

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE –
25 FEBRUARY 2002**

**REPORT ON: DUNDEE LOCAL PLAN REVIEW – RESPONSE TO ISSUES
PAPERS**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 86-2002

1 PURPOSE OF REPORT

1.1 To inform the Committee of the responses received to the Issues Papers that were published to encourage public involvement in the Dundee Local Plan Review process.

2 RECOMMENDATIONS

2.1 It is recommended that the Committee notes that the Issues Papers encouraged a broad range of responses that will now be considered in the preparation of the Consultative Draft Local Plan Review.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising for the City Council as a direct result of this Report.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The Dundee Local Plan Review is a vitally important document for the identification and progression of the City Council's aims and objectives on a wide range of economic, social and environmental issues. The advancement of the review of the Dundee Local Plan will positively influence, to a greater or lesser extent, the achievement of virtually all of the key themes identified in Dundee 21.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The Dundee Local Plan Review represents a major land use planning document through which the City Council can advance many of its corporate strategies. In taking forward the review of the Local Plan, policies to promote equality of opportunity will be developed.

5.2 In addition, in terms of the arrangements for involving stakeholders in the Local Plan Review preparation process, positive efforts will be made to encourage the participation of groups and individuals who represent minority interests.

6 BACKGROUND

6.1 Reference is made to Item XI of the meeting of the Planning and Transportation Committee on 29 October 2001. Members will recall that appended to this previous Report were Issues Papers covering the following five topics: Environment, Transport and Travel, Employment, Town Centres and Retailing and Housing.

- 6.2 Following their approval by Committee, letters were sent to some 400 interested parties encouraging them to respond to the Issues Papers. Copies of the Issues Papers were also placed in the City's libraries, in Tayside House and on the Dundee City Council web site.
- 6.3 Responses were encouraged by 14 December 2001, although those received after this date are still being considered. To date, some 52 written responses have been received. Those submitting responses include members of the public, community organisations, business interests and professional consultants. As well as responding to many of the questions raised in the Issues Papers, the responses suggest policy approaches and land allocations for inclusion in the Local Plan Review. A list of respondents, together with a brief indication of the matters covered, is contained in Appendix 1 to this Report.
- 6.4 The responses to the Issues Papers will now be considered in the preparation of the Consultative Draft Local Plan Review, which it is intended to publish in Spring 2002. The publication of this draft Local Plan will be the principal stage of public involvement in the preparation of the Dundee Local Plan Review. Based on the representations received to the Consultative Draft Local Plan, a Finalised Local Plan will be produced and formal objections invited.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Report 657/2001 – Dundee Local Plan Review Issues Papers.

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Director of Planning & Transportation

Keith Winter
Policy & Regeneration Manager

16 January 2002

KW/GH/EJ/LP7

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APPENDIX 1 – RESPONSES TO ISSUES PAPERS RECEIVED
(Listed in the order in which they were received)

Respondent	Brief Indication of Matters Covered
Keppie Planning (on behalf of Tulloch Bishopcross)	Supports housing development at Balmossie Grange.
Keppie Planning (on behalf of Scottish Enterprise Tayside)	Supports the development of a new football stadium with associated facilities.
Keppie Planning (on behalf of Wilson Homes)	Supports housing development on two sites at Ballumbie Estate.
Broughty Ferry Community Council	Various comments relating to type of new housing, development in flood risk areas, garden ground development, Broughty Ferry beach and the built environment.
Edith McAuslin	Various comments relating to transport and travel, including suggestions for improving public transport.
Boots the Chemist	Detailed comments on the questions raised in the Town Centres and Retailing Issues Paper.
Dr P M Spencer	Does not support development north of Arbroath Road – preference to enhance greenspace network. Supports enhancement of Broughty Ferry Esplanade and beach. Supports enhanced role for Broughty Ferry Rail Station.
Sheilla Phillips	Supports efforts to entice more commuters onto public transport. Supports the retention of mature street trees. Seeks the protection of the Tay in terms of wildlife, access and views and is opposed to further building.
Mr and Mrs Cooper	Supports protection of land at Pitkerro Mill for nature conservation as opposed to housing purposes, whilst raising concerns about flooding.
Dundee Civic Trust	Comments on a range of questions raised in the Issues Papers.
James Keillor Estates	Comments on the need for flexibility in terms of future employment uses. Support for further housing development to the east of the City. Support for the development of flats in appropriate circumstances. Concerns over City's regional shopping role.
Railtrack Property	Comments on the practical difficulties of enhancing rail services in and around Dundee.
Alcaragen (on behalf of Gallacher Developments)	Comments support the development of the retail park at East Dock Street.
Fife Council	Comments on a range of matters raised in the Issues Papers.
Mr A'Hara	Various comments relating to matters raised in the Environment Issues Paper together with comments on

	other issues.
Farningham McCreddie (on behalf of Cala Homes, A & J Stephen and Bett Homes)	Support for employment and housing development in Dundee Western Gateway along with appropriate retail provision.
National Express Group	Supports the identification of land owned by the Group at East Dock Street for the development of a food superstore whilst opposing this type of development at Myerkirk and Linlathen.
Historic Scotland	Various comments relating to matters raised in the Environment Issues Paper, including the consideration of the Dighty as a heritage corridor.
Royal Fine Arts Commission for Scotland	Encourages debate on the Local Plan strategy for the development and use of greenfield and brownfield land. Concerns regarding development in garden ground.
British Horse Society (Scotland)	Seeks consideration of the need for safe, convenient and attractive facilities for horse riders.
Graham & Sibbald (on behalf of Taybank Properties)	Supports for the development of housing in the grounds of the former Sidlaw Hospital in Auchterhouse.
Graham & Sibbald (on behalf of Davlaw)	Supports the development of a site at Ward Road for housing.
Health and Safety Executive	Comments on the need for policies regarding the development of land in the vicinity of establishments or pipelines notified by virtue of the quantities of hazardous substances present.
Communities Scotland	Comments on the full range of questions raised in the Housing Issues Paper.
Scottish Executive	Comments on a range of issues, including some of those raised in the Issues Papers.
General Aviation Awareness Council	Stresses the need to consider aviation issues and the role of the airport in the preparation of the Local Plan.
Scottish Natural Heritage	Comments on a range of issues relating to landscape, nature conservation, other environmental matters and housing issues.
North of Scotland Water Authority	Comments regarding water storage and drainage in the Dundee Western Gateway area.
Sandra Knight	Comments on various matters raised in the Issues Papers.
Dundee and Tayside Chamber of Commerce	Argues for a move away from industrial estates to more flexible, mixed use business parks.
Tayside University Hospital NHS Trust	Supports the ongoing development of biotechnology and research. Stresses the need to improve bus services to Ninewells Hospital, particularly from Angus communities.
Jack Fulton Associates	Supports a small scale housing development (1 to 4 houses) on a site north of Arbroath Road.
Jack Fulton Associates (on behalf of Mrs A Doig)	Supports the development of a limited number of houses and public parkway on land to the south of the Dighty Water.
Dunsinane Business Action	Comments that a more flexible approach towards the

Group	range of uses permitted would improve the quality of the Dunsinane Industrial Estate.
James Paul Associates (on behalf of Taybank Properties)	Supports the development of houses in the grounds of the former Sidlaw Hospital, Aucherhouse.
Dundee Federation of Tenants Associations	Encourages the involvement of local communities in decisions regarding the redevelopment of sites.
Scottish Enterprise Tayside	Highlights the need for access to Science Park proposals at the Scottish Crop Research Institute to be considered as part of Dundee Western Gateway proposals. Whilst not supporting substantial retail uses, a more flexible approach towards development in industrial areas may assist in their enhancement.
Sportscotland	Various comments relating to matters raised in the Environment Issues Paper.
West End Community Council	Detailed and general comments on a wide range of matters, including those raised in the Housing, Transport and Travel, Employment and Environment Issues Papers.
Farningham McCreadie (on behalf of Bett Homes)	Supports the development of housing on sites at West Pitkerro; Donald Street; Kellas Road and Baldragon Farm.
Association for the Protection of Rural Scotland	Comments on a range of matters raised in the Environment and Housing Issues Papers.
Lend Lease	Supports the recognition of the City Centre as the most suitable retail location. Highlights a need to suitably control future out of centre retailing to avoid detrimental impact on central area and other locations.
Homes for Scotland	Comments that market demand should determine the type, layout and design of new housing.
DG Coutts Associates (on behalf of Wellbank Developments and other clients)	Comments on the full range of questions raised in the Issues Papers.
DG Coutts Associates (on behalf of Linlathen Developments)	Comments on a range of matters covered in the Issues Papers. Supports the development of a Centre of Sporting Excellence at Linlathen.
Mappin Planning and Development (on behalf of Maryleborne Warwick Balfour Management)	Comments on the need for the Local Plan to acknowledge the issues facing the Stack Leisure Park and Lochee District Centre and the need for policy to accord with the principles of the sequential approach.
Mappin Planning and Development (on behalf of Wm Morrison Supermarkets)	Comments support a policy framework which encourages competition and choice, recognising that quality as well as quantity of retail provision is a valid planning objective.
Dundee Green Party	Answers a range of questions raised in the Issues Papers together with some general comments.

RPS Chapman Warren (on behalf of British Telecommunications)	Seeks the introduction of a policy to allow the appropriate reuse of established utility sites in accordance with national and strategic policies. Requests that a comprehensive telecommunications policy is included in the Local Plan. Supports the designation of land at Longtown Road for retail and leisure development.
CB Hillier Parker (on behalf of Morrison Homes)	Supports a development plan strategy for a housing led mixed use scheme north of Arbroath Road.
Strathtay Scottish Omnibuses	Need to address delays to commuters on buses originating outwith the City and also east to west journeys across the City Centre. Doubts the role of the railway as a commuting medium. Notes that pump priming is required for services to employment areas outwith the City Centre.
CTC Right to Ride Network	Detailed comments in relation to the questions raised in the Transport and Travel Issues Paper together with general comments on various other matters.