

REPORT TO: CITY DEVELOPMENT COMMITTEE – 10 DECEMBER 2012

REPORT ON: ANGUS COUNCIL LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT AND ENVIRONMENTAL REPORT

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 456-2012

1 PURPOSE OF REPORT

- 1.1 To advise Committee of the publication of the Angus Council Local Development Plan Main Issues Report and Environmental Report for a period of public consultation and respond on matters of interest to Dundee City Council as a neighbouring authority.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves this report and Appendix as Dundee City Council's response to the Angus Council Local Development Plan Main Issues Report and Environmental Report.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising for the Council as a result of this report.

4 BACKGROUND

- 4.1 Angus Council has recently published the Local Development Plan Main Issues Report and Revised Environmental Report. The Angus Council Local Development Plan Main Issues Report is a key stage in determining the planning policy and guidance that will be included in the Angus Local Development Plan which will guide future development in Angus over the period to 2024. The Main Issues Report is not a draft plan but is designed to seek views on which policy and development options should be taken forward in the Angus Local Development Plan. The Appendix to this report responds to questions raised in the Main Issues Report that are relevant to Dundee City Council as a neighbouring planning authority.
- 4.2 The Environmental Report that accompanies the Main Issues Report details the Strategic Environmental Assessment that has been undertaken in relation to the Main Issues Report and indicates the likely significant effects that the Main Issues Report may have on the environment.

5 MAIN ISSUES REPORT

- 5.1 The Main Issues Report sets out what Angus Council believes are the most important issues for the future development of land in Angus. These issues concern where land should be made available for new homes and businesses and the infrastructure that will be required to service new development.
- 5.2 The TAYplan Strategic Development Plan (approved June 2012) requires that the majority of new development takes place within the principal settlements in Angus, with a focus on previously developed land and buildings. More specifically for Angus, the TAYplan Strategic Development Plan has established that land within the

settlements of the Dundee Core Area will be the first choice for the majority of future development. The only part of the Dundee Core Area that is within Angus comprises the existing settlements of Monifieth and Birkhill/Muirhead.

- 5.3 It is important to recognise that Dundee is an important service centre for Angus residents. In relation to the land which adjoins the Dundee Core Area (outwith or very close to the current development boundaries), the strategy of the Local Development Plan will be to avoid conflicts with the strategies of the emerging Dundee Local Development Plan and the TAYplan by making no new land allocations in this area. The existing site at Strathmartine Hospital will, however, remain a development opportunity, to support the re-use of listed buildings and the removal of substantial dereliction.
- 5.4 Whilst Dundee City Council are supportive of the re-use of listed buildings there is a need to be mindful of the scale of development at this location in terms of services, infrastructure and education provision. Any proposal to allocate significant greenfield land for housing associated with the reuse of listed buildings at Strathmartine Hospital would raise concerns in terms of TAYplan's strategy for the Dundee Housing Market. The proposed Angus Local Development Plan should therefore contain guidance on the appropriate scale of development for the Strathmartine Hospital site and ensure any greenfield land release is limited.
- 5.5 Dundee City Council is broadly supportive of the development strategy for the edge of Dundee as it is consistent with the approach of the emerging Dundee Local Development Plan and the TAYplan's overall requirement to ensure that land within settlements, and in particular previously developed land and buildings, is prioritised. This means that the development of sites within the existing boundaries of Monifieth and Birkhill/Muirhead will be prioritised.
- 5.6 Residential Development
- a The TAYplan requires the allocation of a generous land supply and takes forward national planning policy by identifying 960 units in the South Angus Housing Market Area (that part of the Greater Dundee Housing Market Area that falls within Angus). This is the number of new homes that should be built over the period 2012-2024. As the Angus Local Development Plan will cover 2014-2024 the estimated number of new homes required for the South Angus Housing Market Area is 840 units based on the Dundee and Angus Housing Land Audit 2011. This number is acceptable as it is over a 10 year period and is in accordance with TAYplan where the majority of residential development is concentrated within the Dundee Core Area.
- b The Angus Main Issues Report suggests that small and windfall sites are treated as additional to the housing land allowance and assumes this will account for any failure to develop the allocated sites. In terms of the windfall sites it is important that these sites are closely monitored and should not undermine the strategy of TAYplan. These sites should be small-scale brownfield sites within the existing settlements where they fall within the South Angus Housing Market Area. Sites coming forward through the Main Issues Report should be identified in the Proposed Angus Local Development Plan in order to minimise the amount of greenfield release.

- c A phased approach to housing land release for the South Angus Housing Market Area is also included. The number of new homes is 840 where the phasing for new sites would be 550 units between 2014-2019 and 290 units between 2020 and 2024. This number is acceptable as it is over a 10 year period.

5.7 Economic Growth

- a In terms of economic growth, the strategy of the Angus Local Development Plan will direct the majority of new employment-related development to the TAYplan principal settlements, whilst providing opportunities for the development of businesses that require a rural location.
- b The preferred Angus Council option is to identify long-term allocations of employment land in all of the principal settlements except the Dundee Core Area, where Dundee City Council propose to identify and safeguard large quantities of employment land within the city. A number of reasonable alternatives to the preferred spatial strategy are explored with more detailed issues and development options.

6 **POLICY IMPLICATIONS**

- 6.1 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.

7 **CONSULTATIONS**

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

8 **BACKGROUND PAPERS**

- 8.1 Angus Council Local Development Plan Main Issues Report and Environmental Report.

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28 November 2012

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APPENDIX 1

QUESTIONS ON THE ANGUS MAIN ISSUES REPORT

The Angus Main Issues Report asks a number of questions. This Appendix only responds to those that are relevant to Dundee City Council as a neighbouring planning authority.

Q3 Do you agree that new housing development on unallocated small and “windfall” sites should be considered as additional to new housing on allocated sites? Please explain your answer.

In terms of windfall sites it is important that these sites are closely monitored and should not undermine the strategy of the TAYplan where priority is given to the reuse of land within existing settlements before greenfield release. Sites coming forward through the Main Issues Report should be identified in the Proposed Angus Local Development Plan in order to minimise the amount of greenfield release.

Q4 Do you agree that the Angus LDP should not allocate land just to compensate for the possible failure of some sites to deliver new homes on expected timescales? Please explain your answer.

The Angus Local Development Plan should not allocated land just to compensate for the possible failure of some sites to deliver homes in expected timescales. There are a number of reasons for delay, including the state of the housing market. It is important that land release should be in accordance with and not exceed TAYplan.

TAYplan requires the allocation of a generous land supply by identifying 960 units in the South Angus Housing Market Area. The strategy for identifying additional sites should be to give priority to the reuse of brownfield land within existing settlements and to focus limited greenfield land release in line with TAYplan Strategic Development Plan Policy 4.

Q5 Do you agree that the housing land supply of the Angus LDP should be released in two phases during the 10-year plan period? Please explain your answer.

Dundee City Council agrees with the phased approach that proposes new housing sites for the South Angus Housing Market Area between 2014-2019 of 550 units and 290 units between 2020-2024. Phasing land release will provide continuity over the Plan period.