

POST-ADOPTION SEA STATEMENT – COVER NOTE

PART 1

To: SEA.gateway@scotland.gsi.gov.uk

or

SEA Gateway
Scottish Executive
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Edinburgh EH6 6QQ

PART 2

A post-adoption SEA statement is attached for the PPS entitled:

Dundee Local Development Plan

The Responsible Authority is:

Dundee City Council

PART 3

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**Signature of
Head of Planning
& date** Gregor Hamilton
16 January 2014

POST - ADOPTION SEA STATEMENT

Post-adoption SEA statement for:

Dundee Local Development Plan

Adopted on:

5th December 2013

Responsible Authority:

Dundee City Council

POST-ADOPTION SEA STATEMENT INTRODUCTION

This document (referred to here as the post-adoption SEA statement) has been prepared in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005.

POST-ADOPTION SEA STATEMENT AVAILABILITY OF DOCUMENTS

WEBSITE

The full PPS as adopted, along with the Environmental Report and post-adoption SEA Statement are available on the Responsible Authority's website at:

www.dundee.gov.uk/localdevplan

OFFICE ADDRESS

The PPS, as adopted, along with the Environmental Report and post-adoption SEA Statement may also be inspected free of charge (or a copy obtained for a reasonable charge) at the principal office of the Responsible Authority:

Contact name, address and telephone number

Andrew Mulholland
Dundee City Council
Dundee House.
50 North Lindsay Street,
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DD1 1LS

08.30 'til 17.00

**POST-ADOPTION SEA STATEMENT
KEY FACTS**

Name of Responsible Authority	Dundee City Council
Title of PPS	Dundee Local Development Plan
Purpose of PPS	To establish the land use planning policy framework for Dundee.
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	The PPS falls under the scope of Part 2 of the Planning etc (Scotland) Act 2006 and requires an SEA under the Environmental Assessment (Scotland)
Subject (e.g. transport)	Land use planning.
Period covered	2014-2019
Frequency of updates	Every five years.
Area of PPS (e.g. geographical area)	Dundee Local Authority area.
Summary of nature/content of PPS	To establish the land use planning policy framework for Dundee.
Date adopted	5 th December 2013
Contact name & job title Address, email, telephone number	Andrew Mulholland Dundee City Council Dundee House. 50 North Lindsay Street, Dundee. DD1 1LS
Date	14 th January 2014

POST-ADOPTION SEA STATEMENT STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS

The Dundee Local Development Plan has been subject to a process of Strategic Environmental Assessment (SEA), as required under the Environmental Assessment (Scotland) Act 2005. This has included the following activities:

- Taking into account the views of the Scottish Environment Protection Agency, Scottish Natural Heritage and the Scottish Ministers (Historic Scotland) regarding the scope and level of detail that was appropriate for the Environmental Report
- Preparing an Environmental Report on the likely significant effects on the environment of the draft PPS which included consideration of:
 - the baseline data relating to the current state of the environment;
 - links between the PPS and other relevant strategies, policies, plans, programmes and environmental protection objectives;
 - existing environmental problems affecting the PPS;
 - the plan's likely significant effects on the environment (positive and negative);
 - measures envisaged for the prevention, reduction and offsetting of any significant adverse effects;
 - an outline of the reasons for selecting the alternatives chosen;
 - monitoring measures to ensure that any unforeseen environmental effects will be identified allowing for appropriate remedial action to be taken.
- Consulting on the Environmental Report
- Taking into account the Environmental Report and the results of consultation in making final decisions regarding the PPS

- Committing to monitoring the significant environmental effects of the implementation of the PPS. This will also identify any unforeseen adverse significant environmental effects and to enable taking appropriate remedial action.

POST ADOPTION SEA STATEMENT
HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE DUNDEE LOCAL DEVELOPMENT PLAN AND HOW THE ENVIRONMENTAL REPORT HAS BEEN TAKEN INTO ACCOUNT

Table 1 identifies the environmental considerations that have been applied to the Local Development Plan and how they have broadly influenced its shape.

TABLE 1

ENVIRONMENTAL CONSIDERATIONS INCLUDED IN THE ENVIRONMENTAL REPORT.	INTEGRATED INTO PLAN (YES/NO)	HOW INTEGRATED/TAKEN INTO ACCOUNT OR REASON FOR NOT BEING TAKEN INTO ACCOUNT
<p>Biodiversity</p> <p>1a) The potential impact of development pressures on habitats and species including international and national designated sites.</p> <p>1b) The potential impact of development pressures on locally important habitat, species and open space and avoid fragmentation of networks such as wildlife corridors arising from development.</p>	<p>Yes</p> <p>Yes</p>	<p>1a) A Habitats Regulations Appraisal has been developed for the Local Development Plan (LDP) and the findings taken into account in the Environmental Report and LDP. Policy coverage is provided by Policy 33 National and International Nature Conservation Designations.</p> <p>1b) Sites of importance for nature conservation were reviewed for the LDP with policy coverage provided at Policy 34, Locally Important Nature Conservation Sites. Designated open space, protected species, trees and woodland are also specifically protected through dedicated policies.</p>
<p>Population</p> <p>2 a) and b) The need to consider population demographics and the quality of life for</p>	<p>Yes</p>	<p>2a) and b) All sections of the Plan have the potential to impact significantly on population</p>

communities.		demographics, communities and the quality of life enjoyed by residents.
Human Health		
3a) The need to consider the effects of development on air quality issues in Dundee.	Yes	3a) Supplementary Planning Guidance on air quality and land use planning will seek to control the impact of development on air quality in the City.
3b) Consideration of opportunities to improve access to open space.	Yes	3b) Policies have been developed addressing open space and open space maintenance. Access to open space and networks connecting to open space are also promoted in Plan policy.
3c) The need to consider reuse of vacant and derelict land.	Yes	3c) The development strategy prioritises the reuse of brownfield land where vacant or derelict land is mostly found.
3d) Consideration of the prevention, reduction, treatment and disposal of waste.	Yes	3d) Waste management requirements for development are included in the Plan along with requirements for governing the location of major waste management facilities.
Soil and Land		
4a) The potential impact of development pressure on greenfield land.	Yes	4a) The development strategy prioritises the reuse of greenfield over brownfield land. Various planning policies protect greenfield land including development in the open countryside.
4b) The need to support development that remediates existing contaminated land.	Yes	4b) Development Plan policy addresses this issue.
Water		
5a) and b) The need to alleviate flood risk and control development within areas at risk of flooding.	Yes	5a) and b) Flood risk management controlled by LDP policy.
5c) The necessity to promote sustainable	Yes	5c) SUDS requirements controlled by policy.

urban drainage. 5d) The importance of maintaining and improving the water environment.	Yes	5d) Protection and improvement of the water environment controlled by policy.
Air Quality Together with 3a) above and 7c) below: 6a) Consideration of the potential impact of development on air quality legislative limits. 6b) Consideration of the mode of transport to places of employment or education.	Yes Yes	6a) Policy requirements incorporated into policy back by SPG. 6b) Accessibility incorporated into consideration of new proposals through LDP policy.
Climate Factors 7a) The need to consider energy efficiency and renewable energy. 7b) Consideration of sustainable development and construction. 7c) The need to promote sustainable transport.	Yes Yes Yes	7a) Plan Policy incorporates requirements for low and zero carbon technology and sustainability. 7b) Sustainability is a main theme in the LDP and is a particular feature of the housing, economic, transport and environmental chapters. 7c) Sustainable and accessible transport has its own chapter and policies in the Plan.
Material Assets 8a) Balancing the increase in material assets through housing development against greenfield land as a material asset. 8b) The need to promote opportunities to increase Dundee's material assets through development of the Waterfront and City Centre. 8c) Promoting improvement of the housing stock and regenerating community areas.	Yes Yes Yes	8a) The development strategy prioritises the reuse of brownfield over greenfield land. Various planning policies protect greenfield land including development in the open countryside. 8b) Land use requirements of the Waterfront Development are incorporated into the Plan. Shopping policies protect and promote the City Centre as a regional centre and various other policies are included in support such as Historic Environment, economic and housing policies. 8c) Land use requirements of regeneration masterplans and briefs are incorporated into the

8d) Planning for improvement of educational assets.	Yes	development strategy. 8d) Site redevelopment plans are incorporated into the land allocations for development in the LDP.
Cultural Heritage Consideration of the protection and enhancement of: 9a) listed buildings; 9b) conservation areas; 9c) scheduled monuments; 9d) sites of archaeological interest; 9e) gardens and designed landscapes.	Yes Yes Yes Yes Yes.	9a) to e) Planning policies are built into the LDP for listed buildings, conservation areas, scheduled ancient monuments, sites of archaeological interest and gardens and designed landscapes. These are supported by policies on open space, high quality design, locally important nature conservation, and trees and woodland.
Landscape Protection and promotion of the character, diversity and special qualities which contribute to Dundee's: 10a) open countryside landscape; 10b) riverfront landscape; and, 10c) City-scape	Yes Yes Yes	10a) Outside designated areas development within the open countryside is highly restricted and therefore will have no significant environmental effect. 10b) Impact on the riverfront landscape has been assessed against all policies and proposals. 10c) Impact on the City-scape has been assessed against all policies and proposals.

Table 2 outlines the findings following assessment of the environmental considerations applied to the Plan and the measures that have been integrated into its development.

TABLE 2.

ENVIRONMENTAL FINDINGS INCLUDED IN THE ENVIRONMENTAL REPORT	INTEGRATED INTO PLAN (YES/NO)	HOW INTEGRATED/TAKEN INTO ACCOUNT OR REASON FOR NOT BEING TAKEN INTO ACCOUNT
<p>Biodiversity</p> <p>1a) The potential impact of development pressures on habitats and species including international and national designated sites.</p>	Yes	<p>The HRA of the Local Development Plan identified four policies that steered development to an area where it was not possible to rule out the risk of likely significant effect on a European site. In consultation with SNH an appropriate assessment was undertaken and from this process the use of a policy caveat was recommended as a mitigation measure to ensure no adverse effects on the integrity of a European site. The policy caveat was included in Policy 1: Principal Economic Development Areas, Policy 5: Tourism & Leisure Developments, Policy 6: Visitor Accommodation and Policy 30: Biomass Energy Generating Plant.</p>
<p>1b) The potential impact of development pressures on locally important habitat, species and open space and avoid fragmentation of networks such as wildlife corridors arising from development.</p>	Yes	<p>The Plan seeks to mitigate or remove this potential through Policy 34 Locally Important Nature Conservation Sites. A range of other policies in the Plan seek to protect or enhance local nature conservation sites including Policy 31 Wind Turbines, Policy 35 Protected Species, Policy 36 Open Space and 37 Open Space Maintenance, Policy 38 Trees and Urban Woodland and Policy 42 Sustainable Drainage Systems.</p>

<p>Population 2a) and b). No policies or proposals in the LDP were found to have a negative impact on population. All sections of the Plan have the potential to impact significantly on population demographics, communities and the quality of life enjoyed by residents and visitors to the City.</p>	<p>Yes</p>	<p>The Local Development Plan strategy is premised on growth. The housing strategy is designed to provide a range of good quality housing opportunities across the city serving all sections of the market. Quality of life, of place and of the built and natural environment is integrated into each Plan strategy through to the policies and proposals of the Plan.</p>
<p>Human Health 3a) Many of the policies have the potential to impact negatively on air quality as a consequence of development.</p> <p>3b), c) and d). Overall, however, Many of the policies of the Plan have the potential to improve the impact of the environment on human health. These range from tackling vacant and derelict land, improving the collection, handling and treatment of waste, development of open space infrastructure, promotion of cycling infrastructure, protection of sports grounds and playing fields and improvement of the quality of residential, business and cultural environments.</p>	<p>Yes</p> <p>Yes</p>	<p>The Plan seeks to mitigate or remove this potential through planning policy requirements in relation to air quality (Policy 44). Supplementary Planning Guidance will guide developers in this process.</p> <p>The development strategy prioritises the reuse of brownfield land where vacant or derelict land is mostly found. Policies 7, 36, 37, 39, 40, 53 and 54 directly support waste, open space, sports grounds and playing fields, active travel and sustainable travel as well as the promotion of quality development.</p>
<p>Soil and Land 4a). The Plan identifies limited development of greenfield land which will result in some</p>	<p>Yes</p>	<p>Policies 8 and 32 set the strategy for the restriction of new development on greenfield</p>

<p>loss of soil area.</p> <p>4b). No negative impacts are recorded in the Environmental Report on potentially contaminated land arising from the policies or proposals in the Plan.</p>	<p>Yes</p>	<p>land beyond those sites identified in the Plan. Mitigation measures are proposed for identified sites including protection of tree planting and habitat.</p> <p>Policy 45 directly supports the Environmental Report under objectives 4, 7 and 8 by setting out measures for the remediation of potentially contaminated land.</p>
<p>Water</p> <p>5a) and b). Some sites at the Waterfront and Riverside are identified for development within the 1:200 flood plain.</p> <p>Some sites are identified which could result in potential pluvial flooding.</p>	<p>Yes</p> <p>Yes</p>	<p>5a) and b). Waterfront and Riverside sites are included within an agreed Masterplan which takes account of flooding issues. Various measures such as Coastal Defence and a storm water retention tank are included within mitigation measures and discussions on development of these sites with SEPA are on-going.</p> <p>Mitigation measures have been agreed through the Masterplan for development sites at Mill O Mains. Other sites will require flood risk to be assessed. The potential for pluvial flooding will be assessed and addressed through the development management process. An information database has been developed which will retain all information submitted by key partners on the potential for flooding arising from the development of sites identified in the Plan. The database will inform the development management process as applications for planning permission are received.</p> <p>Policy 41 addresses Scottish Planning Policy</p>

<p>5c). Several sites proposed for development could potentially impact negatively on the drainage system.</p> <p>5d). Some development sites are identified with the potential to affect water quality if unchecked.</p>	<p>Yes</p> <p>Yes</p>	<p>requirements for flood risk management. The policy also indirectly assists in the protection of important local nature conservation sites from development as many of these sites are in the flood plain. It also assists in reducing risks to the community from the effects of flooding, provision of open space, sustainable development and adds to the City Centre infrastructure and assets.</p> <p>5c). Policy 42 sets out requirements for the incorporation of Sustainable Urban Drainage Systems where appropriate. Information has been recorded in the above database for sites proposed for development in the Plan including where a flood risk impact assessment may be required.</p> <p>5d). The Plan incorporates Policy 43 designed to protect and improve the water environment. The above database identifies some sites where this may be an issue and proposes mitigation measures such as SUDS, retention ponds, green roofs and appropriate design layout.</p>
<p>Air Quality</p> <p>6a) Various policies and proposed development sites in the Plan have the potential to impact negatively on air quality legislative limits.</p>	<p>Yes</p>	<p>6a). It is unavoidable that many of the policies have the potential to impact negatively on air quality as a consequence of development. The Plan seeks to mitigate or remove this potential through Planning Policy 44 which sets requirements in relation to air quality. The preparation of Supplementary Planning Guidance has reached an advanced stage which will guide developers in identifying, assessing</p>

<p>6b). The Environmental Report recognises that the mode of transport and accessibility are key factors in air quality.</p>	<p>Yes</p>	<p>and responding to air quality issues. The Plan seeks to promote the Council’s Air Quality Action Plan by assisting in the control of development where ever there is the potential to negatively impact on areas of known poor air quality. Proposals for biomass energy generating plant must ensure that there is no significant negative environmental impact arising from emissions through Policy 30. Policy 38 supports tree and woodland development which will contribute to offsetting poor air quality. 6b). Sustainable transport is directly supported by Policy 53 which requires that new development is designed to minimise the need to travel by private car and Policy 54 which requires the incorporation of walking, cycling and public transport facilities. The Plan also supports sustainable transport through Policies. 7 and 8 which promote sustainable transport through quality design and development supporting the reuse of brownfield land</p>
<p>Climate Factors 7a) and b). The Environmental Report recognised that there are significant opportunities to promote a positive response to climate change factors in new development.</p>	<p>Yes</p>	<p>7a) and b). A range of policies designed to positively impact on climate change factors are included in the Plan. These include promotion of sustainable energy infrastructure (Policies 29, 30 and 31), tackling flooding issues and the water environment (Policies 41, 42 and 43), supporting waste management infrastructure in new development (Policies 39 and 40), new</p>

<p>7c). New development will have negative effects on the climate as it will increase the demand for travel and use of private transport.</p>	<p>Yes</p>	<p>requirements for development with a potential air quality impact (Policy 44), promotion of sustainable transport (Policies 53 and 54 and Proposal 1) and promotion of high quality design in development (Policy 7). No policies were found to have a negative effect on climate change factors. 7c). See response to 6b) above.</p>
<p>Material Assets 8a)-c). The Environmental Report indicates where there may be a loss of greenfield land as a material asset. Some assets will also be lost at the City Centre and Waterfront.</p> <p>8d). There will be a loss of school buildings and grounds through the school redevelopment programme.</p>	<p>Yes</p> <p>Yes</p>	<p>8a)-c). The loss will be offset by the increase in quality housing stock as a material asset. Other Plan policies seek to protect or increase the City's assets through protection and development of the historic environment (Policies 48-51), regeneration of the City's most deprived areas through the housing development strategy (Policy 8), development of the City Centre and Waterfront infrastructure (through the economic, tourism and leisure, visitor accommodation, retail, licensed, nature conservation and open space and landscaping policies), extending the Core Paths network, and tackling vacant, derelict and contaminated land. No policies were assessed with a potentially negative impact on the material assets of the City. 8d). The school redevelopment programme is designed to renew educational assets through replacement of old or underused education</p>

		facilities. These are being replaced by modern educational infrastructure and redundant sites used for alternative developments some of which feature as sites proposed for development in the Plan. In balance the programme represents a significant addition to material assets.
<p>Cultural Heritage 9a)-e). Development within or close to listed buildings, conservation areas or other features of the historic environment may have long term negative impacts on cultural heritage. This could result in loss or damage to historic developments, blocking of key views or disturbance of archaeology. Conversely woodland development could have positive benefits in some instances.</p>	Yes	9a)-e). Policies 48, 49, 50, 51 and 52 are designed to protect and enhance the historic environment ranging over listed buildings, conservation areas, scheduled Ancient Monuments, Archaeological Sites and Gardens and Designed Landscapes. These are further supported by Policy 7 High Quality Design and Policy 32 Development in the Open Countryside, Policy 34 Locally Important Nature Conservation Sites and Policy 38 Tree and Urban Woodland.
<p>Landscape 10a) Limited greenfield land release carried forward from Dundee Local Plan 2005 to facilitate the development of the Western Gateway Strategic Development Area (TAYplan 2012-2032) Could impact upon landscape. No new allocations within the initial 5 year period of the Plan, however, two new sites are allocated for housing in 2020-2024. It is not known what impact the later sites will produce at this time. Through Policy 32 in the PLDP there is a presumption against all other new development in Open Countryside.</p>	Yes	10a). Priority is given to the allocated brownfield sites with some greenfield site release. Impacts of greenfield sites at the Western Gateway are mitigated through a masterplan which provides for open space and links to core paths/cycleways. Landscape setting in any other release will be protected by the Environmental policies and Policy 7 High Quality Design.

<p>10b) Development in the City Centre and Waterfront in particular has the potential to impact positively on the riverfront landscape.</p>	<p>Yes</p>	<p>10b) The development strategy continues an approach which impacts positively on the riverscape through missed use development This is part of a broader vision taking in areas which are vacant or underused and includes substantial improvements along the southern boundary. Wider developments will see substantial improvements via housing demolition proposals (particularly of multi storey apartments). These have a cumulative and synergistic effect.</p>
<p>10c) Many of the policies and proposals in the Plan have the capacity to impact positively or negatively on the City-scape.</p>	<p>Yes</p>	<p>10c). Collectively the aim of the LDP policies is to create places that build on the distinct character and identity of the different parts of the city. Policies on economic development including tourist and visitor developments, retail at Gallagher Retail Park, the Stack and City Centre shopping, quality design and environmental policies will impact positively on the City-scape.</p>

**POST ADOPTION SEA STATEMENT
HOW OPINIONS EXPRESSED DURING CONSULTATION HAVE BEEN TAKEN INTO ACCOUNT**

TABLE 3 –LISTS OF CONSULTATION RESPONSES AND HOW THEY HAVE BEEN TAKEN INTO ACCOUNT

<p>CONSULTEE / RESPONDENT</p>	<p>SUMMARY OF COMMENTS</p>	<p>HOW THE COMMENT WAS TAKEN INTO ACCOUNT IN THE LOCAL DEVELOPMENT</p>
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		PLAN.
<i>Key Partners Comments</i>		
HISTORIC SCOTLAND		
General comment	“We consider the one area of short fall within the ER relates to the level of justification or commentary associated with the findings of the potential significant environmental effects of the LDP policy and Spatial Strategy.”	Columns I and J of Annexes 1-6 were reconsidered to give a fuller explanation of secondary, cumulative or synergistic effects as well as mitigation measures and assessment of the potential impact of each policy on the environment. Each of the Annexes and the policies contained within were adjusted in this way. Similarly the ‘mitigation measures and other comments’ (column AO) in Annex 7 were reconsidered for all proposed development sites.
Environmental baseline.	Recommend “the inclusion of maps detailing the baseline data which can also be combined graphically with the land allocation data.”	Whilst the point was accepted and enhanced presentation of the data could have added clarity the overall length of the Environmental Report was considered to be already significantly in excess of that envisaged by SEA Guidance.

<p>Framework for Assessing Environmental Effects. Assessment of LDP Policies.</p>	<p>Lack of justification for predicted ‘neutral’ policy effects on Gardens and Designed Landscapes. No specific policy to protect these therefore effects should have been recorded as ‘uncertain.’</p>	<p>There are 3 Gardens and Designed Landscapes in Dundee. Balgay Park is protected by Policy 7 High Quality Design, Policy 36 Open Space, Policy 38 Trees and Urban Woodland and Policy 34 Locally Important Nature Conservation Sites. Baxter Park is given special protection as a conservation area under Policy 50 as well as Policies 7, 36 and 38. The third site which appears on PASTMAP appears to be an error on the RCAHMS website as it relates solely to a small area of ground situated between two roundabouts with small number of trees. These are protected by Policy 38. It is almost inconceivable that development would be acceptable on these particular sites. For this reason the policy assessments were recorded as neutral. Assessment of the impact of Policy 7 on Gardens and Designed Landscapes was also altered to ‘neutral’ to bring it in line with the other policy assessments in recognition of Historic Scotland’s concerns.</p>
	<p>Policy 36: Open Space. “It is not clear what aspect of this policy would result in a likely significant positive effect on historic environment assets”</p>	<p>Policy 36 offers additional protection for historic environmental assets from development which could impact negatively on the setting in which many of Dundee’s assets are found.</p>
	<p>Policy 38: Trees and Urban Woodland. Consider that there could be “potential significant negative effect on aspects of the historic environment.”</p>	<p>Taken into account through adjustments in Annex 4: Sustainable Natural and Built Environment.</p>
	<p>Policy 41: Flood Risk Management. Consider that “it is unclear how this policy would have a likely significant positive effect on existing historic environment assets.”</p>	<p>Policy assessment reviewed and ‘neutral’ score recorded however removing the threat to historic assets from development in flood risk areas can be viewed as a positive effect in itself.</p>

Spatial Strategy	<p>Annex 7: Site Assessment.</p> <ul style="list-style-type: none"> - Historic Scotland “recommends that more commentary be provided to demonstrate the reasoning behind the predicted effects.” - “Several of the land allocations are identified as having the potential for significant effects on Scheduled Monuments (9c) when there do not appear to be any Scheduled Monuments within the surrounding area.” - Some duplication or omission of comments from Historic Scotland occurs at MIR 10, 21, 40, and 57 to 63. 	<ul style="list-style-type: none"> - A review of Annex 7 was undertaken and additional comments provided where necessary for almost all proposed development sites. - The scope of entries under column AN in Annex 7 was adjusted to include reference to where there is a potential effect on a site which is recorded in the National Monuments Records of Scotland. - Corrected.
Mitigation.	Suggested mitigation measures for some entries in Annex 7 have been omitted.	Entries adjusted.
Monitoring / Indicators	SEA Indicators for monitoring the effects of the Plan on Cultural Heritage, as detailed in Table 9, could be more specific.	Alterations made.
SCOTTISH ENVIRONMENTAL PROTECTION AGENCY.		
General comment.	Change the wording of the water objective from ‘water quality’ to ‘quality of the water environment’	Alterations made.
	Environmental Report should consider the effects of the Plan’s vision.	The pDLDP does not have a separate vision but rather implements the vision of TAYplan. This is drawn into the pDLDP through the ‘strategy’ which is assessed in the Environmental Report under paragraph 10.1.

SECTION HEADINGS: Non-Technical Summary.	Should also include a summary of the site assessments.	Included at section 2.4 in the Environmental Report.
Relationship with Other Plans and Programmes.	Tayside Area Waste Plan has now been superseded by the Zero Waste Plan.	Alterations made.
State of the Dundee Environment.	“In relation to the predicted development in the absence of the plan we note that although this was intended to be covered in Table 4 the content of the table does not specifically refer to this.”	‘Problems’ and ‘Consequences’ headings altered to ‘Problems’ and ‘Predicted development in the absence of the Plan’ in order to aid clarity.
	“No consideration has been given to the status of the water environment in several sections of the ER. Table 4 only vaguely mentions water pollution and the problem and consequences sections focus exclusively on flooding issues.”	Noted. The questions SEPA wished to be addressed regarding the water environment were built into 5d in the list of Key Partner Questions and applied to all policy assessments and proposed development site assessments in Annexes 1 to 7.
	“Table 4 should provide more up to date figures in relation to waste and should also have clearly specified what the figures refer to.”	Waste figures updated in the Environmental Report.
	Recommend Table 5 includes indicators for household waste and for <u>all</u> waste in order to consider the progress towards meeting the targets set by the Zero Waste Plan.	Waste source data updated.
SEA Objectives	Change the wording of the water objective (number 5) from ‘defend’ to ‘avoiding’ flood risk.	Alteration made.
Monitoring.	Recommend that greater clarity is provided with regards to the timescales and frequency of monitoring.	Monitoring of the Local Development Plan is required on a biennial basis. Measures identified in the Environmental Report will be integrated into this process.
	The only monitoring indicators for water are related to flooding and not other water related issues considered elsewhere in the document.	Future monitoring will seek to integrate a more comprehensive and clearer approach to this issue.

<p>Appendices. Policy Assessment Annexes.</p>	<p>Would have welcomed a differentiation between positive and significant positive effects and between negative and significant negative effects and the inclusion of an unknown effects column.</p>	<p>Positive and negative effects which are not considered significant are addressed in the last two columns of the tables.</p>
	<p>On several occasions in the assessment there is reference to uncertainty or unknown effects, however the effects have been assessed as ‘no effect/neutral’.</p>	<p>All policy assessments in Annexes 1 to 6 have been reviewed in the light of these comments and fuller explanations given based on the likely effects of policies. Although it is not possible to envisage every unknown effect of a policy prior to implementation (due to its essentially broad nature) it is expected that any problems will be revealed through the monitoring process.</p>
	<p>There has been some inconsistency in the scoring as in some cases the score seems to consider residual effects as a result of other policies. For example it is not clear if the text ‘Flood Risk Assessment will be required for any development in a flood risk area ‘(e.g. policy 21(a) District Centres Retail Frontage) is a mitigation measure which results in the assessment result being neutral (as a residual effect) or if the policy itself is considered to be neutral/unknown and a mitigation is suggested.</p>	<p>Scoring is related to the policy. In this example the policy is considered generally to be neutral over the whole extent of the District Centre however it is recognised that Broughty Ferry central has flooded in the past therefore mitigation is proposed anyway. Development in this area will require to meet Policy 41.</p>
	<p>We consider that reporting together mitigation and reasons for the scoring in column J could lead to confusion and that in some cases the reasons for the scoring could have been clearer.</p>	<p>Appendices reviewed to increase clarity.</p>

SCOTTISH NATURAL HERITAGE.		
Policy Assessment (Section 10 of the Environmental Report).	Suggest the mitigation in the final column of the tables in the Annexes 1-6 could be more precise as to the Policy impacts.	Policy and Site Assessments (Annexes 1 – 7) have been reviewed.
	<p><i>Sustainable Economic Growth:</i></p> <p>a) “Where the SEA report refers to the HRA, we recommend re-checking the revised ER to ensure this is consistent with the findings of the HRA.”</p> <p>b) “Where the SEA report refers to the HRA, we recommend re-checking the revised ER to ensure this is consistent with the findings of the HRA.”</p> <p>c) “Section 10.21 (page 38) and Annex 1: Amend reference to Policy 1 which should refer to the Port of Dundee Principal Economic Development Area rather than Riverside..... update policies 1, 5 and 6 to reflect the findings of the HRA.”</p> <p>d) “Objective indicators 10 b and c): These were scored neutral for Policies 5 and 6 but they could negatively impact on 10b) the riverfront and 10c) the city landscape.”</p>	<p>a) Policy and Site Assessments (Annexes 1 – 7) have been reviewed as noted above.</p> <p>b) Amendments made.</p> <p>c) Adjustments made.</p> <p>d) Upgraded to positive score as development at the Waterfront in particular is expected to significantly enhance the river and city landscape through quality design in keeping with the award winning V&A design.</p>

	<p><i>Quality Housing and Sustainable Communities:</i> Assessment of Policy 8 against the environmental objectives should be adjusted at:</p> <p>3b), “this Policy will result in loss of open space so we suggest a negative impact is recorded”</p> <p>4a) and b), “score negative for greenfield housing sites”</p> <p>8a), “score negative impacts - as above”</p> <p>10a), “negative impacts – [designated development] sites will include development in open countryside landscape”</p>	<p>3b) the potential loss of open space over some of the sites has been acknowledged in the assessment however the housing release strategy should impact positively on the green network and access.</p> <p>4a) and b). Concern recorded however the environmental objective relates to the Plans effect on the <i>ratio</i> of greenfield/brownfield development which will be unaffected, therefore, neutrally scored.</p> <p>8a) Some negative impact recorded in final column however housing development will occur mainly on brownfield land therefore in balance has been scored positively in relation to increasing the material assets of the City.</p> <p>10a). Assessment adjusted accordingly.</p>
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	<p><i>Sustainable Natural and Built Environment:</i></p> <p>a). Assessment of Policies 30, 31 and 39 should be adjusted to ‘negative’ for environmental objective 1b). “There is reference to Policy 34 as mitigation but this only provides limited protection of LNRs, SINC’s and wildlife corridors. Mitigation could suggest strengthening Policy 34.”</p> <p>b). Recommend scoring environmental objectives 10b) and c) potentially negative for Policy 30.</p> <p>c). Objectives 10a) and c) “are marked as N/A for Policies 25, 26 and 34 but we suggest they are relevant and have potential negative effects.”</p>	<p>a). It is not only Policy 34 but Policies 35, 36 and 38 that offer protection for locally important habitat, species, open space and woodland resource therefore it was considered that there is sufficient protection against negative environmental effects.</p> <p>b). Altered accordingly.</p> <p>c). Policies 25 and 26 do not refer to this section and will not negatively effect Objectives 10a) and c) if considered against these objectives under Annexe 3. Policy 34 (protecting Locally Important Nature Conservation Sites) will, if anything, improve the City Landscape.</p>
Site assessments (section 11).	It would be helpful to include a scoring process for the site assessment questions (e.g. adverse or positive effects) in the table as it is difficult to identify those sites with adverse effects.	Almost all of the questions posed by the Key Partners are on a yes/no basis and do not lend themselves to scoring.
	“We recommend that [comments provided] are carried forward to the mitigation section, or reasons provided why this is not considered to be appropriate as it helps keep the logic in reaching the conclusions clear.”	Annexe 7 reviewed.
	“We recommend changes to some answers to the questions as these sometimes underestimate the negative effects of some allocations. For example, site H53 land at Hebrides and Eriskay Drive - 1b)i) should be amended from 'yes' to 'no' as this development will contribute to habitat fragmentation prior to any mitigation measures.”	Consultants are aware of the high sensitivity of this location and requirement for sufficient ecological measures as part of the SUDS development to ensure that it is not a case of mitigating negative impacts but contributing positively to its nature conservation qualities and continuity.

Monitoring (section 13).	“We recommend the timescales for monitoring are also included in the ER.”	Timescales for monitoring the Plan are every two years. Environmental monitors are included in the Action Plan published alongside the pDLDP.
<i>Others' Comments.</i>		
WH BROWN CONSTRUCTION (SCOTLAND) Limited	“...the comments under 'Mitigation Measures Proposed and Other Comments' in Annex 7 are incomplete and slightly misleading. The comment is made that Drumsturdy Pond is "Greenfield nominated for residential through CFS." The comment fails to note that the site is part of a residential land allocation in the Adopted Local Plan, i.e. existing statutory Development Plan.”	The comments related to a site in Environmental Report Annexe 7. This was a different site from that which was the subject of their representation on the Plan and therefore Annexe 7 was not required to be altered.
DAVID LAMPARD.	Wishes to see the two Geoconservation sites in Dundee labelled on the map accompanying the environmental report.	There is no map which accompanies the Environmental Report.
TACTRAN	Considered that the Environmental Report paragraph 10.26 should reference the “Regional Transport Strategy.”	The Environmental Report was modified.

TABLE 4 –LISTS OF SCOTTISH GOVERNMENT REPORTERS MODIFICATIONS TO THE LOCAL DEVELOPMENT PLAN AND HOW THEY HAVE BEEN TAKEN INTO ACCOUNT IN THE ENVIRONMENTAL REPORT.

Modification number.	Reference	Issue	Modification	SEA Environmental Report Implications.
5/1	Paragraph 5.31, page 19	2 – Economic Development	After ‘the Waterfront Project’ insert the words: ‘, for which a master plan has been prepared,’ The sentence should read: ‘The Waterfront Project, for which a master plan has been prepared, and the establishment of the V & A at Dundee will significantly boost the tourist and business appeal of the City and bring major benefits to the local economy.’	None
5/2	Policy 1, page 17	2 – Economic Development	In the final sentence of Policy 1, after ‘Port of Dundee’ insert the words: ‘Principle Economic Development Area’. The sentence should read: ‘Any development at the Port of Dundee Principal Economic Development Area should not have an adverse effect, either alone or in combination with other proposals or projects, on the integrity of any Natura Site.’	None
5/3	Paragraph 5.10, page 16	2 – Economic Development	In paragraph 5.10 delete the first sentence and replace with:	None

			‘The Scottish Government's National Renewables Infrastructure Plan Stage 2 Report identifies the Port of Dundee as a potential location for the manufacturing, installation and maintenance of offshore renewable energy devices and supporting infrastructure.’	
5/4	Policy 5, page 20	3 – Leisure & Visitor Accommodation	In the final sentence of Policy 5 insert the words ‘in the City Centre’ after the words ‘Any development’. The sentence should read: ‘Any development in the City Centre should not have an adverse effect, either alone or in combination with other proposals or projects, on the integrity of any Natura site.’	None
5/5	Policy 6, page 21	3 – Leisure & Visitor Accommodation	In the final sentence of Policy 6 insert the words ‘in the City Centre’ after the words ‘Any development’. The sentence should read: ‘Any development in the City Centre should not have an adverse effect, either alone or in combination with other proposals or projects, on the integrity of any Natura site.’	None
6/1	Policy 7, page 24	4 – High Quality Design	Criterion 2 of Policy 7 to be modified by replacing the word ‘Create’ with the words ‘Contribute to’. The criterion should now read: ‘Contribute to a sense of identity by developing a coherent structure of	None

			streets, spaces and buildings that are safely accessible, respecting existing building lines where appropriate.’	
7/1	Proposals Map	7 - Proposed Housing Sites	1. Site H60: Lochee Primary School: remove the former janitor’s house from within the designated area of the site.	None
7/2	Proposals Map	7 - Proposed Housing Sites	2. Site H65: Charleston Primary School: remove the former janitor’s house from within the designated area of the site.	None
7/3	Appendix 2: Proposed Housing Sites, page 76	9 - Additional Housing Sites	1. Designate land at the eastern end of Strathyre Avenue for 26 houses, as indicated in the plans attached to representation 48.	Site previously allocated as open countryside in the Local Development Plan. The site should now be considered as a development site. Site Assessment previously carried out under the Environmental Report has been amended to address Reporters modifications. See below. Addendum 1 below replaces corresponding entry in Appendix 7 which fell within sites grouped under “Reserve for Open Countryside” and should now be regarded as falling under “Suitable for Residential Use.” No significant impact on the conclusions of the Environmental Report.
7/4	Appendix 2: Proposed Housing Sites, page 76	9 - Additional Housing Sites	2. Designate site H68A of the Adopted Local Plan Review for housing, but excluding Drumsturdy Pond. The exact site boundaries to take into account the existing planning permission 06/00892/FUL, as approved under appeal reference P/PPA/180/217, excluding the pond.	New SEA Site Assessment carried out and attached to this report. Addendum 2 below should be considered as an additional entry to Appendix 7 under the heading “Suitable for Residential Use.” The findings of the environmental assessment are not significant and do not impact on the conclusions of the Environmental Report.
7/5	Proposals Map	10 - Design of New Housing	The following modification 1. Additional wording to be added to the	None

			key of the proposals map to include Central Broughty Ferry in the descriptor for the red-lined inner city/suburban boundary.	
7/6	Policy 10, page 28	11 - Other Housing Development	1. In Policy 10 Criteria 3 and 4 delete 'affect' and replace with 'effect'. Criterion 3 should now read 'does not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing and overlooking'; and Criterion 4 should now read 'does not have a significant adverse effect on the existing level of parking provision.'	None
7/7	Policy 10, page 28	11 - Other Housing Development	2. In Policy 10 add a new final Criterion 5 to read: 'the development is consistent with all other policies of the Plan.'	None
7/8	Policy 11, page 29	11 - Other Housing Development	3. In Policy 11 Criterion 3 delete 'affect' and replace with 'effect'. The criterion now reads: 'it will not have a detrimental effect on the environmental quality enjoyed by existing residents....'	None
7/9	Policy 11, page 29	11 - Other Housing Development	4. In Policy 11 Criterion 2 delete 'would' and replace with 'will'. The criterion now reads: 'all new dwellings created will have a quality surrounding environment.....'	None
7/10	Policy 11, page 29	11 - Other Housing Development	5. In Policy 11 Criterion 4 delete 'where' at the beginning. The criterion now reads: 'the change of	None

			use is consistent with other policies of the Plan.’	
7/11	Policy 12, page 30	11 - Other Housing Development	6. In Policy 12 Criterion 1 insert ‘proposed’ between ‘the’ and ‘new’. The criterion now reads: ‘the proposed new house/s meet/s the requirements for the design....’	None
7/12	Policy 12, page 30	11 - Other Housing Development	7. In Policy 12 add a new Criterion 5 to read: ‘the development will not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking; and’	None
7/12a	Policy 12, page 30	11 – Other Housing Development	8. In Policy 12 new final criterion 7 added which reads: “the development is consistent with all other policies of the Plan.”	None
7/13	Preamble 7.28, page 36	12. Facilities in Residential Areas	1. In the first sentence of paragraph 7.28, between ‘open’ and ‘space’ add ‘green and’. The sentence should read: ‘Infrastructure provision, for example, roads, schools, open and green space, street lighting and drainage.....’	None
7/14	Preamble 7.29, page 36	12. Facilities in Residential Areas	2. In paragraph 7.29 add a new final sentence as follows: ‘Supplementary guidance will be prepared to ensure land owners, developers and the local authority have certainty about the likely level of developer contributions and the nature	None

			of requirements for sites from the outset.’	
7/15	Policy 19, page 36	12. Facilities in Residential Areas	<p>3. In Policy 19 add to the policy: “The principles that guide the preparation of the Developer Contributions: Supplementary Guidance are:</p> <ul style="list-style-type: none"> • fair and proportionate developer contributions for all developments on sites allocated in either the Dundee Local Development Plan or in terms of windfall development; • developer contributions will be sought where a need for new or improved services, facilities or infrastructure has been identified that relates directly to the proposed development; • flexibility in approach to ensure that development can be brought forward in difficult economic circumstances while ensuring that the development has no net detriment; and • facilitate informed decision making by those involved in the development process, allowing potential financial implications to be factored into development appraisals prior to commercial decisions and actions being 	None

			undertaken.’	
8/1	Policy 23, page 44	15 - Goods Range Restrictions	Modify the Plan by: 1. Insert a new sub-heading immediately above paragraph 8.23 to read ‘Major Food Stores’.	None
9/1	Policy 30 preamble.	17 - Alternative Energy	Modify the Plan by: 1. Introduce a paragraph break in Policy 30 before the words ‘Development may be acceptable where...’	None
9/2	Paragraph 9.14, page 55 and Policy 36 page 56.	19 - Open Space.	Modify the Plan by: 1. At the end of paragraph 9.14 add a new sentence as follows: ‘Large development areas will be covered by master plans or site planning briefs which will develop the open space requirements for that development.’	None
9/3	Paragraph 9.14, page 55 and Policy 36 page 56.	19 - Open Space.	2. Rename Policy 36 as follows: ‘Policy 36: Open Space and Green Networks.’	None
9/4	Paragraph 9.14, page 55 and Policy 36 page 56.	19 - Open Space.	3. At the end of Policy 36 add a new paragraph as follows: ‘There will be a presumption that new development should contribute to the enhancement and connectivity of open space and habitats, where appropriate, as part of the wider green network.’	None
9/5	Policy 39 and paragraph	20. Waste	Modify the Plan by: 1. In the policy title and first sentence,	None

	9.18 page 58		delete 'major'. The policy now reads: 'Policy 39: Waste Management Facilities New waste management facilities should be located....'	
9/6	Policy 39 and paragraph 9.18 page 58	20. Waste	2. At the end of paragraph 9.18 add a new sentence as follows: 'Further advice is available on the council's website under 'Planning Advice. Waste Management'.'	None
9/7	Policy 41, page 60	21. Water and Flooding	Modify the Plan by: 1. Amend Policy 41 to include another criterion: 'Criterion 4 the finalised scheme does not result in a land use which is more vulnerable to flooding.'	None
9/8	Policy 46, page 63	22. Environmental Protection	Modify the Plan by: 1. In Policy 46 insert the words 'or the environment' between 'people' and 'is likely'. The policy now reads: 'The siting of new or extensions to existing hazard sites or sites which operate under Scottish Environment Protection Agency authorisation will not be permitted in close proximity to residential areas and or areas of public use or interest, where the risk to people or the environment is likely to be significantly increased.'	Impact of modification on Annex 4 alters the environmental assessment of the policy from 'neutral' to 'positive' for SEA Resource Indicators 1a, 1b, 2b and 3b. The modification does not impact on the conclusions of the Environmental Report.
9/9	New Policy, page 65	26. Other Issues.	Modify the Plan by: Include a new preamble as follows, with	None

		Gardens and Designed Landscapes.	relevant numbering, in association with other protected sites policies: 1. (New preamble) ‘Gardens and designed landscapes are important features for the City. There are three designed landscapes within the Plan area: Camperdown Park, Baxter Park and Balgay Park, all of which are under the direct control of Dundee City Council’.	
9/10	New Policy, page 65	26. Other Issues. Gardens and Designed Landscapes.	Modify the Plan by: Include a new policy, as follows, with relevant numbering, in association with other protected sites policies: 2. (New policy) ‘Development affecting gardens and designed landscapes shall protect, preserve and enhance such places and shall not impact adversely upon their character, upon important views to, from and within them, or upon the site or setting of component features which contribute to their value’.	New policy inserted after Policy 51. All subsequent policies in Plan renumbered such that new policy = Policy 52, old policy 52 is now 53 etc up to policy 56 which is now 57. SEA policy assessment relates to the Plan under old policy numbering. Policy assessment carried out for new policy and attached to this report. The findings of the environmental assessment of the policy are not significant and do not impact on the conclusions of the Environmental Report.
9/11	Policy 52, page 66	23. Telecommunications	1. Delete Criterion 4 and replace with: ‘an assessment of the cumulative impact of individual proposals where other telecommunications developments are present nearby or are proposed to be located nearby should describe how the cumulative effects were considered and any negative visual impact minimised.’	None
9/12	Policy 52, page 66	23. Telecommunic	2. Delete Criteria 3 and 5 and replace with a new Criterion 3 as follows:	None

		ations	‘if proposing a new free standing mast or other equipment, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, including sharing masts or other structures. Such evidence, including any reasons for rejection, should accompany any application made to the local planning authority.’	
10/1	Proposals Map	24 - Transportation	Modify descriptor on the proposals map ‘Policy 55: Dundee Airport’ be removed and replaced by ‘Dundee Airport: Runway Safety Zone’.	None
10/2	Policy 55, page 70	24 - Transportation	Modify the Plan by: At Policy 55, remove the words ‘A runway safety zone is identified on the proposals map and will include’ and replace with ‘Within the runway safety zone identified on the proposals map there will be’.	None

Addendum 1.

SEA Site Assessment: Land at Arbroath Road (Strathyre Avenue).

Appendix 7 headings												
Site	1a	1b (i)	1b (ii)	1b (iii)	2a	2b	3a	3b	3c	3d	4a	4b
Land east of Strathyre Avenue	potentially	N	N	Slight wood cover in the east.	Yes collectively	Yes collectively	N	Y	N	N	Y	N
Appendix 7 headings												
5a (i)	5a (ii)	5b (i)	5b (ii)	5c	5d	6a	6b	7a	7b	7c	8a	8b
potentially	potentially	potentially	potentially	Y	N	N	N	N	N	N	Y	N
Appendix 7 headings										SEPA Flood Risk Screening - comments/ mitigation.		
8c	8d	9a	9b	9c	9d	9e	10a	10b	10c			
N	N	N	N	N	N	N	Y	N	N			
SNH Comments			Historic Scotland Comments.			Mitigation Measures Proposed and Other Comments						
						Any future layout will be considered in terms of its impact on the Rivers Tay and Dighty. The latter is a wildlife corridor. Local Plan policies will apply.						

Addendum 2.

SEA Site Assessment: Pitkerro Mill

Appendix 7 headings												
Site	1a	1b (i)	1b (ii)	1b (iii)	2a	2b	3a	3b	3c	3d	4a	4b
Pitkerro Mill	N	N	N	potentially	N	N	N	Y	N	N	N	N
Appendix 7 headings												
5a (i)	5a (ii)	5b (i)	5b (ii)	5c	5d	6a	6b	7a	7b	7c	8a	8b
potentially	potentially	Y	potentially	Y	N	N	N	N	N	N	N	N
Appendix 7 headings											SEPA Flood Risk Screening - comments/ mitigation.	
8c	8d	9a	9b	9c	9d	9e	10a	10b	10c			
N	N	potentially	N	N	N	N	N	N	N			
SNH Comments			Historic Scotland Comments.				Mitigation Measures Proposed and Other Comments					

Environmental Assessment of New Policy “Development Effecting Gardens and Designed Landscapes.”

		Likely Significant Effects					Mitigation / Reason
SEA Objective	Resource Indicator	Positive Effect	Neutral/No Effect	Negative Effect	Temporary/ Permanent	Over time	Summary of potential impacts including Secondary/ Cumulative/ Synergistic
1	a						Policy will contribute positively to this objective.
1	b						Policy will contribute positively to this objective.
2	a and b						n/a
3	a, b, c, d						Policy will contribute positively to objective 3b..
4	a and b						n/a
5	a, b, c, d						n/a
6	a						n/a
6	b						n/a
7	a and b						n/a
7	c						n/a
8	a						n/a
8	b, c, d						n/a
9	a, b, c, d, e						Policy will contribute positively to objective 9a,b and e.
10	a						n/a
10	b						n/a
10	c						Policy will contribute positively to objective 10c.

POST-ADOPTION SEA STATEMENT
REASONS FOR ADOPTING THE DUNDEE LOCAL DEVELOPMENT PLAN.

The Main Issues Report (MIR) identified the main planning issues and possible options for addressing those issues in the Proposed Local Development Plan. It proposed preferred options based on initial consultations which were previously carried out and supported by the results of monitoring and research exercises. The monitoring exercises were carried out to assess the impact of current Local Plan policies and a series of workshops and meetings took place within the Planning Authority to identify further planning issues. Consultations on the Preferred Options and Alternatives sought the views of developers, landowners, members of the public and key public agencies.

The MIR gives the full background on development of the particular options and alternatives chosen and referred to above. Each of the options and alternatives were assessed in the Draft Environmental Report for their potential impact on the environment and measured against the SEA Objectives and SEA Resource Indicators. The results of the assessments produced recommendations under each of the MIR Chapter headings. Consultation with the Key Partners (SNH, SEPA, and Historic Scotland) resulted in further impacts being identified. These were also addressed in the Proposed Local Development Plan. Publication of the Proposed Local Development Plan resulted in further comments which were subsequently taken into account included in Table 3 above.

The main advantages of the preferred options were:

- greater consistency with regional, national and international policies and programmes;
- a positive or significantly positive environmental outcome could be expected to result from a wide range of assessments applied to the preferred options compared with their alternatives;
- negative impacts would be less significant and more easily mitigated by the preferred options;
- promotion of sustainable development.

Comments received from Key Partners and others on the environmental impacts and opportunities associated with proposed development sites have been retained by Dundee City Council and form a database used in assessing development proposals through the Development Management function.

POST-ADOPTION SEA STATEMENT

MEASURES THAT ARE TO BE TAKEN TO MONITOR SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE IMPLEMENTATION OF THE PPS

Dundee City Council is required to monitor significant environmental effects of the implementation of Dundee Local Development Plan by Section 19 of the Environmental Assessment (Scotland) Act 2005 in a manner which enables identification of unforeseen adverse effects at an early stage and to take appropriate remedial action. Monitoring will be undertaken through the Action Plan which forms part of the Dundee Local Development Plan. Measures to be monitored are given below.

Table 4.

SEA Objective	Indicator	Data Source
Biodiversity		
	Planning applications effecting national and international designated sites.	Monitor use of Policy 33 in Planning applications
	Development effecting locally important nature conservation areas	Monitor use of Policy 34 Planning applications
	Loss of open space	Monitor use of Policy 36 Planning applications
Population		
	Change in demographic profile of the City	National statistics.
	Change in deprivation	National statistics
Human Health		
	Increase/decrease in hot spot areas for air quality	
	Play and youth areas.	Dundee City Council Environment Department.
	Loss or increase in Core Paths Network	Dundee City Council Environment Department
	Vacant and derelict land brought back into use	VDL Return.
Soil and Land		
	Ratio of brownfield to greenfield development	Planning monitoring.
	Contaminated land brought back into use.	Planning monitoring.
Water		
	Development in high risk areas	Planning application monitoring.
	Development in medium risk areas	Planning application monitoring.
	Flood events	SEPA/City Council Engineers

Air and Climate Factors		
	No. of Air Quality Management Areas	DCC Environment Department
	Council House National Home Energy Rating.	DCC Housing Dept.
Material Assets		
	Monitoring of Central Waterfront development	DCC Planning
	Programme of school replacement monitoring	DCC Education Dept.
	Completed Regeneration schemes	DCC Planning
Cultural Heritage		
	Development effecting listed buildings and conservation areas	Monitor use of Policies 48-51 in Planning applications.
	Development effecting Scheduled Monuments, Archaeological Sites, Historic Gardens, Geodiversity Sites	Planning application monitoring.
Landscape		
	Development effecting the open countryside	Planning application monitoring
	Development effecting riverscape	Planning application monitoring

Remedial action may be taken to mitigate or remove adverse negative environmental effects through reconsidering planning policy, development of Supplementary Planning Guidance, adopting new work practices or through alterations in the development management process.