

REPORT TO: PLANNING & TRANSPORTATION COMMITTEE - 18 APRIL 2005
REPORT ON: ANGUS LOCAL PLAN REVIEW - FINALISED PLAN
REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION
REPORT NO: 207-2005

1 PURPOSE OF REPORT

1.1 To advise committee of the publication of the Angus Local Plan - Finalised Plan.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee note the publication of the Angus Local Plan - Finalised Draft and note that the deadline for receipt of objections was 17 March 2005.
- 2.2 It is recommended that Committee endorses the objection already submitted to Angus Council by the Director of Planning and Transportation to that plan and remits the Director of Planning and Transportation to pursue the objection through the Local Plan Inquiry process.

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 Local Plan is the primary method of guidance and control of development in Angus. It can therefore, impact upon the full breadth of local agenda 21 issues. As a neighbouring authority, the actions and policies of Angus Council can have effect upon Dundee Citizens, both negative and positive.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 Local Plans are concerned with land use and physical development and therefore have little influence on Equal Opportunities issues.

6 BACKGROUND

6.1 The Angus Local Plan - Finalised Plan was published in February 2005, which when adopted, will replace the current Angus Local Plan, adopted in November 2000. This Finalised Plan has been prepared following consideration of representations made in response to a consultative Draft Plan, published in March 2003.

Formal representations on the finalised Plan were also invited - with a deadline of 17 March 2005.

In accordance with Committee Report 272-2003, Planning & Transportation Committee on 28 April 2003. Dundee City Council submitted comments on the consultative draft plan. The nature of those comments were to raise concern over the nature and scale of housing land allocations in the consultative draft - in particular:

- that the majority of new housing was to be developed on greenfield land which is contrary to Structure Plan Policy which encourages sustainability through the re-use of brownfield land;
- that the Plan promoted significant development of housing along the A92 corridor without promoting associated economic development, thus encouraging the use of those

properties by Dundee commuters and therefore promoting further traffic increases to the east of Dundee; and

- the consultative draft plan identified "opportunity sites" and other sites which, if developed would significantly exceed the housing limits required by the Structure Plan.

6.2 Whilst the Finalised Plan has gone some way to addressing these concerns, it still fails to provide a sufficient level of clarity or restraint with regard to housing allocations.

6.3 Current concerns relate to:

- a potential oversupply of housing land which will breach the limits of the strategy set out in the Dundee and Angus Structure Plan. The sites identified for housing, if developed to their stated capacities, would fully satisfy the Structure Plan allowances. Evidence from past planning applications and the housing land audit would, however, suggest that Angus Council may consider additional development at these locations or be placed under pressure to accept greater capacities than that stated. It is therefore important to emphasise the importance of the Dundee and Angus Structure Plan in order to ensure conformity to that Plan;
- an emphasis placed on Greenfield land allocations, again contrary to Structure Plan Policy which encourages sustainability through the re-use of brownfield land; and
- the failure to indicate capacities for housing sites which are identified as opportunity sites in the Local Plan. Whilst the allocation of opportunity sites allows for a range of uses, housing remains clearly identified as an acceptable use. As the Local Plan already identifies sufficient housing land to meet the Structure Plan allowances, the release of these opportunity sites will breach those allowances.

In line with these concerns, a formal objection to the Plan was lodged by the 17 March 2005 deadline. A copy of the objection is submitted as an appendix to this response.

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 Report No. 272-2003, Angus Local Plan 2003 - Consultative Draft. Planning & Transportation Committee 28 April 2003.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/SP/WM

18 March 2005

Dundee City Council
Tayside House
Dundee



FINALISED
ANGUS LOCAL PLAN REVIEW
OBJECTION FORM

For official use only
Ref:.....
Ack:.....

Please use this form to set out your objection to the Finalised Angus Local Plan Review, using a separate form for each policy or proposal you wish to object to. While photocopied forms will be acceptable, further copies may be obtained free of charge from Angus Council at Public Libraries, ACCESS Offices and Planning & Transport, St. James House, Forfar during normal office hours. In addition the form may be downloaded from www.angus.gov.uk/localplan and submitted as an e-mail attachment to localplan@angus.gov.uk

For further information or assistance please contact Ken McGregor on 01307 473548.

Please complete all sections in block capitals, using black or dark blue ink or type. Before completing the form please refer to the Guidance Notes on the reverse of this form.

1. NameDirector Of Planning & Transportation
OrganisationDundee City Council.....
Address ...Planning & Transportation Dept, Tayside House, Crichton Street, Dundee.....
Postcode:.....DD1 3RB.....
Telephone No: (Home) 01382 433610 ...(Business:) 01382 433313... E-mail Mike.Galloway@dundeecity.gov.uk:...

2. Name and Address of Agent (if applicable)
Postcode:.....
Telephone No:..... Fax:..... E-mail:.....

3. Please identify the policy, proposal or other aspect of the plan to which you object. (See note 2(a) over page)
Subject:.....Housing Land Allocations Page/Para(s).....
Please give the code used in the Plan (e.g. Para 2.28, policy SC6, etc.)

4. Please state fully and clearly the grounds of your objection, using a continuation sheet if necessary, and the terms of any change to the plan, which could resolve your objection. (See note 2(b) over page)

The sites identified for housing development in the Local Plan exceed the allowances established by schedule 1 of the Dundee & Angus Structure Plan for the Dundee and South Angus Housing Market Area. As such the identification of additional opportunity and windfall sites in the South Angus area for housing does not conform to the Dundee and Angus Structure Plan

.....(Should continuation sheets be used please attach firmly to this form)

5. Do you wish your objection to be considered by means of written submission only*-/ at a public local inquiry*? (* Delete as appropriate) (See note 2(c) over page) (Note - If you have opted for public local inquiry you or your representative will be expected to appear at the inquiry to support your objection.)

6. Signature Date17 March 2005

Please return your completed form, no later than 5.00pm, Thursday, 17 March 2005 to the Director of Planning & Transport, St James House, St James Road, FORFAR, DD8 2ZP

Notes for Guidance

1. An objection to a local plan must be made in writing and must contain the name and address of the objector, together (preferably) with a telephone number where contact can be made during office hours.
2. The objection should state:-
 - (a) the precise matters to which the objection relates by reference to a specific paragraph number, policy or proposal in the local plan, or to the grid reference and land use allocation of an item shown on the proposals map; it should be noted that objections can relate to the text of the plan, the content of the proposals map, or to an omission of some matter from the plan;
 - (b) the grounds on which the objection is made and the details of the change that is sought, for example, the revised wording or map allocation that would be an acceptable alternative, or an addition to correct an omission;
 - (c) whether the objection may be considered on the basis of a written submission, without hearing oral evidence from you at any local plan inquiry. It should be noted that objections proceeding by written submissions have the same status as those heard at an inquiry and the Reporter will cover the matter in the report and make recommendations to the Planning Authority. The rights of objectors who opt to use this method are no different from those participating in an inquiry, and it is a more efficient way of considering objections that do not require investigation of complex issues;
 - (d) if the objector wishes to be heard at a local plan inquiry, whether he/she is prepared to group with other objectors concerned about the same issue.
 - (e) whether the objector intends to be professionally represented at the inquiry and if so, the name, address and details of their agent, if available.
3. Objections to the contents of a local plan should be on land use planning grounds; for example, in relation to the location or environmental impact of particular plan proposals.
4. Objections cannot be treated as confidential.
5. Once all objections have been considered fully, Angus Council will prepare a statement of their decision on each, together with the reasons therefore. This statement will be available for inspection at Public Libraries, ACCESS Offices and Planning & Transport, St James House, Forfar and you will be informed by letter of its availability. In addition, its availability will be advertised in the local press by means of a Notice to Modify, Adopt or Abandon the Plan.
6. A Code of Practice for Local Plan Inquiries, published by The Scottish Office Development Department, is available free of charge from Angus Council, Planning & Transport on request.

9 DATA PROTECTION ACT 1998**Please read the following statement and sign the declaration below:**

Your representation will be considered as part of the Angus Local Plan Review preparation process and will be processed by employees of Angus Council. The representation and any information you provide will be available for public inspection and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Angus Council hold about you. Applications should be made to the Director of Law & Administration, Angus Council, St. James House, St. James Road, Forfar, DD8 2ZE.

Declaration:

I confirm that the information, which I have provided above, is correct and I authorise Angus Council to use the information for the above purposes.

Signed Date 17 March 2005.....