Dundee City Council

Development Plan Scheme 2026



Dundee City Council
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CHANGING FOR THE FUTURE

DUNDEE DEVELOPMENT PLAN SCHEME

DUNDEE CITY COUNCIL - DEVELOPMENT PLAN SCHEME 2026

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.

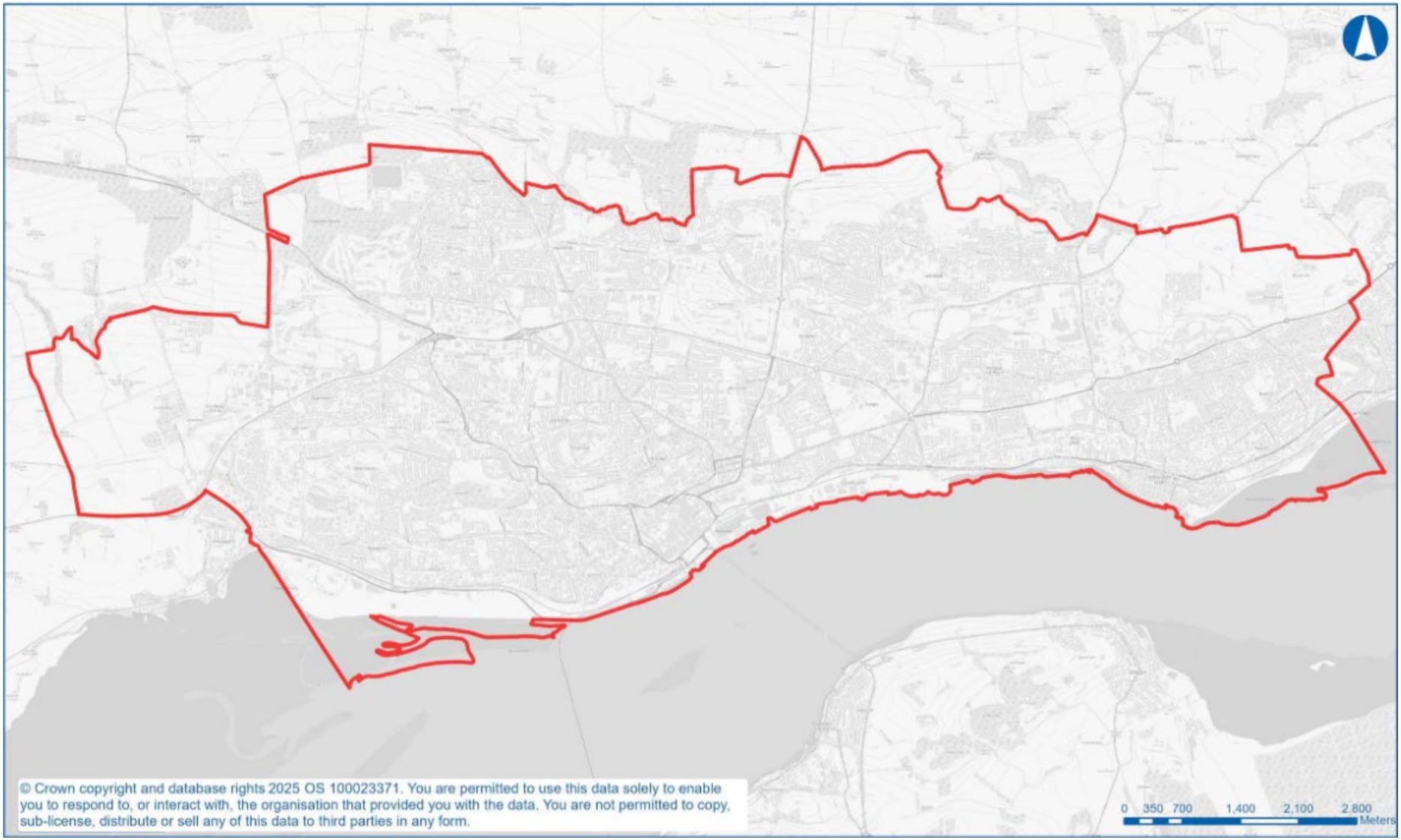
Legislation requires that decisions on planning applications are to be made in accordance with the Development Plan unless material considerations indicate otherwise.

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, while Dundee City Council is responsible for the Local Development Plan.

The Development Plan Scheme refers only to the Dundee Local Development Plan.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LOCAL DEVELOPMENT PLAN PREPARATION TIMETABLE

The table below sets out the 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.dundeecity.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 2027/2028 Q1 would therefore refer to the period of April to June 2027.

Plan Preparation Stage	Expected Date/Period of Activity
Development Plan Scheme	Annually
Evidence Gathering Stage	
Evidence Gathering	Completed 2025/2026 Q4
Preparation of Local Place Plans for Local Development Plan Review	Completed 2025/2026 Q2
Publication of Evidence Report	Completed 2026/2027 Q2
Gate Check Examination	Ongoing 2026/2027 Q2 to 2026/2027 Q3
Call For Ideas/Sites	Completed 2025/2026 end Q3 to 2025/2026 Q4
Proposed Plan Stage	
Preparation of Proposed Plan and Delivery Programme	2026/2027 Q3 to 2027/2028 Q4
Fairer Scotland Duty Assessment and Public Sector Equality Duty Assessment	2027/2028 Q4
Habitats Regulations Appraisal	2026/2027 Q3 to 2027/2028 Q4
Strategic Environmental Assessment: Environment Report	2026/2027 Q3 to 2027/2028 Q4
Neighbour notification of Proposed Plan Development Sites	2028/2029 Q2
Publication of Proposed Plan and Delivery Programme	2028/2029 Q2
Consultation and Examination Proposed Plan Stage	
Consultation on Proposed Plan and Delivery Programme	2028/2029 Q2 to Q3

Consultation on Environment Report	2028/2029 Q2 to Q3
Consider responses & publish final Proposed Plan	2028/2029 Q3
Examination of Proposed Plan	2028/2029 Q3 to 2029/2030 Q1
Adoption and Publication Stage	
Adopt and publish Local Development Plan and Delivery Programme	2029/2030 Q2

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

- 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 2025

Evidence Report and Gate Check

The Council completed preparation of the Local Development Plan Evidence Report following an extensive programme of evidence gathering, consultation and engagement. The Evidence Report was approved by the City Growth and Infrastructure Committee on 17 November 2025 and submitted to the Scottish Government's Planning and Environmental Appeals Division for Gate Check examination on 9 December 2025.

In January 2026, the Council formally withdrew the Evidence Report from the Gate Check process to allow consideration of updated guidance on Local Development Plan preparation and undertake further work in relation to the evidence supporting the Report based on this guidance.

Following completion of this additional work, the Evidence Report was resubmitted to the Planning and Environmental Appeals Division on 1 September 2026. It has now been allocated to a Reporter to assess whether the evidence is sufficient to enable the Council to prepare the Proposed Local Development Plan.

The withdrawal and resubmission of the Evidence Report have extended the timetable for progressing to the Proposed Plan stage. The anticipated dates for the preparation, consultation, examination and adoption of the Local Development Plan have therefore been revised, as set out in the updated Local Development Plan Preparation Timetable.

Call for Sites and Call for Ideas

Alongside the Evidence Report process, the Council carried out a Call for Sites and Call for Ideas to inform preparation of the Proposed Plan. Landowners, developers and the development industry were invited to submit sites for consideration, while communities, organisations and other stakeholders were invited to share ideas relating to land use, policy priorities and placemaking principles.

The consultation period closed on 31 March 2026. The submissions received are being assessed alongside the Evidence Report and other relevant information and will help inform the spatial strategy, policies, proposals and site selection process for the Proposed Plan.

PARTICIPATION STATEMENT

Dundee City 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, for example, 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 the Council;
- information is provided fully and as early as possible; and
- communication is provided through appropriate and widely accessible means, 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

Email 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, members of the public and stakeholders can register their contact details to receive future correspondence by email.

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 http://www.dundeecity.gov.uk/localdevplan2. Announcements will also be made via other channels, for example, including social media and statutory public notices in newspapers.

Engaging in the preparation of the Dundee Local Development Plan

Throughout the key stages of the plan preparation process the Council encourages stakeholders to make representations. This will be facilitated by e-mail (localdevplan@dundeecity.gov.uk) as well as via the website: http://www.dundeecity.gov.uk/localdevplan2, and in letter form.

Key Stages in the Process for Engagement

The principal opportunities for consultation and engagement during preparation of the Local Development Plan are set out below. Participation at the appropriate stages helps ensure that relevant views and issues can inform the Plan as it develops.

Activities undertaken to date have informed preparation of the Plan, and further opportunities for participation will be provided as work progresses towards publication and consultation on the Proposed Plan. Comments and representations should be submitted within the relevant consultation periods, as submissions received after these periods may not be capable of being taken into account.

Participation Statement (this document) - an annual consultation where comments and suggestions are sought on the content of the Participation Statement to help guide the approach to engagement during the plan making process.

Evidence Report - targeted consultation and topic paper engagement were undertaken to ensure the necessary evidence was properly considered in the preparation of the Evidence Report. The purpose of this engagement was to establish a robust evidence base and assess the sufficiency of evidence across relevant topic areas.

Local Place Plans - Local Place Plans are community-led plans which set out proposals and aspirations for the development and use of land within a community. Registered Local Place Plans are taken into account in the preparation of the Local Development Plan. The Council formally invited eligible community bodies to prepare Local Place Plans from May 2023 and provided guidance and support throughout the process. Engagement on individual plans was undertaken by the relevant community bodies. Several community groups expressed an interest in preparing Local Place Plans and, during 2025, two Local Place Plans were submitted, validated and registered for consideration as part of the preparation of the Proposed Plan.

Call for Sites and Ideas - the Council undertook a Call for Sites and Ideas between December 2025 and March 2026 to provide communities, developers, landowners and other stakeholders with an opportunity to submit sites, proposals and ideas to inform preparation of the Proposed Plan. The information received is being assessed by the Council and will help inform the emerging spatial strategy, policy and site assessment process.

Proposed Plan Preparation - preparation of the Proposed Plan will be informed by ongoing engagement and collaborative working with key agencies, adjoining authorities, internal consultees, developers, landowners, businesses, community organisations and other stakeholders. This work will build on evidence gathered through earlier stages of plan preparation, including the Evidence Report, Local Place Plans and the Call for Sites and Ideas, and will help inform the emerging spatial strategy, site assessments and policy framework.

Proposed Plan Consultation and Representation Period - the Proposed Plan will set out the Council's preferred spatial strategy and policies for the future development and use of land in the city. Following approval by the Council, the Proposed Plan and accompanying Delivery Programme will be published for a minimum 12-week period of public consultation. During this period, neighbour notification will be undertaken in accordance with legislative requirements, with owners, lessees and occupiers of land on, or within 20 metres, of a proposed land allocation being notified directly in writing. Formal representations may be submitted setting out any changes sought to the Proposed Plan, and representation forms will be made available for this purpose. Information on the Proposed Plan, consultation arrangements and engagement opportunities will be made available through the Council's website, social media channels, statutory notices and other appropriate communication methods. Following consultation, the Council will consider all representations received before progressing the Plan through the statutory examination process. A Reporter appointed by Scottish Ministers will consider unresolved issues raised through representations and prepare a Report of Examination. The Council must take account of the Report of Examination before adopting the Local Development Plan.

Format of consultations and engagement:

- The Local Development Plan Review Webpage: www.dundeecity.gov.uk/localdevplan2 will be used throughout the plan preparation process as the primary location for hosting consultation documents and providing information;

- Formal representations and comments will only be accepted where submitted in writing, with email being the preferred means of communication;

- Online consultation tools and online forms may be used in some instances, particularly where visual or map-based information needs conveyed, but written and email responses will always be available as an alternative

- Accessible documents for all consultations will be provided. Persons requiring alternative formats are urged to make contact 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

City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee, DD1 1LS
Website: www.dundeecity.gov.uk

