

REPORT TO: RECESS SUB COMMITTEE – 15 JULY 2002

REPORT ON: DUNDEE AND ANGUS STRUCTURE PLAN DRAFT MODIFICATIONS

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 575-2002

1 PURPOSE OF REPORT

- 1.1 This report seeks the endorsement on behalf of Dundee City Council of the response to the Scottish Ministers' proposed modifications to the Dundee and Angus Structure Plan.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee approve the commentary/response outlined in Appendix 1 to this report as the basis of the Council's formal response to the Scottish Ministers, including representations in respect of adjustments to 10 of the proposed modifications to the Structure Plan.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications directly associated with this Report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The wide ranging socio-economic and environmental scope of the Structure Plan are such that it covers the key themes. The proposed modifications do not fundamentally alter its approach to the key themes.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The Structure Plan addresses a number of themes including quality of life, social equity and access to opportunities. The proposed modifications do not fundamentally alter its approach to the key themes.

6 BACKGROUND

- 6.1 Members will recall that the Finalised Dundee and Angus Structure Plan was submitted to the Scottish Executive in February of this year. On 7 June 2002, the Scottish Ministers published the Draft Modifications to the Plan. At its meeting held on 17 June 2002, the Dundee and Angus Structure Plan Panel considered a Report on the Plan Draft Modifications. Having noted the Draft Modifications proposed by the Scottish Ministers, the Panel agreed the Report's recommended responses to proposed modifications 1-7 and 9-14. These are now presented in Appendix 1 to this report for agreement on behalf of Dundee City Council.
- 6.2 In the case of Proposed Modification 8, the panel remitted officers of Dundee and Angus Councils to jointly agree a revised response, aimed at making explicit how the Councils interpreted this particular Modification. The officers have now reached

agreement on a revised response to this modification which is also incorporated into Appendix 1 to this Report. This is now presented for agreement on behalf of Dundee City Council.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Dundee and Angus Structure Plan Finalised Written Statement – January 2002.

Mike Galloway
Director of Planning & Transportation

Keith Winter
Policy & Regeneration Manager

11 July 2002

KW/AB/EJ

Dundee City Council
Tayside House
Dundee

APPENDIX 1

DUNDEE & ANGUS STRUCTURE PLAN – DRAFT MODIFICATIONS

This table indicates the Proposed Modifications by Scottish Ministers together with commentary and response by the Directors of Planning.

Modification 1: Chapter 2, paragraph 2.6, end of second sentence, add the words 'and could be lower.' At paragraph 2.7, first sentence, delete "1998-based"; after "projections" add 'also'; delete "small". At paragraph 4.3, first sentence, delete the words "most recent".

Reason: To acknowledge that the 2000-based population projections (which are the most recent) for the two Council areas are more pessimistic than the 1998-based projections which form the basis of the Plan's policies.

Modification 2: Chapter 3, paragraph 3.16, first sentence, replace "site" with 'location'. Second sentence, replace "Development International" with 'Enterprise' ; insert comma after "requested"; replace "to consider" with 'subject to completion of market and technical assessments, to endorse'; replace "proposals" with 'projects, and support its designation'.

Reason : to more accurately reflect the current status of a strategic site in this location from Scottish Enterprise's perspective.

Modification 3: Chapter 3, Employment Policy 4, first sentence, replace "Dundee and Angus Structure Plan" with 'Councils'; after "will", insert the words 'investigate the potential for'; delete "promote the allocation of"; after "Dundee" add 'suitable for indigenous and'; delete "for international marketing for"; at end of sentence, after "purpose" add 'and promote its designation to Scottish Enterprise and the Scottish Executive'; Third sentence, after "and" insert comma and add 'in association with Scottish Enterprise Tayside will'; delete "Scottish Development International will.....to assist in "the'; and change "establishment" to 'establish'.

Reason: To comply with NPPG2 and criteria for approving nationally significant sites.

Commentary/Response:

Accepted.

The rewording reflects the current position in respect of the 2000 based population projections published by the General Register Office for Scotland (GRO) in February 2002.

Commentary/Response:

Accepted.

The rewording confirms positive support for Employment Policy 4 with the wording changes reflecting procedural requirements rather than the principle of the proposed Strategic Site.

Commentary/Response:

The rewording makes the first sentence slightly cumbersome but is generally accepted.

The changes to the third sentence are also accepted but after 'establish' the word 'of' should be deleted as superfluous.

Modification 4: Chapter 3, paragraph 3.26, add new sentence at end of paragraph as follows:

‘The irreversible use of prime quality agricultural land for development outwith that required by the structure plan strategy will not normally be permitted.’

Reason : Current government policy protects prime quality agricultural land.

Modification 5: Chapter 4, end of paragraph 4.25 add the following new sentence ‘Properties will only be demolished if they have no historic value and do not meet an identified need for affordable housing.’

Reason : In support of NPPG 18 which singles out the tenement tradition as being both representative and of historic value. In support of NPPG 3 and meeting local needs for affordable housing.

Modification 6: Chapter 4, Housing Policy 6, after first sentence add two bullet points as follows:

- ‘priorities for affordable housing should be identified in accordance with the Local Housing Strategies
- requirements for affordable housing should result from a robust housing needs assessment.’.

Reason : To give policy status to the identification and requirements for affordable housing.

Commentary/Response:

Environmental Resources Policy 7: Agricultural Land already reflects current national policy and the new sentence seems unnecessary here in the context of Rural Employment and should be deleted.

The final bullet point of Employment Policy 7: Rural Employment already makes a cross reference to Environmental Policies of the Structure Plan which includes the Agricultural Land policy.

Commentary/Response:

Accepted.

Reference to ‘historic’ tenement property is made in the Report of Survey.

Commentary/Response:

With regard to the first bullet point, in order to set a context it is suggested that an introductory reference to Local Housing Strategies (LHS) and their role is required in para 4.43, alongside a reference to the role of housing needs assessments to advise LHS. Suggest therefore that the penultimate sentence of para 4.43 be replaced with:

‘Although the planning system can assist in meeting local needs, policies and land allocations in Development Plans should support the priorities established by Local Housing Strategies currently being prepared by both Dundee City and Angus Councils and be based on clear evidence of local need. Both Councils have commissioned Local Housing Needs Assessments which will inform preparation of their individual Local Housing Strategies’

Also modify final sentence to replace ‘Where studies identify specific needs...’ with ‘Where specific needs are identified...’

With regard to the second bullet point it would also be appropriate to modify the first part of the Policy 6 to refer to ‘needs assessment studies’ rather than ‘relevant studies’.

Modification 7: Chapter 5, end of Town Centres & Retailing Policy 4, replace the term “Green Transport Plans” with ‘Travel Plans’ (and in the Glossary). In final sentence after “appropriate” add ‘planning conditions and’.

Reason : To bring the Plan up to date and to conform to national planning policy guidance.

Modification 8: Chapter 6, paragraph 6.9, insert full stop after “safety” and delete the words “and accessibility to development areas served by the strategic road network.” Insert the following sentences, ‘No new junctions will be permitted on the A90 between Perth and Dundee for safety reasons and consideration should be given to the improvement of existing junctions. Careful consideration will also be given to improving the local road network to complement the trunk road network.’

Reason : These junctions are being improved to improve road safety and not to provide access to land for development. To clarify the SEDD’s policy for this section of trunk road once existing programmed improvements have been implemented. To ensure that the Council also meets its obligations for local roads.

Modification 9: Chapter 6, paragraph 6.24, add a final sentence, ‘Where travel generated by such developments has a significant impact on flow or safety on the Trunk Road, developers will be expected to mitigate this impact.’

Reason : To ensure that developers understand their responsibilities for dealing with travel impacts.

Commentary/Response:

Accepted.

As a consequence of this Modification the final paragraphs of both Town Centres & Retail Policy 5 and Transport Policy 4 will also require to be modified to ensure consistency.

Commentary/Response:

Accept the first part of modification to delete the words ‘and accessibilitystrategic road network’.

With regard to the second part of the modification the Scottish Executive’s commitment to improving road safety on the A90(T) is welcomed. However, it is suggested that to state that no new junctions will be permitted between Perth and Dundee in advance of detailed investigation appears premature and somewhat inflexible.

Significant development proposals currently exist both north and south of the A90(T) west of Dundee that could bring benefit to the local area. The Councils acknowledge that any new junction to provide access to development proposals that would compromise road safety would not be accepted by the Scottish Executive.

It is suggested that the first sentence of the proposed modification be deleted and replaced with the following ‘Consideration should be given to the rationalisation and improvement of existing junctions on the A90(T) between Dundee and Perth within the Structure Plan Area.’

The second sentence is accepted.

Commentary/Response:

Accepted.

This could equally apply to developments that affect other strategic roads and it is suggested that after ‘Trunk Road’ the following should be inserted ‘and other strategic routes’

Modification 10: Chapter 7, paragraph 7.10, delete “has”, line 1; replace “which includes” with ‘Options included...’ to begin new second sentence; replace “incorporates” with ‘incorporated’ at line 3; replace whole of final sentence with the following ‘Scottish Ministers have now published and are consulting further on a Draft Designation Order, with designation of the National Park in 2003. Under current proposals, the boundary would not impinge into Dundee or Angus.’

Reason : To update progress being made on the designation of the Cairngorms National Park.

Modification 11: Chapter 7, new Policy Environmental Resources 5A to follow paragraph 7.21, take the first paragraph of policy ER6 as follows; “Local Plans will establish.....distinctive qualities of Dundee and Angus.” and combine it with the following text: ‘The historic environment of Dundee and Angus is a valuable, non renewable resource which must be protected, conserved and enhanced. Local Plans shall identify these assets and include policies which:

- protect the site and setting of listed buildings and ancient scheduled monuments;
- protect other archaeological sites and sensitive areas. Where this is not feasible, proper recording and analysis shall take place;
- protect and enhance conservation areas and historic gardens and designed landscapes.’

The remainder of the original Environmental Resources policy 6 should form a separate policy which deals more explicitly with design and urban renewal issues. It should follow para 7.26 as it does at present.

Reason : To ensure the identification and appropriate protection of the natural heritage resource in line with NPPG18. To differentiate between protection of the historic environment (Pol ER5A) and to make Pol ER6 a separate policy which deals more explicitly with design and urban renewal issues.

Commentary/Response:

Angus Council will be commenting on the content of the Draft Designation Order as a separate matter, outwith the Structure Plan approval process.

Use of the word ‘impinge’ in the final sentence could imply an adverse affect on the Dundee and Angus area. Suggest that ‘would not impinge into’ be deleted and replaced with ‘does not incorporate any parts of’

Commentary/Response:

This new policy will also require a title.

Suggest ‘Historic Environment’

The existing Environment Policy 6 will need to be retitled.

Suggest ‘Design and Urban Renewal’

The second sentence of the proposed new policy ‘The historic environment..... conserved and enhanced’ is a statement and may be more appropriate at the end of para 7.21 to replace the existing final sentence ‘Safeguarding andqualities of the area’

Modification 12: Chapter 7, after paragraph 7.22, insert the following new policy, Environmental Resources Policy 6 : 'Local Plans should contain policies to protect open space and playing fields and to provide new facilities in areas of deficiency, based on a comprehensive open space strategy and locally derived standards for open space provision. Existing sport and leisure facilities, including public open space should be safeguarded from development unless acceptable alternative provision can be provided.'

Reason : To bring Plan in line with NPPG 11 (paragraph 92).

Modification 13: Chapter 7, after paragraph 7.36, insert the following sentence : 'It is recognised that some impact from these developments is inevitable but this needs to be weighed against the consequences of climate change and the contribution renewable energy developments can make towards achieving this.'

Reason : To clarify why it is necessary to balance the impact of renewable energy development against their wider benefits.

Modification 14: Chapter 8, insert new paragraph 8.5 as follows : 'In terms of affordable housing, where planning agreements are to be implemented, the provision of subsidy is not guaranteed and Communities Scotland and local authorities expect developers to take the requirement for affordable housing into account in negotiating a land value with the site owners.'

Reason : To give more cognisance to the delivery actions and investment plans of key partners.

Commentary/Response:

The policy should be renumbered as Policy 5B.

This new policy will also require a title.

Suggest 'Open Space and Recreation'

As a consequence of this modification para 2 of the existing Environmental Resources Policy 6 appears to be superfluous and should be deleted.

Commentary/Response:

The use of the word 'achieving' is misleading and would be better replaced with 'addressing'

Commentary/Response:

Accepted