

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE –
4 DECEMBER 2000**

**REPORT ON: DEVELOPMENT OF NEW SETTLEMENT (1500-2500 UNITS),
ERROL AIRFIELD, ERROL**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 749-2000

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to
- a update the Committee on the planning position for a proposed new settlement at Errol
 - b outline the potential strategic implications of such a development on the City of Dundee within the context of the forthcoming Dundee and Angus Structure Plan
 - c inform the Committee of the receipt of an Environmental Statement relating to a planning application in this location and of the comments made by the Director of Planning and Transportation in response.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
- a Notes the contents of this report;
 - b Endorses the comments made on behalf of the authority by the Director of Planning and Transportation in respect of the Environmental Statement recently received; and
 - c Remits the Director of Planning and Transportation to continue to represent this Council's objections to major development proposals in this location to Perth and Kinross Council.

3 FINANCIAL IMPLICATIONS

- 3.1 No financial implications arise for the City Council as a direct result of this report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The development of a new settlement at Grange/Errol Airfield, midway between Dundee and Perth, will inevitably lead to an increase in car journeys for commuting and other reasons, contrary to Government policy aimed at reducing the need to travel.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 No equal opportunities implications arise as a direct result of this report.

6 BACKGROUND

- 6.1 Members will recall that Dundee City Council has commented on several occasions on proposals for large scale development at the Grange/Errol Airfield location, both in response to planning applications and the Perth Area Local Plan Alteration related to Housing Land.
- 6.2 In terms of the Local Plan Alteration, after hearing arguments at a Local Plan Inquiry in June 1999, the Reporter did not support the allocation of a new settlement in this location. Of relevance to this Council's position the Reporter stated:
- “The strategic priorities set out in the Structure Plan paragraph 3.8 for the rural area between Perth and Dundee supports controlled housing development in villages – this does not suggest to me that the strategy for additional housing includes a new settlement in this area. Nor does it encourage housing land in this area to meet the needs of Dundee where development is to be located on the west side of the City to reduce out migration and help urban renewal. The provision of housing at Grange/Errol Airfield would be equally within the housing market area of Dundee and consequently have an adverse effect on this strategic objective.”
- 6.3 Whilst Perth and Kinross Council accepted the Reporter's recommendation not to promote a new settlement at Grange/Errol Airfield in the Perth Area Local Plan Alteration, it was acknowledged that the proposal should be considered within the context of the preparation of the Perth and Kinross Structure Plan. It is anticipated that a draft of this Plan will be issued early in 2001.
- 6.4 This timescale sits conformably with that proposed for the Dundee and Angus Structure Plan, a consultative draft of which will be issued in January/February 2001. In preparing this Plan, the sensitivity of Dundee to development proposals on the fringes of the housing market area has been recognised. Population decline is forecast to continue. Furthermore, most recent forecasts do not predict any increase in the number of households in Dundee in the period up to 2013. Against this background, the importance of securing the limited amount of development demand within or close to Dundee is seen as crucial to the future prosperity of the City.
- 6.5 It should also be noted that Perth and Kinross Council has received two planning applications for significant development in this location. On behalf of this Council, the Director of Planning and Transportation has submitted objections to these proposals to Perth and Kinross Council.
- 6.6 In respect of one of these planning applications, this Council has recently been invited to submit observations to Perth and Kinross Council on an Environmental Statement. The Director of Planning and Transportation responded in a letter dated 23 November 2000 stating that the fundamental objections of this Council are not addressed by the Environmental Statement and that in any event, the proposals should properly be considered through the Structure Plan process. Should, however, Perth and Kinross Council be minded to approve the application, it is made clear that representations will be advanced to the Scottish Executive, urging the Scottish Ministers to call the application in for determination on the basis that it

prejudices the implementation of the strategic objectives of the approved Tayside Structure Plan. A copy of this letter has been placed in the Members Lounge.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Report of the Public Inquiry into Objections to the Perth Area Local Plan Alteration 1, Housing Land – June 1999.

Environmental Statement submitted to Perth & Kinross Council relating to new settlement at Errol Airfield on behalf of Cranston Lands Ltd.

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23 November 2000

KW/GH/MS BQ12

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