

REPORT TO: CITY DEVELOPMENT COMMITTEE - 6 DECEMBER 2010

REPORT ON: LOCAL DEVELOPMENT PLAN INITIAL CONSULTATION AND ENGAGEMENT WITH KEY AGENCIES

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 659-2010

1 PURPOSE OF REPORT

- 1.1 To provide the committee with an overview of the response to the initial consultation exercise relating to the production of a new Local Development Plan for Dundee.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee notes the overview of responses to the initial consultation exercise.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report.

4 BACKGROUND

- 4.1 The Planning etc (Scotland) Act 2006 set out a process for modernisation of the Scottish Planning System. A key strand of this is a system for the replacement of Local Plans with new Local Development Plans.
- 4.2 The Local Development Plan will set out the strategy which will guide future development of 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.
- 4.3 Local Development Plan preparation differs from previous Local Plans. The first stage of this is the production of a "main issues report" (MIR). The MIR is the focal point of consultation and discussion with regard to the key issues to be considered within a final plan. Through this MIR process, the emphasis within the new system is that all issues will have been considered prior to a proposed plan being prepared. The proposed plan stage follows the MIR and is therefore expected to be the Council's agreed position of land use. This process is expected to reduce the need for late alterations to plans and lengthy examinations prior to a plan being approved for use.
- 4.4 To aid the production of the MIR the City Development Department have undertaken a non-statutory initial consultation which invited nominations of issues and potential development sites in the City area.

5 INITIAL CONSULTATION

- 5.1 The Local Development Plan Initial Consultation was started on 16 August 2010 for a period of 8 weeks until 8 October 2010.

5.2 The consultation had a number of aims, these being:

- to raise awareness of the preparation of the Dundee Local Development Plan;
- to identify individuals and groups that would like to be involved in, or kept informed of the development of the plan;
- to seek views on any key issues that require to be addressed by the plan, or direction the plan should take; and
- to identify potential development sites across the plan area.

5.3 In addition to the open consultation, a parallel exercise to inform and seek representations from Key Agencies was undertaken. These Key Agencies are bodies identified by the Scottish Government as partners in the plan preparation process. These include:

- Historic Scotland;
- Scottish Enterprise;
- Scottish Government;
- Scottish Natural Heritage (SNH);
- Scottish Water;
- Scottish Environment Protection Agency (SEPA);
- TacTran;
- Transport Scotland; and
- NHS Tayside.

6 COMMUNICATION METHODS

6.1 To advertise the consultation period a variety of activities were undertaken, and these included:

- 166 Posters and 1100 flyers/information sheets were distributed to libraries, council offices, Tayplan office, local housing offices, all local Housing Associations and community officers;
- a press release was issued which resulted in articles in the Dundee Courier print and online editions;
- 200 letters were sent out directly to community groups, businesses and other registered organisations;
- 128 e-mails were sent out to addresses that had registered via the Dundee Local Development Plan website. Recipients were predominantly national organisations, consultants, landowners and developers;
- Dundee City Council's website had updates to the City Development Department pages and to the home page, providing direct access to the online consultation. Most notably the online format seems to have encouraged a greater number of responses from the general public than would normally have been expected from such a consultation;
- Display Boards at Tayside House were updated with large format posters;
- the consultation period was highlighted to all Local Community Planning Partnership chairpersons for discussion at their appropriate meetings;

- students whilst attending the City Development Department produced 4 short videos of their vision and impressions of the city which were published on Youtube; and
- the consultation utilised the networks within the Dundee Partnership, including advertising on their website and dissemination through the Building Stronger Communities and Strategic Housing and Regeneration Groups.

7 FORM OF THE CONSULTATION

7.1 The consultation took two forms:

- a Issues Questionnaire: an online questionnaire was hosted on the Dundee City Council website which invited identification of any land use planning issue which should be considered during the preparation of the Main Issues Report of the Local Development Plan; and
- b Development Site Nominations: a form which could be downloaded from the website facilitated the identification of potential development sites within the Dundee city area.

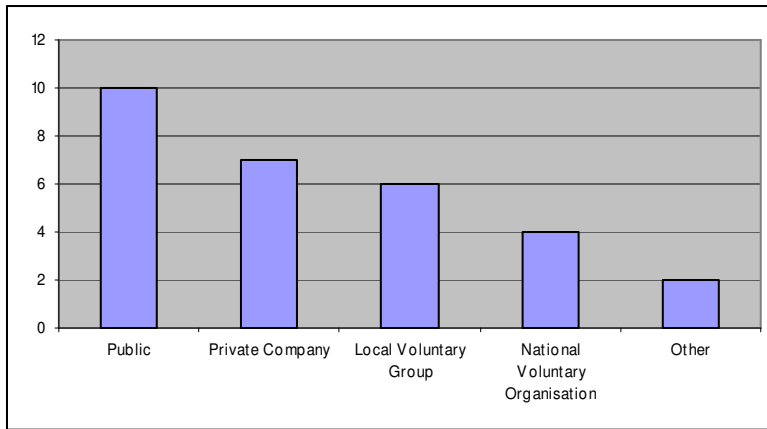
8 RESPONSES

- 8.1 Responses to this initial consultation have been received from a range of bodies and organisations in addition to individual members of the general public.
- 8.2 A total of 27 online questionnaires were completed. 4 organisations submitted comments in other formats. 57 potential development sites were identified by developers and landowners.
- 8.3 Over the course of the consultation period the YouTube videos received 128 views, thereby assisting with the stated aim of raising awareness of the local development plan process.
- 8.4 In response to the initial mailshot a further 89 organisations provided e-mail addresses or updated their contact details in order to participate in future stages of plan production.

9 ISSUES QUESTIONNAIRES

- 9.1 144 persons viewed the online survey with 27 persons fully completing the survey. It was encouraging that over a third of all responses were from members of the general public as shown in the chart on Page 4.
- 9.2 Private companies tended to be those with existing development or property interests within the city.

Chart: Respondee type



9.3 An initial assessment of the content of the questionnaires has identified a number of key themes for the Local Development Plan to consider, and these include:

- housing to be better located for access to employment, retailing and leisure facilities;
- improvements to the accessibility of developments for walking, public transport and cycling;
- a wish to see much greater energy efficiency in new buildings and carbon reduction;
- concern with an over dependence on the motor car and the domination of the car in the design of the city;
- support for improvements to transport infrastructure such as the Railway Station and Airport;
- the need for clear guidance to developers in terms of developer contributions from developments;
- a wish to halt further development and the expansion of out of centre retail developments and a concentration of support for the city centre; and
- inadequate land availability for small businesses.

This listing is by no means comprehensive but serves as an indicator of the breadth of issues that were raised.

9.4 Some respondents raised issues which are outwith the scope of the planning system but will nevertheless be considered in the formulation of policies for the Plan in terms of any possible impacts upon them. These include: issues of site specific environmental enhancements, air quality monitoring, strategic planning and the occupation of city centre shops by specific retailers etc.

10 DEVELOPMENT SITE NOMINATIONS

10.1 In addition to the online questionnaire, nominations for potential development sites were invited. A total of 57 sites were nominated by developers, operators and landowners for consideration in the plan preparation process. 48 of these sites were

submitted on the last day of the consultation and further information continued to be accepted up to a week after the consultation period ended.

10.2 The sites nominated were spread throughout the City and encompassed industrial, leisure, housing, religious and transport uses. These sites have yet to be analysed in detail but in summary, the nominations included:

- significant developer demand for increased housing provision exists in the east of the city, encompassing all of the open countryside area between Dundee City Council's boundary, Arbroath Road and Baldovie Road;
- two large sites within the Western Gateway have had developer interest for housing;
- developer interest has been shown with regard to extending housing developments to the east of Clatto Country Park, and for a large new housing allocation to the west, extending around Templeton Woods to join with Birkhill;
- existing industrial locations at East and West Kingsway have been proposed for retail use.
- sites to the south-west of the city have been proposed for park and ride operations;
- sites within the Blackness Industrial Area and adjacent to Dunsinane Industrial Estate have been proposed for religious uses;
- a change in land use allocation has been requested for the industrial areas west of the Airport and at the gas holder site on Dock Street (to include recreational, leisure, hotel or retail uses);
- approximately 20 small sites, primarily closer to central Dundee, have been nominated for educational or residential use;
- an extension to existing housing at Ballumbie; and
- a small allocation for housing is proposed in the Baldovan/Pitempton area within the Council's administrative area. This forms part of a much larger allocation currently proposed by Angus Council adjacent to Strathmartine Hospital, extending between Emmock Road in the east to Strathmartine Road in the West.

10.3 The nominated sites along with other potential sites will be given due consideration in the preparation of the Main Issues Report.

11 POLICY IMPLICATIONS

11.1 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.

12 CONSULTATIONS

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

13 BACKGROUND PAPERS

- 13.1 There are no background papers of relevance to this report.

Mike Galloway
Director of City Development

MPG/IJ/SP/KM

4 November 2010

Dundee City Council
Tayside House
Dundee