

ITEM No ...3.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 7 DECEMBER 2015
REPORT ON: PROPOSED LOCAL DEVELOPMENT PLAN 2 – MAIN ISSUES REPORT
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 433-2015

1 PURPOSE OF REPORT

1.1 The purpose of this report is to seek approval of the Local Development Plan 2 – Main Issues Report and the related Environmental Report for consultation. In addition, the report seeks approval of the contents of the Monitoring Statement on the Dundee Local Development Plan 2014.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the Main Issues Report and agree to its publication for a 7 week public consultation period from 11 January 2016 to 29 February 2016;
- b approves the Environmental Report relative to the Main Issues Report and agree to its publication for a 7 week public consultation period from 11 January 2016 to 29 February 2016;
- c approves the content of the Monitoring Statement on the Dundee Local Development Plan 2014; and
- d remit to the Executive Director of City Development to report the results of the consultation back to Committee.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

4.1 The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, requires Councils to replace their Local Development Plan at least every 5 years.

4.2 As a replacement for the Dundee Local Development Plan 2014, Local Development Plan 2 will set out a strategy to guide future development within the city for a period of 5 years from 2019-2024 and provide broad indications of growth for up to 10 years (to 2029) 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.

4.3 To help inform the process and raise awareness of the review of the Dundee Local Development Plan 2014, an initial consultation exercise was undertaken by the City Council from 11 March 2015 to 27 April 2015. This initial consultation included a “Call for Sites” inviting a wide range of interested parties including the general public, developers and landowners to submit details of sites which they considered to be suitable for future development. The consultation also included a “Call for Issues” which sought views on what stakeholders considered to be the main issues which should be covered by Local Development Plan 2. In total, 60 representations were received, 30 for site nominations and 30 completed issues questionnaires.

- 4.4 These representations have helped inform the preparation of the Main Issues Report. The submitted sites, and other potential development sites have been assessed against a wide range of criteria to establish their suitability for future development.
- 4.5 The preparation of the Main Issues report has also involved key public agencies including Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Natural Heritage, Historic Environment Scotland (previously 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. In addition, consultation with Community Planning Partners and Community Officers has been undertaken to ensure that the needs and aspirations of our communities as set out in the Community Plan and Local Community Plans have been taken into consideration.

Monitoring Statement

- 4.6 The first stage in the preparation of the new Local Development Plan is the preparation of a Monitoring Statement which considers what changes have occurred since the preparation of the previous Monitoring Statement in 2011 and how these changes will impact on the strategy, policies and proposals being taken forward in to the new Plan.
- 4.7 The conclusions of the Monitoring Statement and outcome of the initial consultation exercise has informed the issues and potential development sites identified within the Main Issues Report.
- 4.8 The Monitoring Statement can be found at <http://www.dundeecity.gov.uk/localdevplan2>.

5 MAIN ISSUES

- 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:
- 1 Supporting Business and Employment;
 - 2 Enabling Delivery of New Homes;
 - 3 Supporting our City Centre and District Centres;
 - 4 Enhancing our Natural and Built Environment; and
 - 5 Promoting Sustainable Transport and Active Travel.
- 5.3 Within each of these areas individual main issues have been identified. A total of 12 Main Issues are being considered. The discussion of each main issue includes background, the context set by Scottish Government policy and guidance and the proposed TAYplan Strategic Development Plan. 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 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 Development Plan 2014 Monitoring Statement;

- Assessment of the Policies and Proposals of the Dundee Local Development Plan 2014;
- Use of Policies and Proposals of the Dundee Local Development Plan 2014 in Planning Decisions and Appeals;
- Review of Supplementary Planning Guidance;
- Development Plan Scheme March 2015;
- Potential Development Sites Assessment;
- The Environmental Report;
- Proposed TAYplan Strategic Development Plan 2016-2036; and
- Dundee Retail Study 2015.

5.5 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 be made by the Council on these issues at this stage in the process.

5.6 The Main Issues Report can be found at <http://www.dundee.gov.uk/localdevplan2>.

6 PUBLIC CONSULTATION

6.1 The Local Development Plan Review process seeks to ensure early engagement with all interested parties. The Main Issues Report stage is to ensure that no new significant issues are raised at the Proposed Plan stage of the process. Therefore it is vital that all interested parties make their views known through their responses to the Main Issues Report.

6.2 The programme of publicity and consultation events as set out in the Development Plan Scheme 2015 has been designed to allow for extensive community and stakeholder engagement in the Local Development Plan process.

6.3 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.

6.4 Subject to approval, the Main Issues Report will be published on the 11 January 2016 for a 7 week period of public consultation running until the 29 February 2016.

6.5 Comments will be sought on the proposed spatial strategy, on potential development sites, on each of the identified main issues and also other land use planning issues.

6.6 It is proposed to hold a series of events over the consultation period. Information displays will be located in venues around the city and 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 and Libraries. An online response questionnaire has been prepared to facilitate this consultation process.

7 POLICY IMPLICATIONS

- 7.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. The major issues identified are:
- a 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;
 - b 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;
 - c 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;
 - d The Environmental Report will be published alongside the Main Issues Report and made available for consultation for the same 7 week period;
 - e An Equalities Impact Assessment has been prepared on the basis of the Main Issues Report. No significant impacts have been identified.
 - f A Habitats Regulation Assessment of the proposed Local Development Plan will need to be prepared. This will be undertaken alongside the preparation of the proposed Local Development Plan 2; and
 - g The SEA Environmental Report can be found at:
<http://www.dundee.gov.uk/localdevplan2>.

8 CONSULTATIONS

- 8.1 The Chief Executive, the Executive Director of Corporate Services, Head of Democratic and Legal Services and the Executive Director of Neighbourhood Services (Environment) have been consulted and are in agreement with the contents of this report.

9 BACKGROUND PAPERS

- 9.1 The following background papers are relevant to this report:
- a Dundee Development Plan Scheme March 2015;
 - b Dundee Local Development Plan 2014; and
 - c TAYplan Proposed Strategic Development Plan 2016-2036.

Mike Galloway
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GH/AH/KM

24 November 2015

Dundee City Council
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