

Dundee City Council

Development Plan Scheme 2024



DUNDEE DEVELOPMENT PLAN SCHEME

DUNDEE CITY COUNCIL - DEVELOPMENT PLAN SCHEME 2024

PURPOSE OF DOCUMENT

This Development Plan Scheme is published by Dundee City Council with regards to the preparation of a new Dundee Local Development Plan. It summarises the process for preparing the Dundee Local Development Plan and expected timescales for the plan preparation process.

BACKGROUND

The [Town and Country Planning \(Scotland\) Act 1997](#), as amended by the [Planning \(Scotland\) Act 2019](#) sets out the requirements for a Local Development Plan to be prepared by Dundee City Council.

This is supported by [The Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2023](#).

The Development Plan is required to manage the development and use of land in Dundee in the long term public interest. It does this by setting out how our local places will change into the future, including where development should and should not happen. This includes where our new homes and workplaces will be built, how services and facilities should be provided, and identify the places we value and should therefore protect. Development Plans play a key role in balancing the many different sectors and interests that seek to both change and preserve elements of our city.

Legislation requires that decisions on planning applications are to be made in accordance with the Development Plan unless material considerations indicate otherwise.

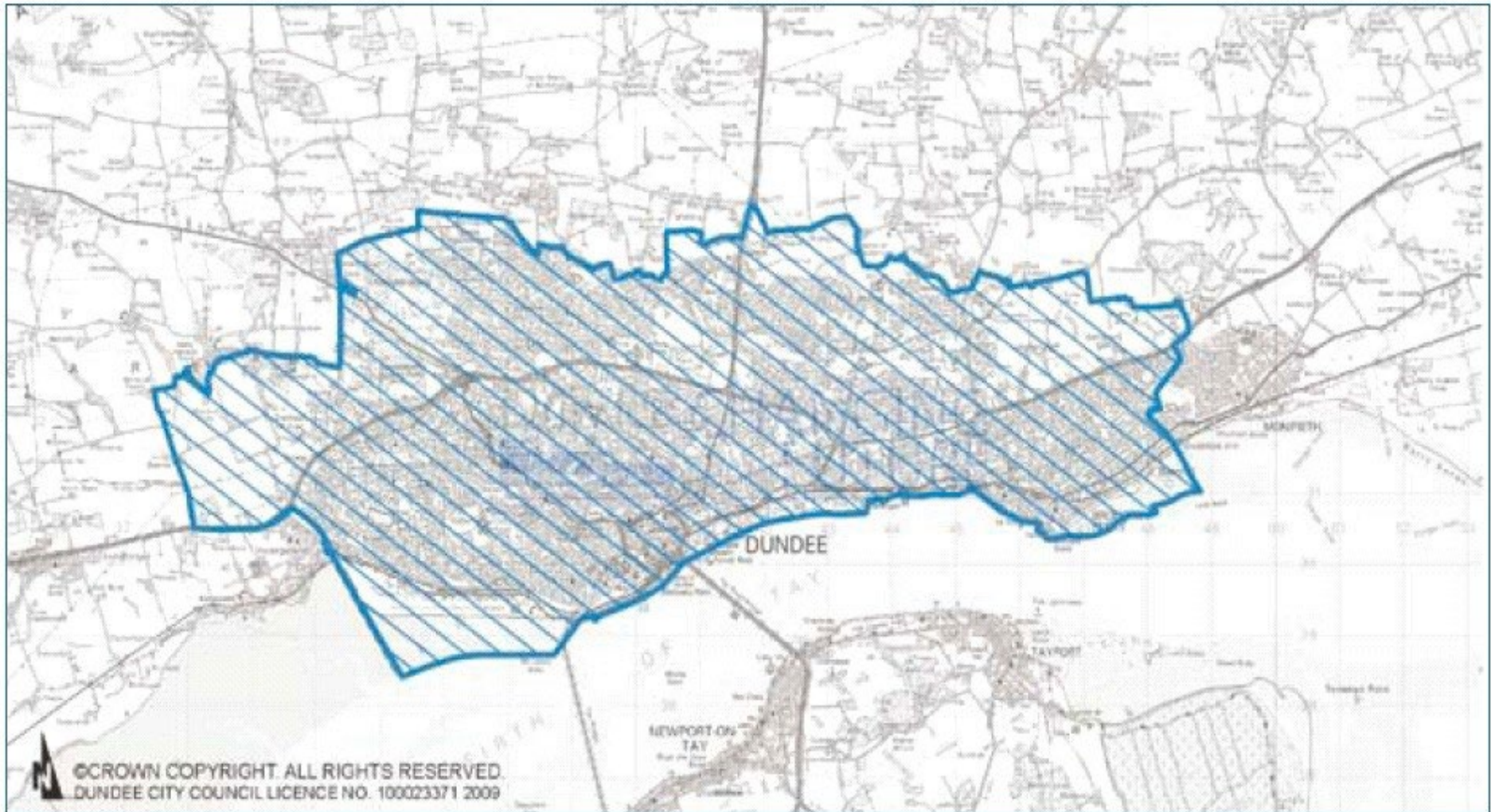
Local Development Plans are to be prepared at intervals of no more than 10 years and should consider the ambitions and outcomes for an area by looking to guide development up to 20 years into the future.

The current Development Plan for Dundee comprises the [National Planning Framework 4](#) and the [Dundee Local Development Plan 2019](#) and associated supplementary guidance.

The National Planning Framework is prepared and adopted by the Scottish Government, whilst Dundee City Council has responsibility for the Local Development Plan.

The Development Plan Scheme refers only to the Dundee Local Development Plan.

PLAN AREA



LOCAL DEVELOPMENT PLAN PREPARATION TIMETABLE

The table below sets out our expected timetable for the preparation of a new Local Development Plan. Not all stages of plan preparation are within the control of Dundee City Council so the timetable will be subject to change. Alterations to the timetable will be communicated through future editions of the Development Plan Scheme which will be published annually and on our website at www.dundee.gov.uk/localdevplan2.

In accordance with Scottish Government guidance, the periods in the timetable refer to financial year quarters (Q) which translate as:

- Q1: April - June
- Q2: July – September
- Q3: October – December
- Q4: January – March

The term 2024/2025 Q1 would therefore refer to the period of April to June 2024.

Plan Preparation Stage	Expected Date/Period of Activity
Development Plan Scheme	Annually in Q1
Evidence Gathering Stages	
Evidence Gathering	Ongoing to 2024/2025 Q3
Fairer Scotland Duty Assessment	2024/2025 Q2
Public Sector Equality Duty Assessment	2024/2025 Q2
Habitats Regulations Appraisal	2025/2026 Q2 & Q3
Preparation of Local Place Plans	Ongoing to 2025/2026 Q1
Publication of Evidence Report	2024/2025 Q4
Gate Check Examination	2024/2025 Q4 to 2025/2026 Q1
Call For Ideas	2025/2026 Q1
Strategic Environmental Assessment: preparation of Environment Report	2025/2026 Q2 to 2026/2027 Q3
Consultation on Environment Report	2026/2027 Q3 & Q4
Plan Preparation Stages	
Preparation of Proposed Plan	2025/2026 Q2 to 2026/2027 Q2
Neighbour notification of proposed Development Sites	2026/2027 Q2
Publication of Proposed Plan	2026/2027 Q3
Preparation of Delivery Programme	2025/2026 Q4 to 2026/2027 Q2

Plan Preparation Stages	
Consultation on proposed Plan and Delivery Programme	2026/2027 Q3 to Q4
Consider responses & publish final proposed plan	2027/2028 Q1
Examination of Proposed Plan	2027/2028 Q2 to Q3
Adoption and Publication Stage	
Adoption of Local Development Plan	2027/2028 Q4
Adopt and publish delivery programme	2028/2029 Q1

An explanation of the various documents is provided below (in alphabetical order):

- Delivery Programme

A statement on how Dundee City Council proposes to implement the Local Development Plan. It is focussed on how the general outcomes of the Plan will be implemented rather than noting progress on a specific action or allocation (e.g., it will not seek to state when a particular housing development will be built).

- Development Plan Scheme

This statement, reviewed annually, that sets out the timetable for the preparation of the Local Development Plan and the consultation intentions which support that process.

- Evidence Report

This sets out the basis upon which Dundee City Council will prepare the Local Development Plan and will include an overview view on a wide range of matters related to the development and use of land in the city.

- Fairer Scotland Duty Assessment

This process assesses the Local Development Plan and how it pays due regard to reducing inequalities caused by socio-economic disadvantage during the preparation of plan policies and actions. It is a form of audit of the detail of planning policies and helps identify any unintended consequences of strategic decisions on the population of Dundee.

- Habitats Regulation Appraisal

Dundee City Council is required by law to consider whether a plan or project could have a likely significant effect on a designated European site, and if so carry out an appropriate assessment.

- Local Place Plans

These are community-led plans which set out a community's aspirations for the future development of an area and are considered when the Local Development Plan is being prepared. Dundee already benefits from [Local Community Plans](#) for all areas of the city which will also be taken into account.

- Public Sector Equality Duty Assessment

This assesses the Local Development Plan and how it pays due regard to reducing and eliminating wherever possible inequalities and discrimination against people with protected characteristics during the preparation of plan policies and actions. It is a form of audit of the detail of planning policies as they are prepared and helps identify any unintended consequences of such decisions on the population of Dundee.

- Proposed Local Development Plan

The Proposed Plan will reflect the Council's position on the development and use of land. This will be used for the purposes of consultation. Following consultation, the Proposed Plan will be amended as necessary to take account of representations received during consultation then submitted to the Scottish Government for examination.

- Strategic Environmental Assessment/Environment Report

The findings of a Strategic Environmental Assessment are published in the Environment Report. The assessment will review the content of the Local Development Plan for impacts on the environment. This is a continuous part of the plan preparation process. The environment report is published at the same time as the final proposed plan.

KEY UPDATES SINCE DEVELOPMENT PLAN SCHEME 2023

Evidence Report - Topic Paper Consultation

The Council are in the 'Evidence Gathering' stage of preparing a robust Evidence Report as part of the review of the Local Development Plan (LDP), and will be undertaking a continuous programme of works to progress towards the adoption of a new-style LDP.

The Evidence Report will be informed by consultation on a collection of topic papers which cover a range of planning themes set by the Scottish Government within National Planning Framework 4. A phased approach to topic paper consultation has commenced with the following topic papers having been published for consultation:

- Biodiversity, natural places, trees, and soils;
- Town Centre First and Economy; and
- Health & Safety.

A further 7 topic papers will be published for consultation by the end of Q2 2024 covering the following themes:

- Brownfield, vacant and derelict land, and buildings;
- Climate change, mitigation and adaptation, environmental responsibility;
- Design, quality and place;
- Water environment, open space, play and sport;
- Quality homes;
- Infrastructure first and local living; and
- Sustainable Transport

Key Agency Group – Collaborative Local Development Plan Pilot

Dundee City Council were chosen to receive this support from the Key Agencies Group. A total of 6 Local Authorities across Scotland are part of this new style of collective support.

A series of workshops have taken place with a range of internal and external stakeholders to provide support to the council planning team. These workshops commenced establishing a place-based collaborative approach with the rest of the council services and the Key Agency Group as part of their evidence gathering process for their Local Development Plan. The workshops provided opportunity for the Council services, key agencies and representatives from community groups to get together and discuss strategic and local matters affecting Dundee. It is anticipated this type of support will lay the foundations for potential ongoing collective work on spatial strategies, place briefs and masterplans at the Proposed Plan stage.

Place Standard Survey

An interactive Place Standard Survey has been developed for a period of consultation to allow for feedback on the quality of neighbourhoods in Dundee using the Place Standard Tool. The survey results will contribute to the evidence base for the next LDP and will help identify the key issues in the area and implications for the spatial strategy within the LDP.

Play Sufficiency Assessment

The Council are assessing the quality and sufficiency of spaces where children and young people play. An interactive online survey has been created to collect data on the frequency of use, identify popular locations, and address any safety or accessibility concerns. Children, young people, parents/carers and people who work with them are being invited to participate and share insights into the outdoor spaces they frequent, reasons for their choices, and activities they do while there. This will contribute to the evidence base for the forthcoming LDP and identify key issues related to play and recreation.

The Communities Team are supporting evidence gathering activities for preparation of the Evidence Report. This involves engaging with a range of community groups and awareness raising on the consultations as well as supporting members of these groups to complete the consultation surveys. This support ensures that there is a range of responses and offers support to particular groups who may not have ready access to the internet to complete mapped based online surveys.

PARTICIPATION STATEMENT

The Council is committed to encouraging wide ranging stakeholder and public involvement in the preparation of the Dundee Local Development Plan.

By inviting involvement at all stages of the Plan's preparation, the Council seeks to enable those with an interest in the area eg members of the public, businesses, key organisations, and community groups, to contribute their views before decisions are taken. This applies equally to those who support elements of the Plan as to those who wish to make objections. In doing so the Council will seek to ensure that:

- arrangements for participation are as open, transparent and practical as possible taking cognisance of the resources available to Dundee City Council;
- information is provided fully and as early as possible; and
- communication is provided through appropriate and widely accessible means, in particular noting the use of the council's website as the primary repository for documentation and information, but also through face to face meetings and printed media when appropriate.

The participation process will seek to involve a wide range of parties including:

- Public Sector Groups (including key government departments and agencies);

- Private Sector groups (including infrastructure providers, business, retail and housing development interests);
- established Community Groups (including Community Councils and other special interest groups);
- voluntary and environmental organisations;
- Local Community Planning Partnerships (LCPP); and
- all members of the community, including minority groups, younger citizens, disabled people, gypsies and travellers.

It must be noted that the Development Plan also utilises inputs from other documents such as the National Planning Framework, Community Plans, Local Place Plans, Play Sufficiency Assessments etc, which have their own separate consultation arrangements.

Special arrangements will be put in place for the bodies designated as Key Agencies by the Scottish Government:

- Historic Environment Scotland;
- Nature Scot;
- Scottish Environmental Protection Agency;
- Scottish Water;
- Scottish Enterprise;
- Tactran Regional Transport Partnership;
- NHS Tayside;
- Transport Scotland;
- Marine Scotland;
- Scottish Forestry; and
- Architecture and Design Scotland.

Dundee City Council will engage with the Key Agencies Group as part of a pilot project to support a collective approach to evidence gathering at early stages of the Plan.

E-mail Address

localdevplan@dundeecity.gov.uk

Postal Address

Local Development Plan
Planning Team
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee
DD1 1LS

E-mail Mailing List and Keeping Informed:

To assist the Council in ensuring that those who want to be involved in the process are kept up to date on progress there is the opportunity to register contact details to receive future correspondence by e-mail.

To register details please send an e-mail to localdevplan@dundeecity.gov.uk

Your details will be used for occasional communications related to consultations and other related activities undertaken by Dundee City Council City Development Department. You can unsubscribe at any time.

General information and associated documents will be available through the webpages at www.dundeecity.gov.uk/localdevplan2 . Announcements will also be made via other channels, for example, including social media and statutory public notices in newspapers.

Making Representations

Throughout the plan preparation process Dundee City Council encourages everyone to make representations, both in support of the Plan and in raising representations or objections to it. This will be facilitated by e-mail (localdevplan@dundeecity.gov.uk) or via the website: www.dundeecity.gov.uk/localdevplan2 and in letter form.

Key Stages in the Process for Making Representations

We would encourage any person that wishes to raise an issue to be considered in the Local Development Plan to do so as early as possible and not necessarily wait until a formal consultation period. The Local Development Plan preparation process is complex, and it may not be possible to take into account late submissions of comments or representations.

The principal formal periods for consultation are:

Development Plan Scheme (this document): comments and suggestions are sought on the content of the Participation Statement to ensure effective engagement is undertaken.

Evidence Report: targeted consultation will occur to ensure the necessary evidence is being properly considered for inclusion in the report. The targeted consultation for the evidence report has included the publication of topics papers on a set of specific themes to align with the requirements of National Planning Framework 4 and this has been supported through engagement at an early stage with key agencies and stakeholder groups. In addition, place-based information on the quality of neighbourhoods is being gathered utilising surveys such as Place Standard Tool and also through the

survey on Play Sufficiency Assessment. General comments are also welcomed at any time during the plan preparation process.

Local Place Plans: these are community-led plans setting out proposals for the development and use of land and set out a community's aspirations for its future development. Once completed and then registered, they are to be taken into account in the preparation of the Local Development Plan. Community groups that are eligible to prepare Local Place Plans (eg, Community Councils) will be contacted directly by Dundee City Council and invited to prepare a plan. Consultation on those plans will be undertaken by the community groups and dates for that are out with control of Dundee City Council. Local Place Plans will require to be completed by summer 2025 in order to be considered during preparation of the Proposed Local Development Plan.

Call For Ideas: this activity seeks to encourage any person that has not already done so, to submit any idea for the plan to consider. This could include the need to protect an area of locally important green space; to propose a piece of land for a specific type of development or identify barriers to the positive development of an area in the city.

Proposed Local Development Plan Consultation: the Proposed Plan will represent Dundee City Council's position on the development and use of land in the city, based on the evidence gained until the point of publication. All persons will then have the opportunity to formally submit comments and representations either in support, or to seek a change from that position. In addition, any person who is an owner, lessee or occupier of land neighbouring a proposal site will receive direct notification.

Format of consultations and engagement:

- the Local Development Plan Review Webpage: www.dundee.gov.uk/localdevplan2 will be used throughout the plan preparation process as the primary location for hosting consultation documents and providing information;
- representations, comments, objections will only be accepted as formal submissions if submitted in writing with e-mail being the preferred means of communication;
- we will seek to provide accessible documents for all consultations but persons requiring alternative formats are urged to contact us to discuss their specific requirements so they can be accommodated as the plan preparation proceeds; and
- all submissions to the plan will be fully considered and mediation between contributing parties may be considered as a method of addressing competing or potentially contentious issues which cannot be resolved.

Contact Details

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Dundee, DD1 1LS
Website: www.dundee.gov.uk



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dundee.gov.uk