

# Main Issues Report

## Local Development Plan 2



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# Overview



# Overview

The Development Plan for Dundee consists of two documents, the Strategic Development Plan (SDP) and the Local Development Plan (LDP). The LDP is also supported by Supplementary Guidance which provides more detailed discussion of the Plan's policies and proposals.

The Strategic Development Plan for the Dundee City Region is prepared by TAYplan on behalf of Angus, Dundee City, Fife and Perth & Kinross Councils. This considers strategic land use planning issues with a focus on key cross-boundary issues.

The current Local Development Plan (LDP1) was adopted in December 2013, setting a strategy to guide future development within the City for a period of five years and provide broad indications for growth for up to ten years in the future. It contains policies and proposals covering the principal land use issues in the City and sets out where and when development should and should not happen. The LDP is reviewed at five year intervals to ensure that an up to date plan is in place at all times to guide future development in Dundee.

## Proposed TAYplan Strategic Development Plan 2016-2036

The Proposed Strategic Development Plan was approved for public consultation in May 2015. It sets out the vision, future growth requirements and other policy considerations for the TAYplan area.

The TAYplan Joint Committee will consider the responses received to the Proposed Plan in February 2016 and determine whether to submit the Proposed Plan to Scottish Ministers or to modify it. If submitted to Scottish Ministers an approved Plan is anticipated by the end of 2016.

## Dundee Local Development Plan 2

Dundee City Council has commenced work towards preparing the second Local Development Plan (LDP2) for the City which will in time replace the adopted Plan. The timeframe for the plan preparation process including the intended approach to consultation is described in detail in the Development Plan Scheme (March 2015). The Development Plan Scheme can be viewed at [www.dundee.gov.uk/localdevplan](http://www.dundee.gov.uk/localdevplan). The key stages in this process are shown in Figure 1: Key stages in plan preparation.

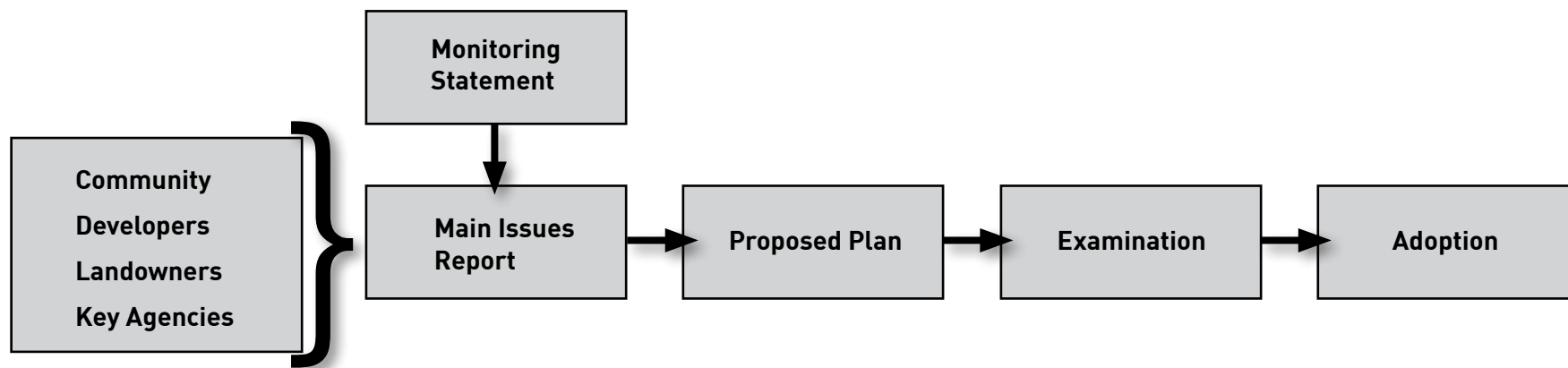


Figure 1: Key stages in plan preparation

## The Main Issues Report: Purpose and Process

The preparation of a Main Issues Report is the first key stage in the preparation of the second Local Development Plan for Dundee.

One of the Scottish Government's aims for the development planning system is ensuring that all interests are engaged early on and fully in the plan preparation process. The purpose of the Main Issues Report is to achieve this aim and to stimulate debate on the main planning issues facing Dundee, to suggest possible options for dealing with these issues and to identify a preferred option. It is important to stress that although a preferred option is put forward no final decision will have been made by the Council at this stage in the process.

The Main Issues Report will deal with issues such as where new housing should be built, where employment opportunities are provided, where supporting infrastructure should be located, and how the planning policies can be developed. It will inform the preparation of the Local Development Plan for Dundee which will determine which areas of the City are suitable and unsuitable for development and will affect the way land is used, managed and developed.

Key public agencies have been involved in the preparation of this Main Issues Report including Transport Scotland, Scottish Water, Scottish Environment Protection Agency, Scottish Natural Heritage, Historic Scotland / Historic Environment Scotland, Tactran and NHS Tayside as well as numerous colleagues from departments across the Council, the TAYplan Strategic Development Planning Authority and neighbouring Councils.

This Main Issues Report sets out the proposed spatial strategy to be followed for Dundee and the main issues and other land use planning issues that have been identified as requiring to be addressed in preparing this second LDP. The main issues are divided into four topic areas namely,

- Supporting Business and Employment

- Enabling Delivery of New Homes
- Supporting our City Centre and District Centres
- Enhancing the Natural and Built Environment

For each main issue the context set by the National Planning Framework, Scottish Planning Policy and other strategic plans and policies is given and then discussion as to why they are considered to be a main issue. A "preferred option" and a number of "alternative options" are then provided along with a brief justification. The assessment of what is the preferred option is based on a wide range of considerations including the past performance of planning policy, regional and national planning objectives and some of the issues raised during the consultations carried out to date.

There are other land use planning issues that do not justify status as a main issue, but still require some discussion in this Main Issues Report. In many cases these arise from a change in policy or legislation, requiring an update but not a wholesale change to the policy approach.

## Early Engagement

To help inform the process and raise awareness of the proposals to replace the Local Development Plan, an initial consultation exercise was undertaken by the City Council from 16 March 2015 to 27 April 2015. Developers, landowners and members of the public were invited to submit details of sites which they considered to be suitable for future development.

Views of these groups were also sought on what main issues should be considered in preparing the second Local Development Plan. In total some 60 responses were received. These responses have helped inform the preparation of this Main Issues Report.

As outlined in the Monitoring Statement, this early engagement has included workshops and meetings with the Dundee Partnership and Communities Officers in respect of the Community Plan and Local Community Plans. This engagement followed a detailed review of the various local community plans and the approach will ensure that there is effective integration between land use planning and community planning in Dundee.

## Policy and Supplementary Guidance Review

To support the preparation of LDP2, each policy within LDP1 has been assessed with consideration given to whether the policy aims were being achieved in new developments; whether the policies are achieving the Local Development Plan strategy; if there are any unintentional consequences that result from the policies, and if there are any policies that need updated to reflect changes in national or regional policy, guidance or legislation. Key agencies have also provided comments to assist this assessment.

Consideration was then given as to whether each policy should be:

- Carried forward in its current form including any minor changes;
- Updated to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording; or
- Deleted and replaced with a new policy.

The outcome of this exercise has been summarised in the schedule contained within Appendix 1 of this Report.

In the majority of cases it was agreed to carry policies forward with minimum or no change. Several policy subjects were identified as main issues, and it is therefore likely that the related policies will require to be updated or replaced.

Three pieces of Supplementary Guidance were adopted as part of LDP1. These will require to be reviewed and if it is agreed that they are still required, they will need to be re-adopted as part of LDP2.

## Strategic Environmental Assessment

The City Council is required to prepare a Strategic Environmental Assessment (SEA) alongside the Local Development Plan to assess the potential impact of the Local Development Plan on the environment. The

first stage in the preparation of the SEA is a Scoping Report. This has been prepared and was agreed with statutory consultees.

The development of the Main Issues Report has been informed by the SEA which is required under the Environmental Assessment (Scotland) Act 2005. The central aim of the SEA is to help ensure that the environment is given the same level of consideration as social and economic factors within the Local Development Plan.

The Environmental Report is published in tandem with the Main Issues Report and the period for consultation is identical. The Council must consult with the three Consultation Authorities – Historic Environment Scotland, Scottish Environment Protection Agency and Scottish Natural Heritage – as well as the wider public.

Details of how to comment on the SEA are set out in the Environmental Report.

## Supporting Information

This Main Issues Report is supported and informed by a range of assessments and documents including:

- Dundee Local Development Plan 2014 Monitoring Statement
- Assessment of the Policies and Proposals of the Dundee Local Development Plan 2014
- Use of Policies and Proposals of the Dundee Local Development Plan 2014 in Planning Decisions and Appeals
- Review of Supplementary Planning Guidance
- Development Plan Scheme March 2015
- Potential Development Sites Assessment
- The Environmental Report
- Proposed TAYplan Strategic Development Plan 2016-2036
- Dundee Retail Study 2015





# Have Your Say

## Consultation on the Main Issues Report

This Main Issues Report is the main opportunity for everyone to have their say and become effectively engaged in considering the content of Local Development Plan 2. Your responses will inform the preparation of the Proposed Dundee Local Development Plan 2.

The development plan system ensures that no new significant issues are raised at the proposed plan stage of the process. It is therefore vital that communities and individuals make their views known through their responses at this Main Issues Report stage.

Your comments are sought on the proposed spatial strategy and each of the identified main issues. Comments are also sought on any other land use planning issues. A response form has been prepared to facilitate this process and a paper version is available on request.

We welcome all comments, but please be concise and constructive.

The consultation runs from Monday 11 January 2016 to Monday 29 February 2016. Completed MIR response forms should be submitted by email to [localdevplan@dundeecity.gov.uk](mailto:localdevplan@dundeecity.gov.uk). Whilst electronic submission is preferred, postal submissions will be accepted.

**Any comments must be submitted to us by midday on Monday 29 February 2016.**

|  |  |
|--|--|
| <b>Email:</b>                            | <a href="mailto:localdevplan@dundeecity.gov.uk">localdevplan@dundeecity.gov.uk</a>   |
| <b>Main Issues Report Response Form:</b> | <a href="http://www.dundeecity.gov.uk/localdevplan2">www.dundeecity.gov.uk/localdevplan2</a>   |
| <b>By Post:</b>                          | Local Development Plan<br>Dundee City Council<br>City Development Department<br>Dundee House<br>North Lindsay Street<br>Dundee DD1 1LS |
| <b>Telephone:</b>                        | 01382 434000   |

**Submit your comments by midday on Monday 29 February 2016**



# Vision & Spatial Strategy

Within an area covered by a Strategic Development Plan there is no requirement for the Local Development Plan to prepare a separate vision. In these areas the Local Development Plan is to follow the vision set out by the Proposed Strategic Development Plan.

The Proposed TAYplan Strategic Development Plan 2016-2036 sets out the vision, principles and objectives for the TAYplan area and provides the context for the preparation of the Dundee Local Development Plan. The proposed Vision for the TAYplan area states:

‘By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit and where businesses choose to invest and create jobs.’

From this vision the Proposed TAYplan Strategic Development Plan sets out four outcomes:

- More people are healthier
- Through sustainable economic growth the regions image will be enhanced
- We live, work and play in better quality environments
- We live within Earth’s environmental limits

The vision took into account the individual visions set out by each of the constituent councils in their Council Plans and Single Outcome Agreements. For Dundee this was the Dundee Council Plan 2012-2017 and the Dundee Partnership’s Single Outcome Agreement 2013-2017.

## **Spatial Strategy**

The Local Development Plan (LDP) is required to contain a spatial strategy, this being a detailed statement of the planning authority’s policies and proposals as to the development and use of land. To ensure alignment with the Strategic Development Plan (SDP), the spatial strategy of the LDP should reflect that of the SDP.

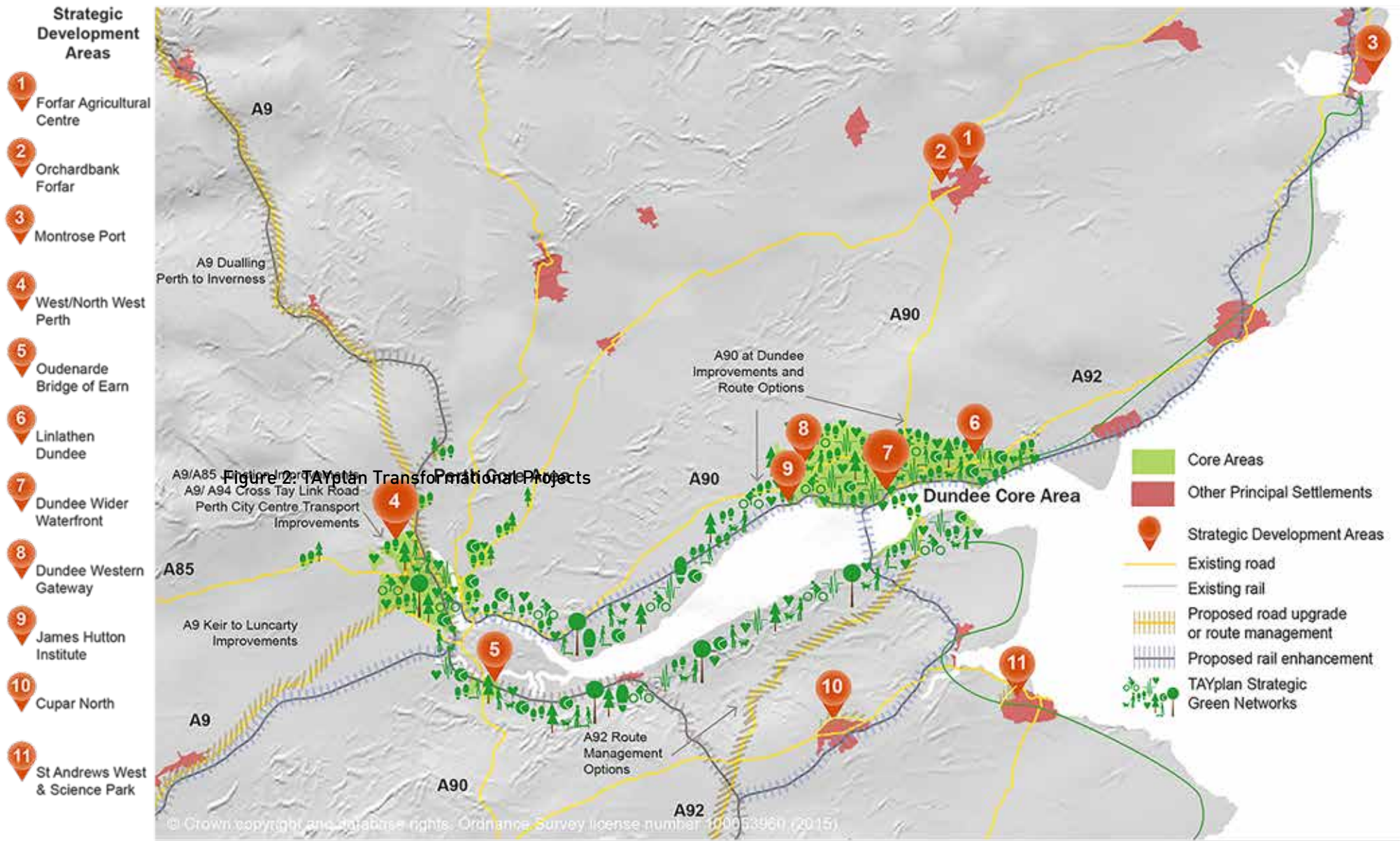
## **TAYplan Strategic Development Plan Proposed Spatial Strategy**

The Proposed SDP sets out a spatial strategy for the location of development within the regional context. It sets out where development should and should not go. It is designed to deliver the many location-related components of sustainable economic development, quality of place and effective resource management described in the Plan’s outcomes and policies. Figure 2 sets out the location-related elements identified within the Proposed SDP.

The spatial strategy of the Proposed SDP retains the existing focus of the approved SDP which seeks to ensure that the majority of development within the TAYplan areas is concentrated within the principal centres which includes Dundee. TAYplan identifies Strategic Development Areas (SDAs) within the region, and in Dundee it proposes to retain those previously identified in the Adopted SDP. The Proposed SDP also identifies a number of major infrastructure projects in and around Dundee:

- A90 upgrade through or around Dundee
- Proposed inter-modal regional rail freight facilities at Dundee Port
- Proposed relocation of Invergowrie rail station to Dundee West
- Proposed expanded services at Dundee airport
- Proposed strategic park and ride

# Figure 2: TAYplan Transformational Projects



# Local Development Plan Proposed Spatial Strategy

## LDP1 Spatial Strategy

| Quality Housing and Sustainable Communities  | A City recognised for Leisure & Culture  | Town Centres and Retailing  |
|--|--|---|
| <p>The quality of housing in Dundee will be improved. This will be done in a sustainable manner. Brownfield development will be a priority. Choice will be encouraged through design that ensures that new development is appropriate to the character of the area in which it is built.</p> | <p>Dundee’s growing position as a City recognised for Tourism and Cultural activity will be promoted. We will seek to deliver an increased number and range of leisure related facilities by directing growth to the highly accessible central area.</p> | <p>Dundee will have a vibrant and thriving City Centre, ensuring its position as a regional shopping destination is maintained. High quality shops will be encouraged in accessible locations to support the vitality and viability of the existing network of retail locations throughout the City. Policies will protect and promote the City and District Centres as places to work, shop and visit.</p> |

| Sustainable Natural and Built Environment   | Sustainable Economic Growth   | Sustainable and Accessible Transport  |
|---|---|---|
| <p>The quality of Dundee’s environment is a vital ingredient in the quality of life for people living and working in the city. The impact of climate change challenges our duty to protect and enhance the environment for this and succeeding generations. The Local Development Plan encourages a lower carbon, sustainable City where development avoids, mitigates or adapts to the effects of climate change while protecting and enhancing the City’s environmental assets.</p> | <p>A focus on providing a land use context that facilitates the delivery of jobs to support Dundee’s population &amp; the wider economy. Increased employment land will be available through Strategic Development and Enterprise Areas with existing land protected from inappropriate development. Policies will encourage existing &amp; new businesses to invest with confidence in the City. Dundee will be increasingly recognised for tourism &amp; cultural activity focused on the City Centre &amp; Waterfront.</p> | <p>Dundee will be better connected to its region, the rest of Scotland and beyond. It will be a City that encourages sustainable movement through the careful consideration of land use, planning and the promotion of active and sustainable travel.</p> |

The Spatial Strategy Outcomes link through to those identified in the Dundee Community Plan.

It is considered important that new development and investment is targeted at the areas where it will deliver the most benefit to the City and the region.

The Proposed LDP spatial strategy will therefore continue to focus major new development over the plan period in the identified Strategic Development Areas (SDAs).

Major public and private investment has already taken place within the SDAs with future expenditure committed. If development is not directed to these areas then the benefit of this could be undermined. This is of particular relevance to the Dundee Wider Waterfront and Dundee Western Gateway where significant public investment in infrastructure improvements has and continues to take place.

To meet the growing demand for new housing in Dundee, the proposed spatial strategy will again prioritise the development of brownfield sites to ensure that the benefits of new developments within existing urban areas are fully realised and to ensure investment in regeneration areas is maximised. Over and above the SDAs the strategy may also support the allocation of additional greenfield sites to ensure that there is a range of sites that can offer choice to developers and homebuyers.

## Cross-cutting Themes

Several cross cutting themes have been identified that will inform the Local Development Plan, influencing and underpinning the choices and direction of the policies, proposals and development sites. They are also woven through the preparation of the Environmental Report, Habitats Regulations Appraisal Record and Transport Background Paper.

These can be briefly summarised as:

**Creating Quality Places** – Encourage the development of new, successful places in a collaborative process that focusses on the six qualities of successful place and which acknowledges natural and historic assets, infrastructure and local design.

**Climate Change** - Build climate change resilience into the natural and built environment and ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development.

**Infrastructure** – Encourage coordination between key agencies and other stakeholders in making best use of limited resources and to match the needs of sustainable development and economic growth.

**Lifetime Communities** – Encourage the development of new housing that will support the growth of our population and meet the needs of an ageing population.

**Economy** – Grow a sustainable economy that can quickly respond to the changing needs of existing and new economic sectors.

Have your say! Please use the Main Issues Report Response Form to submit your response to the proposed spatial strategy.

# The Main Issues

To identify the main issues consideration has been given to the issues that will have the most significant impact on the proposed spatial strategy and the cross cutting themes.

Where topic areas have not been identified as main issues, it is considered that the current Local Development Plan policy approach is effective and that these policies will, with some minor changes or updates, be carried forward into the Proposed Plan.







# 1 - Supporting Business and Employment

## National Planning Framework 3

National Planning Framework 3 (NPF3) supports the many and varied opportunities for planning to support business and employment. This includes a focus on the role of cities as key drivers of our economy. It asks for Planning to address the development requirements of businesses and enable key opportunities for investment to be realised. It also notes that Planning can support sustainable economic growth by providing a positive policy context for development that delivers economic benefits.

Dundee is identified as an established and growing centre for several of Scotland's key sectors including: creative industries; universities, life sciences and high tech manufacturing.

In addition to these key sectors NPF3 also identifies the role Dundee can play in supporting the Low Carbon Economy and realising potential for renewable energy generation in our coastal areas. This also presents a significant opportunity for associated development, investment and growth of the supply chain, particularly given Dundee's identification in the National Renewables Infrastructure Plan (N-RIP).

## Scottish Planning Policy

Scottish Planning Policy (SPP) requires Local Development Plans (LDPs) to promote business and industrial development that increases economic activity, allocating sites that meet the diverse needs of different sectors in a way that is flexible enough to accommodate changing circumstances. These allocations and the supporting economic development policies must also recognise and accommodate the potential of Scotland's key sectors.

In order to meet the needs and opportunities of indigenous firms and inward investors, and to recognise the potential of key sectors for Scotland with particular opportunities for growth, SPP requires that plans should align with relevant local economic strategies.

Of particular relevance to the preparation of the LDP is the continuing

requirement for the Plan to allocate a five year supply of serviced and serviceable land for employment uses. This allocation should comprise a range of sites for business and be informed by matters including relevant economic strategies and business land audits.

Where existing business sites are underused, for example where there has been an increase in vacancy rates, the SPP supports consideration of their reallocation to enable a wider range of viable business or alternative uses, taking careful account of the potential impacts on existing businesses on the site.

Other specific policy requirements are for plans to encourage opportunities for home-working, live-work units, micro-businesses and community hubs; and for the Plan to be informed by the Tourism Development Framework for Scotland in order to maximise the sustainable growth of regional and local visitor economies.

## Scotland's Economic Strategy

The purpose of the strategy is to make Scotland a more successful country, with opportunities for all to flourish, through increasing sustainable economic growth.

The delivery of the strategy is underpinned by four priorities for sustainable growth – Investment, Innovation, Inclusive Growth and Internalisation. Of particular relevance to Dundee is the potential for it as a city to contribute to the national economy.

## Dundee Economic Strategy

The Dundee Economic Strategy contains strategic priorities that have been identified by partners after consideration of the weaknesses and challenges that face the local economy and taking account of the strengths and opportunities which Dundee can build upon in order to achieve future growth.

The Strategy notes that two of Dundee's most successful business sectors are life sciences and creative industries, with both making a healthy contribution to the local economy. In other sectors the Strategy contains

an ambition that Dundee will become a major European hub for offshore renewable energy, noting the recognition in the Government's National Renewables Infrastructure Plan (N-RIP) as one of Scotland's prime locations for investment in marine renewables.

For a city to properly support its businesses and enable its economy to grow it must function well on all levels. That means having enough of the right kind of land and buildings to go round, and an attractive physical environment that offers the kind of facilities growing businesses need. It also calls for sensible planning and a good return on capital investment.

It notes that a good supply of land and buildings are important as are good connections, physical and digital with the world beyond. Dundee has good and improving road, rail and air connections to the rest of Scotland and beyond and good levels of high speed broadband coverage.

## **TAYplan Proposed Strategic Development Plan 2016-2036**

The Proposed Strategic Development Plan (SDP) continues the approved SDP's vision for sustainable economic development, and improving the regional image and distinctiveness. It identifies Dundee as a major driver of the economy, and notes that the TAYplan area is home to Scotland's most important sectors including finance, renewable energy, food and drink, life sciences, creative and cultural industries and the visitor economy.

In reference to the renewable energy sector the Proposed SDP identifies Dundee port as playing a major role in Britain's east coast energy cluster as envisaged by NPF3 and the N-RIP. It also notes that locations close to universities and hospitals continue to be important for Scotland's life sciences sector.

Key policy requirements are for Local Development Plans (LDPs) to identify and safeguard at least a 5 year supply of employment land to support the growth of the local economy and a diverse range of industrial requirements; to further assist in growing the tourism economy; and continue to support the development of Strategic Development Areas at Linlathen, Dundee Waterfront and Western Gateway.

## **Reporters Comments from Local Development Plan Examination**

At the conclusion of the examination of the Local Development Plan (LDP) in 2013, the Reporter made several comments in relation to the policy approach to economic development land. These comments are relevant to the preparation of a replacement LDP.

The Reporter accepted that designated economic development land is an important resource at a time of potential increase in economic activity within the City.

He also noted that if allocated sites do not show continued demand for economic development then it would be open to a future review of the proposed plan to consider an alternative use.

Finally the Reporter was not persuaded that then was the time to consider releasing general economic development land for other purposes.

## **National Renewables Infrastructure Plan Stage 2 Report (N-RIP2)**

Published in 2010 this continues to serve as the principal strategy for supporting the development of a globally competitive offshore renewables industry based in Scotland.

The Report identifies the potential in the Port of Dundee for a major turbine manufacturing facility and a tower manufacturing facility to co-locate on the site, with capacity for a number of supply chain operations within the existing site. A detailed developer requirement for an operation and maintenance facility has been incorporated into the planning of the site. Two principal sites have been identified to support renewables development in the city, at Claverhouse and Linlathen, along with a number of private sector owned sites within the city.

## Main Issue 1: Safeguarding Employment Land

With Dundee identified in Phase 1 of the Scottish Government's National Renewables Infrastructure Plan as a site for distributed manufacture, operation and maintenance related to offshore renewables, LDP1 made no new allocations for employment land, but instead continued to safeguard the majority of the existing allocations for future employment uses and in particular to provide for the renewables sector.

The generous supply of employment land in LDP1 is varied in terms of size, location, quality and accessibility (see figure 3). The latest Employment Land Audit indicates that there is well in excess of the five years effective land supply required to be safeguarded by the Proposed SDP. The generous supply together with slow economic growth has led to pressure from landowners to release existing allocated employment land for other uses such as housing and retail. This pressure is likely to continue over the period of LDP2.

Dundee has experienced growth in the servicing of the offshore oil and gas sector and is now broadening out its offer in relation to the energy sector. This broader energy sector includes offshore wind, but also the oil and gas sector and decommissioning. There is increasing activity in the renewables sector in and around Dundee and there are signs that this will increase in the coming years. In addition to the continuing prospect of offshore renewables, the city is readying and promoting itself as a location for increased activity in the oil and gas sector and the decommissioning sector in particular.

The exact needs of businesses within this broader energy sector are varied and the technology and process are constantly evolving. Requirements are likely to be for a variety of uses from office to storage to heavy engineering. It is therefore not clear what land requirements will be needed in terms of size, location, quality and accessibility. Furthermore Dundee will need to respond quickly to meet the requirements of this evolving sector as it competes with other locations to accommodate these new opportunities. To do this the city will need a generous and varied supply of land across the city to provide for the potential needs of new and developing sectors.

## Specialist Employment Areas

In addition to safeguarding land for Principal and General Economic Development, the long standing policy approach in Dundee has been to safeguard land in specific locations for a cluster of development within specified specialist sectors.

**Dundee Technology Park – High Technology**

**Ninewells Medi-Park – Life Sciences**

**Hawkhill Technopole – Life Sciences**

**The Creative Media District (Seabraes) – Creative Digital Media**

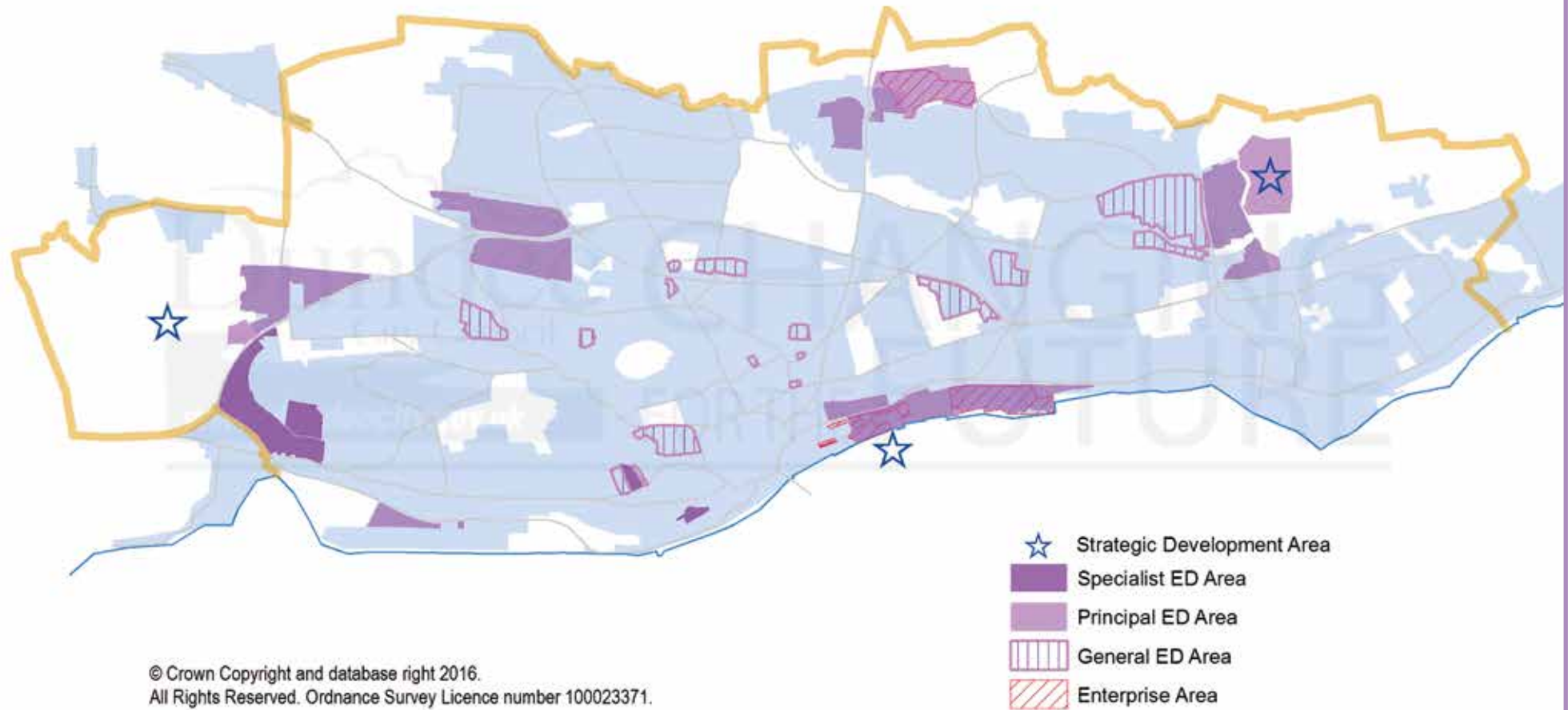
These specialist sectors are all within Scotland's key growth sectors, and they all benefit from being co-located with similar and complementary developments.

Whilst development within these locations has been limited in recent years the nature of these specialist sectors is such that their development needs are longer term and can range from small scale expansion of existing premises to the development of large scale facilities. Dundee must be ready to accommodate growth in these sectors as and when it arises, and it must ensure that not only is land available, but that the right land is available in the right place.

It is considered that the existing allocations within the Specialist Economic Development Areas should be maintained and safeguarded for employment uses, to serve these specialist sectors.

A main issue is whether LDP2 should continue the approach of LDP1 and continue to safeguard the majority of the existing employment land allocations for future employment uses, and in particular to provide for a broader energy sector.

Figure 3: LDP1 Economic Development Areas and TAYplan Strategic Development Areas



## Main Issue 1: Safeguarding Employment Land

| Preferred Option  | Reason  |
|---|---|
| <p>It is proposed that no new allocations for employment land be made in the Local Development Plan. The existing allocations within the Principal, Specialist and General Employment Areas will be retained and safeguarded for future employment uses and in particular to provide for a broader energy sector.</p> | <p>This approach would meet the requirements of the Scottish Government and the Proposed SDP. It also retains the potential to accommodate general and specialist employment needs and provide a range of size, location and quality of sites to meet the potential needs of the off-shore renewables sector and a broader energy sector within an existing portfolio of employment land.</p>   |
| Alternative Option 1  | Reason  |
| <p>Protect the land within the Strategic Development Areas identified in the Proposed Strategic Development Plan for employment uses but reduce the level of allocations in other Principal and General Economic Development Areas.</p>   | <p>This option would not be consistent with NPF3 or the Dundee Economic Strategy. Although it would continue to maintain a supply of land that would meet the current and future needs of existing businesses within Dundee it will result in the loss of a range of sites in a variety of locations that could accommodate new businesses associated with the broader energy sector. This reduced supply would impede the ability for Dundee to quickly respond to the needs of these emerging sectors. This could harm the attractiveness of Dundee as a whole to businesses associated with these sectors.</p> |
| Alternative Option 2  | Reason  |
| <p>Maintain all the existing Principal and General Economic Development Areas allocations and identify further locations that could accommodate development associated with the renewables sector and a broader energy sector.</p>  | <p>This would have the same benefits of the preferred option but could lead to existing allocated sites where public and private investment in infrastructure has been carried out not being developed in preference to other sites. This would undermine this investment and lead to additional costs relating to new or improved infrastructure.</p>  |
| <p><b>Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.</b></p>  |   |

## **Main Issue 2: Blackness General Economic Development Area**

There are several General Economic Development Areas (EDAs) across the City, together forming an important part of the City's economic development land supply. Largely occupied by small to medium sized firms they contain a broad range of businesses and provide a variety of sites and premises in terms of size and cost. The areas fulfil an important role in providing for the expansion and growth of existing firms, as well as an attractive location for new enterprises.

Blackness is one of the main General EDAs within the Inner City area (see figure 4). It contains a wide variety of uses ranging from car repairs to workshop space for creative industries. There are residential uses on the periphery of the Blackness area, largely comprising purpose built student apartments, and houses that have been converted into Houses in Multiple Occupation. The area has preserved its industrial character over time, but there are a number of mills and other buildings which have lain vacant, underused or derelict for long periods of time. These and several large vacant sites present opportunities for redevelopment and reuse with a variety of commercial and complementary uses.

Whilst the mix of historic buildings and more modern developments create a sense of place, the public and private realm lacks cohesiveness and is in some areas in a physically poor condition. This combined with the lack of activity from the early evening onwards discourages pedestrian movement to and through the area.

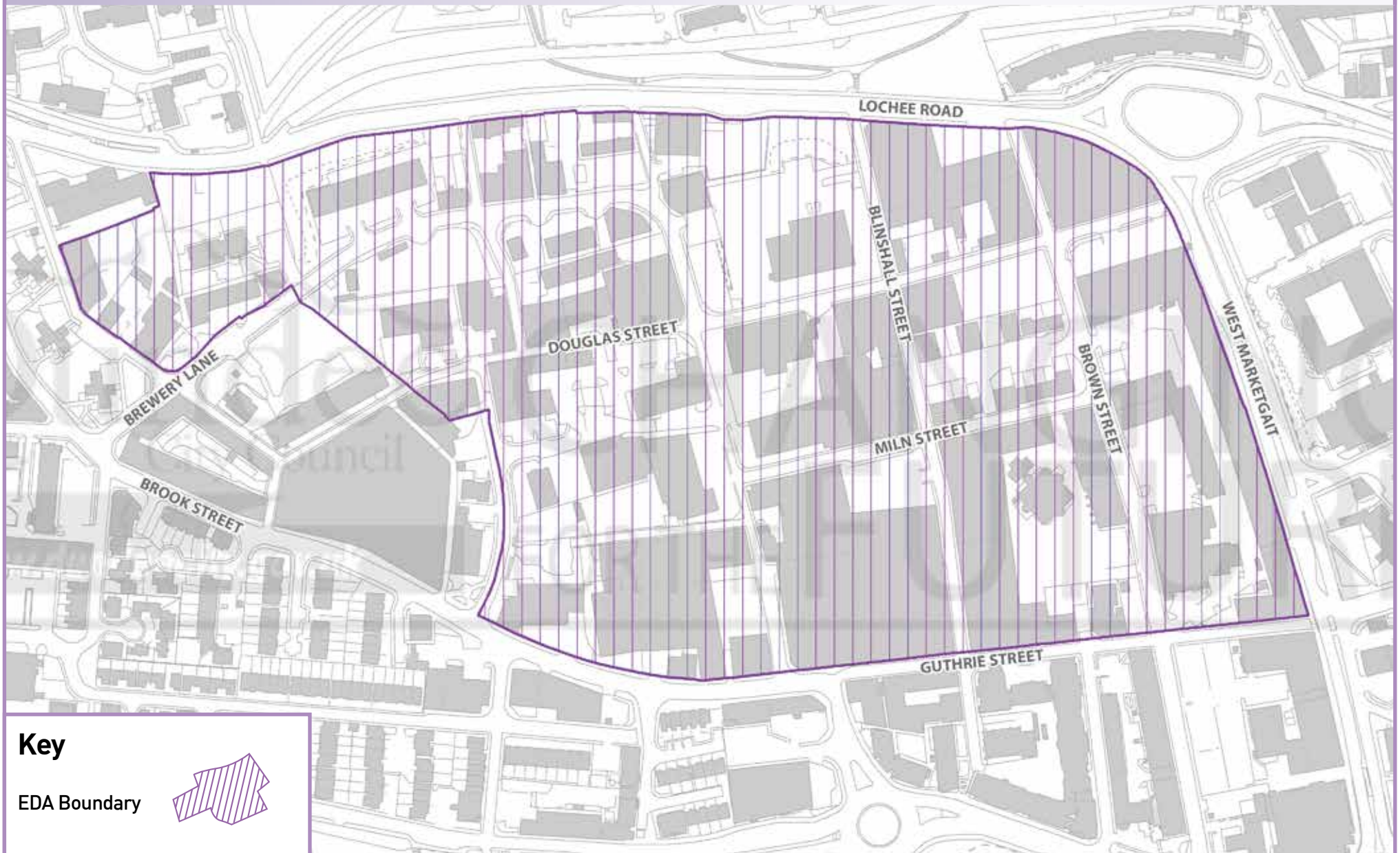
Blackness has potential to improve and accommodate development, as it benefits from a central location, connectivity and student population density in the surrounding area. New and existing businesses could benefit from investment in buildings, the public realm and improved active travel connections to and through the area. A physically more welcoming place would significantly improve the perception of the area, increase footfall, and in turn increase the economic attractiveness of the area as a place to invest and do business.

A main issue is to consider what policy approach can regenerate the Blackness General Economic Development Area and bring vacant and derelict land and buildings back into productive use.

The preferred approach is to prepare a masterplan that highlights the strengths and opportunities within the Blackness EDA.

This masterplan together with a revised policy approach could enable new uses to occupy the Blackness General EDA on the basis that they will complement the existing uses and bring about the reuse of the long term vacant and derelict land and buildings.

**Figure 4: Blackness General EDA Boundary**



**Key**

EDA Boundary



## Main Issue 2: Blackness General Economic Development Area

| Preferred Option  | Reason   |
|---|--|
| <p>To adopt a more flexible policy designation and prepare a physical and economic regeneration masterplan that promotes the opportunities to develop Blackness as a location for new employment and other complementary uses that would improve the vibrancy and attractiveness of the area.</p> | <p>This has the potential to attract investment to the Blackness EDA, improving the appearance and attractiveness of the area as a place to invest and do business. It would also encourage the redevelopment and reuse of vacant land and buildings.</p>                                    |
| Alternative Option 1  | Reason   |
| <p>To maintain the current policy designation, restricting uses to Class 4 (business), 5 (general industry) and 6 (storage or distribution) only.</p>   | <p>This will not encourage investment into the Blackness EDA, resulting in sites remaining vacant and derelict.</p>  |
| Alternative Option 2  | Reason   |
| <p>Remove the policy designation entirely and allow any uses to locate here, subject to usual controls over 'bad neighbour' developments.</p>   | <p>Removing a large area of land which is well located close to the city centre and with excellent public transport links, from the safeguarded employment land supply would not meet the requirements of the Strategic Development Plan or the Local Development Plan spatial strategy.</p> |

**Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.**





## 2 - Enabling Delivery of New Homes

### National Planning Framework 3

National Planning Framework 3 (NPF3) establishes that there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth. This growth could be accommodated by increasing the density of development, particularly in the centre of towns and cities and in key locations which are well-served by public transport. Planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development.

### Scottish Planning Policy

The Scottish Government promote the vision for the creation of successful places by setting out in the Scottish Planning Policy (SPP) that planning authorities are to ensure that a generous supply of effective housing land is maintained to encourage the development of new, high quality, affordable homes across all tenures to meet the current need and the demand arising from Scotland's growing and ageing population.

SPP asks that Local Development Plans (LDPs) should allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help to ensure the continued delivery of new housing.

In doing so LDPs should allocate a range of sites that are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan (SDP) up to year 10 from the expected year of adoption. For sites to be effective there must be appropriate and sufficient infrastructure available or planned to accommodate the demands arising from the development.

SPP recognises that housing can play a pivotal role in the form and function of our town centres, promoting the town centre first principle that was originally established in the Scottish Government's Town Centre Action Plan and noting that planning for town centres should be flexible and where appropriate should encourage a mixture of uses including residential.

In addition to planning policy support for new housing the Scottish Government is also promoting housing delivery through several initiatives including the National Housing Trust; the Innovation and Investment Fund; promotion of the private rented sector; new build Help to Buy; open market shared equity and continuing financial support for the development of new affordable housing.

Local Authorities are required to support the delivery of new homes which also satisfy the needs of the elderly and those with disabilities, and "Where a need is identified, planning authorities should prepare policies to support the delivery of appropriate housing and consider allocating specific sites." (paragraph 132, SPP).

## **TAYplan Proposed Strategic Development Plan 2016-2036**

The Proposed SDP 2016-2036 has incorporated SPP's vision for creating successful places within the context of the TAYplan region and provides a strategic policy framework that promotes a quality of life to encourage more people to choose to live, work and study within the TAYplan area. Central to this is the quality and availability of high quality housing and communities that people want to live in. As population figures are expected to increase in the TAYplan region there requires to be a continuous supply of housing land for new homes to meet the needs of different people throughout their lives.

Policy 4 of the Proposed SDP requires that the LDP shall;

- a. Plan for the average annual housing supply target and housing land requirement to assist in the delivery of the 25,020 homes up to year 2028 across the TAYplan area.**
- b. Identify land which is effective or expected to become effective to meet the housing land requirement up to year 10 from the predicted date of adoption. A minimum of 5 years effective land supply should be ensured at all times.**
- c. Ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives.**
- d. Have the flexibility to plan for housing land requirement to exceed the 528 units (figure is shown in Map 4 of the Proposed SDP).**

TAYplan's promotion of Lifetime Communities establishes the supportive network within which all people and their associated housing should be located. These places should support a broad range of housing types, services, leisure facilities, amenity space and transport infrastructure to allow people to live independently throughout their lives.

The housing supply target has been informed by the TAYplan-wide Joint Housing Need and Demand Assessment 2013 (HNDA). The TAYplan-wide

HNDA 2013 anticipates that there will be a steady demand for high quality housing within Dundee City. In terms of housing type, the TAYplan-wide HNDA 2013 highlights that there is an existing high proportion of flatted units that comprise half of the housing stock within the City and that as a result there is a need to provide further choice to the market by increasing the availability of family housing. This was considered to be robust and credible by the Scottish Government in February 2014. It has been used to inform the Proposed SDP and will inform the preparation of this Main Issues Report with regards to housing supply within Dundee.

## Main Issue 3: Supply of Land for Housing

### Housing Land Requirement

The Proposed Strategic Development Plan (SDP) has established that the average annual housing land supply for Dundee is 480 units, with an additional minimum of 10% to give a housing land requirement of 528 units per annum. This housing land requirement is a reduction from the figure of 610 units in the approved SDP 2012.

The Proposed SDP states that Dundee should have the flexibility to plan for a housing land requirement that exceeds the 528 units per annum. In response the City Council propose that LDP2 will have a housing land requirement that is 20% above the housing supply target set in the Proposed SDP. This will ensure that Dundee has a generous housing land requirement with a range of allocated sites that are either effective or capable of becoming effective. This figure would result in a housing land requirement of 576 units per annum which amounts to a requirement to allocate land to accommodate 5,760 houses over the 10 year period from adoption of LDP2 from 2018-2028. This figure has been built into the Supply of Land for Housing calculations in Row A of Table 1 below.

This approach to allow for additional flexibility will encourage a range and choice of housing development as well as promoting sustainable economic growth across the City.

### Estimated Housing Completions and Take Up

To project forward the level of effective land available by 2018 from the current position in the Housing Land Audit, the level of likely completions to 2018 requires to be estimated. In setting average build rates it is recognised that the period in which these build rates should be achieved is over the first 12 years of the Proposed SDP, not annually and that it is anticipated that build rates will be lower than the average in the early period of the Plan and greater in the latter.

The latest Housing Land Audit 2015 states that there were 210 units completed up to March 2015, although this figure is considered to be low it was an increase on the actual number of completions figure of 168 units in 2014. The current rate of housebuilding has seen an increase over the last few years but at current rates it is still considered that an increase to an annual average completion rate of around 576 residential units will take some time.

The recent increase of annual completions has been taken into consideration and the percentage increase has been used as the basis to forecast an estimated average completion rate of 304 units from 2015 to 2018. This figure has been used within Row C of Table 1 (below) to estimate the potential take up from 2015-2018 and the resultant available supply of land for housing by 2018.

### Additional Housing Land Required

Table 1 sets out the full calculation detailing the Supply of Land for Housing over the period 2018-2028.

**Table 1: Supply of Land for Housing**

|          |   |              |
|----------|---|--------------|
| <b>A</b> | <b>Housing Land Requirement 2018-2028 (10 years @ 576* units p.a.)</b>    | <b>5,760</b> |
| <b>B</b> | <b>Established Supply at March 2015 (Housing Land Audit)</b>              | <b>5,051</b> |
| <b>C</b> | <b>Take up 2015 to 2018 (at 304 completions pa)</b>                       | <b>912</b>   |
| <b>D</b> | <b>Potential Established Supply at 2018 (B - C = D)</b>                   | <b>4,129</b> |
| <b>E</b> | <b>Windfall Sites at 20% of 5,760</b>                                     | <b>1,152</b> |
| <b>F</b> | <b>Small Sites contribution (20 units per annum average)</b>              | <b>200</b>   |
| <b>G</b> | <b>Additional Housing Land Required for 2018-2028 A - (D + E + F) = G</b> | <b>269</b>   |

\*Housing Supply Target + 20% generosity

The proposed housing land requirement for Dundee is considered to be generous and in line with the objectives of the SPP and the Proposed SDP.

Table 1 identifies the requirement to identify land for an additional 279 units over and above that already within the Housing Land Audit 2015 in order to maintain a 5 year supply over the period of the LDP.

## **Distribution of Housing Land**

As part of the preparation for LDP2 the Council held a Call for Sites exercise where landowners, developers and the general public submitted sites for consideration for allocating and contributing towards the additional housing land required for 2018-2028. The Council received site submissions for development at different densities on an array of brownfield and greenfield land in various locations across the City (see figure 5).

There were a limited number of sites received that were not previously considered during the production of LDP1 with the remainder being sites that had either previously been considered either in part or in their entirety.

In the preparation of LDP1 the Council prepared a Development Sites Assessment document that detailed the development potential of both brownfield and greenfield sites across Dundee City Council. The information held in the Development Sites Assessments has been regularly updated and monitored reflecting the changes to sites, such as planning permission history as well as any physical and environmental changes within or surrounding the site.

In addition to updating existing sites, the Council will prepare a site assessment for every new site that was submitted during the Call for Sites consultation. This will allow for a comprehensive understanding of all of the known sites that could potentially be allocated for housing and contribute towards meeting the identified build rate in LDP2.

The list of Housing Sites in Appendix 2 includes sites that have been submitted during the Call for Sites period as well as all the sites that form the basis of the Housing Land Audit 2015.

Taking into account the existing site allocations and potential new site

allocations it is considered that there is currently more than sufficient land available to provide for the additional housing land required over the period of LDP2.

The Report of Examination of LDP1 confirmed that the overall vision and approach of the housing strategy was appropriate and that giving priority to the reuse of brownfield land with a limited greenfield land release largely focused on the Strategic Development Area at the Western Gateway was in accordance with SPP and the approved SDP.

Since the adoption of LDP1 there has been significant progress in the development of the Western Gateway with the land now in the control of a single developer and planning permission having been granted for two of the three allocated sites as well as development recently commencing on one of the sites.

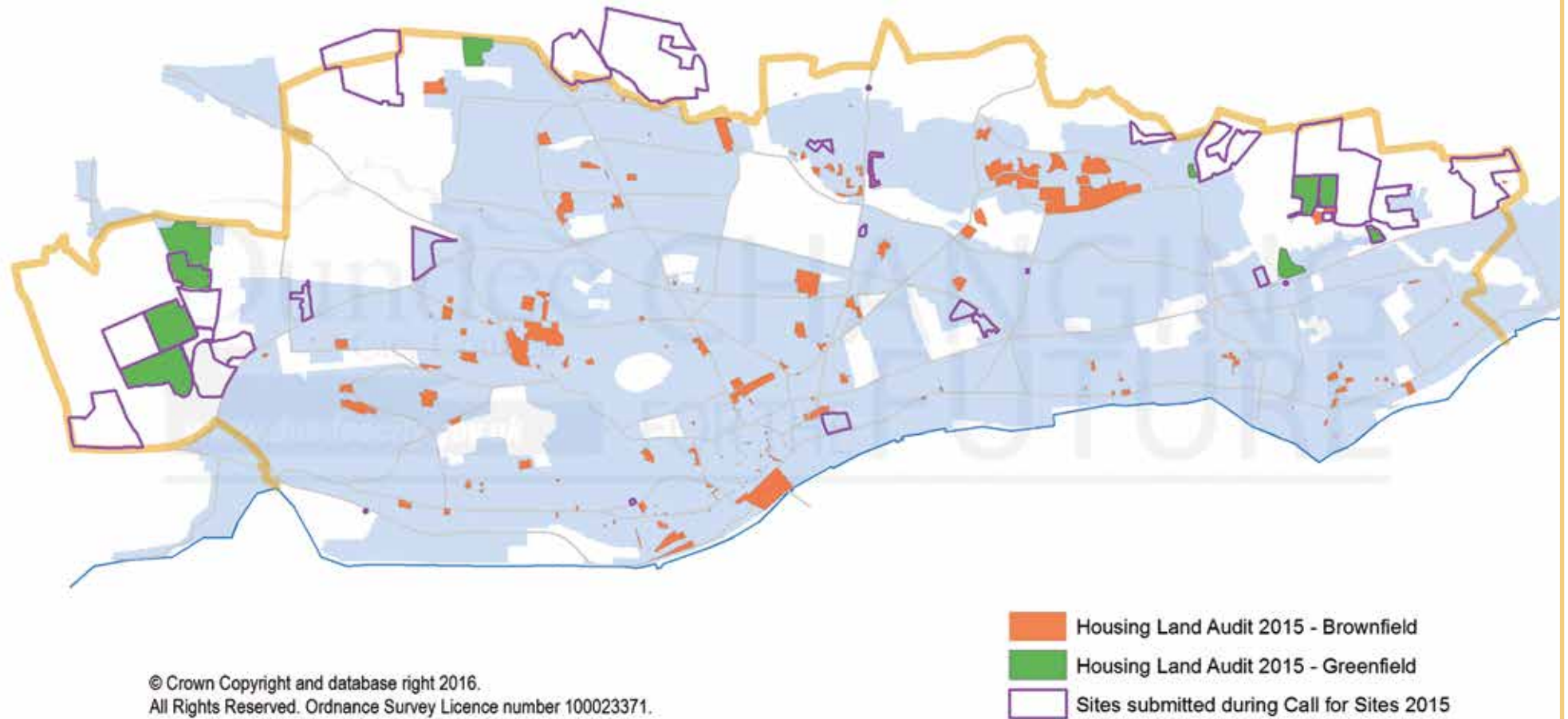
The proposed strategy for LDP2 will be to continue to provide housing choice in brownfield locations throughout the City as well as at the greenfield locations at the Western Gateway, the east at Linlathen and to the north of the City at Baldragon.

The preferred option for the approach to the distribution of allocating additional land for housing is to continue with the priority focus on the reuse of brownfield land within the existing urban area and for the early release of the allocated greenfield housing sites at Baldragon H70(2) and Linlathen H71(2) that were shown in LDP1 for release in 2020.

The projected completion rates for the approved developments at the Western Gateway will make a significant contribution to the housing land requirement over the lifetime of LDP2. Therefore taking this contribution into account as well as the greenfield sites that are being proposed to be brought forward (at Linlathen and Baldragon) it is considered that there is not a requirement to allow further large-scale greenfield land release within the first five year period of the Plan.

The Council recognises that there will be a demand for further release

**Figure 5: Housing Sites**



of greenfield land going forward and so the preferred option proposes a managed approach to the further release of greenfield sites in both the west and east of the City during the second five year period of the Plan.

It is considered that this preferred option for the distribution of housing land would build on the vision established in LDP1. This would be achieved by firstly retaining a priority focus on development within brownfield locations, delivering the strategic development area at the Western Gateway and also by offering a further balance and choice of housing type and tenure across a range of greenfield locations. This preferred option is in accordance with SPP as well as the Proposed SDP's emphasis on sustainable development that promotes the reuse of brownfield land where possible.

Furthermore the preferred option will provide further choice going forward and will support the growth of the City.

## **Infrastructure**

As the majority of the available housing land in Dundee is in brownfield locations there are relatively few infrastructure constraints. Where these constraints do exist it is generally within the greenfield sites and the large scale brownfield housing sites within Whitfield. In respect of LDP1 sites the Council has sought to remove these constraints in advance. This has the benefit of removing a potential barrier to housing development and giving certainty to developers as to the level and timing of developer contributions.

The assessment of brownfield and greenfield sites will include consideration of local infrastructure. LDP2 will ensure that new development is supported by the necessary infrastructure, services and facilities and that active travel and links to the green network is promoted and integral to the proposed development. The need for the Council and developers to address these deficiencies will be highlighted in the Proposed LDP and Proposed Action Programme along with details of expected developer contributions.

## Main Issue 3: Supply of Land for Housing

| Preferred Option  | Reason  |
|---|---|
| <p>Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020. In the second five year period of the Plan allow a managed release of greenfield land to the east and west of the City to support the growth of Dundee and to provide flexibility and choice.</p> | <p>This preferred option would build on the current housing strategy by supporting the sustainable reuse of brownfield sites for housing. A wider choice of housing sites would be enabled by releasing the current greenfield site allocations on adoption of the new Plan.</p> <p>The option would also allow for a managed approach to the release of greenfield land during the second five year period of the Plan, providing a wider choice in terms of house type, location and certainty on the strategy for future housing growth within the City.</p>   |
| Alternative Option 1  | Reason  |
| <p>Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020. In the second five year period of the Plan allow a managed release of greenfield land to the west of the City only to support the growth of Dundee and to provide flexibility and choice.</p>     | <p>As with the preferred option this would support the development of a range of housing in a variety of locations across the city.</p> <p>Releasing land to the west of the city only would provide certainty on the strategy for future growth of the City but may not provide the necessary range and choice of housing.</p>   |
| Alternative Option 2  | Reason  |
| <p>Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020. In the second five year period of the Plan allow a managed release of greenfield land to the east of the City only to support the growth of Dundee and to provide flexibility and choice.</p>     | <p>As with the preferred option this would support the development of a range of housing in a variety of locations across the city. Releasing land to the east of the city only would provide certainty on the strategy for future growth of the City but may not provide the necessary range and choice of housing.</p>  |
| Alternative Option 3  | Reason  |
| <p>Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020 without further release of greenfield land across the City.</p>  | <p>This would meet both the Scottish Government and the Proposed SDP policy that encourages sustainable development but would fail to provide further choice or flexibility in the housing market moving forward into the second five year period of the Plan. This approach could result in the future planning application led release of greenfield housing sites that has not been led by the strategy in the LDP, leading to issues regarding the planning and provision of infrastructure such as schools, roads and green infrastructure, and uncertainty surrounding the future growth of the City.</p> |
| <p><b>Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.</b></p>  |   |



## **Main Issue 4: Increasing Housing Density in the District Centres**

The Scottish Government promote town centres and cities as the key areas for sustainable economic growth and are the priority focus for investment across Scotland.

Local Development Plans can play a key role in this vision through providing a positive and flexible framework in which an increase in housing density in and around town centres allows for the creation of sustainable and more vibrant communities where shops, offices, leisure, culture and public services are all easily accessible.

The District Centres in Dundee are diverse places that have a variety of different uses within them including housing, shopping, offices, transport hubs and community facilities. They support the wider appeal of the City Centre and so it is vital that District Centres are invested in and encouraged to continue to grow and thrive.

The key to achieving this is by focusing on investment that will increase footfall within these areas. One approach is to support and encourage these existing communities by increasing the housing and housing density within these areas. Attracting more people to live in and around District Centres will drive an increase in footfall and an increase in demand for local services to provide for these areas. This will encourage aligned investment from both public and private bodies to achieve the maximum support to these areas and will promote a wider range of uses to provide for the diverse needs of a growing District Centre.

A main issue is what policy approach can successfully increase housing density within Dundee's District Centres.

To achieve an increased density that will realise the greatest change it is important to consider the identification of housing sites for new build housing development. Whilst the current Appendix 3 Design of New Housing Standards do offer some flexibility, the preferred option is for proposed housing sites that are within or immediately adjacent to District Centres to be assessed against the City Centre [Appendix 3] standards. This approach also recognises that the

character of District Centres is more akin to that of the denser City Centre than the wider areas in which they are located.

This preferred option would also support an innovative approach to redeveloping existing building stock encouraging new homes to be created from disused or underused premises within and around District Centres. This would allow for disused shops and vacant offices to be converted into residential use where it could be demonstrated that the development would be of a high quality and would increase the footfall of the nearby District Centre.

The preferred approach would encourage and facilitate housing development within and around District Centres to focus investment and increasing the density and footfall of these areas.

The conversion of ground floor shop units to residential use can be difficult to achieve in terms of the visual appearance and in protecting resident's privacy and amenity. To ensure high quality design the Council may prepare separate guidance on this subject.

## Main Issue 4: Increasing Housing Density in the District Centres

| Preferred Option   | Reason   |
|--|--|
| <p>To apply the City Centre Appendix 3 Design of New Housing Standards to planning applications for new build housing and change of use to housing at sites that are within or immediately adjacent to District Centre boundaries, and allow some flexibility to enable innovative approaches to the type and form of housing development.</p> | <p>This would meet both the Scottish Government and the Proposed SDP principles of supporting our town centres. This would encourage more housing, at an increased housing density that would support and increase footfall within the District Centres.</p>                 |
| Alternative Option 1   | Reason   |
| <p>To apply the City Centre Appendix 3 Design of New Housing Standards to planning applications for the change of use to housing at sites that are within or immediately adjacent to District Centre boundaries.</p>   | <p>This would encourage more housing, at an increased housing density that would support and increase footfall within the District Centres. By limiting this approach to changes of use only, this is unlikely to have as great an impact as the preferred option would.</p> |
| Alternative Option 2   | Reason   |
| <p>Continue with the current Appendix 3 Design of New Housing Standards based on the existing area based approach and include text in the LDP to encourage higher density developments in and adjacent to the District Centres.</p>  | <p>By maintaining the current standards, and only encouraging higher density developments this option is unlikely to have as great an impact as the preferred option would.</p>  |
| <p><b>Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.</b></p>   |  |

## Main Issue 5: Promoting Lifetime Communities - meeting the housing needs of older people

Many post industrial countries, including Scotland, are experiencing a significant growth in their elderly population. The trend is set to continue, with Scotland projecting a large growth in the 65 to 74 age group (38%) and significant growth in people over 75 (86%) from 2012 to 2037. During this period population increases are projected for all council areas, with Dundee expected to see a 20% increase within the 65-74 age group and a 45% increase in the over 75 age group. Consequently, Dundee households headed by 60-74 year olds are projected to increase by 3% (13,592 to 13,977), and those headed by the over 75 age group are projected to increase significantly by 39% (8,958 to 12,494).

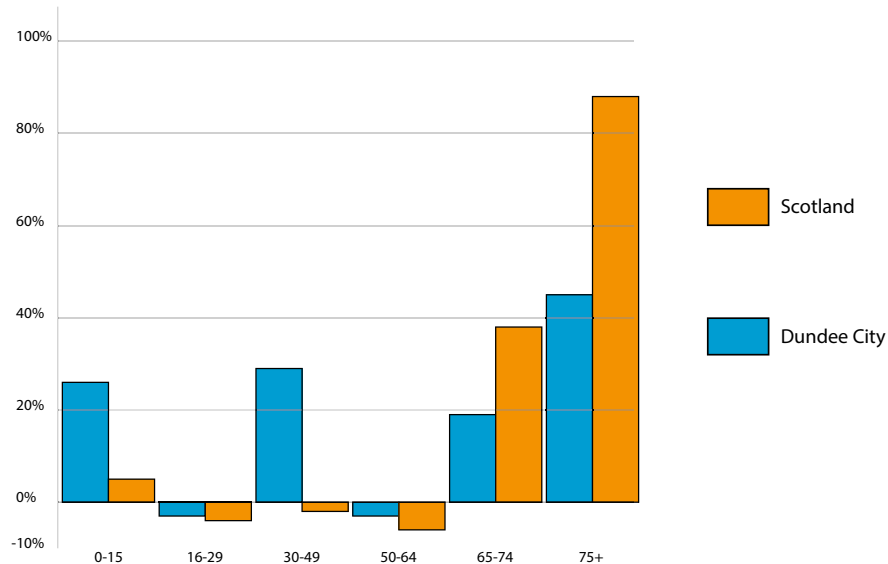


Figure 6: Percentage change in population in Dundee City and Scotland, 2012-2037 (2012 based projections)

With older people projected to live longer their needs become more varied with regard to their physical and mental wellbeing. The Scottish Government recognises this growing trend and the multifaceted pressures it places on the elderly, families, housing and public finances, services and the supporting infrastructure. In response, the Scottish Government's principal commitment is to shift the balance of care in favour of older people being able to live independently at home or supported within the community through a wide variety of accommodation types and services. It is essential that Local Development Plans (LDP) support this commitment.

Paragraph 132 of the Scottish Planning Policy (SPP) stipulates that as part of the Housing Need and Demand Assessment (HNDA), where a need is identified, planning policies should be prepared to support the delivery of an appropriate range of housing which satisfies the needs of the elderly and those with specific needs. The proposed SDP's Lifetime Communities approach provides further support to this requirement by encouraging the provision of appropriate accommodation, connectivity, services, amenities and transport infrastructure to support a healthy, inclusive and active lifestyle and allows elderly people to play a more active role within their community.

Currently, the UK's housing choice for the elderly is limited. Research by the Housing our Ageing Population: Panel for Innovation (HAPPI) points out that the UK's limited choice reinforces the position that most elderly people want to stay put in their family home (often struggling to cope with unmanageable property) and that moving is a last resort. Conversely, their European analysis suggests that through the provision of a housing offer appropriate to the priorities of the elderly, those prepared to plan for their future care needs are often willing to trade in their family home for something new and more manageable.

This approach also frees up much needed larger family homes to the market. The TAYplan-wide HNDA also promotes the need for Local Authorities to meet the needs of elderly residents wishing to downsize from larger homes to more manageable accommodation.

With regard to housing design, recent changes to the Scottish Building Standards for domestic projects are aligned with the Scottish Government's commitment to shifting the balance of care. As a result, housing is more orientated towards the provision of an inclusive built environment that will better address the changing needs of occupants over time. These measures are improving liveability, however they are focused towards the minimum mobility needs and do not satisfy the full extent of adaptability which may be desired by the elderly or those with specific needs.

Under the current standards, it is also arguable that there are instances in adapted living arrangements around a ground floor 'enhanced apartment' which do not support a convenient or desirable quality of life in the long term. This is particularly prevalent in small-scale two storey units, where the ground floor becomes the main focus of living within a combined bedroom/living room, kitchen and converted WC/shower room. Additionally, these new provisions have only influenced new-build homes since 2010 when the changes were first introduced. Unfortunately, many elderly people are currently living in older homes which do not meet the adaptability standards and this issue is likely to apply to many of the elderly in the future.

In response to SPP and HNDA requirements, LDP1 Policy 13: Residential Accommodation for Particular Needs currently seeks to support residential accommodation for the elderly, special needs and varying needs. Proposed accommodation must meet a range of requirements, including high quality design of the built environment and amenity space; appropriate contextual response; and proximity and connectivity to services, facilities and active travel routes, as per the Proposed SDP's Lifetime Communities approach. LDP1 Policy 13 clearly plays a vital role through the guidance and advice it provides to application submissions. However, it does not address the full spectrum of housebuilding as it primarily deals with sheltered housing delivered through Registered Social Landlords and Council provisions. As a result, mainstream housing remains largely unaffected by LDP Policy 13 and therefore a more proactive approach is required to encourage housing developers to provide a broader range of accommodation.

A main issue is to consider what policy approach can be adopted that will meet the housing needs of our growing, older population.

The preferred option is to positively encourage an increase in housing for the elderly and specific needs by amending LDP1 Policy 9: Design of New Housing to encourage a wider range of accommodation. This range would incorporate a variety of housing types and configurations, including flatted arrangements which meet the needs of the elderly and are adaptable for specific needs.

A Design and Access Statement would be mandatory through an amendment to LDP1 Policy 9, which would require developers to justify their approach. Supplementary Guidance would be provided to demonstrate positive examples of alternative housing types. It is crucial that the proposed accommodation strives towards high standards of design and placemaking and that new innovative accommodation models are supported, such as communal arrangements which complement independent living. This action can help to change public perception of housing for the elderly; facilitate a wide variety of needs, including specific needs such as dementia; and increase the attractiveness and options available to all elderly people. Providing a greater mix of housing types will also enhance the overall quality of housing developments and strengthen placemaking.

## Main Issue 5: Promoting Lifetime Communities - meeting the housing needs of older people

| Preferred Option  | Reason  |
|---|---|
| <p>Amend Policy 9 to positively encourage a wider range of housing types and configurations within mainstream housing, which meet the needs of the elderly and are adaptable for specific needs.</p> <p>Include the obligation for a Design and Access Statement within Policy 9, which requires developers to justify their approach to the provision of homes for the elderly and adaptability for specific needs.</p> <p>Provide Supplementary Guidance which demonstrates positive examples of alternative housing types.</p> <p>Maintain Policy 13 to deal with sheltered accommodation housing proposals.</p> | <p>This approach would meet the requirements of the Scottish Government and Proposed SDP by increasing the provision of housing for the elderly and those with specific needs and supporting the Lifetime Communities approach.</p> <p>It would provide positive examples of alternative housing types through the Supplementary Guidance, while allowing greater flexibility of the Appendix 3 standards via the Design Statement.</p> |
| Alternative Option 1  | Reason  |
| <p>Amend Policy 9 to positively encourage a wider range of housing types and configurations within mainstream housing, which meet the needs of the elderly and are adaptable for specific needs.</p> <p>Expand the Appendix 3 Design of New Housing standards to require a prescribed number of units for the elderly and specific needs within developments.</p> <p>Maintain Policy 13 to deal with sheltered accommodation housing proposals.</p>   | <p>This approach would meet the requirements of the Scottish Government and Proposed SDP by increasing the provision of housing for the elderly and those with specific needs and supporting the Lifetime Communities approach. However, this option may be overly prescriptive and not allow sufficient flexibility.</p>   |
| Alternative Option 2  | Reason  |
| <p>Maintain Policy 9 and 13 while relying on market demands to encourage mainstream housing developers to meet the housing needs of the elderly and those with specific needs.</p>  | <p>Given the current situation has created a lack of housing choice for the elderly and those with specific needs, this approach may not improve the situation at a suitable rate in the long term.</p>   |
| <p><b>Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.</b></p>  |   |



# 3 - Supporting our City Centre and District Centres

## National Planning Framework 3

National Planning Framework 3 (NPF3) reflects the importance of town centres as a key element of the economic and social fabric of Scotland. It notes that town centres are at the heart of their communities and can be hubs for a range of activities. It recognises that it is important for planning to support the role of town centres, helping them to thrive and meet the needs of their residents, businesses and visitors for the 21st century.

It highlights the Scottish Government's Town Centres Review calls for a 'town centres first' approach to planning policy and that the town centre first principle, stemming from the Town Centre Action Plan, promotes an approach to wider decision-making that considers the health and vibrancy of town centres.

## Scottish Planning Policy

Scottish Planning Policy (SPP) responds to the objective of the 'town centres first' approach and asks development plans to adopt a sequential town centre first approach when planning for uses which generate significant footfall including retail, commercial leisure, offices, community and cultural facilities, civic activity and where appropriate public buildings.

Plans are required to identify a network of centres and explain how they complement each other. Where necessary to protect the role of town centres, plans should specify the function of commercial centres, for example where retail activity may be restricted to the sale of bulky goods.

In reference to non-retail uses within town and local centres, SPP asks plans to include policies to support an appropriate mix of uses in town centres, local centres and high streets.

## TAYplan Proposed Strategic Development Plan 2016-2036

To achieve the Scottish Government's aim of protecting and enhancing town centre vitality and viability, the Proposed Strategic Development Plan (SDP) identifies a hierarchy of town centres within the TAYplan area, with Dundee recognised as the Regional Shopping Centre. The aim of this approach is to protect and enhance

the vitality and viability of town centres as the focus for land uses that generate significant footfall. In addition, other uses such as residential, hospitality and events are identified as suitable uses to be encouraged in town centres.

## Dundee City Retail Study 2015

To inform the preparation of LDP2 on key issues relating to retailing and town centres, Roderick MacLean Associates Ltd were appointed to prepare the Dundee Retail Study 2015. As an update to the Dundee City Region Retail Study 2006, this study sets out the profile of Dundee City Centre and the five District Centres and identifies the trends, challenges, strengths and opportunities to inform future town centre and retail policies. It contains summary health checks of the City Centre and District Centres and a review of the LDP1 policies.

The outputs of the study provide a basis for reviewing the role and function of the various centres within the network of centres and the extent to which new opportunities could be developed, including an indication where changes in the defined centres would be desirable.

In relation to convenience retail, the Study concludes that the range of forecast spare convenience expenditure capacity over the period 2015-2026 would support additional supermarket development, but that this is more likely to take the form of smaller stores, rather than more superstores, and that these opportunities should be directed to the existing network of centres.

In relation to comparison retail, the Study concludes that the range of forecast spare expenditure over the period 2015-2026 would support the proposed Overgate expansion, but not fully within the first five years. The proposed expansion is likely to have a long lead-in time as market demand lags behind the expenditure potential, so weight should not be given to initial limits on forecast capacity.

Over and above the planning commitments, the Study's forecasts of spare capacity would also support further additional comparison retail floorspace over the ten year period. The Study does conclude that the policy presumption against out of centre comparison retail development and the associated range of goods restrictions in the retail parks needs to be applied in order to avoid the risk of weakening the established centres.

## **Main Issue 6: Putting Our City Centre and District Centres First**

Through NPF3, SPP and the Town Centre Review, Scottish Government has increased the focus on the importance of putting our town centres first and using planning policy and other tools to direct energy and investment into town centres. SPP's requirement for development plans to adopt a sequential town centre first approach is key to achieving the objective of the wider town centre first principle.

In Dundee, the term town centre covers the City Centre and the five District Centres (see figure 7).

The retail strategy in LDP1 does already seek to sequentially direct footfall generating uses to the network of centres. Six policies sequentially direct retail development to the City Centre and District Centres then Commercial Centres; tourism development to the City Centre; major leisure uses to the City Centre or District Centres then to the existing leisure parks; visitor accommodation to the City Centre or Central Broughty Ferry; and Class 2 office development to the City Centre and District Centres. The supporting text to LDP1 Policy 27: Class 2 Office Development also discusses the benefits of locating certain Class 2 uses such as doctor's surgeries, banks, insurers, property agents and other offices to convenient and accessible locations where they can be visited in conjunction with trips to shops or other facilities.

Whilst LDP1 does not prevent Class 4 office uses locating within the City Centre or District Centres it directs these potentially footfall generating uses to the Economic Development Areas.

When considering the town centre first approach it must be recognised that some of the uses highlighted in the SPP can be justified in locations outside town centres, such as schools, which may be better located closer to their catchment population and reducing the need to travel.

The Dundee Retail Study 2015 considers what spare retail capacity there is in Dundee and forecasts that there will be spare convenience and comparison retail capacity in the period to 2026. Given the changing convenience retail market the Study forecasts that this floorspace requires to be directed to opportunities within

the network of centres and that in general, smaller stores are more likely to be capable of being accommodated within or adjacent to the City Centre or District Centres or following that, the Commercial Centres, according to the sequential test and the network of centres.

In respect of comparison retail the Study concludes that the policy presumption against new out of centre comparison retail development and the associated range of goods restrictions in the retail parks needs to continue to be applied in order to avoid the risk of weakening the established centres.

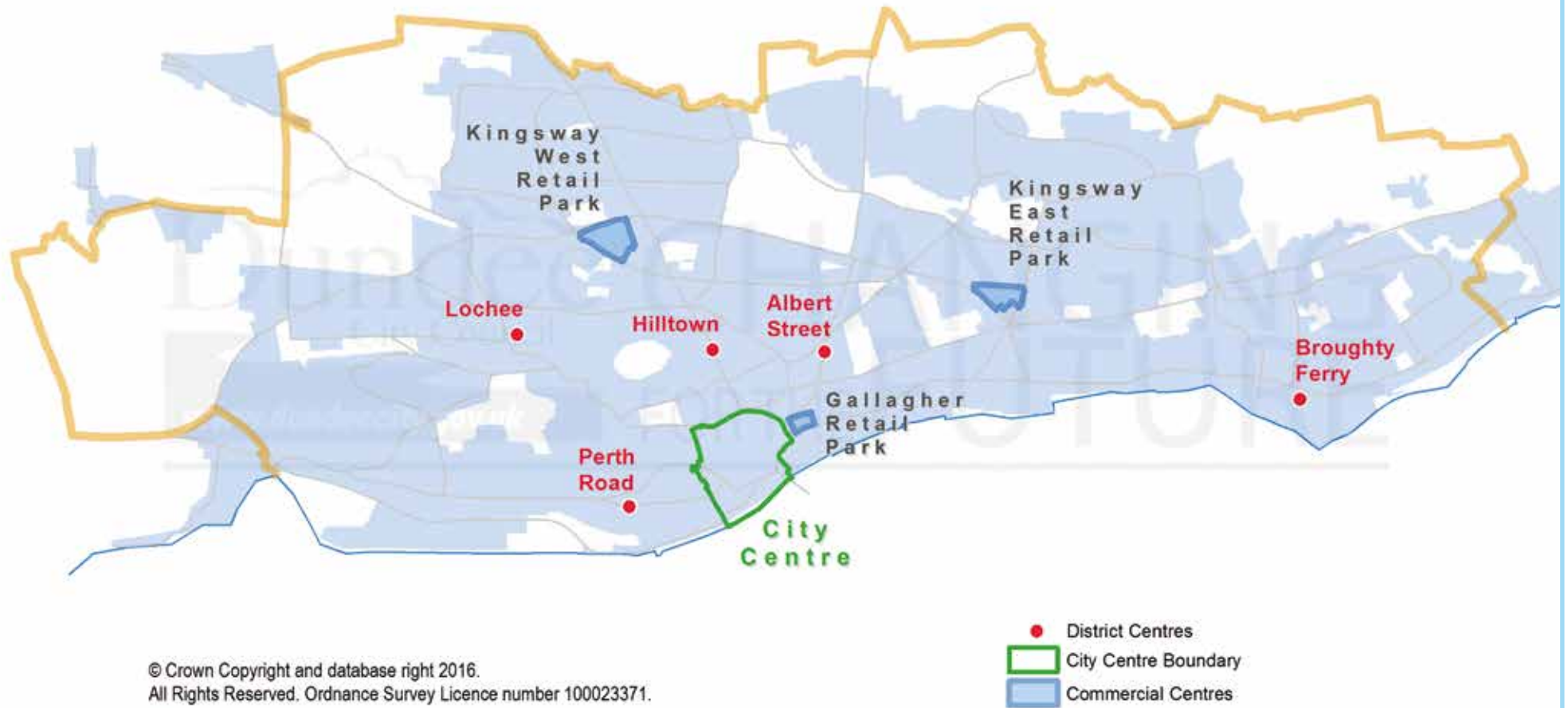
The Study also highlighted the increased use of the internet for shopping and the potential impact that this may have on the City Centre and District Centre. This threat is not unique to Dundee. National and local retailers have also recognised this threat and are themselves leading initiatives to maintain footfall to their shops and businesses.

Dundee can respond to this threat by ensuring that our City Centre and District Centres contain a mix of footfall generating uses and that they are attractive and vibrant places for people to work, shop and spend leisure time as this is key to reducing the leakage to other retail destinations, including the internet.

A main issue is to consider whether continuing the LDP1 approach to directing retail, leisure and commercial development to the network of centres is capable of delivering the Scottish Government's objective for the town centre first principle or if there is an alternative policy approach that should be taken.



**Figure 7: Dundee's Retail Hierarchy**



## Main Issue 6: Putting Our City Centre and District Centres First

| Preferred Option   | Reason  |
|--|---|
| <p>Adopt a sequential town centre first approach to assess proposals for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities.</p> | <p>This approach would meet the requirements of the Scottish Government and the Proposed SDP. This will increase footfall and help maintain and develop the vitality and viability of the City Centre and District Centres and their role within the network of centres within Dundee and the wider TAYplan area.</p>   |
| Alternative Option 1   | Reason  |
| <p>Maintain the current policy approach which directs new and expanded tourism, leisure, retail and Class 2 (Financial, Professional and other services) – but not Class 4 (Business) – developments to the City Centre or District Centre via a sequential approach.</p>  | <p>This approach does not fully apply the town centre first principle, as it does not require significant footfall generating uses to consider locating within the City Centre or District Centres, and it would continue to restrict the location of some footfall generating uses outwith Classes 1 (shops), 2 (Financial, Professional and other services) and 3 (Food and Drink) from locating within certain parts of the City Centre and District Centre.</p> |

**Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.**

## **Main Issue 7: Uses Within the District Centre Retail Frontages**

The Dundee Retail Study 2015 included summary health checks of the City Centre and District Centres. The City Centre was considered to be in relatively good health with a wide variety of town centre uses, a strong retail offer and opportunities to increase the retail offer. It was considered weak in respect of a relatively high retail vacancy rate of 17% (against a Scottish average of 10%) which indicates a mismatch between the size of units and retailer demand. The Study did not identify a requirement for any material change to the City Centre policies (see figure 8).

The size of retail units within the City Centre is not something that the LDP can change. What it can do is encourage property owners and potential occupiers to address this deficiency by looking to amalgamate units or consider utilising upper floors to create larger retail spaces.

The Dundee Retail Study 2015's summary health checks revealed a mixed picture across the five District Centres (see figure 9):

**Albert Street** - the District Centre has a fair mix of retail and non-retail uses which continue to provide a solid local service, with no evidence of decline. With few obvious physical opportunities for expansion, the main potential threat could be from any additional out of centre retail development arising in the vicinity.

**Broughty Ferry** - the District Centre has a strong mix of quality retailing and non-retail services. It is trading well and it is popular with its local catchment. There are few physical opportunities for expansion and no obvious threats to the District Centre, provided the quality of retailing is maintained.

**Hilltown** - increases in the level of retail and non-retail floorspace indicates that Hilltown functions as a commercial location, but the quality of shopping is mixed across the centre with a need for further improvements to the fabric of some properties. Review of the level and distribution of vacant small units would be desirable, to assess whether changes in use could be considered. The level of comparison floorspace is rather dependent on one retailer (Dundee Market Traders). Probably the main potential threat would be failure to upgrade the quality of shopping.

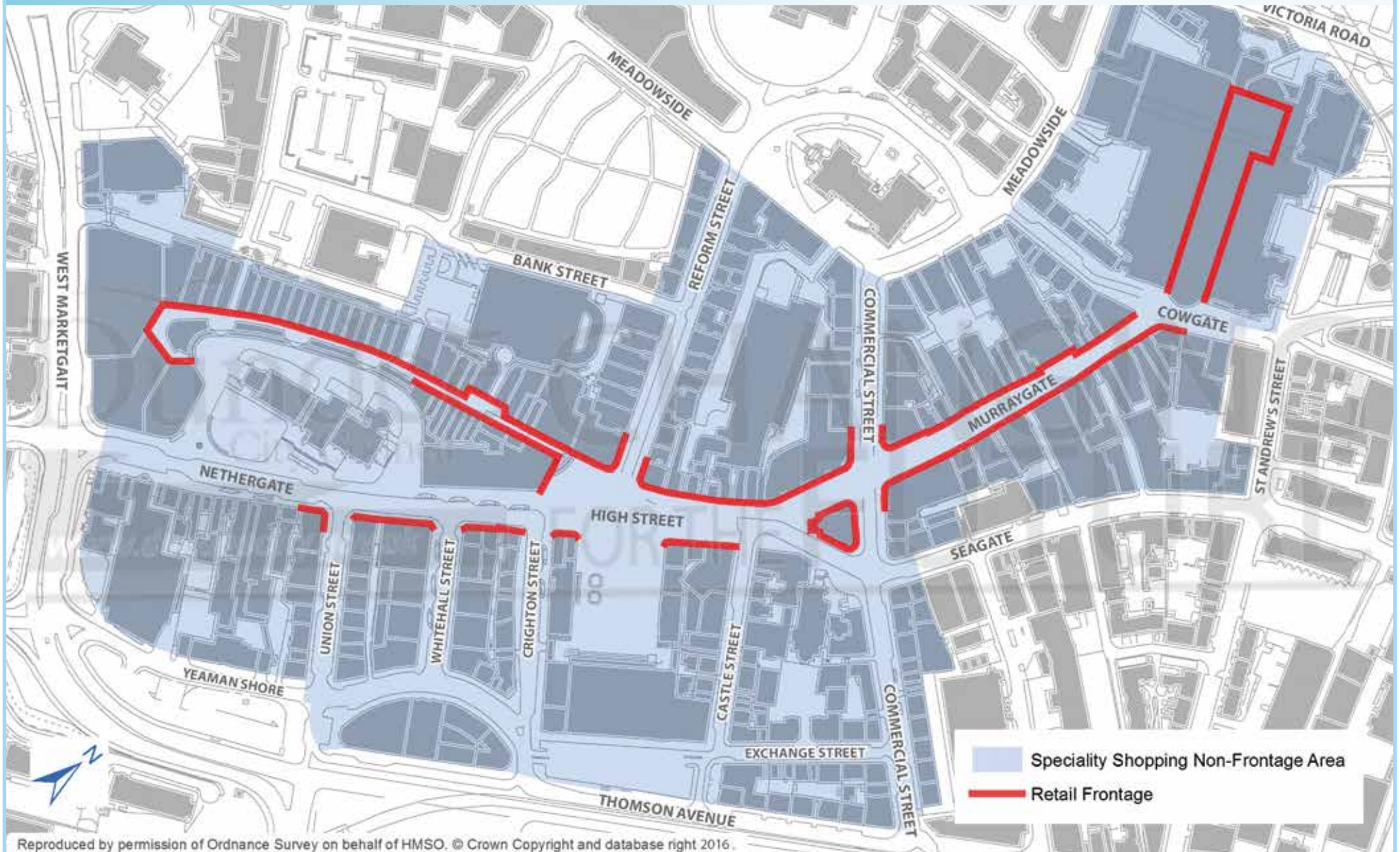
**Lochee** - increases in the level of retail floorspace indicates that Lochee functions successfully as a commercial location, but the quality of shopping is mixed across the centre with a need for further improvements to the fabric of some properties. Re-occupation of some of the vacant units would be desirable, especially with non-retail services to secure a more rounded balance with the retail offer. Improvements to the range and quality of shopping are needed, although it may be difficult to improve the convenience offer with the proximity of Aldi at The Stack. The main potential threat to the Lochee District Centre would be situations arising where retail proposals at The Stack do not complement Lochee, but compete with it.

**Perth Road** - the District Centre has a strong representation by small specialist retailers, especially in the comparison sector. Thus, in some ways it provides a sort of niche shopping offer. There is probably little room for change, as evidence of the mix of offer since 2009 demonstrates. Probably the main potential threat to the District Centre would be any significant loss among the specialist offer, which would reduce the overall attraction as a destination for this type of shopping. Potential threats could emerge from improvements to the range in the City Centre and from the internet.

What emerges from these summary health checks is a suggestion that the Council review the level and distribution of retail units within Hilltown to assess whether a change in use of some units should be considered. The comments regarding Lochee also indicate that consideration should be given to allowing alternative non-retail uses to secure a more rounded balance with the retail offer.

Given the renewed focus on increasing the mix of activities in our town centres, and in encouraging more footfall generating uses to locate within town centres, a main issue to consider across all the District Centres is whether there should be a relaxation of the use classes that are permitted, perhaps allowing more non-retail uses to occupy former retail premises within the retail frontages or reducing the extent of the retail frontages.

Figure 8: City Centre Shopping Area

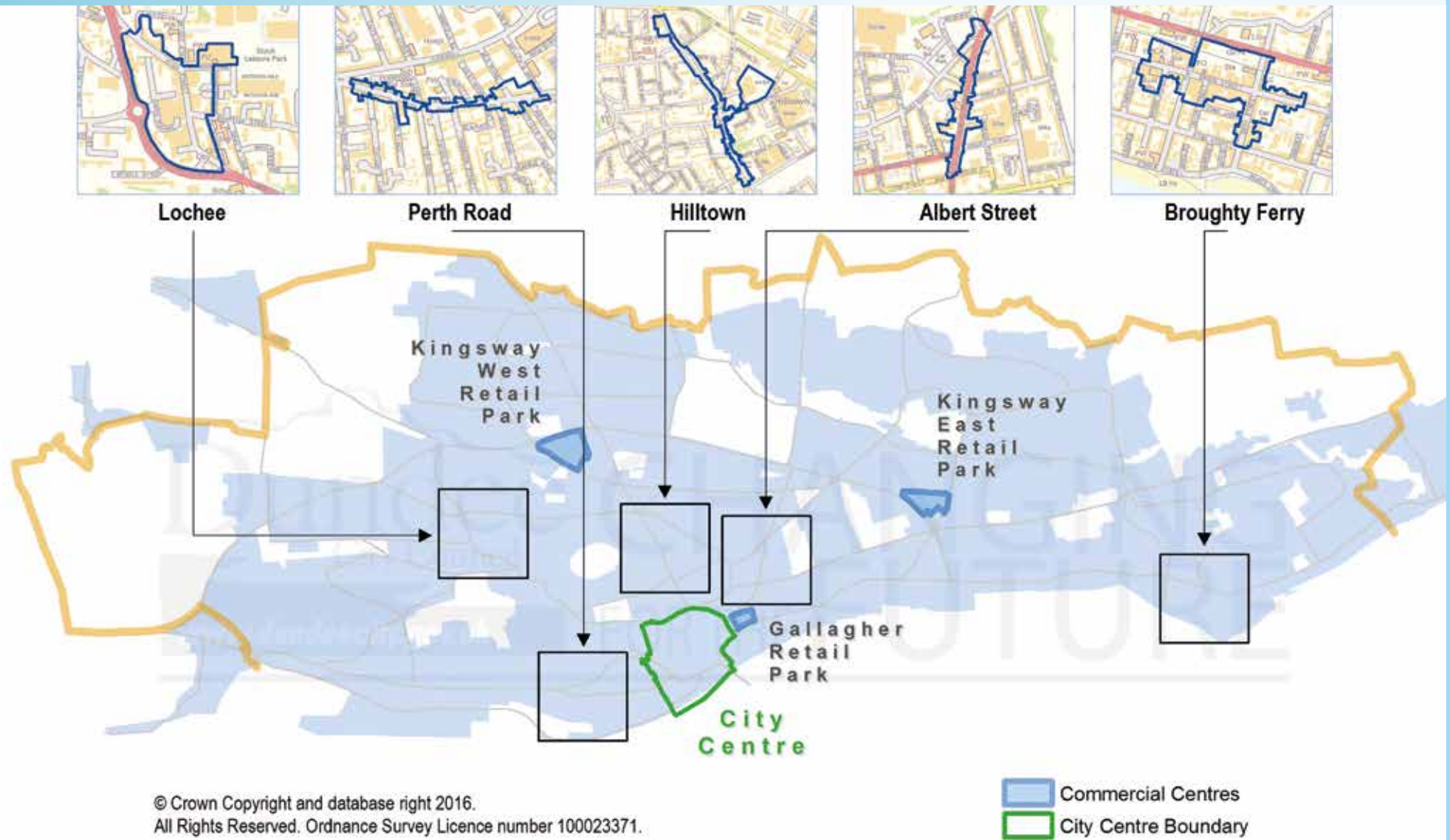


## Main Issue 7: Uses Within the District Centre Retail Frontages

| Preferred Option   | Reason  |
|--|---|
| Review the extent of the retail frontages within the District Centres to consider allowing more non-retail uses and update LDP1 Policy 21 accordingly. | This approach would meet the requirements of the Scottish Government and the Proposed SDP. Allowing other footfall generating uses to occupy retail frontages will help maintain and develop the vitality and viability of the District Centres and their role within the network of centres. |
| Alternative Option 1   | Reason  |
| To leave the retail frontages within the District Centres as they are designated in LDP1 and make no change to LDP1 Policy 21.                         | It is considered that this may only result in further deterioration of the centres vitality and viability. The benefits of any new investment would be limited and the levels of vacancy would remain rather than allow for other uses to occupy them.  |

Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.

Figure 9: City Centre and District Centre Boundaries



## **Main Issues 8 and 9: Major Out of Centre Retailing and Goods Range Restrictions**

Over many years, much of Dundee's new retail development has taken place in out of centre locations with good links to the strategic road network (see figure 10). This has included the partial redevelopment and extension of the Kingsway West Retail Park, the development of the edge of centre Gallagher Retail Park and of stand alone retail units including several major foodstores. For the most part, these developments are subject to goods range restrictions and other controls aimed at avoiding potentially damaging impacts on the City Centre and District Centres.

The Dundee Retail Study 2015 notes that it is common for investors and developers to seek relaxation of goods range restrictions on retail parks to increase market values of their properties. In some cases, arguments are made that particular retail formats are 'special' and that the proposed occupier would not come (to Dundee for example) if permission is not given.

Dundee has received applications seeking relaxations to goods range restrictions. Whilst these have been refused, some have been granted consent on appeal to The Directorate for Planning and Environmental Appeals, justified by the circumstances of the proposed occupier of the units, the modest extent of the floorspace involved and the impact of the proposed modification on the nearby District Centre.

LDP1 Policy 23: Goods Range Restrictions already provides direction with regard to 'exceptional cases', which allows arguments of this nature to be tested. The Dundee Retail Study 2015 considers the effectiveness of this policy approach. The Study's advice is to strongly apply the restrictions on out of centre development proposals in order to maintain and strengthen the vitality and viability of the established centres as any dilution of the restrictions is likely to result in competition with the City Centre and the District Centres. It also states that there may be some benefit if more detail is provided within the supporting statements to the Policy, perhaps referring to the adverse consequences of non-enforcement, such as deflection of demand from the established centres. It also notes that with the proposed extension to the Overgate, retention of this policy is especially important, as even a suggestion of weakened resolve could potentially threaten market interest in the Overgate.

As outlined earlier, the Dundee Retail Study 2015 forecasts that there will be spare convenience and comparison retail capacity in Dundee in the period to 2026. Taking planning commitments at Myrekirk Road, Longhaugh and Whitfield into account it recommends that no further provision should be made for major foodstores up to 2026. Instead the spare convenience retail capacity can be accommodated by smaller convenience store operators and that there is scope for the City Centre and District Centre to accommodate these smaller stores.

In respect of comparison goods, the Study takes into account planning commitments for non-bulky goods retail floorspace at the Overgate and The Stack, and concludes that there will be spare retail capacity in the period up to 2026. The Study advises that the potential to support additional comparison floorspace requires to be directed to opportunities within the network of centres and the associated policy restrictions on out of centre developments and ranges of goods that can be sold in retail parks.

The LDP1 retail strategy included proposals for new retail warehousing in bulky household goods, directing this to a proposed extension of the Gallagher Retail Park at the Bus Depot site. This proposal was deferred until there was evidence of the commencement of redevelopment at The Stack. Through the LDP1 Action Programme it is evident that there has been progress made at The Stack with the opening of new stores including Home Bargains, Aldi and The Range, and planning permission granted for a Sports Direct gym and store.

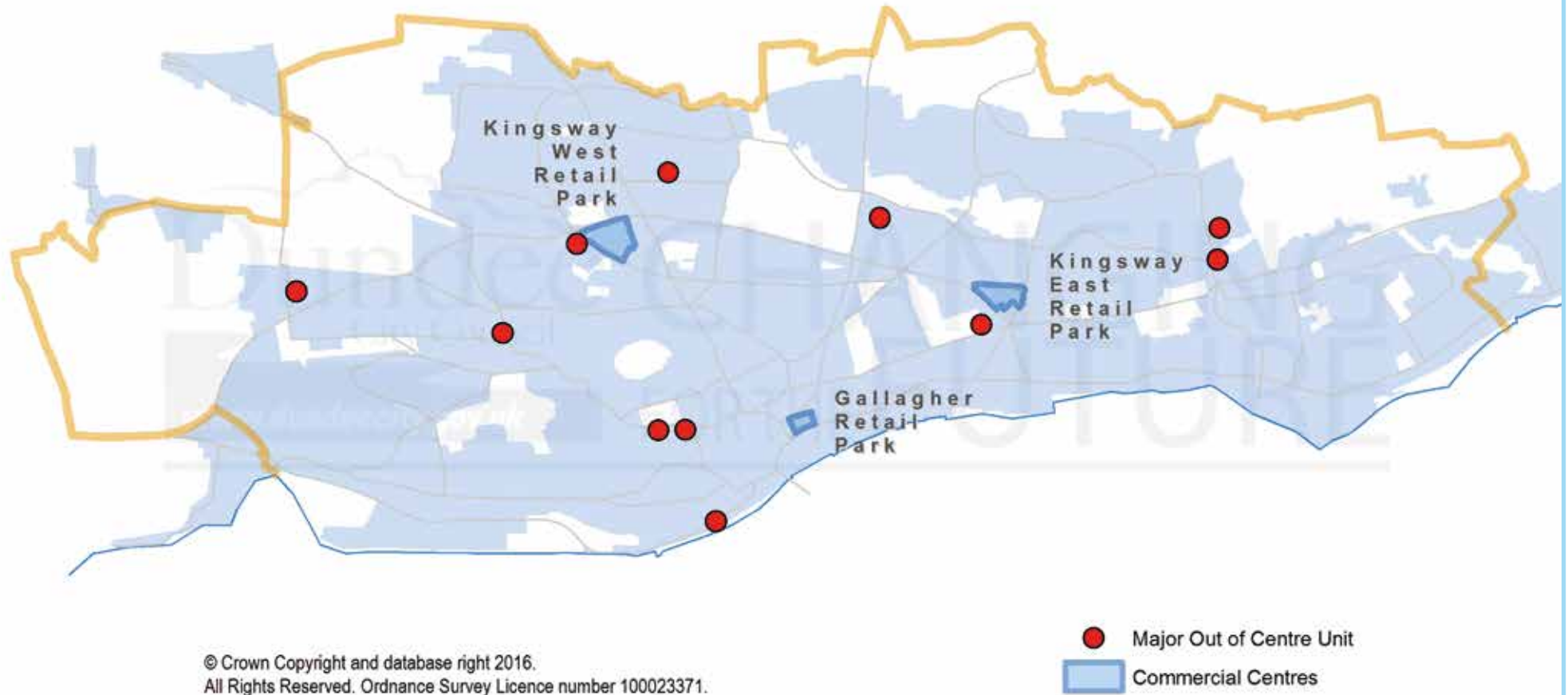
### **Summary**

The Retail Study concludes that there is scope for the City Centre and District Centres to accommodate the forecasted convenience retail capacity, and that the spare comparison floorspace should be directed to opportunities within the network of centres and the associated policy restrictions on out of centre developments and ranges of goods that can be sold in retail parks.

With The Stack under redevelopment, the existing retail strategy directs new bulky goods retail development to a proposed extension to the Gallagher Retail Park, therefore a main issue is to consider whether this extension to an existing Commercial Centre should continue to be the preferred location for new bulky goods retail development or should other locations be considered for new convenience or comparison retail development.

A separate but related main issue is whether the current range of goods restrictions should be maintained.

Figure 10: Major Out of Centre Retailing





## Main Issue 8: Major Out of Centre Retailing

| Preferred Option  | Reason  |
|---|---|
| To maintain the current policy approach to out of centre retail floorspace with no new sites identified for either convenience or comparison floorspace over and above that proposed at the Bus Depot as an extension to Gallagher Retail Park for retail warehousing in bulky household goods. | This approach would meet the requirements of the Scottish Government and the Proposed SDP. The capacity identified in the Dundee Retail Study 2015 for further comparison retailing will be directed to existing retail commitments and allocations.  |
| Alternative Option 1  | Reason  |
| Designate new out of centre retail locations, or extensions to existing retail locations for additional convenience or comparison goods floorspace.   | This approach would not fully deliver the aims of the guidance in the SPP or Proposed SDP Policy 5. The Dundee Retail Study 2015 concludes that the potential to support additional convenience floorspace requires to be directed to opportunities within the network of centres and the associated policy restrictions on out of centre developments. Failure to achieve this risks weakening the established centres which would be counterproductive. |

Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.

## Main Issue 9: Goods Range Restrictions

| Preferred Option   | Reason  |
|--|---|
| <p>Maintain the existing controls over the range of goods sold from the Retail Parks and major foodstores.</p>   | <p>This approach would meet the requirements of the Scottish Government and the Proposed SDP. The maintenance of the range of goods controls at the Retail Parks and major foodstores will ensure that retailers, expenditure and footfall are not lost from the City Centre to out of centre locations, and to give confidence to developers of the proposed Overgate extension.</p>   |
| Alternative Option 1   | Reason  |
| <p>Relax the controls on the existing out of centre retail parks to allow them to widen the range of goods and retailers that could be accommodated.</p> | <p>This approach would not fully support the town centre first approach set within the SPP or the Proposed SDP. It is considered that a relaxation of controls over the range of goods could result in existing retailers located within the City Centre relocating to the Retail Parks and footfall and expenditure from linked shopping trips being lost from the City Centre and District Centres. This would undermine the vitality and viability of the City Centre and its role as a Regional Shopping centre, potentially discouraging investment in retail development such as the proposed Overgate extension.</p> |

**Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.**



# 4 - Enhancing the Natural and Built Environment

There are many and varied aspects to the natural and built environment ranging from protection of natural and built heritage, encouraging sustainable design in the built environment and more technical aspects such as flooding and environmental protection.

In preparing this Main Issues Report all of the policy areas that sit beneath these wider discrete topics have been considered and three: Green Infrastructure, Heat Networks and Waste, have been identified as main issues.

Following a review of the other environmental policy areas against national and local policy and guidance, the evidence contained within the Monitoring Statement and the Policy Review Schedule in Appendix 1 of this Report it was determined that whilst some minor changes and updates are required these are not issues that need to be considered as main issues in the preparation of the new Local Development Plan (LDP).

Of these other environmental policy areas, flooding, is also briefly discussed at the end of this chapter in order to demonstrate why no significant changes are required in respect of the recent changes in national policy and guidance.

## National Planning Framework 3 and Scottish Planning Policy

National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) both aim to significantly enhance green infrastructure networks particularly in and around cities and towns. They recognise that green infrastructure contributes towards creating places that function well economically and help people to live happy and healthy lives. Connecting green infrastructure components such as woodland, open space, watercourses, green space and active travel routes into a multi-functional green network helps to further improve the quality of life within an area and create sustainable communities.

NPF3 notes that improving the quality of our places and spaces through integrated green infrastructure networks can also encourage investment and development.

SPP reflects NPF3 and requires LDPs to safeguard and seek to enhance existing green infrastructure components such as open space, allotments and active travel routes, and also promote the creation of new green infrastructure

and provide for easy and safe access to and within green infrastructure.

Both these national policy documents also support the transition to a low carbon economy and support alternative ways of generating energy and reducing our energy use. NPF3 states that cities will be exemplars of low carbon living and a focus for essential energy infrastructure. Renewable heat, specifically through the use of heat networks is promoted in NPF3 as a means of lowering carbon use. SPP goes further and sets out requirements for LDPs to support the development of heat networks in towns and cities by using heat mapping to identify the potential for co-locating developments with a high heat demand with sources of heat supply.

Waste is also discussed in both policy documents with both highlighting the need to reduce waste and consider the opportunity for energy from waste facilities to link to potential users of energy. SPP requires plans to give effect to the aims of Scotland's Zero Waste Plan and to promote the waste hierarchy. It asks for plans to make provision for new infrastructure and to safeguard existing waste management installations and ensure that the allocation of land on adjacent sites does not compromise waste handling operations.

## Scottish Government's Heat Policy Statement

The Scottish Government's Heat Policy Statement was published in June 2015. The Heat Policy Statement sets out the Scottish Government's future policy direction for addressing the three key aspects of the heat system:

- how we use it (heat demand and its reduction)
- how we distribute and store it (heat networks and heat storage)
- where our heat comes from (heat generation)

Each of these aspects of the heat system is addressed by three specific objectives as set out in the Heat Hierarchy: reducing the need for heat; supplying heat efficiently and at least cost to consumers; and using renewable and low carbon heat.

The Statement retains the level of ambition to achieve 1.5TWh of Scotland's heat demand to be delivered by district or communal heating and to have 40,000 homes connected by 2020.

## **Proposed TAYplan Strategic Development Plan 2016-2036**

Green Networks is part of a holistic strategy to improve quality of place, safeguard important assets and to improve health and quality of life. The Proposed SDP requires LDPs to identify existing networks of green infrastructure and opportunities to enhance them to maximise the benefits they provide.

The Proposed SDP notes the need to develop new networks and systems for storing and distributing surplus heat and power, as these will play a major role in more efficient consumption, and in reducing costs and emissions. There is a policy requirement for LDPs to encourage the connection to heat networks or the designing-in of heat network capability. LDPs are also asked to identify areas that are suitable for different forms of energy, waste and resource management infrastructure.

## **Non-Statutory Planning Guidance | Dundee Green Network**

In line with national and strategic planning policy, the Council's City Development Department and Environment Department have been working jointly together on a project with Scottish Natural Heritage to identify the existing key networks of green infrastructure in the City and opportunities to enhance them. The outcome of the project is shown in Figure 11: Dundee Green Network and is promoted in draft Non-Statutory Planning Guidance on the Dundee Green Network.

This draft Planning Guidance sets out key development principles to support the protection and enhancement of the green network and identifies community aspirations for green infrastructure which have been outlined in community plans. It recognises that new development can have significant benefits in facilitating the development of the green network in the City. It is important that developers consider green infrastructure elements as an integral part of the design process and ensure opportunities are explored to integrate with the wider green network.

## **Scottish Natural Heritage | Urban Green Infrastructure Benefits Factsheets (September 2014)**

This brief factsheet collates a series of facts and figures from research and reports on the potential contribution of urban green infrastructure to the quality of life of people and to the quality of the urban environment. Of particular note is the value that greenspaces add to property values, with a 19% premium for property on the edge of a park and 7% increase for properties in environments landscaped with trees.

## **Scottish Government | Scotland's Zero Waste Plan (2010)**

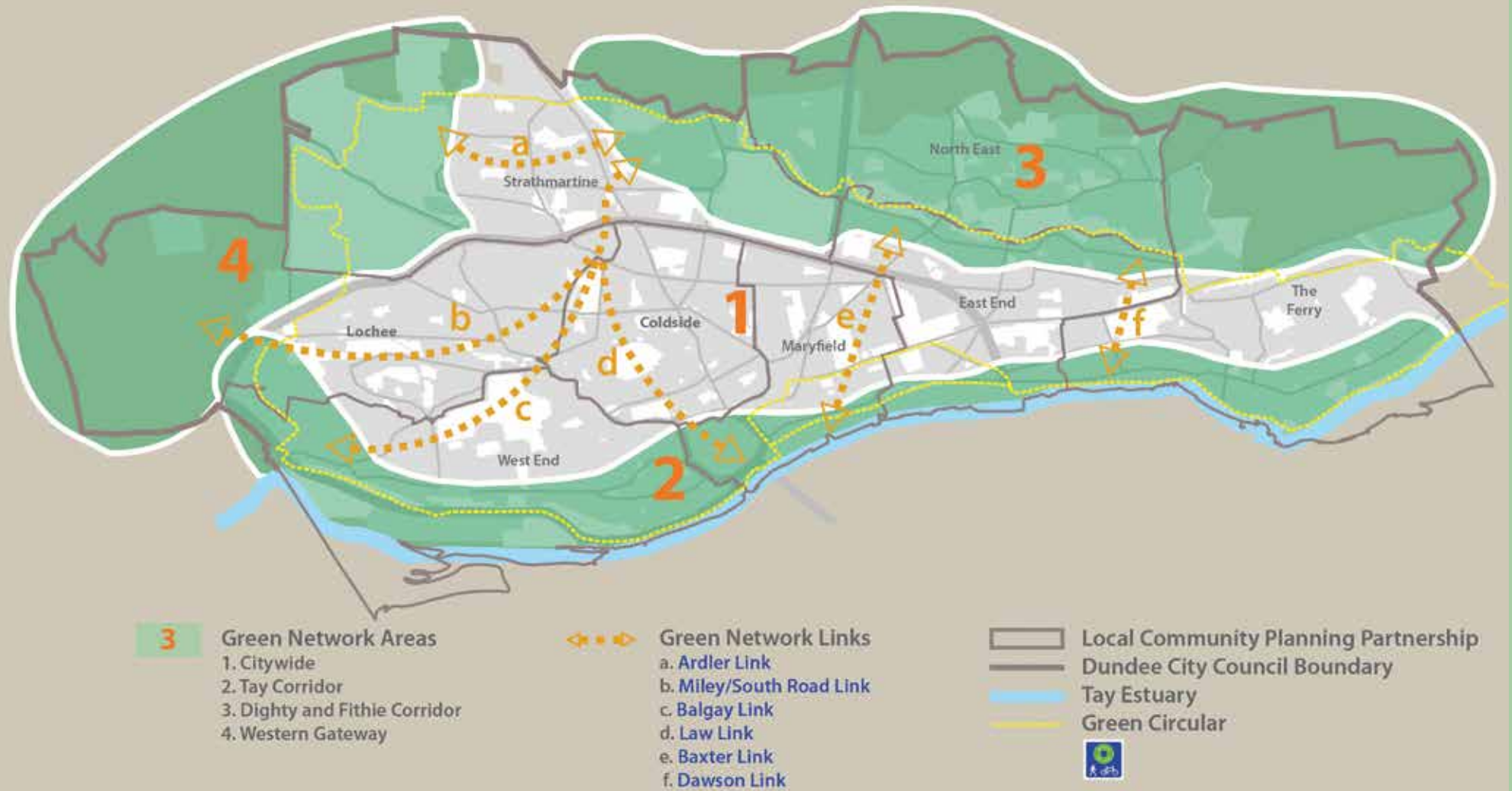
Scotland's Zero Waste Plan sets out the Scottish Government's vision for a zero waste society. This vision describes a Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.

To achieve this vision the Plan sets out radical new measures and requirements for local authorities to take steps to meet the zero waste principle.

## **Scottish Government | Planning and Waste Management Advice (2015)**

Complementing NPF3, SPP and Scotland's Zero Waste Plan this discusses and promotes re-using products and materials continually and growing a low carbon economy. It also sets out how planning authorities can address zero waste in development planning, directing planners to use SEPA's Waste Infrastructure and Capacity tool when preparing plans.

Figure 11: Dundee Green Network



## **Main Issue 10: Maximising the Benefits of Green Infrastructure**

The cross cutting nature and multifunctional principles of green infrastructure planning is represented in the varied policies integrated into the Dundee Local Development Plan 2014 to protect and enhance the network of green infrastructure in the City. This approach has been effective however the Council would like to strengthen this approach and align it with national and strategic planning documents, Supplementary Guidance on Developer Contributions and non-statutory planning guidance on the Dundee Green Network.

Maximising the benefits of Green Infrastructure is identified as a main issue as the Council would like to introduce a requirement for developments to contribute towards the enhancement of the Dundee Green Network.

The Council considers that non-householder development (residential, business, institutional and commercial) can contribute to the enhancement and protection of the Dundee Green Network through on-site and off-site provision via a developer contribution. Applicable to a wide range of developments the Council is proposing an approach where instead of developers providing new green infrastructure within or adjacent to their development site it may, in the right circumstances, be more beneficial to the wider green network to establish or improve local connections to the network and to improve network elements that are remote from the development site. An example could be that the developers of a new housing development undertake improvements to a footpath that links to a local playpark, and that they also make improvements to that playpark.

## Main Issue 10 – Maximising the benefits of Green Infrastructure

| Preferred Option  | Reason  |
|---|---|
| <p>To re-emphasise the importance of green infrastructure and green networks across LDP2 policies and introduce a new policy requiring developers to provide on-site or off-site provision of new and/or enhanced green infrastructure and access to the green network as identified in the non-statutory planning guidance on the Dundee Green Network and the LDP2 Action Programme.</p>  | <p>This approach would meet the requirements of the Scottish Government and the Proposed SDP by promoting the use and enhancement of the Green Network and helping to create a green, healthy and connected City for those living, working and studying in the City.</p> <p>It will afford the Dundee Green Network greater protection and provide opportunities for further enhancement through new development.</p>                   |
| Alternative Option 1  | Reason  |
| <p>To maintain the current approach of supporting the integration of green infrastructure and green networks across several Local Development Plan policy areas.</p>  | <p>This option lacks the coordinated approach necessary to ensure that new development will contribute to the protection, enhancement and connectivity of the Dundee Green Network.</p>   |
| Alternative Option 2  | Reason  |
| <p>As per the preferred option but also introduce a percentage for green network enhancement for developments where construction costs are over £1M (as per LDP1 Policy 7 requirement for a percent for art). Developers must then use this funding to support key enhancement projects identified in Supplementary Guidance on Developer Contributions, non-statutory planning guidance on the Dundee Green Network and the LDP2 Action Programme.</p> | <p>This approach would in some cases meet the requirements of the Scottish Government and the Proposed SDP by promoting the use and enhancement of the Green Network and helping to create a green, healthy and connected City for those living, working and studying in the City.</p> <p>However, the percentage based approach is likely to be overly onerous and lacks the flexibility necessary to secure innovative solutions.</p> |

**Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.**



## **Main Issue 11: Supporting the Delivery of Heat Networks**

As with many other cities and towns across the UK, Dundee is rising to the challenges and opportunities of transforming to a sustainable, low carbon, climate resilient environment. Delivering new energy infrastructure is a key part of this transformation. The Council has invested in improving its housing stock to improve the poor energy rating of buildings, reduce carbon emissions and tackle fuel poverty. The award winning Dallfield regeneration project is an example of this investment and the success of this project has been replicated in Lochee. As well as retrofitting existing buildings, new development such as the Olympia leisure facility has been designed to enable connectivity to a decentralised energy network if an opportunity arises in the future.

The transformation of our heat generation and heat-use will require and create new markets and new opportunities. Heat networks operating as part of a decentralised energy system have the potential to supply market competitive low to zero carbon energy in dense urban areas whilst providing long-term flexibility to accommodate new and emerging heat production technology and energy sources. In so doing the City can make a valuable contribution to meeting Scotland's ambitious climate change targets and support the delivery of Scotland's renewable heat target.

The Scottish Government published a national heat map in April 2014 which identifies existing sites of heat demand as well as sources of heat supply to guide heat network development. The Council has used this information to undertake a heat mapping exercise to identify linkages between waste heat, high heat demand and new development areas.

A main issue is what policy approach in LDP2 will support the delivery of heat networks within Dundee.

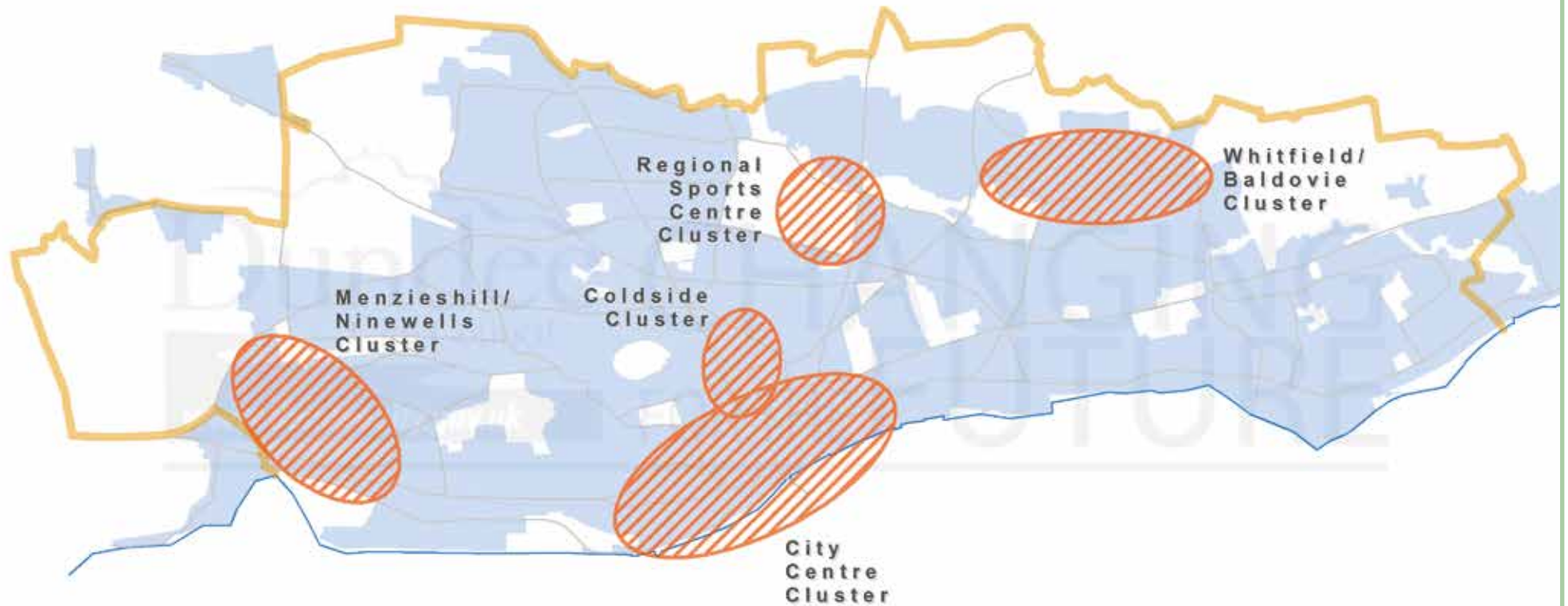
LDP2 could contain a 'heat network opportunity map' to enable further collaboration and partnership work between the Council and developers, business and key agencies to create a network of local generated energy in the City (see figure 12).

In line with SPP, developers would be required to consider the potential feasibility and viability to create or link their proposals into an existing heat network. Where opportunities have been identified on the heat network opportunity map, developers will also be required to consider future proofing designs to enable connection to potential future local energy networks.


An 'energy statement' could be required in support of a planning application to show heat derived from efficient, low carbon or renewable resources; connectivity to an existing heat network or the creation of a new heat network or a capability to progress towards this at a future date.

There is potential to explore this further and develop Supplementary Guidance on 'Heat Network Opportunities and Delivery in Dundee'.

**Figure 12: Potential Heat Network Opportunities**



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 Potential Heat Network Opportunities

## Main Issue 11: Supporting the Delivery of Heat Networks

| Preferred Option   | Reason  |
|--|---|
| <p>To require planning applications for significant development within the opportunity areas highlighted on a 'Dundee Heat Network Opportunity Map' to consider the feasibility to create or link into heat networks or include capability to progress towards this at a future date, and to evidence this in an Energy Statement.</p> | <p>This approach would meet the requirements of the Scottish Government and the Proposed SDP by supporting the development of heat networks in as many locations as possible.</p>   |
| Alternative Option 1   | Reason  |
| <p>To require all significant development within the opportunity areas to create or link into heat networks or include capability to progress towards this at a future date, and to evidence this in an Energy Statement.</p>  | <p>This would meet the requirements of the Scottish Government and the Proposed SDP in respect of renewable energy and heat.</p> <p>By making it a requirement rather than a consideration this approach may render some development sites in less desirable areas unviable, impacting on housing delivery or employment.</p> |
| Alternative Option 2   | Reason  |
| <p>Maintain the existing LDP1 approach which supports proposals for locally generated energy including biomass, wind turbines and district heating schemes.</p>  | <p>This approach supports the development of low carbon infrastructure but offers no guarantee that developers will link into a heat network. It does not positively encourage developers to connect to or create a heat network.</p>   |

**Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.**

## **Main Issue 12: Safeguarding of Waste Management Installations**

Delivering a low carbon and zero waste economy requires consideration of waste and prudent resource consumption from start to finish through implementation of the waste hierarchy, and the principles of the circular economy.

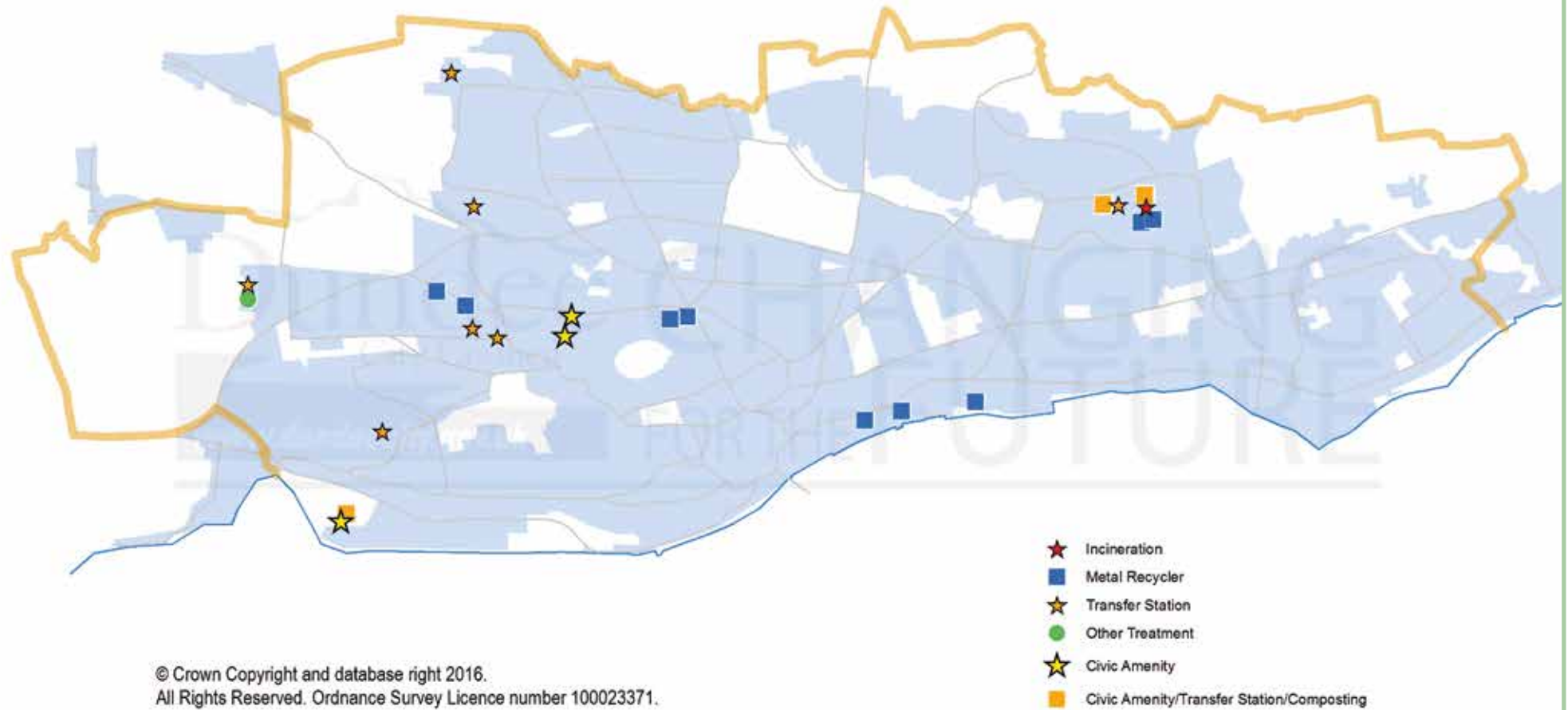
Dundee City Council is highly regarded in the field of waste management, and has established a network of waste management installations and waste collection systems to comply with the measures set out in the Zero Waste Plan. This has led to Dundee meeting the Zero Waste Plan target of recycling and composting 50% of its waste by 2013 and it is on track to meet the 60% target by 2020.

Integral to the future of municipal waste management in the city will be the continued utilisation of DERL, the existing Waste-To-Energy plant at Baldovie. The plant generates electricity from the incineration of waste that can be fed back into the national grid.

The **SEPA Waste Infrastructure and Capacity tool** indicates that there is significant capacity across the city's waste management sites (see figure 13). A main issue to consider is whether given the capacity within Dundee's existing waste management installations and the continuing efforts to minimise waste and establish waste hierarchy principles, LDP2 should include measures to safeguard the existing installations and/or include new site allocations for the provision of new or expanded waste management installations.

As shown in Appendix 1 the LDP1 policies will be reviewed and updated to take into account the SPP and the Scottish Government's advice on planning and waste management, in order to encourage waste minimisation and the establishment of waste hierarchy principles within the plan that support waste prevention, reuse, recycling, recovery and finally disposal.

Figure 13: Waste Management Installations



## Main Issue 12 – Safeguarding of Waste Management Installations

| Preferred Option  | Reason   |
|---|--|
| To safeguard existing waste management installations from redevelopment and ensure that the allocation of land on adjacent sites does not compromise waste handling operations. | This approach would meet the requirements of the Scottish Government and the Proposed SDP by maintaining capacity in the existing waste management network.  |
| Alternative Option 1  | Reason   |
| As per the preferred option and allocate sites for new or expanded waste management installations.  | This approach would meet the requirements of the Scottish Government and the Proposed SDP by maintaining capacity in the existing waste management network. It is not necessary to allocate additional sites given the significant capacity within the existing network. |
| Alternative Option 2  | Reason   |
| Maintain the existing LDP1 approach and do not safeguard existing waste management installations.   | This would not comply with Scottish Government requirements and could result in a reduction in the city's waste management capacity and the potential to expand existing facilities being lost.  |

**Have your say! Please use the Main Issues Report Response Form to submit your response to this main issue.**

## **Other Issues: Protecting and Improving the Water Environment**

Dundee City Council works closely with the neighbouring local authorities Scottish Water and SEPA to manage flooding in a sustainable manner. The City Council has a programme of physical works to address potential flooding and also contributes to the preparation of area wide strategies and management plans.

The Tay Estuary and Montrose Basin Flood Risk Strategy and Management Plans are not yet finalised. At this stage in preparing LDP2 there are no main issues emerging from the Strategy or Management Plans, however until these are finalised there is a risk that they may require a new approach in the LDP2 that cannot be predicted at present.

Currently there is no policy position within LDP1 regarding unnecessary engineering works affecting the water environment. Physical impacts on the water environment resulting from engineering works (i.e. the carrying out of building, engineering, or other works in rivers and lochs or in the vicinity of those waters and likely to have a significant adverse effect on them) such as culverts, bridges, watercourse diversions, bank modifications and dams have been identified in the River Basin Management Plans as a significant pressure on the water environment.

SEPA requires that Dundee City Council operates a presumption against unnecessary engineering works and that this is covered either by policy wording or within Supplementary Guidance.

Dundee City Council is supportive of this approach and intends to either create a new policy that specifically addresses this issue, or to add appropriate wording into LDP1 Policy 43: Protecting and Improving the Water Environment.

## **Other Issues: Allotments and Community Growing Spaces**

Scottish Planning Policy (SPP) requires Local Development Plans (LDPs) to safeguard existing and potential allotment sites to ensure that local authorities meet their statutory duty to provide allotments where there is proven demand. SPP also states that LDPs should encourage opportunities for a range of community growing spaces. The Council's Allotment Strategy 2010-2015 sets out the Council's commitment to allotment gardening in Dundee.

There are currently thirteen allotments within Dundee, of which six are association managed allotments, three are private allotments and four are council managed allotments (see figure 14). All but one of the allotments are in locations designated as Open Space in LDP1 and safeguarded from development by LDP1 Policy 36: Open Space. The one omission at Arklay Terrace is managed by Dundee City Council.

In line with SPP and the Council's Allotment Strategy, it is proposed to safeguard all of the existing allotment sites and to ensure LDP2 supports opportunities for community growing spaces.

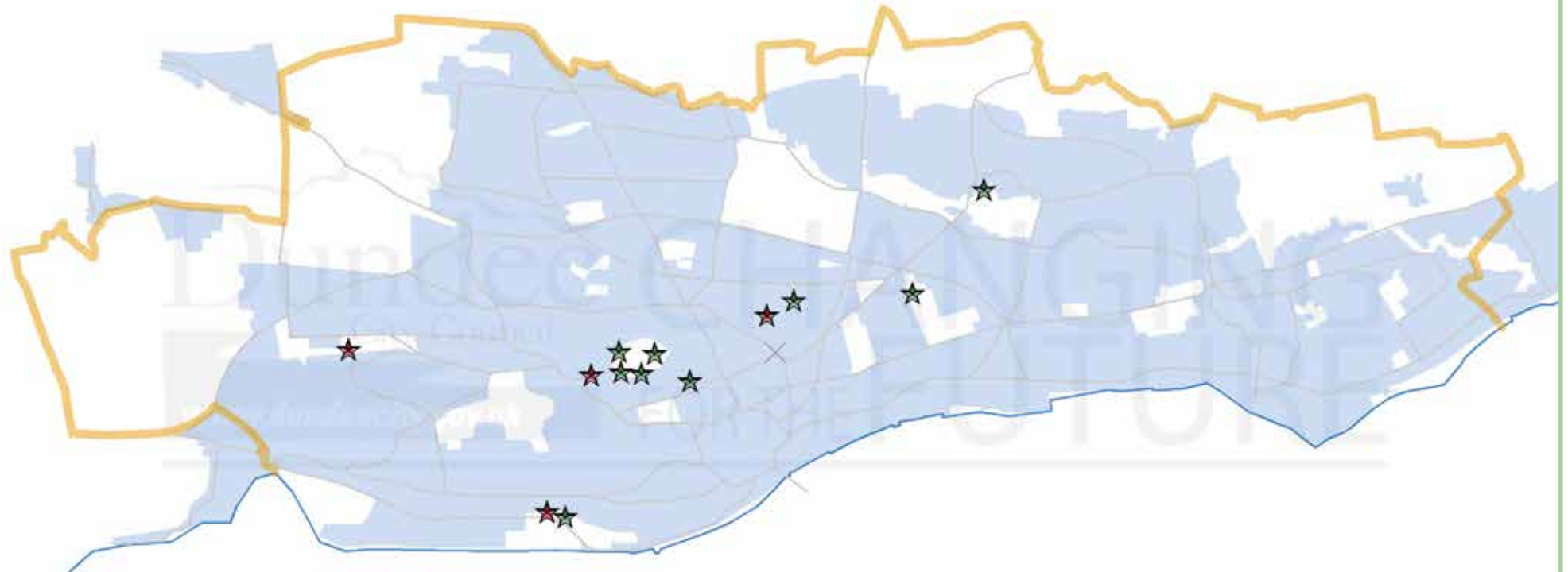
## **Other Issues: Core Paths**

SPP states that LDPs should safeguard access rights and core paths, and encourage new and enhanced opportunities for access linked to wider networks.

The Core Path Plan for Dundee was adopted by the Council in 2009. With 181km of core paths in Dundee, the Council and its partners continue to invest in footpath and cycle way improvements and the Dundee Healthy Living Initiative has developed and promoted a number of health walks in the City.

The Core Path Plan will be updated in 2016 and LDP2 will safeguard access rights and core paths in line with this review and SPP.

Figure 14: Dundee's Allotments (Dundee Allotment Strategy 2010-2015)



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- ★ DCC Allotments
- ★ Private Allotments





# Appendix 1: Policy Review Schedule

## Policy and Supplementary Guidance Review

To support the preparation of LDP2, each policy within LDP1 has been assessed with consideration given to whether the policy aims were being achieved in new developments; whether the policies are achieving the Local Development Plan strategy; if there are any unintentional consequences that result from the policies, and if there are any policies that need updated to reflect changes in national or regional policy, guidance or legislation. Key agencies have also provided comments to assist this assessment.

Consideration was then given as to whether each policy should be:

- Carried forward in its current form including any minor changes;
- Updated to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording; or
- Deleted and replaced with a new policy.

The outcome of this exercise has been summarised in the Policy Review Schedule.

In the majority of cases it was agreed to carry policies forward with minimum or no change. Several policy subjects were identified as main issues, and it is therefore likely that the related policies will require to be updated or replaced.

Three pieces of Supplementary Guidance were adopted as part of LDP1. These will require to be reviewed and if it is agreed that they are still required, they will need to be re-adopted as part of LDP2.

To determine whether the LDP1 policies require to be updated or significantly changed they have been assessed by drawing on several sources:

**Continuous Monitoring** – following the adoption of LDP1 a number of monitoring tools were put in place. To monitor the effectiveness of the LDP1 policies a Policy Use Monitor database and a Policy Improvement Monitor were created.

The Policy Improvement Monitor database covering issues such as the definition of terms used in policies, clarity of the wording of policies, when the policy should be applied, how to interpret a policy and its relation to other policies in the LDP1. These issues are retained for consideration in developing the LDP2. Comments are also recorded with regard to the Proposals Map, Glossary, the on-line LDP, Environmental Report, Action Programme and Habitats Regulations Appraisal.

The Policy Interpretation Monitor is a database in which clarification is provided to any concerns raised by officers that arise from their use of the policies. This allows further policy interpretation and clarification during the lifetime of the adopted LDP. This is retained for consideration in developing the LDP2.

**Call for Issues Consultation** – The initial public consultation included a Call for Issues. The results of this exercise were collated and helped inform the assessment of the LDP1 policies.

**Key Agencies Walkabout and Workshop** – The initial consultation with the key agencies comprised a round table session preceded by a short walk around Dundee City Centre to highlight real life examples of some of the planning issues that face Dundee. The round table discussion was recorded and has helped to inform the assessment of the LDP1 policies and also open up further discussion with the key agencies.

There have been further meetings with colleagues from SEPA, Scottish Water and Transport Scotland at which the effectiveness of the LDP1 policies and the need for any updates or significant changes were discussed. SEPA has also provided a detailed written analysis of the LDP1 policies, recommending where changes were required due to the recent changes in legislation and policy guidance.

**Community Planning Workshop and Dundee Partnership Co-ordinating Group Engagement** – Held to foster effective integration between land use planning and community planning, the outputs generated from these two exercises has been used to assist with the assessment of the LDP1 policies. Further details of the format of these exercises and the outcomes they generated is contained within the Monitoring Statement.

| Policy /Proposal / Appendix                                    | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording.  |
|--|---|-------------------|------------------------|---|
| <b>Sustainable Economic Growth</b>                             |   |                   |                        |   |
| Policy 1: Principal Economic Development Areas                 | ✓   |                   |                        | Although the designation of land as a Principal Economic Development Area is identified as a main issue, this policy is considered to be fit for purpose and does not require any significant update.   |
| Policy 2: Specialist Economic Development Areas                | ✓   |                   |                        | Although the designation of land as a Specialist Economic Development Area is identified as a main issue, this policy is considered to be fit for purpose and does not require any significant update.  |
| Policy 3: General Economic Development Areas                   | ✓   |                   |                        | Although the designation of land as a General Economic Development Area is identified as a main issue, this policy is considered to be fit for purpose and does not require any significant update.   |
| Policy 4: Ancillary Services within Economic Development Areas | ✓   |                   |                        | This policy is considered to be fit for purpose. The policy wording and the supporting text may be updated to make it clearer what scale of service is considered to be ancillary.  |
| Policy 5: Tourism and Leisure Developments                     | ✓   |                   |                        | This policy is considered to be fit for purpose. To aid the use of the policy a definition of 'major' may be added to the glossary and this may include reference to floorspace or number of visitors. The policy may also be reworded or renamed to highlight that tourist development includes conference facilities. |
| Policy 6: Visitor Accommodation                                | ✓   |                   |                        | This policy is considered to be fit for purpose. To aid the use of the policy, clarification of what is intended by the use of the terms 'small scale' and 'enhancement' may be included.   |
| <b>Promoting High Quality Design</b>                           |   |                   |                        |   |
| Policy 7: High Quality Design                                  |   | ✓                 |                        | This policy will be updated in line with the increased emphasis on high quality design in the Scottish Planning Policy and other Scottish Government planning policy documents.   |
| <b>Quality Housing and Sustainable Communities</b>             |   |                   |                        |   |
| Policy 8: Housing Land Release                                 |   | ✓                 |                        | Although the policy is considered to be fit for purpose, the strategic allocation of land has been identified as a main issue. It may require to be replaced or significantly updated as a result.  |
| Policy 9: Design of New Housing                                | ✓   |                   |                        | This policy will be reviewed to ensure it reflects the increased emphasis on high quality design in the Scottish Planning Policy and other Scottish Government planning policy documents.   |

| Policy /Proposal / Appendix                                     | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording.  |
|---|---|-------------------|------------------------|---|
| Policy 10: Householder Development                              | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy with a particular focus on what is intended by the use of the words 'significant' and 'detrimental'.   |
| Policy 11: Formation of New Residential Accommodation           | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 12: Development of Garden Ground for New Housing         | ✓   |                   |                        | The policy is generally considered to be working well, however it may be updated to include a definition of 'principal elevation', or an explanation that some properties may be considered to have more than one principal elevation. The policy could also give consideration to the setting of the existing house and reference to how it is intended that prevailing density is to be assessed. |
| Policy 13: Residential Accommodation for Particular Needs       | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 14: Student Accommodation                                | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 15: Houses in Multiple Occupation                        | ✓   |                   |                        | This policy will be reviewed and consideration given to including criteria to enable the assessment of the quality of the accommodation that is being formed within the HMO property. The current wording only considers the impact of the HMO on the residential amenity of the area in which the HMO is to be located.  |
| Policy 16: Small Scale Commercial Uses within Residential Areas | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 17: Community Facilities                                 | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 18: Private Day Nurseries                                | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 19: Funding of On and Off Site Infrastructure Provision  | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |

| Policy /Proposal / Appendix                    | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording   |
|--|---|-------------------|------------------------|---|
| Town Centres and Shopping                      |   |                   |                        |   |
| Policy 20: City Centre Retail Frontages        | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 21: District Centres Retail Frontage    |   |                   | ✓                      | District Centres have been identified as a main issue. Although this policy is generally considered to be working well the policy and the extent of the protected retail frontages may be reviewed.   |
| Policy 22: The Stack                           |   |                   | ✓                      | This policy has successfully enabled development to take place within the Stack and it is considered that the policy is no longer required to promote the rejuvenation of the Park. Instead consideration will be given to a policy that controls the uses within the Park and, as recommended by the Dundee Retail Study 2015, confirmation that open Class 1 uses will not be permitted.  |
| Policy 23: Goods Range Restrictions            | ✓   |                   |                        | In accordance with the recommendations of the Dundee Retail Study 2015 this policy will be carried forward into the Proposed Plan. Any dilution of the restrictions is likely to result in competition with the City Centre and the District Centres. More detail will be provided within the supporting statements to the Policy, perhaps referring to the adverse consequences of non-enforcement, such as deflection of demand from the established centres. |
| Policy 24: Location of New Retail Developments |   |                   | ✓                      | In accordance with the recommendations of the Dundee Retail Study 2015 this policy will be carried forward into the Proposed Plan. Due to the Town Centres First Approach being a main issue it may be necessary to reword or merge with a new policy.  |
| Policy 25: Gallagher Retail Park Extension     | ✓   |                   |                        | In accordance with the recommendations of the Dundee Retail Study 2015 this policy will be carried forward into the Proposed Plan.  |
| Policy 26: Local Shopping Provision            | ✓   |                   |                        | In accordance with the recommendations of the Dundee Retail Study 2015 this policy will be carried forward into the Proposed Plan.  |
| Policy 27: Class 2 Office Developments         |   |                   | ✓                      | The location of significant footfall generating uses has been identified as a main issue. Due to the Town Centres First Approach being a main issue it may be necessary to reword or merge with a new policy.   |

| Policy /Proposal / Appendix  | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording   |
|--|---|-------------------|------------------------|---|
| Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre |   | ✓                 |                        | This policy is generally considered to be working well, however it will be reviewed and potentially updated to encourage these uses within the City Centre and District Centre, but to also make it clear what restrictions will apply in the City Centre, District Centre and other locations.   |
| Sustainable Natural and Built Environment  |   |                   |                        |   |
| Policy 29: Low and Zero Carbon Technology in New Development                         |   | ✓                 |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government requirements, advice from SEPA and best practice approaches across Scotland.   |
| Policy 30: Biomass Energy Generating Plant   |   |                   | ✓                      | This policy will be reviewed and updated to ensure it is consistent with Scottish Government requirements, advice from SEPA and best practice approaches across Scotland. As renewable heat and energy have been identified as a main issue it may be that all or part of this policy is moved into a new policy on renewable heat and energy.          |
| Policy 31: Wind Turbines   | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government requirements, advice from SEPA and best practice approaches across Scotland.   |
| Policy 32: Development within the Open Countryside                                   | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 33: National and International Nature Conservation Designations               | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and international requirements, and best practice approaches across Scotland.  |
| Policy 34: Locally Important Nature Conservation Sites                               | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and international requirements, and best practice approaches across Scotland.  |
| Policy 35: Protected Species   | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and international requirements, and best practice approaches across Scotland.  |
| Policy 36: Open Space  |   |                   | ✓                      | Green infrastructure has been identified as a main issue and it is likely that this policy will be significantly updated or merged with other policies in line with the options put forward in the main issues report. It is also likely to include a greater emphasis on the link between green infrastructure and Sustainable Urban Drainage Systems. |

| Policy /Proposal / Appendix                               | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording.  |
|---|---|-------------------|------------------------|---|
| Policy 37: Open Space Maintenance                         | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy.   |
| Policy 38: Trees and Urban Woodland                       |   |                   | ✓                      | Green infrastructure has been identified as a main issue and it is likely that this policy will be significantly updated or merged with other policies in line with the options put forward in the main issues report.  |
| Policy 39: Major Waste Management Facilities              |   |                   | ✓                      | Waste management installations have been identified as a main issue. It may be that this policy requires to be replaced. In any case this policy will be reviewed and updated to ensure it is consistent with Scottish Government requirements, advice from SEPA and best practice approaches across Scotland. Following advice from SEPA this is may include specific reference to the strategic policy principles contained within the SPP, support for co-location of waste facilities within potential high demand waste (heat) users and safeguarding of existing waste management facilities from competing (sensitive) uses. |
| Policy 40: Waste Management Requirements for Development  |   | ✓                 |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements. This may require rewording including reference to requirements for site waste management plans to be provided for major development.  |
| Policy 41: Flood Risk Management                          |   | ✓                 |                        | This is an area that has undergone many legislative and guidance updates since the last plan. This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements, and the outcome of the current flood and river basin strategy work  |
| Policy 42: Sustainable Drainage Systems                   | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements, and the outcome of the current flood and river basin strategy work.   |
| Policy 43: Protecting and Improving the Water Environment | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements, and the outcome of the current flood and river basin strategy work.   |
| Policy 44: Air Quality                                    |   | ✓                 |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements, and to ensure that the policy wording enables consistent application of the policy.   |

| Policy /Proposal / Appendix   | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording   |
|---|---|-------------------|------------------------|---|
| Policy 45: Land Contamination   | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements. This may require significant rewording.   |
| Policy 46: Development of or next to Major Hazard Sites                       | ✓   |                   |                        | This policy will be reviewed and updated to ensure it is consistent with Scottish Government and SEPA requirements, and to ensure that the policy wording enables consistent application of the policy.   |
| Policy 47: Environmental Protection   | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed to ensure that the policy wording enables consistent application of the policy and to potentially include emissions to air, odour and dust as other forms of pollution that should be considered when assessing the environmental impact of a development or extension to an existing development. Further advice on the City Centre may be included. |
| Policy 48: Listed Buildings   |   | ✓                 |                        | The policy does not refer to development within the curtilage of a listed building, or development affecting the setting of a Listed Building and it is therefore necessary to update the policy. Also due to the creation of Historic Environment Scotland it may be necessary to make some minor changes to the wording of the policy to ensure consistency.  |
| Policy 49: Demolition of Listed Buildings and Buildings in Conservation Areas | ✓   |                   |                        | This policy is considered to be working well. Due to the creation of Historic Environment Scotland it may be necessary to make some minor changes to the wording of the policy to ensure consistency.   |
| Policy 50: Development In Conservation Areas                                  | ✓   |                   |                        | This policy is considered to be working well. Due to the creation of Historic Environment Scotland it may be necessary to make some minor changes to the wording of the policy to ensure consistency.   |
| Policy 51: Scheduled Ancient Monuments and Archaeological Sites               | ✓   |                   |                        | This policy is considered to be working well. Due to the creation of Historic Environment Scotland it may be necessary to make some minor changes to the wording of the policy to ensure consistency.   |
| Policy 52: Gardens and Designed Landscapes                                    | ✓   |                   |                        | This policy is considered to be working well. Due to the creation of Historic Environment Scotland it may be necessary to make some minor changes to the wording of the policy to ensure consistency.   |
| Policy 53: Telecommunications   | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed and updated to ensure that it is consistent with the policy approach contained within Scottish Planning Policy.   |



| Policy /Proposal / Appendix                             | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording  |
|---|---|-------------------|------------------------|--|
| Sustainable and Accessible Transport                    |   |                   |                        |  |
| Policy 54: Active Travel                                | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed and updated to ensure that it is consistent with the policy approach contained within Scottish Planning Policy.  |
| Policy 55: Accessibility of New Developments            | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed and updated to ensure that it is consistent with the policy approach contained within Scottish Planning Policy.  |
| Policy 56: Dundee Airport                               | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed and updated to ensure that it is consistent with the policy approach contained within Scottish Planning Policy.  |
| Policy 57: Car Parking                                  | ✓   |                   |                        | This policy is generally considered to be working well. It will be reviewed and updated to reflect the status of the supporting strategies and guidance on road standards.   |
| Proposal 1: Riverside Park & Ride Transport Interchange |   | ✓                 |                        | Planning Permission for the creation of a Park & Ride facility at the allocated site was refused. The Proposal will be reviewed and updated to ensure the LDP supports the principle of establishing Park & Ride facilities to serve the west of the city. |

| Policy /Proposal / Appendix  | Carry forward from LDP1 (including minor changes) | Update Required * | New Policy or Proposal | Comment *This refers to updates that are required to take account of changes since the production of the current LDP which are not considered to be 'main issues' but will require redrafting of the policy wording |
|--|---|-------------------|------------------------|---|
| Appendices   |   |                   |                        |   |
| Appendix 1: Housing Land Allowances  |   | ✓                 |                        | This will require to be significantly updated to reflect the changes to the housing land requirement and supply.  |
| Appendix 2: Housing Sites  |   | ✓                 |                        | This will require to be significantly updated to reflect any changes to the allocated housing sites. The heading to the final column will also be amended to make it clear that these are estimated capacities.     |
| Appendix 3: Design of New Housing  |   | ✓                 |                        | This will be thoroughly reviewed and updated to ensure that the standards are appropriate and consistent with the policy approach in SPP and other Scottish Government policy documents.                            |
| Appendix 4: Goods Range Restrictions   |   |                   | ✓                      | This has been identified as a main issue and may require to be updated.   |
| Appendix 5: Semi Natural Greenspaces of Local Nature Conservation Importance | ✓   |                   |                        | No update is required.  |
| Appendix 6: City Centre and District Centres Retail Frontage Plans           |   | ✓                 |                        | The District Centres have been identified as a main issue. The boundaries of the District Centres may require to be amended.  |
| Appendix 7: Schedule of Land Ownership                                       | ✓   |                   |                        | This will be updated to reflect any changes to land ownership.  |

## Supplementary Guidance

As with the LDP1 policies the Supplementary Guidance that was prepared to support the LDP has also been reviewed. The first table sets out whether the guidance is to be renewed or updated. The second table sets out potential new Supplementary Guidance that would be prepared in support of LDP2.

| Supplementary Guidance Title | Renew | Update Required | Comment  |
|------------------------------|-------|-----------------|--|
| Air Quality                  | ✓     |                 | This will be reviewed and updated to reflect any changes in the SPP and other Scottish Government planning policy guidance and advice. |
| Householder Development      | ✓     |                 | This will be reviewed and updated to reflect any changes in the SPP and other Scottish Government planning policy guidance and advice. |
| Developer Contributions      | ✓     |                 | This will be reviewed and updated to reflect any changes in the SPP and other Scottish Government planning policy guidance and advice. |
| Flood Risk Management        |       |                 | It was decided not to prepare Supplementary Guidance for this topic area.  |

| Potential New Supplementary Guidance Title      | Comment   |
|---|---|
| Green Infrastructure                            | Supplementary Guidance on Green Infrastructure may be prepared to support the proposed new Green Infrastructure policy approach set out in the Main Issues Report.                              |
| Meeting the Housing Needs of Older People       | Supplementary Guidance may be prepared to support the amended policy approach proposed in the Main Issues Report. This guidance would demonstrate positive examples of alternative house types. |
| Heat Network Opportunity and Delivery in Dundee | Supplementary Guidance may be prepared to further explore the potential for heat networks in Dundee.  |

**This Appendix has been prepared to demonstrate that Dundee has sufficient housing land available to provide for the additional housing land required over the period of LDP2.**

# Appendix 2: Housing Sites

## Housing Land Audit 2015 Tables – Brownfield and Greenfield

These tables contain the Housing Land Audit 2015 sites which include the LDP1 housing site allocations. These Housing Land Audit sites include sites where planning permission has been granted, where development has commenced and where no planning permission has been granted. The three constrained sites are also included as it is expected that these constraints may be removed during the Plan period.

The Potential Capacity column refers to the capacity contained within the Housing Land Audit. In the case of sites where development has commenced, the remaining capacity of that site is based on the housing completions at the time of the Housing Land Audit survey in March 2015.

### Sites Submitted During Call for Sites 2015

This table contains sites that were submitted during the Call for Sites period. These have not been assessed to determine their capacity or effectiveness. They have been included to illustrate that over and above the allocated sites and those others in the Housing Land Audit 2015 there is a pool of housing sites that could contribute to the supply of housing land required over the period of LDP2.

### Housing Land Audit 2015 - Brownfield sites

| LDP1 Ref | Site Name                   | Potential Capacity |
|----------|-----------------------------|--------------------|
| H01      | Site 4, Whitfield           | 94                 |
| H02      | Former Railyards            | 110                |
|          | Blackness Nursery           | 20                 |
| H03      | South Tay Street            | 15                 |
| H04      | Marketgait/South Tay Street | 18                 |
| H05      | 38-40 Seagate               | 24                 |
| H06      | Roseangle, Peterson House   | 10                 |
| H07      | Greenfield Place            | 6                  |
| H08      | 19-21 Roseangle             | 6                  |
| H09      | Queen Victoria Works        | 40                 |
| H10      | Taybank Works Phase Two     | 18                 |

|     |   |     |
|-----|---|-----|
|     | Mains Loan/Eliza Street                                   | 22  |
| H11 | Hillside, Yarrow Terrace                                  | 72  |
| H12 | Foggyley Gardens  | 40  |
|     | Trottick, Lowrise   | 71  |
| H13 | Monifieth Road, Armitstead                                | 25  |
| H14 | Loons Road/Lawside Road                                   | 12  |
| H15 | Site 2, Whitfield   | 70  |
| H16 | Site 1, Whitfield   | 75  |
|     | Former Homebase Site                                      | 202 |
|     | Wallace Craigie Works                                     | 100 |
| H17 | Strathmore Avenue (Fire Station)                          | 7   |
| H18 | Princes Street Ph1  | 10  |
| H19 | Princes Street Ph2  | 20  |
| H20 | Maryfield Depot   | 20  |
| H22 | Whitfield Later Phases                                    | 228 |
| H23 | Stewarts Lane/Liff Road                                   | 40  |
| H24 | Quarry Gardens  | 18  |
| H25 | Angus Street  | 8   |
| H27 | Loons Road  | 16  |
|     | Clement Park House  | 18  |
|     | Hawkhill Court, Mid Wynd                                  | 101 |
|     | 44 Gray Street  | 18  |
|     | Seamans Mission/Candle Lane                               | 30  |
|     | 95 Seagate  | 17  |
|     | Tivoli, 20 Bonnybank Road                                 | 8   |
| H28 | Former Downfield Primary School (Annexe) East School Road | 25  |
| H29 | Former Mid Craigie Primary School, Pitairlie Road         | 37  |
| H30 | Former Macalpine Primary School Site, St Leonard Place    | 25  |

|       |  |     |
|-------|--|-----|
| H31   | Former Lawside Academy School Rannoch Road | 70  |
|       | 32-34 Mains Loan                           | 131 |
|       | Longhaugh Road                             | 17  |
|       | Smith Street                               | 16  |
|       | Land East of 317 Clepington Road           | 8   |
| H32   | Site 3, Whitfield                          | 28  |
| H33   | Site 5, Whitfield                          | 26  |
| H34   | Site 6, Whitfield                          | 62  |
| H35   | Site 7, Whitfield                          | 64  |
|       | Grays Lane                                 | 12  |
|       | Dura Street                                | 8   |
|       | 22 Castle Street                           | 12  |
| H37   | Eastern Primary School                     | 27  |
| H38   | Seagate/Trades Lane                        | 24  |
| H39   | Maxwelltown Multis                         | 300 |
| H40   | Derby Street Multis                        | 120 |
| H41   | Central Waterfront                         | 375 |
| H42   | Former Mossgiel Primary School Ph2         | 42  |
|       | 51 Magdalen Yard Road                      | 7   |
| H43   | Land at Earn Crescent                      | 70  |
| H44   | Land at Charleston Drive                   | 22  |
| H45*  | Mill O'Mains - Ph3                         | 70  |
| H47** | Mill O'Mains - Ph4                         | 90  |
| H48   | Land at Dens Road                          | 21  |
|       | 189-197 Pitkerro Road                      | 22  |
| H64   | Former Parkview School, Blackness Road     | 12  |
|       | 3 Albert Road Broughty Ferry               | 6   |
|       | Land to Rear of 83-105 Charleston Drive    | 16  |

|        |  |             |
|--------|--|-------------|
|        | 55-57 Pitalpin Street                  | 5           |
|        | Ormiston Crescent                      | 32          |
|        | 114 Hilltown                           | 8           |
|        | 5-11 King Street,28-32 Cowgate         | 7           |
|        | 36 Castle Street                       | 5           |
| H66    | Land at Clatto                         | 60          |
| H61    | Lauderdale Avenue                      | 33          |
| H67    | Former St Columbas Primary School      | 22          |
| H65    | Former Charleston Primary School       | 40          |
| H60    | Former Lochee Primary School           | 30          |
| H26    | Camperdown Street                      | 5           |
| H59    | Former Blackwood Court                 | 18          |
| H57    | Former College, Melrose Terrace        | 59          |
| H62    | Maxwelltown Works                      | 50          |
| H68    | Finavon Street                         | 47          |
| H72    | Strathyre Avenue                       | 26          |
|        | Redholme, Gardyne Road                 | 7           |
|        | 42 Camphill Road                       | 7           |
|        | 164 Nethergate                         | 6           |
|        | 5 Bank Street                          | 5           |
| H70(2) | Land West of St Martins Crescent       | 25          |
| H70(2) | Baldragon Farm                         | 110         |
| H71(2) | Linlathen, Arbroath Road               | 150         |
|        | The Old Mill                           | 22          |
|        | Land to East of Linlathen Nursing Home | 44          |
| H63*** | Lochee District Centre                 | 120         |
| H58    | Stack Leisure Park                     | 50          |
|        | <b>Total</b>                           | <b>4367</b> |

## Housing Land Audit 2015 - Greenfield sites

| LDP1 Ref | Site Name                   | Potential Capacity |
|----------|-----------------------------|--------------------|
| HP01     | Western Gateway, South Gray | 230                |
| HP02     | Western Gateway Swallow     | 270                |
|          | Dundee Western Liff Ph1     | 30                 |
|          | Linlathen House Lodge       | 2                  |
| H36      | Site 8, Whitfield           | 46                 |
| H69      | Dundee Western Liff Ph2     | 100                |
| H73      | Pitkerro Mill               | 6                  |
|          | <b>Total</b>                | <b>684</b>         |

\*Mill O Mains Ph3 includes - H45(201208) H46 (201209) H51 (201215) H54 (201219)

\*\*Mill O Mains Ph4 includes - H47 (201210) H49 (201214) H50 (201214) H52 (201216) H53 (201218) H55 (201220) H56 (201221)

\*\*\*H63 Lochee District Centre - Land to South of Sinclair St (201403), 9 Burnside Street (201003)



## Sites submitted during Call for Sites 2015

| Site Ref | Site Name                                      |
|----------|--|
| MIR74    | North Grange                                   |
| MIR75    | Western Gateway DM Hall                        |
| MIR76    | Western Gateway North East                     |
| MIR77    | Western Gateway South                          |
| MIR78    | Ballumbie Road                                 |
| MIR79    | Linlathen                                      |
| MIR80    | Mid Craigie Road Stewarts Cream of Barley Site |
| MIR81    | Balmossie                                      |
| MIR82    | Pitkerro                                       |
| MIR83    | Camperdown West Dayton Drive                   |
| MIR84    | Barns of Claverhouse Road                      |
| MIR85    | Arbroath Road / East of Strathyre Avenue       |
| MIR86    | Balgarthno                                     |
| MIR87    | Linlathen Voigt                                |
| MIR88    | Pitempton                                      |
| MIR89    | South Auchray                                  |
| MIR99    | Star Inn Farm                                  |

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