

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE -
21 FEBRUARY 2005

REPORT ON: DRAFT PERTH AREA/CENTRAL AREA LOCAL PLAN REVIEW

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 81-2005

1 PURPOSE OF REPORT

- 1.1 To advise Committee of the publication of the Draft Perth Area/Central Area Local Plan Review - December 2004 and outline matters of interest to Dundee City Council as a neighbouring authority.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a Notes the publication of the Draft Perth Area/Central Area Local Plan Review.
 - b Approves this report as Dundee City Council's response to the Draft Perth Area/Central Area Local Plan Review.

3 FINANCIAL IMPLICATION

- 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 a vitally important document for the guidance of development and land use in Perth and Kinross. By its very nature a Local Plan can impact on the full breadth of Local Agenda 21 issues. As a neighbouring authority, the actions and policies of Perth and Kinross Council can have effects upon Dundee citizens, both positive and negative. Such concerns have been considered in the response below.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The preparation of a Local Plan affords an opportunity to ensure equal opportunity issues are promoted through land use and development quality. As with Local Agenda 21 this issue has been considered when formulating the response below.

6 BACKGROUND

- 6.1 Perth and Kinross Council has recently published the Draft Perth Area/Central Area Local Plan Review December 2004, which, when adopted, will replace the current Perth Area Local Plan (adopted in March 1996 and altered in November 2000) and the Perth Central Area Local Plan (adopted in December 1997). The period for public consultation extends to 4 March 2005. Dundee City Council is being directly consulted as a neighbouring authority.
- 6.2 The Draft Perth Area/Central Area Local Plan Review covers the period to 2010. The draft local plan is presented in two sections which detail the development issues for Perth and Kinross.

Part 1 Key Issues

Deals with the key issues for the area and sets out the topic based strategy and justification for the Plan.

Part 2 The Plan

Contains the spatial framework, the policies, proposals, recommendations and development sites for the area.

- 6.3 The consultative draft local plan has been prepared in the context of the strategies guidance set out by the Perth and Kinross Structure Plan which was approved by Scottish Ministers on the 13 June 2003.
- 6.4 The principal strategic concern of Dundee City Council relates to the allocation of land for housing in the Eastern Carse of Gowrie which forms part of the Greater Dundee Housing Market Area. In addition, just outwith the Greater Dundee Housing Market area Members will recall this Council formerly objected to major housing development proposals at Errol Airfield. Most recently these objections were made to the finalised Perth and Kinross Structure Plan.
- 6.5 In approving the Perth and Kinross Structure Plan, Scottish Ministers incorporated a modification deleting the proposal for a new settlement at this location.
- 6.6 The identification of land for additional housing may have an impact on the Housing Strategy established in the Dundee and Angus Structure Plan where the Structure Plan seeks to improve quality and choice in the City as part of an integrated approach to the further development of Dundee as a strong regional centre.
- 6.7 In respect of these strategic concerns the approach in the Draft Perth Area/Central Area Local Plan Review is as follows:

Settlements within the Greater Dundee Housing Market Area:

- **Invergowrie** - No Housing allocations.
- **Longforgan** - Only small scale development is proposed (15 houses). This will not impact on the development strategies for Dundee.
- **Inchture** - Proposals to expand the village were established to the Alteration No. 1 Housing Land 2000 in the Perth Area Local Plan 1995. Dundee City Council made no objection to this original allocation. This identified the south east expansion of the village for the development of 280 houses which would take place in two phases. The Draft Perth Area/Central Area Local Plan Review confirms this scale of allocation.
- **Errol** - Alteration No. 1 Housing Land 2000 to the Perth Area Local Plan 1995 established housing allocation for 140 houses. Dundee City Council made no objection to this original allocation. The Draft Perth Area/Central Area Local Plan Review confirms this allocation and proposes an additional 24 dwellings. In addition, an extension to the north of the village boundary is identified to provide improved access. The Plan states that no additional housing will be allowed on this extension.

The provision for an additional 24 houses is not of sufficient scale to have an impact on the development strategies for Dundee.

In respect of other land uses the draft Perth Area/Central Area Local Plan Review proposes the following of interest to Dundee City Council.

Employment

- **Scottish Crop Research Institute, Invergowrie**

In accordance with the Perth and Kinross Structure Plan, a site is identified for the creation of an agri-science park at the Scottish Crop Research Institute at Invergowrie together with the necessary road and junction improvements to the A90.

Dundee City Council raised no concerns to this proposal in the Perth and Kinross Structure Plan.

Other Issues

- **Errol Airfield**

Members will recall that Dundee City Council made representations to the Scottish Ministers regarding the proposal in the Finalised Structure Plan to investigate the potential of a commercial airport.

Since approval of the Structure Plan the Government's Future of Air Transport White Paper has been published. This does not support the development of a new Scottish Airport at Errol and is not pursued in the Draft Perth Area/Central Area Local Plan Review.

The Draft Perth Area/Central Area Local Plan Review identifies potential sites for employment, leisure and tourist uses for both short and long term development subject to assessment of the impact on the local road network. The main runway remains allocated for airfield uses.

7 CONCLUSIONS

- 7.1 Within the eastern Carse of Gowrie, the Draft Perth Area/Central Area Local Plan Review does not allocate any significant new development land beyond that committed in the previous Perth Area Local Plan 1995 incorporating Alteration No. 1 Housing Land 2000 and the Perth and Kinross Structure Plan. Therefore it is not necessary for Dundee City Council to raise any concerns regarding this Local Plan.

8 CONSULTATIONS

- 8.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

9 BACKGROUND PAPERS

- 9.1 Draft Perth Area/Central Area Local Plan Review December 2004.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/SJ/ES

18 January 2005

Dundee City Council
Tayside House
Dundee