewed.

Figure 16: Sites of Nature Conservation Interest (Dundee Local Plan Review 2005)



All of Dundee's green space was identified, categorised and digitised in 2007 and is updated at regular intervals. The green space audit is the basis for review of the provision, quality and function of all green spaces in each of Dundee's eight Local Community Planning Partnership (LCPP) areas. These are at various stages of completion in each of the LCPP areas and will be supported by reviewing formally designated open space in the Local Development Plan. Other supporting strategies include the Outdoor Access Strategy adopted in 2005, Core Paths Plan in 2009 and Dundee Outdoor Play and Youth Strategy 2009. A lengthy programme of improvement of all of Dundee's play areas has recently been completed and a programme of improvements to Trees and Woods in Green Spaces is ongoing.

The Dundee Local Plan Review 2005 identified and protected all designated open space, sites of importance for nature conservation, community wildlife sites, local nature reserves, green access corridors and other open space use-types. These assets which enhance biodiversity, recreation, sustainable travel infrastructure in the form of footpaths, cycleways and bridleways as well as health and education will be carried forward into the proposed Local Development Plan. Main Issue 12 proposes promotion of sustainable places by extending these enhancements in new developments.

Several biodiversity corridors are protected by the Dundee Local Plan Review 2005 including the Dighty, Murroes, Fithie and Gelly burns and their environs and the Riverside Corridor. Other corridors which did not meet the biodiversity criteria for designation as sites of importance for nature conservation but are protected for their open space value. Proposed additions to the open space network which arise

through the Local Community Planning green space reviews as well as this Main Issues Report consultation exercise and will be considered in preparation of the proposed Local Development Plan.

Natural Heritage

The environmental importance of the River Tay and estuary is recognised and protected through local, national and international natural heritage designations including Special Area of Conservation, Special Protected Area, Ramsar, SSSI and Local Nature Reserve. The current Local Plan policy presumes against development proposals that will adversely affect the conservation interests of these designations. Development proposals likely to have an effect on an area of natural heritage importance must be accompanied by an ecological or similar assessment that sufficiently establishes the impacts on the conservation interest of the designation. Only in exceptional circumstances will development which has a significant impact on these designations be considered in line with government policy. This policy in its present or revised form will be carried through into the new proposed Local Development Plan.

Currently there are two projects which could potentially have such an effect. The Dundee Coastal Study which affects the entire Dundee coastline is accompanied by its own Strategic Environmental Assessment. Proposals to establish the V&A in Dundee and its potential impact on the Tay are the subject of discussion with the key environmental agencies. Both projects are being taken forward independently and will not be assessed separately through the Main Issues Report Strategic Environmental Assessment.

Off-shore renewable energy proposals are expected to offer significant benefits for Dundee, however, there is no direct physical impact on Dundee arising from the proposals themselves. Should development proposals arise in the future, such as development at the Port, access arrangements to the Port or other related development in support of the industry, appropriate environmental assessment of the potential impact on natural heritage designations may be required.

Climate Change

The Scottish Government is committed to a long-term climate change target for an 80% reduction in greenhouse gas emissions by 2050. There are many factors which can contribute to meeting the target and all chapters in the Local Development Plan will be important in achieving it. The proposed Local Development Plan will seek to promote a wide range of climate change mitigation measures such as energy efficiency, sustainable design and construction and sustainable transport. It will also support measures to adapt to the effects of climate change through recognition of the importance of the water environment and flooding, protection and development of green networks, habitats and woodland, action on waste, air quality measures and supporting the system of environmental regulations.

Main Issue 11: Energy Efficiency and Renewable Energy

Energy consumption through the need to heat, light and service buildings is a significant contributor to Climate Change. This has given rise to the drive for energy efficiency in the built environment as an important element in reducing greenhouse gas emissions. In order to achieve a sustainable level of energy efficiency the Scottish Government has set a target of generating 100% of the electricity Scotland uses from renewable sources by 2020 and is committed to working towards deriving

11% of heat demand from renewable sources. The planned increasing energy efficiency standards embedded in the Scottish Building Standards will assist in reducing the carbon footprint of new buildings in Scotland.

The Climate Change (Scotland) Act 2009, which amended the Planning etc (Scotland) Act 2006, requires that Local Development Plans contribute to reducing CO2 emissions by including "*policies requiring all developments in the local development plan area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.*" It is proposed that the new plan will meet this requirement by setting standards to be delivered through local building standards requirements which meet the Climate Change Act obligations.

Scottish Planning Policy requires development plans to support all scales of renewable energy generation (and heat) along with decentralised energy supply networks. To deliver on this it is intended to include a general renewables policy within the Local Development Plan which will be supportive of the principle of development for all types of renewable and low carbon energy developments, including the onshore infrastructure and/or buildings required for offshore renewable energy developments and energy from waste in accordance with the *Zero Waste Plan*. Such a policy framework should assist developers in identifying suitable locations for renewable energy projects in the Dundee area, however it is recognised that this may be limited due to the nature of the Dundee City Council area.

The proposed Local Development Plan will consider measures designed to contribute to the achievement of the government targets related to heat generation from renewable sources. This may involve promotion of Economic Development areas as preferred locations for major infrastructure related to heat generation and encouragement of community heating systems. The Sustainable Development for Construction Guide will continue to promote the inclusion of heat generation technologies in development including Combined Heat and Power systems which is advocated in the Government's low carbon economic strategy for Scotland.

Main Issue 11: Energy Efficiency and Renewable Energy	
Preferred Option	Reason
To include a policy in the Local Development Plan requiring that all new buildings avoid a specified and rising proportion of projected greenhouse gas emissions from their use through the installation of low and zero carbon technologies amounting to 10% from adoption of the Local Development Plan in 2014 increasing to 15% from the beginning of 2019	This option meets the requirements of the Climate Change (Scotland) Act 2009 and Planning etc (Scotland) Act 2006.
Alternative Option	Reason
Set lower or higher standards	Setting lower standards would not achieve Government targets whereas setting higher standards may not be realistic or achievable within the timeframe of the Plan.

Additional guidance is required for specific buildings such as commercial wind turbines, biomass and energy from waste plant which have the production of renewable energy as their primary purpose. The need for Supplementary Planning Guidance will be considered in the new plan in order to identify locational requirements, and guide development.

Main Issue 12- Sustainability and Design in the Built Environment.

The implications of Climate Change and carbon reduction are far reaching and affect most aspects of development including orientation, layout, energy use, waste management, water resources, flooding, pollution (including air quality), construction, materials, sustainable transportation, green space and biodiversity. Government guidance promotes or requires consideration of each of these aspects. A number of strategies have been developed by Dundee City Council which addressed these issues some of which are adopted as Supplementary Planning Guidance while others are advisory only. It is proposed in the Preferred Option that these should be reviewed, updated and where necessary developed and adopted as Supplementary Planning Guidance ensuring that each is given the necessary weight in the proposed Local Development Plan. Dundee City Council developed and adopted a Sustainable Development Guide for Construction in 2006. The Guide is an advisory document addressing most of the issues given above, promoting sustainability in all aspects of development. It is designed to give a comprehensive assessment of the environmental implications of development.

Factors taken into account in development and promoted through the Sustainable Development and Construction Guide include:

- Environmental Issues;
- Land and Buildings;
- Quality Design;
- Energy;
- Waste Management;
- Water Resources (including Sustainable Urban Drainage Schemes);
- Pollution including air quality considerations;
- Materials, and;
- Biodiversity.

Application of the Sustainable Development Guide relates to the development of, or change of use to, residential development greater than 10 units or a site area of 0.5 hectares or more; significant developments of, or change of use to, retail, business, leisure, health or educational floor space of over 1000m² (gross); industrial development with floor space over 1000m² (gross).

Main Issue 12- Sustainability and Design in the Built Environment.	
Preferred Option	Reason
To review, update and where necessary develop and adopt Supplementary Planning Guidance for sustainable development including the Sustainable Development Guide for Construction	This option would require developers to demonstrate what measures have been taken to meet the principles of the Sustainable Development and Construction Guide.
Alternative Option	Reason
Continue with the various individual development guides and maintain status of the Sustainable Development and Construction Guide as Planning Advice only.	This option would not provide a consistent framework for future developments and is less likely to achieve meaningful results.

Main Issue 13: Flooding.

Occasional flooding events have occurred in Dundee over the existing Plan period and climate change projections indicate the likelihood that the threat from flooding will increase in the future. Historically flooding events have generally been located within the City Centre, the Dighty watercourse, the Fithie Burn and Broughty Ferry.

Measures taken to adapt to and mitigate the threat of flooding include natural and constructed flood defence including sustainable urban drainage systems (SUDS). A number of improvement projects have been carried out to reduce the risk from flooding or deal with known problems. Watercourses are inspected and assessed on a regular basis with priority given to known flood areas. Hydrological studies have been completed for a number of Dundee's watercourses and a coastal study is underway to propose defence against flooding or erosion along the entire coastline. A flood alleviation scheme which will reduce the risk of sewer flooding was completed for Broughty Ferry, a new surface water pumping station within the Trades Lane area of the City Centre was installed as stage 1 of a wider scheme, an underground surface water storage tank constructed in the Waterfront area and a range of watercourse maintenance and improvement operations carried out elsewhere.

Wildlife corridors associated with the water environment identified in the introduction to this Chapter also serve to protect overspill areas for natural flood risk management. The natural water retention qualities of greenfield land is protected from development by the preferred spatial strategy and is supported through proposed measures which will protect and enhance the City's woodland and tree planting coverage. All relevant development proposals are evaluated for the need for Sustainable Urban Drainage Systems and/or flood impact assessments.

Scottish Planning Policy differentiates between areas of low to medium flood risk and medium to high risk with recommendations on development restrictions for both categories. The recommendations vary between built-up areas and undeveloped or sparsely developed areas. The preferred option to address the risk of flooding is:

Main Issue 13:- Flooding	
Preferred Option	Reason
<ul style="list-style-type: none"> - to restrict development in the high and medium risk categories as recommended by the Scottish Planning Policy. - to identify areas of flood risk on maps to help direct development away from areas at risk from flooding - only support proposals within areas of flood risk if appropriate measures to mitigate risk can be secured including the replacement of the loss of flood storage to produce a neutral or better outcome. - consider potential mitigation and management measures for areas at risk from flooding. 	<p>It is acknowledged that sea levels and precipitation are projected to rise in the short and medium term bringing an increased danger of flooding and disruption. The preferred approach will seek to meet the requirements of the Flood Risk Management (Scotland) Act 2009 by taking into account flood risk in the local development plan and the guidance for the location of development being given in Scottish Planning Policy.</p>
Alternative Option	Reason
<p>Support no development which is proposed within areas at risk of flooding.</p>	<p>This alternative would rule out making use of existing buildings and some types of development or infrastructure which may be essential in these locations.</p>

Main Issue 14: Waste

The Scottish Government's Zero Waste Plan and Scottish Planning Policy introduced the requirement for planning authorities to plan for all waste types, including Commercial & Industrial; and Construction & Demolition waste. The move towards sustainable waste management may mean that more facilities will be required to sort, recycle, process and recover energy from waste in the future as we move away from our reliance on landfill and work towards the achievement of the landfill diversion targets. All larger scale waste management facilities in the urban area are located in industrial areas. It is considered that this is the best type of location for any further major new waste management facilities in the future. Although major waste infrastructure provision in Dundee is adequate for the foreseeable future (Figure XX), the proposed Local Development Plan will seek to safeguard existing infrastructure and monitor the requirement for and provision of future additional infrastructure.

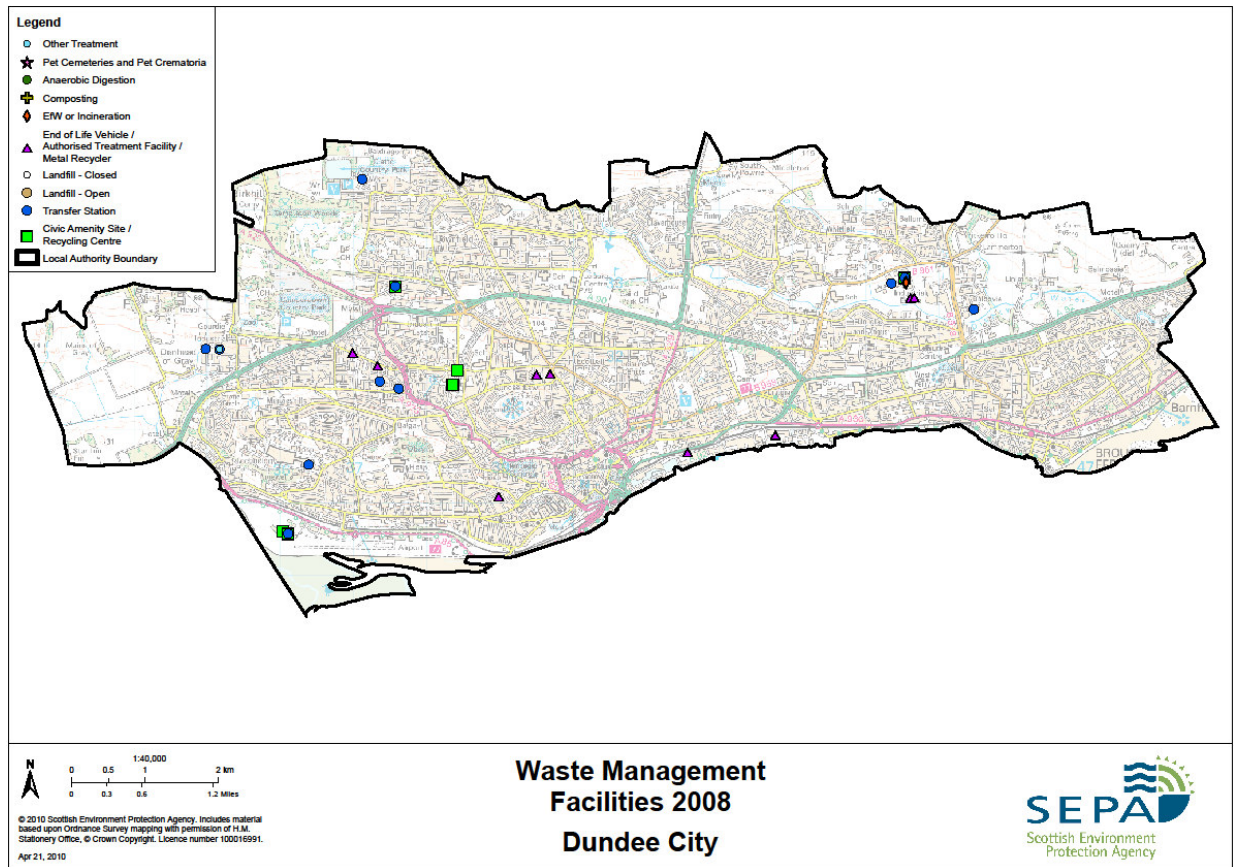
Main Issue 14 proposes that all new commercial and industrial developments over 1000m² will be required to produce waste management plans demonstrating how waste will be collected, sorted, recycled and reused. During construction phase all development will be required to demonstrate how waste construction materials will be similarly treated.

Poorly designed domestic scale waste infrastructure can result in unsightly and unhealthy facilities serving residential property. If not properly integrated within development these can result in a negative impact on the street scene and obstructions, through roadside provision, sometimes located within the carriageway

itself. One way of addressing this problem is to require the provision of sensitively located waste recycling and collection facilities in new development. This should include the provision of local recycling points and community composting facilities within larger developments.

Main Issue 14: Waste	
Preferred Option	Reason
<ul style="list-style-type: none"> - to develop a waste management approach which directs major waste management facilities to existing or proposed industrial and business sites; - all new commercial and industrial developments over 1000m² will be required to produce waste management plans demonstrating how waste will be collected, sorted, recycled and reused; - all development will be required to demonstrate how waste construction materials will be similarly treated to above; - to require developers to provide local recycling, composting and waste management facilities in accessible and convenient locations. 	<p>This approach for waste would clearly integrate the treatment of waste within development criteria. This would meet the Scottish Government's guidance and Policy 6 of Tayplan.</p>
Alternative Option	Reason
<p>To assess the requirements for waste management in new development on a case by case basis</p>	<p>Without a clear guidance and structure it is less likely that development proposals will give the treatment of waste appropriate consideration and would therefore not meet the needs of Scottish Government guidance and Policy 6 of Tayplan.</p>

Figure 17: Waste Management Facilities 2008



Sustainable and Accessible Transport

Sustainable and Accessible Transport

Introduction

Transport is critical to the efficient functioning and quality of life of the city and it is an issue that cuts across all areas of the Main Issues Report. The National Planning Framework 2 and the proposed TAYplan Strategic Development Plan recognise that Dundee has a key role as a driver of economic activity. Accordingly, it is essential to maintain and improve internal and external connectivity to ensure that the City's economy continues to prosper and that people and communities are well connected to essential employment, education, health and other key facilities and opportunities.

A number of transport projects relating to Dundee are contained in the Strategic Transport Projects Review and the Regional Transport Strategy and are carried through into the proposed TAYplan Action Programme. These include new strategic park and ride facilities for the city; improved connectivity and development of enhanced facilities at Dundee Airport; electrification of the strategic rail network; improving the A90 through or around Dundee, improving road and rail connectivity to the Port, upgrading of the Dundee Rail Station and the relocation of Invergowrie Railway Station to west Dundee that was identified in the Tay Estuary Rail Study.

The Dundee Local Plan Review 2005 identified a number of projects that are being progressed through the Strategic Development Areas identified in the proposed TAYplan Strategic Development Plan. This includes major infrastructure works as part of the multi million pound transformation of the City's Central Waterfront and improved road and rail connectivity to Dundee Port to include inter-modal regional rail freight facilities.

The Local Development Plan will need to ensure land is protected for the infrastructure projects identified in the Government's Strategic Transport Projects Review, the Regional Transport Strategy and the proposed TAYplan Strategic Development Plan.

The Scottish Government recognises that good planning should integrate transport and land use to support sustainable economic growth as well as social well being and clean environments for communities. Scottish Planning Policy promotes a pattern of development which seeks to reduce the need to travel, facilitates travel by public transport and freight movement by rail or water, and provides safe and convenient opportunities for walking and cycling. This intrinsic link between transport and land use will be promoted in the Local Development Plan. In addition, the link between transport and improving air quality will be developed through the Council's Air Quality Action Plan.

Recognising the importance of public transport the Council has improved the network and overall experience for existing users through the City-wide Smartbus project which aims to attract and encourage car users to use the bus more frequently. A continuous cycle and walk route has been developed around the city to provide a cohesive network of path and cycle routes that cater for recreational and commuter walking and cycling.

The Government's Low Carbon Economic Strategy for Scotland (2010) recognises that low carbon transport options such as car clubs, public transport, walking and cycling can bring financial, health and environmental benefits to businesses and households. Green infrastructure is an important element of a low carbon society and as a means of creating sustainable places. Green networks can be provided

through methods such as active travel routes, accessible green space, core paths and integrated habitat networks.

The Scottish Governments policy document Designing Streets (2010) moves away from a system focused on the dominance of motor vehicles towards place making and sits alongside the planning policy document Designing Places (2001). This design led approach responds to the local area rather than a rigid application of standards ensuring connectivity to public transport and creating connectable, walkable neighbourhoods which all help to reduce car travel and help make places safer and healthier. It is considered that land use planning can play an important role in relation to encouraging more sustainable travel behaviour through location of employment, retail, leisure and housing developments, and the design and layout of these areas.

In line with Scottish Government advice and the proposed TAYplan Strategic Development Plan the Local Development Plan will seek to establish a design led approach for all new developments and regeneration areas. This approach will endeavour to make the best use of existing networks of infrastructure, movement corridors and ecosystems. It will aim to achieve a walk-able environment combining different land uses with green space and ensure that a range of sustainable and active travel choices other than the car are available. It is intended that this approach will contribute to the delivery of a better quality of place for the people who live, work and visit Dundee.

Main Issue 15: Sustainable and Accessible Transport	
Preferred Option	Reason
<p>To continue to promote a sustainable pattern of development that reduces the need to travel and prioritises sustainable travel and transport opportunities.</p> <p>To improve accessibility and transport choice for all sectors of the community.</p> <p>To safeguard land for identified improvements to the transport network.</p> <p>To promote a design led approach for all new developments and regeneration areas to meet the requirements of Scottish Government's Designing Places and Designing Streets.</p>	<p>This approach would encourage a modal shift to more sustainable modes of transport which respects the environment and contributes to better health. In addition, it would contribute to the delivery of a better quality of place for the people living, working and visiting Dundee and thereby meet the requirements of Scottish Planning Policy, The Low Carbon Economic Strategy for Scotland and Policies 2, 3 and 4 of the proposed TAYplan Strategic Development Plan.</p>
Alternative Option	Reason
<p>To accept that car ownership is likely to increase and for this to be accommodated in the design of new development.</p>	<p>This option could undermine the attractiveness of Dundee as a place to live, work and visit. It would result in higher levels of congestion, increased CO2 emissions and poor air quality. This approach would not meet the requirements of Scottish Planning Policy, Scottish Governments Designing Places and Designing Streets and Policy 2 of the proposed TAYplan Strategic Development Plan.</p>

Other Land Use Planning Issues

In addition to the main issues specifically addressed in this report attention has been drawn to a significant number of other issues which need to be addressed in the preparation of the Local Development Plan.

A number of these issues will be best addressed through the policy framework in the Local Development Plan and the following table summarises the current policies contained in the Dundee Local Plan Review 2005 and Supplementary Planning Guidance that are likely to be carried forward to the Local Development Plan either in current or modified form. The table also indicates areas where issues are likely to require a new or significantly changed policy framework.

This assessment of policies comes from both the comments received from the pre-Main Issues Report consultation process and also from the Monitoring Reports in relation to both the Dundee & Angus Structure Plan 2001-2016 and the Dundee Local Plan Review 2005. It also takes into account the policy framework set out by the proposed Tayplan Strategic Development Plan 2012-2032 and updated national planning policy guidance including, the response to delivering sustainable economic development and building in climate change considerations.

The form and content of the Local Development Plan will differ from Dundee Local Plan Review 2005, with more guidance being provided through Supplementary Guidance, allowing the Local Development Plan to be a more focused document. Supplementary Guidance can cover a variety of issues and will be used to remove a wide range of detailed policy from the Local Development Plan. Where guidance is intended to be statutory i.e. part of the Plan and used to assist decision making on planning applications, the main principles or context for the guidance must be established within the Plan itself. New guidance will therefore be referenced in the Local Development Plan and produced alongside it so that it is consulted upon and given the same status as the content of the Local Development Plan when it is adopted. Existing Supplementary Planning Guidance will be reviewed against any new or emerging policy and strategic issues and if appropriate revised and consulted on.

Comments on whether the table summarises adequately the policy issues required to be addressed in the Local Development Plan would be welcomed. In addition, comments on any of the specific policy areas referred can also be submitted. A separate section of the Main Issues Report response form is provided for commenting on this section.

Policy Area	Carried Forward from Dundee Local Plan Review (including minor changes)	*Significant update required	New Policy	Potential Link in Plan to Supplementary Guidance	Comment
Design and Layout of New Housing	✓	✓		✓	This has been identified as a Main Issue where the preferred option is to continue to favour the development of houses rather than flats and to continue with some form of design guidelines. The detail of this policy requires further consideration and clarification. The current minimum design standards have assisted in improving the quality of houses built in the City. It is proposed that Supplementary Planning Guidance will be prepared setting out the requirements being sought for new housing design and layout. This will take into account Scottish Government Policy including Designing Places and Designing Streets and build in climate change resilience. In addition, the requirements of the SPP and Tayplan Policy 2 in relation to landscape and natural heritage will need to be taken into account and in particular for areas of proposed settlement growth.
Non-mainstream Residential uses	✓	✓			The existing policy requires to be amended to include reference to the "Streets Ahead" document. It is important to keep this type of policy to allow for a full range of living choices.
Private Day Nurseries	✓			✓	The existing policy requires further clarification. A lot of the detail should be included in Supplementary Guidance rather than the policy. It is proposed that Supplementary Planning Guidance will be prepared which will set out the requirements being sought for the development of both new and existing nurseries.
Houses In Multiple Occupation	✓			✓	It is proposed that the existing Supplementary Planning Guidance will be taken forward with consideration given to any additional guidance provided by Scottish Government.

Conversion and alterations to existing housing	✓	✓		✓	This includes Sub division of houses/roofspace and basement development/alterations and extensions to houses/development in garden ground. To assist in the application of these policies, consideration needs to be given to combining some of these policies together. The use of criteria and definitions will require amendment especially as a result of the changes to the Permitted Development legislation. The detail of this policy will be included in Supplementary Guidance.
Dundee Waterfront	✓			✓	This needs to be updated to reflect the progress that has been made to date on the Dundee Waterfront project. Recognition that the Project now includes the Port and the rail yards will need to be taken into account. In addition, measures to integrate the Dundee Waterfront with the City Centre be taken into consideration.
Major Leisure Uses		✓			There has been limited pressure for major new leisure developments over the plan period. Consideration needs to be given to the balance between the City Centre and the out of centre parks.
The Stack Leisure Park		✓		✓	Consideration of the approach to the future designation and any potential redevelopment of the Stack will be required. This may require a new policy approach to be pursued and a brief or masterplan prepared. It is likely that new retail provision at this location will not be pursued.
Open Space Provision			✓		A reworking of all existing policies is required to underpin Open Space as a primary land use upon which various open space types may be designated as secondary uses
Major Institutions	✓			✓	An update of policy guidance will be required on the preparation, consideration and/or approval of masterplans or for major extensions to existing major institutions eg Ninewells Hospital, Universities and Colleges.
Visitor Accommodation	✓			✓	The existing policy is considered to have been effective. With the progression of development at the central waterfront including the V&A proposals a review of the approach to visitor accommodation will need to be undertaken to ensure that it assists in the delivery of this major project.

Location of Telecommunications Equipment	✓			✓	The Council already has supplementary planning guidance on this issue. It is intended that the new plan will continue with the existing policy with minor updates.
Environmental Protection	✓		✓	✓	<p>There are a number of issues where planning has an important role to support the legislative duties of other bodies. It is proposed that Supplementary Planning Guidance will be prepared in order to address issues of Contaminated Land, Air Quality, Noise and Development of, or next to, Hazardous Sites,</p> <p>Include policy for the protection and improvement of the water environment, including the avoidance of development impacts, the management or creation of riparian habitats where practicable, and the safeguarding of appropriate buffer zones around water bodies in order to ensure that the development plan requirements of the Scotland River Basin Management Plan are addressed adequately.</p>
Flood Risk	✓	✓			It is intended that the new plan will carry forward existing policies and that these be updated in light of updated guidance and new studies. This will also include the consideration of wastewater drainage and sustainable urban drainage systems.
General accessibility issues			✓	✓	<p>In order to promote a highly accessible city it is necessary to address issues concerning walking, cycling, public transport and roads issues within the Plan. At this time it is intended that such issues embedded into the general policies of the Plan with the potential of a specific policy related to sustainable transport requirements. There is also the opportunity to support measures that encourage a behavioural change in support of more sustainable transport modes.</p> <p>The issue of disability access is largely dealt with by regulatory processes and design guidance produced independently of the Plan. Where appropriate the Plan should identify these as supplementary guidance and include these within the general policies.</p>

Listed Buildings, Conservation Areas and Archaeology	✓			✓	Maintain coverage of alternative uses for listed buildings/alterations to listed buildings, development in conservation areas/demolition of listed buildings and buildings in conservation areas, scheduled ancient monuments and archaeological sites/archaeological sites. The potential of putting detail in Supplementary Guidance will be considered.
Developer Contributions	✓				The aim of such a policy is to support the delivery of developer contributions where infrastructure constraints or effects of a development are identified and require to be resolved to provide a means to enable development to proceed. Given the current economic climate there will be a need to consider different approaches to developer contributions.
Climate Change		✓	✓	✓	The Planning System can contribute to enabling reductions in CO ₂ emissions. A policy position is required to address the installation and operation of low and zero-carbon technologies, sustainable construction, sustainable transport and general design of both commercial and residential developments. A general renewables policy will also be required to support the principle of the development of renewable and low carbon developments, including the onshore infrastructure and/or buildings required for offshore renewable energy developments and energy from waste.
Open Space, Recreation and Biodiversity			✓	✓	Although there are no strategic issues associated with this area the Local Development Plan will seek to protect and enhance the network of open space, designated nature conservation sites, green infrastructure networks, habitats and protected species and further develop urban woodland as an important contribution to the environmental quality of the urban and peripheral areas of Dundee. Water environment infrastructure to be reviewed.
Retail Hierarchy of Centres	✓				The hierarchy requires to be updated to reflect the changes set out in Scottish Planning Policy.

Retailing: City Centre Core, Speciality and non- core areas	✓			✓	While these areas are likely to remain largely unchanged it will be necessary to examine the boundaries to establish whether they are still appropriate. In addition, it will be necessary to examine the restrictions on use classes in these areas to establish whether any changes are required.
Dock Street Retail Park Extension	✓			✓	It is likely that this will still be the most appropriate location to provide for additional out of centre bulky retail floorspace. The timescale and deliver of the allocation may require to be examined.
Local Shopping		✓	✓	✓	Local shopping will need to be examined to consider how it can meet the needs of local communities.
Location of New Retail Developments	✓		✓		This will be carried through but requires to be reviewed in light of changes to national guidance in the SPP
Licensed Premises		✓		✓	The approach to policy guidance requires to be reviewed in light of the experience in operating this over the lifetime of the previous local plan.
Amusement Centres		✓		✓	The approach to policy guidance requires to be reviewed in light of the experience in operating this over the lifetime of the previous local plan.

*Significant: This refers to updates that are required to take account of major changes since the production of the previous Local Plan but are not considered to be “main issues” due to the extent of information or national guidance available on the subject.

Part 4: Example of Online Response Form for each of the Main Issues and Other Planning Policy Issues

Economy and Employment Land

Main Issue 1: Safeguarding Employment Land

This issue concerns the safeguarding of land for employment needs. In particular it concerns the locations identified in the existing Local Plan Review 2005 as Principal Economic Development Areas and General Economic Development Areas

Please choose **only one** of the following:

- Option 1: No new allocations and maintain existing sites
- Option 2: Protect strategic sites but reduce other allocations
- Option 3: maintain existing allocations and identify further sites
- None of the above - please state an alternative

Make a comment on your choice here:

This is a summary of the Main Issue - please read the Main Issues Report for full text (available at www.dundee.gov.uk/localdevplan)

Appendix 1: Housing Land - Potential Sites

Figure 8: Potential Housing Land Sites - Additional Housing Land Sites

Reference	Site name	residential capacity
MIR001	Land At Melrose Terrace	75
MIR002	Dundee College, Graham Street	72
MIR003	Foggyley Gardens	70
MIR004	Hillside, Yarrow Terrace	60
MIR005	Land At Earn Crescent	60
MIR006	Stack Leisure Park	50
MIR007	Land At Coldside Road	50
MIR008	Land At Balmoral Terrace, Douglas	30
MIR009	Land At Charleston Drive (Gowrie Court)	22
MIR010	Marketgait/South Tay Street	18
MIR011	Land At Lewis Terrace, Mill O'Mains	18
MIR012	Land At Blackwood Court, Glamis Road	18
MIR013	Land At Mull Terrace, Mill O'Mains	17
MIR014	Land At Harris Terrace	15
MIR015	Land At Hebrides Drive Mill O'Mains	14
MIR016	Land At Dens Road (By Dens Road Market)	14
MIR017	This site has been deleted	
MIR018	Loons Road/Lawside Road	12
MIR019	Land At Lismore Terrace	12
MIR020	Land At Hebrides Drive	12
MIR021	Armitstead, Monifieth Road	10
MIR022	Land At Hebrides Drive Mill O'Mains	10
MIR023	Lochee Primary School	10
MIR024	Land At Molison Street	10
MIR025	Land At Dickson Avenue	10
MIR026	Land At Hebrides Drive Mill O'Mains	9
MIR027	Land At Hebrides Drive Mill O'Mains	8
MIR028	Land At Graham Street (West)	8
MIR029	Forebank House	8
MIR030	Mark Henderson Centre	8
MIR031	Land At Constitution Street	7
MIR032	Land At Lismore Avenue Mill O'Mains	6
MIR033	Land At 4-5 Lismore Terrace	6
MIR034	This site has been deleted	
MIR035	Land At Hebrides Drive (East)	5
MIR036	Land At Hebrides Drive (South)	5
MIR037	Land At Dens Road Market, Dens Road	25
MIR038	Land At Lauderdale Avenue	33
MIR039	Maxwelltown Works, Alexander Street	50
MIR040	Highgate Centre	50
MIR041	Parkview, Blackness Road	50
MIR042	Charleston Primary School	40

MIR043	Derby Street High And Low Rise	180
MIR044	Maxwelltown High And Low Rise	300
MIR045	Railyards	110
MIR046	Queen Victoria Works	40
MIR047	Lawsid Academy	70
MIR048	Mossgeil Primary School	65
MIR049	Liff Road	40
MIR050	Coupar Street	17
MIR051	Midcraigie Primary School	37
MIR052	Camperdown Dock	30
MIR053	Downfield Primary School	25
MIR054	Macalpine Primary School	25
MIR055	Seagate, No's 38-40	24
MIR056	Princes Street Ph2	20
MIR057	Maryfield Depot	20
MIR058	Quarry Gardens	18
MIR059	Loons Road (End Of Miley)	16
MIR060	South Tay Street	15
MIR061	Greenfield Place / 19-21 Roseangle	10
MIR062	Roseangle, Peterson House	10
MIR063	Angus Street	10
MIR064	Princes Street Ph1	10
MIR065	224/232 Hilltown	10
MIR066	Strathmore Avenue (Fire Station)	7
MIR067	Site 1, Whitfield	75
MIR068	Site 2, Whitfield	70
MIR069	Site 3, Whitfield	28
MIR070	Site 4, Whitfield	80
MIR071	Site 5, Whitfield	26
MIR072	Site 6, Whitfield	62
MIR073	Site 7, Whitfield	64
MIR074	Whitfield Later Phases	228
MIR075	Eastern Primary	22
MIR076	101 Seagate/3 Trades Lane	24
MIR077	Central Waterfront	375

TOTAL FOR NEW SITES	3170
----------------------------	-------------

Figure 8 Potential Housing Land Sites - Housing Land Audit Sites

Reference	Site Name	Potential Capacity
MIR078	Former Homebase Site	202
MIR079	Wallace Craigie Works	146
MIR080	Keillor Buildings	131
MIR081	Lower Dens Works	111
MIR082	City Quay Phase Two	107
MIR083	Hawkhill Court	101
MIR084	South Of Victoria Dock	75
MIR085	Trottick, Lowrise	71
MIR086	Pitalpin Works Ph3	53
MIR087	Ardler Phase 6a	52
MIR088	Seamans Mission	30
MIR089	Bellfield Street	39
MIR090	Wimberley, Glamis Drive	28
MIR091	Maryfield Goods Yard	33
MIR092	Burnside Street (Former Sport Hall)	30
MIR093	Chalmers Hall	27
MIR094	Alloway Place	23
MIR095	Mains Loan/Eliza Street	22
MIR096	Tay Hotel	22
MIR097	St Leonards	20
MIR098	Tayspinners Works, Arbroath Road	20
MIR099	Blackness Nursery	20
MIR100	Clement Park House	18
MIR101	Gray Street	18
MIR102	95 Seagate	17
MIR103	Longhaugh Road	17
MIR104	Erskine Street	16
MIR105	Charleston Drive	16
MIR106	Smith Street	16
MIR107	Lochee Parish Church	14
MIR108	Logie Street	14
MIR109	Nelson Street	12
MIR110	Jaques Night Club	12
MIR111	Westbay, Albert Road	12
MIR112	Grays Lane	12
MIR113	Castle Street	12
MIR114	Dura Street	11
MIR115	Mains Loan	10
MIR116	St Marys Road	9
MIR117	Kemback Street	8
MIR118	Fleuchar Street	8
MIR119	9-11 Scott	8
MIR120	Bonnybank Road	8
MIR121	Cleington Road	8
MIR122	Dura Street	8
MIR123	Queen Street	7
MIR124	9 Burnside Street	6
MIR125	91 Commercial Street	6
MIR126	Aystree House	6

Reference	Site Name	Potential Capacity
MIR127	James Street/North George St	2
MIR128	Trottick, Former Multies	1
MIR129	Mill O Mains Phase 1 (Collection Of Sites)	64
MIR130	Hebrides Drive (North West)	12
MIR131	Small Sites (Less Than 5 Units)	30
MIR132	Pitalpin Works Ph 1	31
	Total HLA Brownfield	1812

Reference	Site Name	Potential Capacity
MIR133	Western Gateway Swallow	270
MIR134	Western Gateway, South Gray	230
MIR135	Western Gateway Liff Ph2	100
MIR136	Western Gateway Liff Ph1	50
MIR137	Balgillo North	24
MIR138	Linlathen House Lodge	13
MIR139	Ballumbie Golf Course	7
MIR140	Ballumbie Farm	6
MIR141	Pitkerro Mill	6
MIR142	Balmossie	4
	Total HLA Greenfield	710