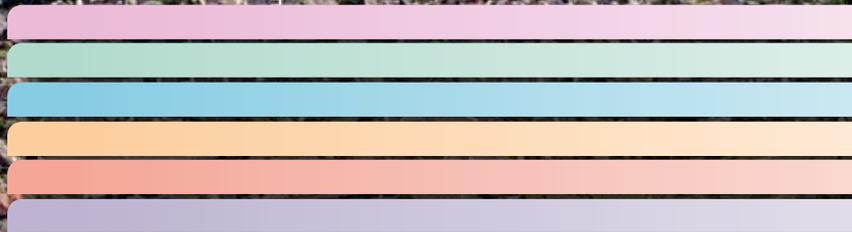


Monitoring Statement

Local Development Plan 2



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Overview



Overview

Purpose

Planning Circular 6/2013: Development Planning requires local planning authorities to produce a Monitoring Statement to inform the preparation of the Local Development Plan and to publish it alongside the publication of the Main Issues Report.

The **Monitoring Statement** is the first stage in the preparation of the new Local Development Plan. It identifies the key changes that have taken place since the **Dundee Local Development Plan 2014 (LDP1)** was published in December 2013 and monitors the impact of the policies and proposals of that plan. It provides part of the evidence base for preparing the new **Dundee Local Development Plan (LDP2)**, signposts to other background reports or studies and assists in identifying the issues raised in the Main Issues Report.

The Monitoring Statement focuses on the wider impact of LDP1 on area and population-wide indicators and on how far the objectives and vision of the previous plan have been realised.

This Monitoring Statement therefore:

- Monitors changes in the principal physical, economic, social and environmental characteristics of Dundee.
- Monitors the impact of the policies and proposals in LDP1.
- Provides a baseline from which to monitor LDP2.

Structure

Since LDP1 was adopted, the Scottish Government has published both a new National Planning Framework and a new Scottish Planning Policy. TAYplan has also published a Proposed Strategic Development Plan. To provide some context to the changes at the national and strategic planning policy level this Monitoring Statement begins with a section that summarises these key documents.

This Monitoring Statement is then split into two main parts:

- Part 1 sets out the key changes to the principal physical, economic, social and environmental characteristics of the area.
- Part 2 briefly summarises the strategy for each of the chapters of LDP1 and then considers the wider impact of the LDP1 policies on realising that strategy and the actions taken by Dundee City Council and others to implement the Local Development Plan Strategy.

In light of the increased focus on the link between the LDP and community planning this Monitoring Statement also includes a section outlining the 360 degree integration strategy that has been used to identify what the community planning priorities are in Dundee.

Background

LDP1 was published in December 2013 following a preparation process that commenced in May 2011 with the publication of the Monitoring Statement. That Monitoring Statement and the evidence contained within it forms the baseline from which to measure the change and impact of LDP1.

As the first local development plan for Dundee, LDP1 had to address new legislative requirements, the vision and principles set by an emerging Strategic Development Plan and a set of challenging social and economic circumstances. It did this by developing a land use planning strategy to guide the future development of the City up to 2024. LDP1 also took forward the local land use planning elements of the Dundee Council Plan 2012-2017 and the Dundee Partnership's Single Outcome Agreement 2012-2017. The resulting strategy took these main elements and set out the principal land uses that would deliver them.

The current Strategic Development Plan was approved by Scottish Ministers on 8 June 2012. TAYplan must review and submit the next Strategic Development Plan to Scottish Ministers within 4 years of this date. Consultation on the Proposed Strategic Development Plan concluded in July 2015 and it remains on track to be adopted in 2016.

Continuous Monitoring

Collated information on the wider impact of the LDP, population- wide indicators and other planning information creates a strong and reliable evidence base from which high quality plans can be prepared. This information supports the assessment of the effectiveness of the Strategy, policies and proposals of the LDP. Whilst information can be gathered at the time a new plan is prepared, systems for efficiently gathering appropriate information on a regular basis will ensure that this information is both reliable and easy to access.

A series of monitoring databases were set up and have continued following adoption of LDP1. These along with the Action Programme enable Dundee City Council to monitor the effectiveness of the policies and proposals of LDP1. These monitoring processes include:

Policy Improvement Monitor

Monitoring of the performance of LDP1 policies is recorded in this 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 or its relation to other policies in the LDP1. These issues are retained for consideration in developing LDP2. Comments are also recorded with regard to the Proposals Map, Glossary, the on-line LDP, Environmental Report, Action Programme and Habitats Regulations Appraisal.

Major Site Monitor

A record of all planning applications received relating to major site development proposals groups all applications since adoption of LDP1 under the relevant LDP1 headings. 'Mixed' and 'other use' applications are grouped separately. Policies associated with the proposed development are recorded; whether the application was advertised as contrary to policy and the type of decision - approved, refused or withdrawn - are noted against each application. This allows for the aggregating of data related to planning applications under discrete headings. This approach helps with the assessment of the effectiveness of the strategy, policies and proposals of LDP1.

Housing Site Information

This database retains all of the information gathered when carrying out the site assessments undertaken for LDP1. The information is used by officers to support the preparation of LDP2 and the Housing Land Audit. The information is shared with developers at pre-application stage so that they can see what site specific issues need to be taken into consideration early in the development process. Officers will also use this database to support their pre-application advice and the assessment of planning applications.

The information is continually updated as new site information is made available. This may be through pre-application discussions, new constraint mapping or general market intelligence.

Housing Land Audit

Undertaken annually, the Housing Land Audit provides up to date map based information on the supply of land for housing thus maintaining a generous supply of land to meet the projected house building requirements. The audit contains information on capacity, location, owner/developer and programme information.

Employment Land Audit

The Employment Land Survey compiles information on the total supply of available employment land. These are subdivided into sites immediately available, those with minor constraints, major constraints, marketable or constrained. Land take-up is shown by their employment (eg Industrial) and non-employment (eg housing) use types. The Audit reflects whether the intentions of the Employment policies in the Plan are being met and what adjustments are necessary.

Policy Usage Monitor

This monitor reflects the use of policies and proposals in decisions, whether applications were approved, approved with conditions or refused and whether these decisions were made by Committee or at Officer level. It is used to support the preparation of LDP2, and a summary of the monitoring is provided in Appendix 2.

Policy Interpretation Monitor

This database gives greater detail on any concerns that Officers have raised with policies arising from their use of the policies through the decision making process. This allows further policy interpretation and clarification during the lifetime of the adopted plan.

Action Programme

The preparation of an Action Programme is a requirement under Section 21 of the Town and Country Planning (Scotland) Act 1997, as amended.

To ensure the efficient delivery of the Dundee Local Development Plan, the Action Programme highlights the key infrastructure and other projects that will be required to implement the strategy, policies and proposals of the Plan, as early as possible, to give certainty to key stakeholders, developers and funders.

The content of the Action Programme has been prepared in consultation with Council Departments, Key Stakeholders, the Scottish Government and other organisations specified in the document.

The Council has been proactive and works in partnership with other organisations in seeking to attract and facilitate appropriate development for the benefit of the City. The Action Programme highlights a range of key partners who are to be involved in the various proposals and projects. Partner contributions are varied and include a range of services including funding, project management, design or other professional services.

The Action Programme is updated on a monthly basis and was republished in December 2015.

To date progress has been made on a range of actions. These largely relate to developments within the Dundee Waterfront, Western Gateway, supplementary guidance and the proposed park and ride.

National and Strategic Policy Background

Together the National Planning Framework 3 (NPF3) and Scottish Planning Policy 2014 (SPP) form the basis of the Scottish Government's planning led strategy for delivering sustainable development, and for delivering the national outcomes and the objectives contained within the Government Economic Strategy.

NPF3 and SPP share a single vision for the planning system in Scotland:

We live in a Scotland with a growing, low-carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world.

Both documents sit above the Local Development Plan in the development plan hierarchy and must be taken into account in the preparation of Local Development Plans. In this section of the Monitoring Statement the aims, themes and policy direction of NPF3 and SPP relevant to the preparation of a new Local Development Plan for Dundee are summarised and the threads that will run through to the Main Issues Report and Proposed Plan are established.

National Planning Framework 3

The NPF is the spatial expression of the Government Economic Strategy (2011) and sustainable economic growth forms the foundations of its strategy.

NPF3 Strategic Aims

The previous NPF2 strategy was broad with several policy directions. Published in 2014, after the adoption of LDP1, NPF3 is more focused on the four planning outcomes:

- A successful sustainable place: NPF3 aims to strengthen the role of our city

regions and towns, create more vibrant rural places, and realise the opportunities for sustainable growth and innovation in our coastal and island areas.

- A lower carbon place: NPF3 will facilitate the transition to a low carbon economy, particularly by supporting diversification of the energy sector. The spatial strategy as a whole aims to reduce greenhouse gas emissions and facilitate adaptation to climate change.
- A natural, resilient place: NPF3 emphasises the importance of our environment as part of our cultural identity, an essential contributor to well-being and an economic opportunity. Our spatial strategy aims to build resilience and promotes protection and sustainable use of our world-class environmental assets.
- A connected place: NPF3 reflects our continuing investment in infrastructure, to strengthen transport links within Scotland and to the rest of the world. Improved digital connections will also play a key role in helping to deliver our spatial strategy for sustainable growth.

The strategy also focuses on the country's key economic sectors: energy; food and drink; life sciences; tourism; financial and business services; universities and the creative industries.

NPF3 Key Spatial Priorities

Planning's purpose is to create better places, and reflecting this NPF3 sets out an agenda for placemaking in our city regions, towns, rural areas, coast and islands, and discusses how the planning system can deliver this agenda.

Cities will be a focus for investment

Cities will be exemplars of low carbon living and a focus for essential energy infrastructure

Quality of life and resilience in city regions will be supported by green infrastructure

Cities will be better connected and provide a gateway to the rest of the world

National Planning Framework 3: Key Spatial Priorities

Many of the opportunities highlighted by NPF3 are of particular relevance to Dundee and the role that LDP2 can play in delivering this planning led agenda.

Town Centres

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 is important that planning supports the role of town centres to thrive and meet the needs of their residents, businesses and visitors for the 21st century. 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.

Business and Employment

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. Planning should address the development requirements of businesses and enable key opportunities for investment to be realised. It can support sustainable economic growth by providing a positive policy context for development that delivers economic benefits.

Housing Development

NPF3 aims to facilitate new housing development, particularly in areas within our cities network where there is continuing pressure for growth. House building makes an important contribution to the economy. Planning can help to address the challenges facing the housing sector by providing a positive and flexible approach to development. In particular, provision for new homes should be made in areas where economic investment is planned or there is a need for regeneration.

Cultural Heritage

NPF3 recognises the contribution made by our cultural heritage to our economy, cultural identity and quality of life. Planning has an important role to play in maintaining and enhancing the distinctive and high-quality, irreplaceable historic places which enrich our lives, contribute to our sense of identity and are an important resource for our tourism and leisure industry.

Low Carbon Economy

NPF3 is clear that planning must facilitate the transition to a low carbon economy, and help to deliver the aims of the Scottish Government's Report on Proposals and Policies. Spatial priorities range from extending heat networks in our cities and towns to realising the potential for renewable energy generation in our coastal and island areas. Renewable energy also presents a significant opportunity for associated development, investment and growth of the supply chain, particularly for ports and harbours identified in the National Renewables Infrastructure Plan.

Natural Environment & Green Infrastructure

The natural environment forms the foundation of the spatial strategy set out in NPF3. The environment is a valued national asset offering a wide range of opportunities for enjoyment, recreation and sustainable economic activity. Planning plays an important role in protecting, enhancing and promoting access to our key environmental resources, whilst supporting their sustainable use.

NPF3 aims to significantly enhance green infrastructure networks, particularly in and around our cities and towns. Green infrastructure and improved access to open space can help to build stronger, healthier communities. It is an essential part of our long-term environmental performance and climate resilience. Improving the quality of our places and spaces through integrated green infrastructure networks can also encourage investment and development.

NPF3 supports a catchment-scale approach to sustainable flood risk management. The spatial strategy aims to build the resilience of our cities and

towns, encourage sustainable land management in our rural areas, and to address the long-term vulnerability of parts of our coasts and islands. Flooding can impact on people and businesses. Climate change will increase the risk of flooding in some parts of the country. Planning can play an important part in reducing the vulnerability of existing and future development to flooding.

Transport

The spatial strategy set out in NPF3 is complemented by an ongoing programme of investment in transport infrastructure. The economy relies on efficient transport connections, within Scotland and to international markets. Planning can play an important role in improving connectivity and promoting more sustainable patterns of transport and travel as part of the transition to a low carbon economy.

Digital Infrastructure

NPF3 highlights the importance of our digital infrastructure, across towns and cities, and in particular our more remote rural and island areas. Our economy and social networks depend heavily on high-quality digital infrastructure. To facilitate investment across Scotland, planning has an important role to play in strengthening digital communications capacity and coverage across Scotland.

Scottish Planning Policy

Scottish Planning Policy (SPP) is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed across the country. SPP sits alongside NPF3, setting out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.

The revised SPP is broadly similar to the one it replaces in terms of the policy approach and direction. It builds on the original SPP, focusing on several Principal Policies on Sustainability and Placemaking and setting out a larger number of general policies that are aligned with the Scottish Government's Planning Outcomes.

Outcome 1: A successful, sustainable place - supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.

Outcome 2: A low carbon place - reducing our carbon emissions and adapting to climate change.

Outcome 3: A natural, resilient place - helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use.

Outcome 4: A more connected place - supporting better transport and digital connectivity.

Scottish Planning Policy: Planning Outcomes

SPP's discussion of the Principal Policies begins by stating that Development Plans need to contribute to achieving these four planning outcomes and to achieving the right development in the right place. It then states that policies and decisions should be guided by the following principles:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting delivery of accessible housing, business, retailing and leisure development;
- supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;

- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

SPP then states that development plans should:

- be consistent with the policies set out in this SPP, including the presumption in favour of development that contributes to sustainable development;
- positively seek opportunities to meet the development needs of the plan area in a way which is flexible enough to adapt to changing circumstances over time;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area;
- be up-to-date, place-based and enabling with a spatial strategy that is implemented through policies and proposals; and
- set out a spatial strategy which is both sustainable and deliverable, providing confidence to stakeholders that the outcomes can be achieved.

These requirements are all key to the preparation of LDP2 for Dundee and central to ensuring that it can deliver the planning outcomes and achieve the right development in the right place. SPP sets out a wide range of subject policies covering all aspects of development planning and development management. Those which will require careful consideration in the preparation of LDP2 for Dundee are summarised below.

Town Centres

The SPP promotes a town centre first policy, asking that LDPs adopt a sequential town centre first approach for significant footfall generating uses and that they promote residential use within town centres where this fits with local need and demand.

Supporting Business and Employment

LDPs should 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 to enough to accommodate changing circumstances. These allocations and the supporting economic development policies must also recognise and accommodate the potential of key sectors for Scotland.

Enabling Delivery of New Homes

As well as requiring a reasonable and justified housing supply target within the LDP, in order to enable the delivery of new homes, the SPP asks that LDPs allocate a range of sites to support the creation of successful places and help to ensure the continued delivery of new housing.

A Low Carbon Place

Amongst policies to support energy efficiency and the recovery of energy the SPP asks that development plans should seek to ensure an area's full potential for electricity and heat from renewable sources is achieved and that the development of heat networks is supported.

Maximising the Benefits of Green Infrastructure

The importance given to green infrastructure in NPF3 continues into the SPP. The SPP asks that development plans should be based on a holistic, integrated and cross-sectoral approach to green infrastructure and that they seek opportunities to enhance existing and promote the creation of new green infrastructure.

Promoting Sustainable and Active Travel

Plans should identify active travel networks and promote opportunities for travel by more sustainable modes, and facilitate integration between modes. Several policies seek to ensure that connectivity is improved and that more sustainable modes of transport and travel are promoted as part of the transition to a low carbon economy. Of particular relevance is the requirement for development plans to identify active travel networks and promote opportunities for travel by more sustainable modes.

TAYplan

TAYplan is the Strategic Development Plan Authority for the Dundee, Perth, Angus and North Fife strategic development plan area. Sitting below the NPF and SPP in the planning policy hierarchy the strategic development plan sets out a vision for the long term development of this city region and deals with cross local authority boundary issues such as housing and transport.

TAYplan Strategic Development Plan (SDP) sets a policy approach for LDPs to follow, and includes several requirements that are key to the preparation of LDP2. The SDP was originally adopted in 2012, and the strategic development authority is now preparing a replacement plan. This is currently at proposed plan stage.

The Proposed SDP is broadly similar to the adopted plan in terms of the policy approach and direction. There are some relatively minor changes to reflect changes at national policy level and some changes in the evidence base such as the conclusions of the Housing Needs and Demand Assessment. For Dundee the most significant of these is a proposed reduction in the housing supply target and land requirement. There is still a requirement to ensure a minimum of 5 years effective land supply, but the average annual housing supply target has been reduced to 480 units, with a housing land requirement of 528.

Other requirements that are of particular relevance to Dundee are summarised below:

- Ensure that the principles of lifetime communities are designed in.
- Ensure that transport and land use are integrated.
- 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.
- Support the development of strategic development areas at Linlathen, Wider Waterfront and Western Gateway.
- Meet the SPP requirement to focus land uses that generate footfall within city/town centres ahead of other locations, following a sequential priority approach.
- Identify existing key networks of green infrastructure and opportunities to enhance them, focusing on enhancing strategic development areas, the Dundee core area and strategic active travel links.

Scotland's Economic Strategy

Scotland's Economic Strategy was prepared by The Scottish Government in March 2014. The purpose of the strategy is to make Scotland a more successful country, through increasing sustainable economic growth. The delivery of the strategy is underpinned by four priorities for sustainable growth – Investment, Innovation, Inclusive Growth and Internalisation, which can be briefly summarised as follows:

Investment

The strategy seeks to catalyse local investment including regeneration of disadvantaged communities; bringing town centres back into use; investment in housing and communities and help to build stronger, more sustainable communities.

It supports investment in infrastructure to help businesses to grow, innovate, and create good quality employment opportunities.

Innovation

Innovation is recognised as a key driver for growth, particularly with emerging new technologies. The Strategy also recognises the importance of research and development and the key role academic research and higher education sector brings to the economy.

Inclusive Growth

The Strategy notes that that reducing inequality can have a positive impact on an economy's wider performance. Amongst other matters, the creation of better workplaces is considered to be key in driving greater levels of productivity, bringing about benefits for businesses and the economy.

There is a need to maximise the contribution of Scotland's cities, improving connectivity between them and to their surrounding regions is essential including the improvement of digital connectivity. The Strategy recognises that cities and their surrounding areas should work together as functional economic areas.

Internationalisation

The Strategy seeks to build on the success of attracting business to Scotland as a major destination for investment which strengthens the economy, boosts innovation performance and contributes to jobs and prosperity across sectors and regions.

Dundee Economic Strategy

This local economic strategy is prepared by the Dundee Partnership; the public sector partnership that brings together interests and expertise from a wide range of public sector organisations and service providers. The 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 is underpinned by a shared vision for Dundee.

Dundee will have a strong and sustainable city economy that will provide jobs for the people of Dundee, retain more graduates and make the city a magnet for new talent.

Dundee will offer real choice and opportunity in a city that has tackled the root causes of social and economic exclusion, creating a community which is healthy, safe, confident, educated and empowered.

Dundee will be a vibrant and attractive city with an excellent quality of life where people choose to live, learn, work and visit.

Dundee Economic Strategy: Shared vision for Dundee

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) that Dundee is one of Scotland's prime locations for investment in marine renewables.

It notes that 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 good connections, physical and digital with the world beyond. The physical environment must be attractive and offer the kind of facilities growing businesses need. It also calls for sensible planning and a good return on capital investment.

Part 1: Changes



Part 1: Changes

Part 1 of this Monitoring Statement considers the principal changes in the physical, economic, social and environmental characteristics that have taken place within Dundee since adoption of LDP1 in December 2013. Given the relatively short period of time that has elapsed a baseline of May 2011 – the date of publication of the previous Monitoring Statement – has been used to aid consideration.

Population

Dundee's population is increasing.

- There was a gradual decline in the population of Dundee from the 1970's until 2006 when the population numbers stabilised at around 145,000 to 150,000.
- Dundee's population has grown by 3% since 2011 to 148,260 in 2014. **(General Register Office for Scotland (GROS) Mid-year population estimates).**
- In the longer term the population is projected to rise by 15% to 170,811 in 2037.
- Births have decreased by 10% since 2011, returning to the levels seen in the mid 2000s.
- The 16-29 year old age group account for the largest in-migrants into Dundee City as well as the largest group of out-migrants. This results from the annual turnover in the large student population in the City.
- Dundee City has the fourth lowest life expectancy when compared to other areas of Scotland. **[Source: GROS, Life Expectancy for areas in Scotland 2011-2013].**

Our residents are getting older.

- The projected population change for Dundee in the next 20 years indicates that as well as a significant 31% increase in the 30-49 age group there will be a considerable increase in elderly population with a 15.4% increase in 65-74 years olds and a 42% increase in 75+ year olds.
- The 16-29 age bracket is projected to decrease by 2%.
- There is a projected increase in households headed by 60 to 70 year olds of 3% (13,592 to 13,979) by 2037.
- There is a projected increase in households headed by the over 75 age group of 39% (8,958 to 12,494) by 2037

Table 1: Dundee City, projected population by age group at five year intervals from 2017 (Source GROS Population Estimates 2012, Projections 2015)

Age Group	Mid-year estimate	Projected Year						2014-2037 change	2014-2037 % age change
		2017	2022	2027	2032	2037	2014-2037 change		
0-15	23,758	24,950	27,510	29,396	30,151	29,894	+6,136	26%	
16-29	36,290	36,150	32,377	31,817	33,197	35,534	-756	-2%	
30-49	35,802	36,957	41,933	45,919	47,391	46,829	+11,027	31%	
50-64	26,614	27,091	26,998	24,428	23,488	25,452	-1,162	-4%	
65-74	13,258	13,661	14,061	15,254	16,238	15,301	+2,043	15%	
75+	12,538	12,470	13,342	14,611	15,811	17,801	+5,263	42%	
All Ages	148,260	151,279	156,221	161,425	166,276	170,811	22,551	15%	

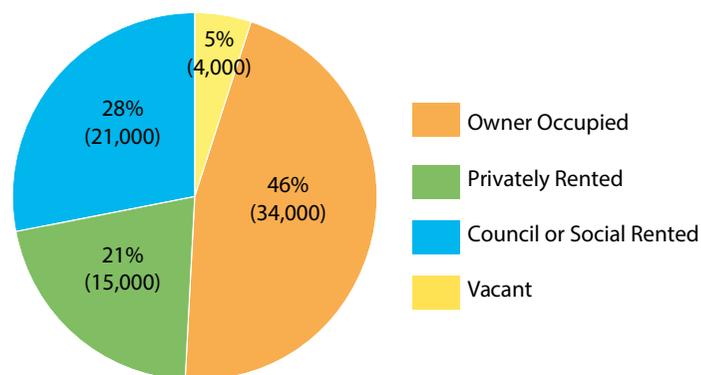
There is a small rise in the number of households and dwellings.

- The total number of residential properties in Dundee is 73,560 which is a small increase from 2011.
- A total of 95.5% are occupied with the remainder being vacant or second homes. This figure of vacant units is in line with the average figures across Scotland and has reduced significantly over the last few years.
- There is a small increase in the estimated number of households since 2011, rising from 69,193 to 69,500 (GROS 2013 mid year estimate). It is projected that this figure will rise by 17.9% to 81,740 in 2035 (GROS 2010 household based projections).

Almost half of our houses are owner occupied.

- Half of the households in Dundee are owner occupied with a third being Council or social rented and the remaining 21% being privately rented. This compares to 58% owner occupation, 24% social rented and 15% private rented across Scotland. (Estimated stock of dwelling by tenure and LA – Scottish Government Housing Statistics 2013)

Figure 1: Dundee City Households - Tenure Split



Some of our communities show signs of deprivation.

- Dundee has 55 data zones ranked within the 15% most deprived in the Scottish Index of Multiple Deprivation (SIMD) 2012 compared to the 54 in the SIMD 2009.

Between the two SIMD publications 2 data zones moved out of the 15% most deprived data zones in Scotland and 3 data zones moved into the 15% most deprived zones in Scotland.

Figure 2: Dundee - Population Forecast 2014 to 2037

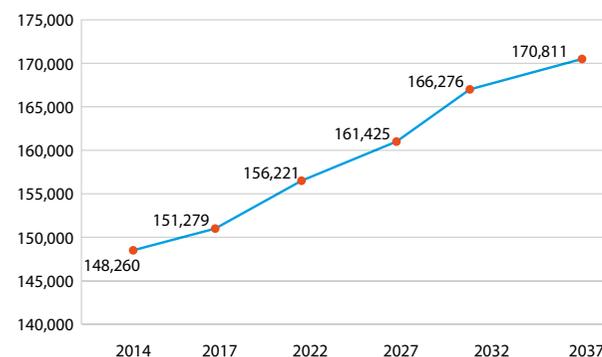
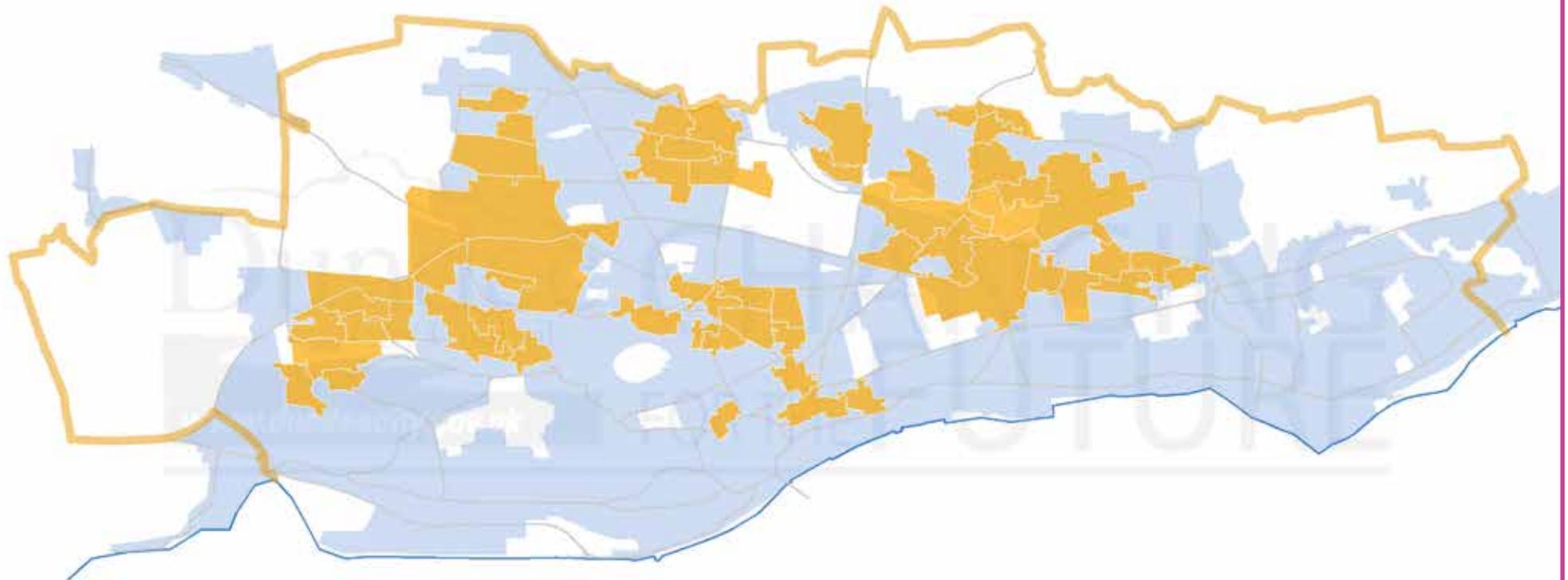


Table 2: Dundee City, Estimated Population breakdown by Age Group, 2014

Age Group	Number of Individuals	Percentage of the Dundee City population
0-15	23,758	16.0%
16-29	36,290	24.5%
30-44	26,269	17.7%
45-59	28,543	19.3%
60-74	20,862	14.1%
75+	12,538	8.5%
Total	148,260	100.0%

Source: GROS, Population Mid Year Estimates 2014

Figure 3: Scottish Index of Multiple Deprivation 15% most deprived datazones in Dundee



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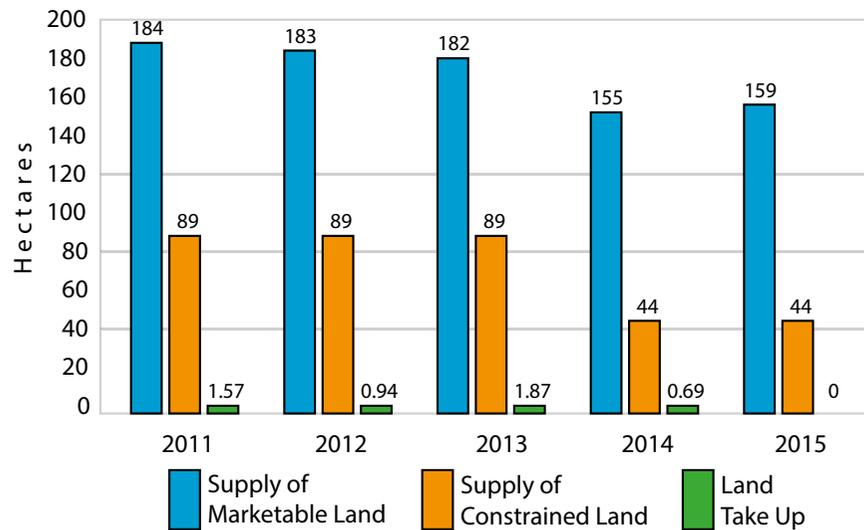
 SIMD 15% Most Deprived Data Zones

Economic / Employment

Dundee has a generous supply of employment land.

- The Employment Land Audit indicates that Dundee has a generous supply of vacant employment land available for inward investment and that uptake of land during the past few years has made no significant impact on the overall amount of land available.

Figure 4: Employment Land Supply (Source ELA: 2014)



- There was a significant drop in the land supply between 2013 and 2014. This drop is due to the adoption of LDP1 which removed employment area allocations identified in the Dundee Local Plan Review 2005.

Dundee has not been immune to the effects of the global economic downturn, and it continues to face local economic challenges.

- Dundee has fared relatively well in comparison to others since 2011, with the continuing effects on the city being slower growth rather than economic decline.

- There have been job losses across employment sectors, but balanced with several new starts and expansions this has translated to a drop of 200 jobs since 2011.

Fewer of us are out of work.

- The city's claimant unemployment rate stood at 3.5% in March 2015. This compares to 5.6% in February 2011 and a peak of 6.2% in July 2012. This rate is consistently around 1%-1.5% higher than that for Scotland. (Source: Nomis Total JSA claimants).

Dundee continues to rely heavily on public sector jobs.

- Dundee's economy is underpinned by a higher proportion of public sector jobs than either Scotland or the United Kingdom as a whole. Public sector jobs (public admin, education and health) in Dundee have remained around 42% of total employee jobs in the economy since 2011. The next biggest sector is wholesale and retail trade which accounts for 16.5% in 2013, a drop from 17.1% in 2011 (Source: Nomis).

The expected growth in the renewables sector has not materialised.

- There has been some renewables related activity but no significant commitments from local or national stakeholders.
- There is increased activity within the offshore operations and maintenance sector. PD&MS Energy has invested in its rig repair and subsea fabrication facility in Dundee Port, and Pressurefab, another offshore engineering company, has expanded and invested in its facilities and plant.

There has been little change within the city's industrial areas.

- There has been no major commercial development since 2011.
- At a smaller scale the development of District 10's creative business space and it's near full occupation demonstrates the demand for new business space in that sector.
- Within the tourism and hospitality sector there has been little growth since 2011, however the opening of the 91 bed Malmaison hotel marked the first in the pipeline of a potential 650 new hotel rooms in the City.

Education

We are investing in our school estate.

- As part of an ongoing commitment to improve the school estate, the Council has continued to invest in renewing, expanding and developing nursery, primary and secondary schools across the City.
- The new Sidlaw View Primary School is under construction. Barnhill Primary has been extended and refurbished and the merger of Whitfield, Newfield and Early Years Centre into a new build three stream primary school (Ballumbie Primary School).
- At secondary school level the replacement Harris Academy is now under construction and the replacement Baldrigon Academy is estimated to be completed in 2017.
- There are proposals for three replacement primary schools to be built over the next three years. These proposed schools will be multi-streamed and will take in 5 existing primary schools and 3 existing pre-school/ nurseries.

Dundee City Council number of Local Authority Schools and Pupils as of 29 June 2015		
No. Primary Schools / Pupils	No. Secondary Schools / Pupils	No. Special Schools / Pupils
35 / 10,179	9 / 6,239	1 / 164

Table 3: Dundee school numbers and pupil numbers

- The City's universities continue to attract students from across the UK and abroad. Student numbers have remained around 29,000 students since 2011.

Housing

There was a small increase in the number of houses.

- The total number of residential properties in Dundee is 73,560 which, despite an increase in housebuilding activity, is only a small increase from 73,529 in 2011. This is largely due to the demolition of large numbers of below standard council housing stock.
- The new housing has largely comprised detached properties built in the suburban areas and flats built within the City Centre and Inner City areas.

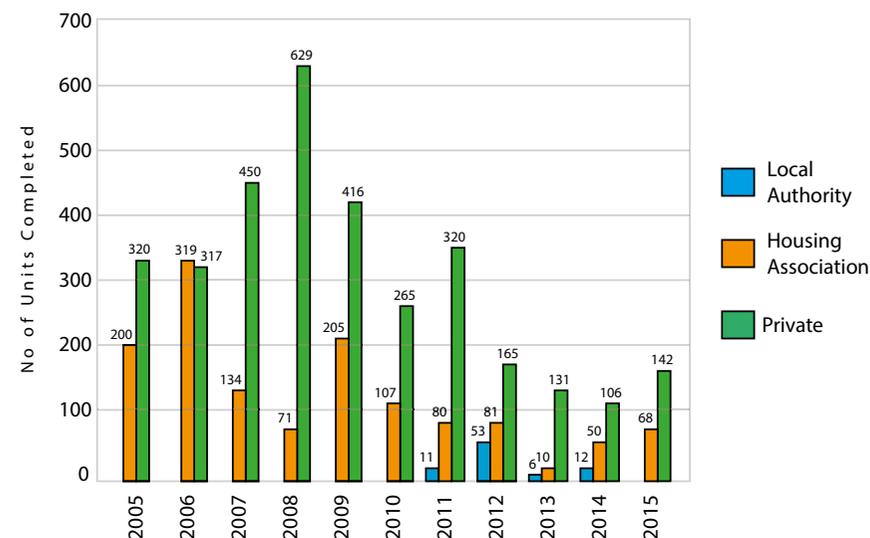
The number of new houses built is beginning to rise.

- Dundee has not been sheltered from the effects of the recession and has experienced a sharp fall in the number of housing completions since 2011.
- In the four years since 2011 there were a total of 824 units completed in Dundee, contrasting with the annual completions in 2008 and 2009 of 700 and 621 units.
- Annual completions have begun to rise again with a positive trend in 2013 to 2015 and an increase in starts and developer enquiries, highlighting the improved lending market and a return in confidence to the house building sector in Dundee.
- The current 5 year effective land supply has the capacity to deliver 3,162 houses between 2015 and 2020.
- This effective land supply is drawn from a total established land supply which at March 2015 has the capacity to deliver 5,051 houses.
- LDP1 allocated 73 sites for housing development. In total these sites could accommodate 3,964 housing units.
- Dundee City Council established an internal working group tasked with actively promoting surplus Council land for housing development

Table 4: Status of LDP1 Housing sites Based on Housing as at June 2015

LDP1 Housing Site Status	Total Units
Planning Permission approved – site under construction	379
Planning Permission approved – development not commenced.	332
Planning Application – pending decision	491
No activity – greenfield	182
No activity – brownfield	2,268
Total	3,652

Figure 5: Housing Completions by tenure from 2005 - 2015



We are building more detached houses.

- The annual house site monitor gives an indication as to the types of dwellings that have been completed within Dundee since 2011 and there is evidence of an increasing number of detached houses being built. This supports the vision of the Dundee LDP 2014 that aims to offer a high quality balance and choice of house types within the City.
- Since 2011 there has not been a significant change in the types of dwelling stock in Dundee.
- More than half of the total house types within Dundee are flatted units.
- There has been little change in the range of dwelling sizes since 2009 with the size of dwelling split between 55% of dwelling have 1-3 rooms and 40% with 4-6 rooms in 2013.

Figure 6: Types of dwelling GROS Estimates of Households and Dwellings 2013

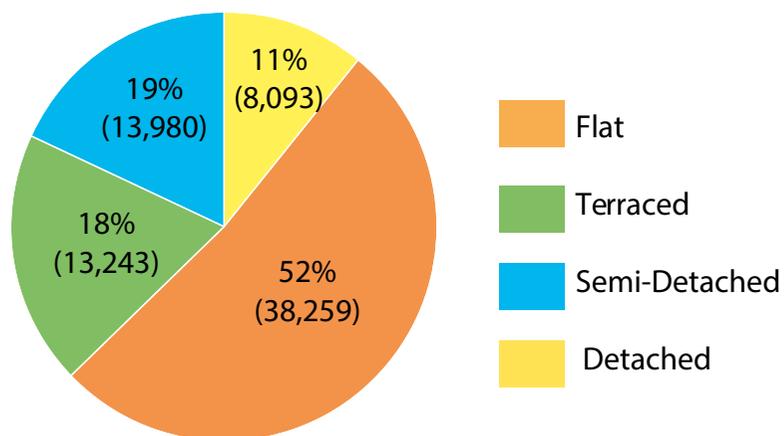
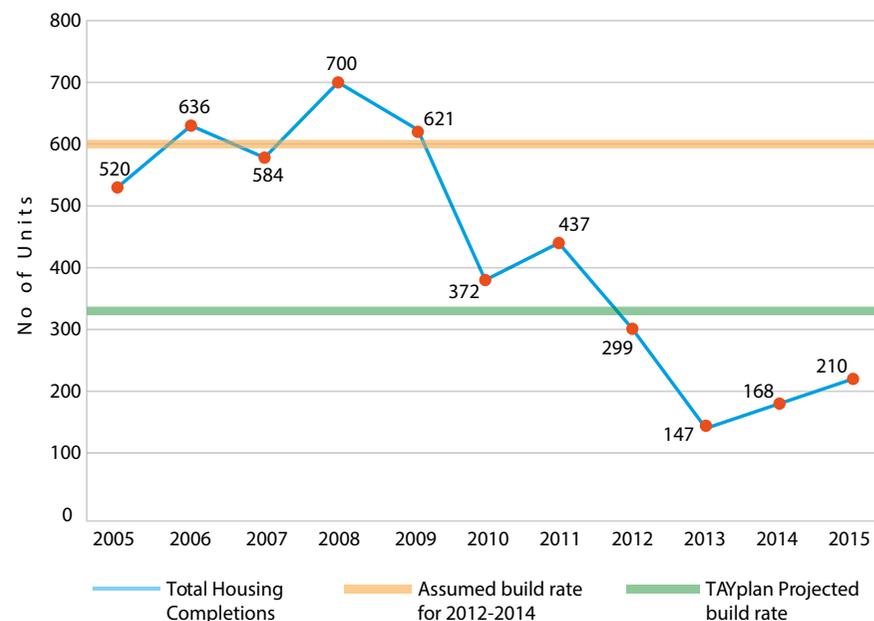


Table 5: Size of dwelling

Dwelling Size	2009	2013
Dwellings with between 1-3 rooms	57%	55%
Dwellings with between 4-6 rooms	39%	40%
Dwellings with between 7 or more rooms	4%	5%

Figure 7: Annual Housing Completions from 2005 - 2015



Town Centres and Shopping

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. The 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. The study's objectives fall into three categories: policy review, data analysis and identification of challenges, strengths and opportunities.

The outputs of the study will 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 indication where changes in the defined centres would be desirable.

The study is a key part of the evidence base for the preparation of LDP2. Several of the study's key findings have been included in this Monitoring Statement.

Dundee City Centre is the regional centre for retailing

- Dundee has a primary and secondary retail catchment population of some 439,500, covering Dundee, Angus, parts of Perth & Kinross and East Fife. It is projected to rise to 465,000 by 2026.
- The City Centre has about 87,000 sq m gross of retail floorspace. There is a further 41,600 sq m gross of non-retail services.
- Vacant floorspace in the City Centre has increased in recent years. The vacancy rate in the City Centre is 17%, which is higher than the Scottish average of 10.6% for town centres.
- Prime retail rents in the City Centre are about £100 per sq ft, which ranks Dundee at 8th place among rentals in other town centres/ malls in Scotland (Dundee Retail Study 2015).
- The multiple retailer representation in Dundee City Centre is 60% (133 out of 223 retailers) compared to 30% in Perth.
- Some City Centre multiple retailers have closed including Gap, Monsoon and WH Smith.
- The Dundee Retail Study 2015 notes that current retailer and non-

retailer requirements for Dundee are largely restaurants and café uses.

- The modest levels of new retail development within the City Centre since 2011 was largely focused on new restaurants and coffee shops and the opening of new independent retailers on secondary shopping streets.
- The Wellgate Shopping Centre has been granted planning permission for a redevelopment that will see a large area of vacant floorspace replaced with a cinema with food and drink outlets.

Our shopping habits are changing

- The growth in supermarket development in Dundee has virtually halted, with the market now focussed on the provision of small convenience stores, plus discount stores such as Lidl and Aldi. 'Value' retailing, such as Home Bargains, B&M and Poundland is growing in importance.
- The Retail Study's household survey indicated that use of the internet for comparison shopping was higher than the average, with a significant proportion intending to increase their use of the internet for shopping.
- The most frequently mentioned reason for internet shopping was 'convenient/ saves time' (55%), followed by 'cheaper prices' (14%) and 'wide range of goods' 13% and 'rapid delivery' 12%.

The Dundee Retail Study forecasts spare convenience and comparison floorspace by 2026

- The forecast spare convenience capacity would support additional small/ medium and small stores, including extensions to existing stores and supermarkets over the next ten years.
- The forecast spare comparison expenditure capacity in Dundee is supportive of the existing comparison retail commitments. 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. Failure to achieve this risks weakening the established centres which would be counterproductive.

We are investing in our District Centres

- Council led regeneration activities within the district centres have stimulated new retail development. Farmfoods opened a new store in Lochee on the site of the former Highgate Shopping Centre and The Stack, also in Lochee, saw three large discount retailers, Aldi, Home Bargains and The Range, open in 2013.
- The five District Centres have a total of 37,300 sq m gross of retail floorspace plus 20,000 sq m gross of non-retail services.
- The City Council's own retail report highlights that from 2013 throughout the City, there has been a decrease in the amount of vacant floorspace. This is largely due to a significant drop in the floorspace within the District Centres as a result of the opening of The Range in the former Tesco's store within Lochee District Centre.
- Respondents to the Retail Study survey were asked to rate their most-used District Centre. In general, Broughty Ferry and Perth Road came out with the best ratings, except for parking.
- ASDA developed a major new foodstore on an out of centre site at Myrekirk Road in 2011.
- LDP1 supports the redevelopment of the Dock Street bus depot site for retail warehousing in bulky household goods, but prevents development until there is clear evidence of the commencement of redevelopment at The Stack. Although there has been development activity at the Stack, no proposals for retail development have emerged for the bus depot site.

Table 6: Retail floorspace in Dundee (Dundee City Council Retail Booklet 2015)

Central Retail Area	2011	2012	2013	2014	2015
Total (Sq.m)	153,289	152,817	151,629	151,684	151,591

District Centres	2011	2012	2013	2014	2015
Total (Sq.m)	63,702	63,902	63,917	60,503	60,503

Corner Shop Areas	2011	2012	2013	2014	2015
Total (Sq.m)	80,284	80,054	80,808	84,653	83,514

Retail Parks and Major Out of Centres	2011	2012	2013	2014	2015
Total (Sq.m)	141,125	141,343	141,463	149,758	150,351

Dundee City Totals	2011	2012	2013	2014	2015
Total (Sq.m)	438,400	438,116	437,817	446,598	445,959

Sustainable Natural and Built Environment

Dundee has a rich and diverse historic built environment which reflects local distinctiveness and identity.

- The City has around 900 buildings listed by Historic Scotland for their special architectural or historic interest, 17 Conservation Areas and 3 Garden and Designed Landscapes.
- Since 2011 the Council has supported the restoration and redevelopment of a number of listed buildings in the City including the Malmaison Hotel, Taypark Lodge and Verdant Works High Mill Gallery.
- A number of Conservation Area Appraisals have been progressed since the adoption of the LDP1.

Dundee City Council is leading the physical regeneration of our city.

- The City continues to undergo transformational change with physical regeneration activities focused on the flagship Dundee Waterfront project, and across the City area regeneration initiatives are reshaping and breathing new life into the Whitfield and Mill O'Mains housing estates, and the Lochee and Hilltown District Centres.
- The 30 year waterfront project has now passed the half way point with the regeneration activities within the main Central Waterfront zone moving from infrastructure provision into the planning and development stage.
- Familiar buildings on the City's landscape: the Olympia Leisure Centre, Tayside House, Hilton Hotel and the 1960's concourse building and ticket hall at Dundee Train Station have been demolished to make way for new buildings and major attractions. A new road network is in place and construction is underway on a new multifunctional area of open space to be known as Slessor Gardens which is due to open early in 2016. Construction of the V&A Museum of Design Dundee commenced in March 2015 and is expected to be completed in 2017.
- The landmark Seabraes Pedestrian Bridge has now been constructed over the railway line and will provide a vital link to the waterfront for the residential, business and university communities in this popular west end district of the City.

Table 7: Conservation Area Appraisal Status

Conservation Area	Appraisal Prepared	Committee Approved Date/Progress
Baxter Park	No	[Commence 2015]
Blackness	Yes	Approved 22/05/15
Broughty Ferry	Yes	Approved 24/3/15
Central	Yes	Approved 27/10/08
Crescents	Yes	Consultation ends November 2015
Forthill	Yes	Approved 22/05/15
Grove	Yes	Approved 22/05/15
Law Terrace	Yes	Consultation ends November 2015
Lochee	Yes	Approved 27/10/08
Logie	Yes	Approved 08/12/14
Maryfield	Yes	Approved 08/12/14
Reres Hill	Yes	Approved 22/05/15
Trottick	No	[Commence 2015]
University	No	[Commence 2015]
West End Lanes	Yes	Approved 8/12/14
West End Suburbs	Yes	Approved 8/12/14
West Ferry	Yes	Approved 28/2/11

- Home Scotland is leading the Mill O'Mains regeneration and has completed around 150 new homes.
- The demolition of council housing at Maxwelltown and Derby Street sites in 2012 and 2013 offers an opportunity for new residential development, commercial space and social and community infrastructure in this key area on the 'Hilltown Spine'.
- The Council led regeneration of Whitfield has seen the opening of a new central spine road, the development of a new primary school and the opening of The Crescent. This new community, health and social care hub in Whitfield has collected several awards and has received positive recognition at the recent CoSLA awards, picking up the prestigious Delivering Excellence Award. This innovative project is successfully delivering key life services in the community and is a focal point for the regeneration of the area. The Council is working with key agency partners and local community planning partnerships with the aim of applying this successful model to other regeneration areas in the City.

We have more urban green space per head of population than anywhere in the UK.

- Dundee is a green city with 59 parks covering 4000 acres and more green space per head of population than anywhere in the UK (Scottish Cities Alliance).
- The quality of the natural environment in and around the city continues to be recognised as a key economic asset and central to the health and well-being of residents and communities in the City.
- Since 2011 the Council has been working with local community planning partnerships and Friends of Parks Groups to bring forward a programme of improvements to the City's existing open spaces.

We are creating new greenspaces.

- The Central Waterfront Slessor Gardens and Waterfront Place will be an exciting new addition to the City's rich network of green and blue spaces.

- During 2014, the Council's City Development Department and Environment Department worked in collaboration with Scottish Natural Heritage (SNH) to identify the City's green network and to identify actions to protect and enhance the multifunctional principles of the City's green and blue spaces; to improve the connectivity of the green network and to promote and enhance opportunities for active travel. The output of this project is represented on the map in figure 2. To this end planning guidance has been prepared and this was circulated for wider public consultation in summer 2015.

We are delivering initiatives to create a low carbon city and to adapt to climate change.

- The Council is seen as a leader in the use of electric vehicles with continued investment in a fleet of over 60 electric vehicles and charging infrastructure throughout the City.
- There is a fleet of over 30 electric taxis operating in the city.
- Hybrid buses have been introduced as part of a partnership project with bus operators.
- There continues to be investment in cycling infrastructure and core paths.
- The Council has invested in improving its housing stock to improve the energy rating of buildings, reduce carbon emissions and tackle fuel poverty.

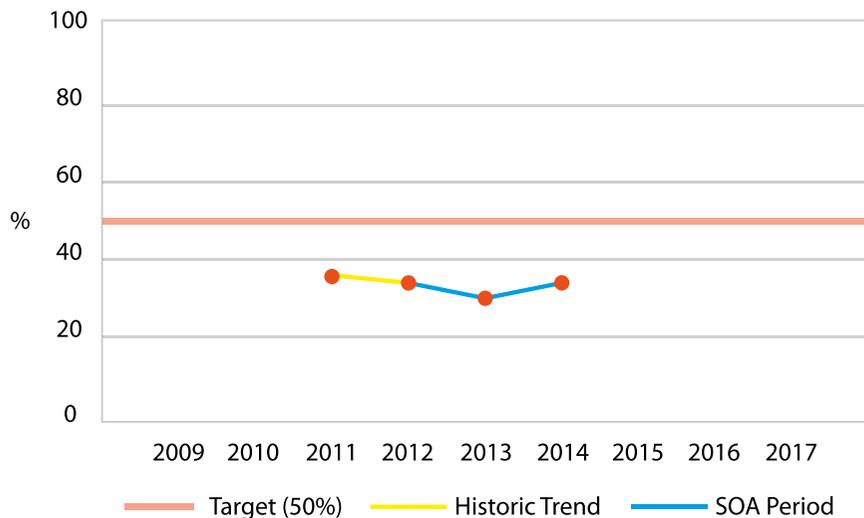
We are a solar powered city.

- Proposals for a biomass energy generating plant within the Port of Dundee were put on hold indefinitely when the scheme's major backer SSE pulled out of all biomass projects and the planning application was withdrawn.
- There were a significant number of solar panels fitted within Dundee since 2011, with an annual installed capacity rising from 9.24 kW in 2010 to capacities over 600kW in 2011 and 2012. In total a capacity of 2,142 kW has been installed in the period from April 2011 to April 2015.

We are recycling, reusing and reducing our waste.

- Demolition material in the Central Waterfront zone has been reused in other building projects around the City including the new Harris Academy building.
- The Council has been investing in initiatives to increase the levels of recycling across the city. This has focused on increasing the number of recycling points, refurbishing recycling centres to accept a wider range of materials and rolling out a new household waste collection service.
- The Council continues to process 120,000 tonnes of municipal and commercial waste each year and generates enough electricity to meet its own needs and inputs into the local public supply.
- In order to comply with the measures set out in the Zero Waste Plan for Scotland existing systems and facilities will need to be expanded upon and new ones adopted as the Council works towards meeting its 2017 target shown in Figure 8 below.

Figure 8: Percentage of household waste recycled or composted



Our air quality continues to improve.

- Four of the five monitoring locations for Nitrogen Dioxide have continued to show a reduction in the annual mean concentration levels of NO₂ with an average reduction recorded of 5.6 % since 2012.
- The annual mean concentration level of NO₂ at the Lochee Road monitor continues to show a reduction since 2011 and the provisional data for 2014 to date indicates that this downward trend will likely continue.
- Levels of NO₂ at Union St have shown a consistent improving downwards trend since 2010.
- The annual mean concentrations of fine particulates (PM₁₀), at the nine locations being monitored during 2013 were all well below the NAQS objective of 40µg/m³. Seven of these nine locations were also below the Scottish objective which is less than half that of the NAQS objective.

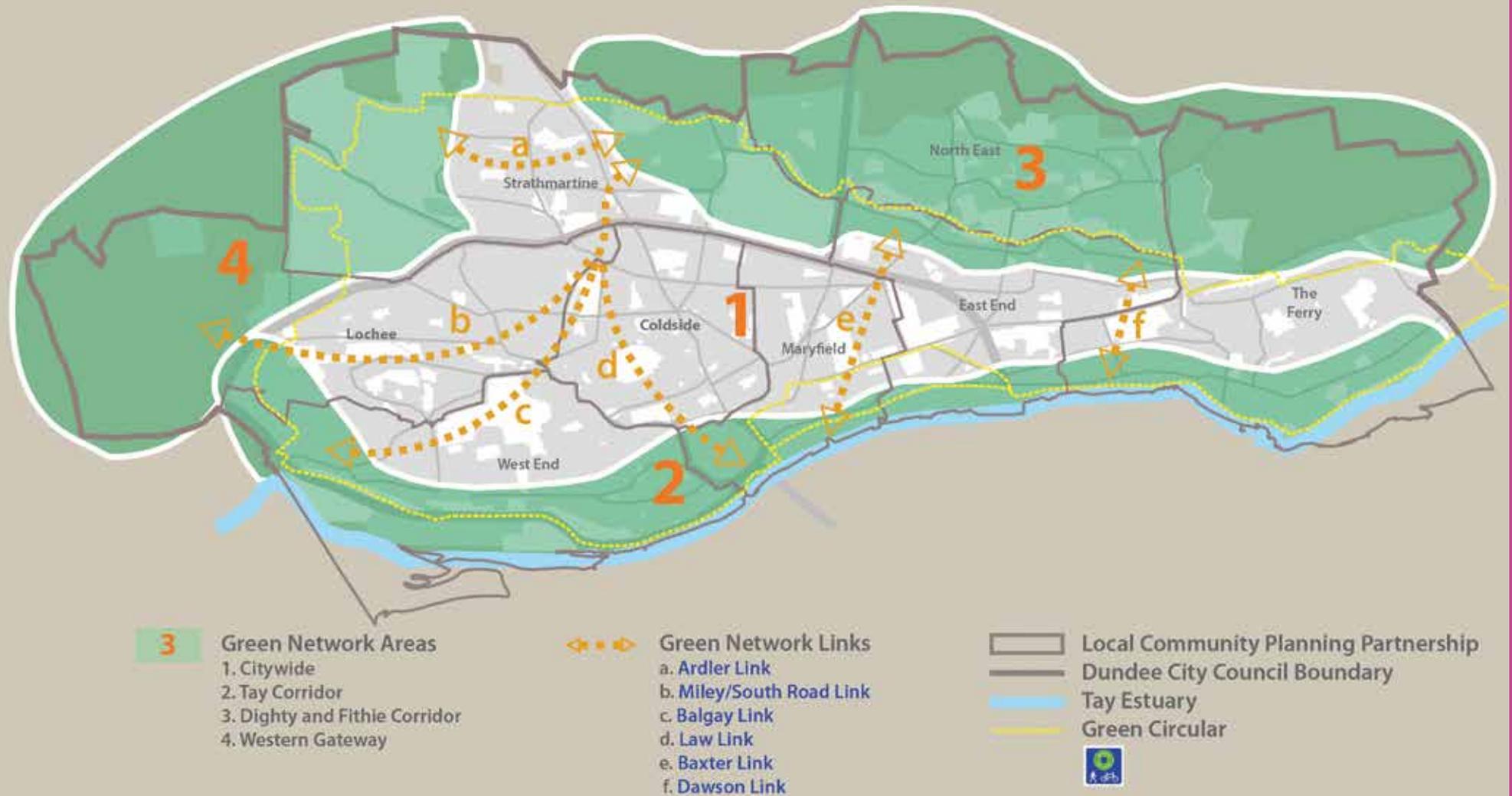
There is still scope for further improvements to air quality.

- Annual mean levels of NO₂ at Seagate continue to breach the NAQS objective level and unlike other locations in the city, have continued to deteriorate.
- Comparison of the annual mean concentrations of fine particulates (PM₁₀) against the more stringent Scottish annual mean objective of 18µg/m³, showed exceedances at two of the nine locations. The provisional data for 2014 to date indicates improvements in these areas.

We are taking action to reduce flood risk and manage our water.

- Dundee City Council is working in partnership with Scottish Government, SEPA, Scottish Water, Angus Council, Perth and Kinross Council, Aberdeenshire Council and Fife Council to produce a Local Flood Risk Management Plan covering the Tay Estuary and Montrose Basin. The main aim of the Plan will be to determine a pre-emptive, rather than reactive, approach to flooding. The draft of this Local Flood Risk Management Plan has been published for consultation prior to the anticipated publication of the final Plan in June 2016.

Figure 9: Dundee Green Network identified in collaboration with Environment Department and SNH



- The Dundee Coastal Study Stage 2 report identifies a number of projects along the City's waterfront including rock revetment, dune restoration and set back sea walls which are being progressed.

The area of Vacant & Derelict Land has increased.

- Between 2011 and 2012 there was a decrease in the amount of vacant and derelict land and the number of new sites.
- Between 2013 and 2014 there was a sharp increase in the number of new sites classed as vacant and derelict land. This increase is attributed to the ongoing school closure and rationalisation programme as well as the Council's housing demolition programme.

Table 8: Vacant & Derelict Land

Year	Total Vacant & Derelict Land (Ha.)	Sites Brought Back into Use	New Sites
2011	198	12	9
2012	187	13	6
2013	197	13	6
2014	211	13	15

Transport

Table 9: Travel from Dundee to Travel time by train Distance by road. Source: RAC, National Rail

Destination	Distance by road	Time by rail
Aberdeen	66 miles	1 hr 7 mins
Edinburgh	54 miles	1 hr 5 mins
Glasgow	81 miles	1 hr 16 mins
Perth	23 miles	21 mins
Stirling	56 miles	52 mins

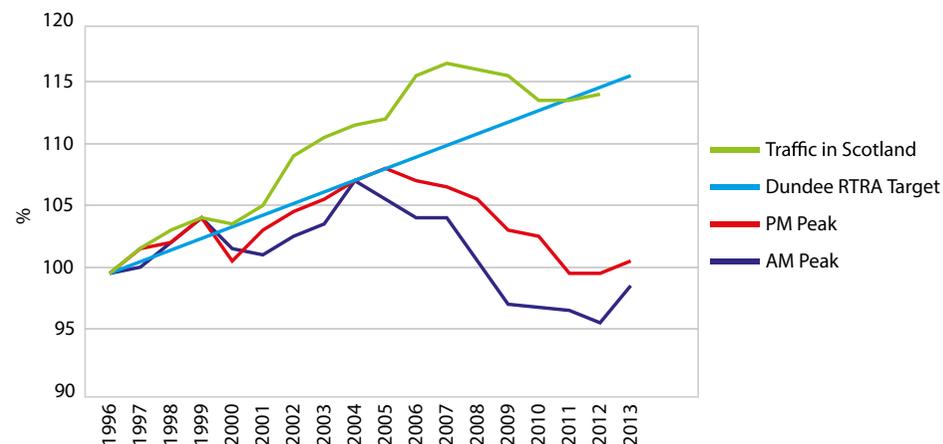
More of us are travelling by rail.

- Traffic levels within the City Centre area have risen since 2011, yet they remain well within the performance targets set by the Road Traffic Reduction Act.
- Dundee Railway Station is undergoing a major redevelopment. It has experienced a 6% rise (to 1,737,444) in passenger numbers since 2008.
- Improved frequency of services calling at Broughty Ferry Station has resulted in a 491% increase in patronage over the same period (to 34,970 users).
- In October 2012 scheduled services from Dundee Airport to Belfast City and Birmingham ended, leaving the route to London City as the only scheduled service from the City. This service was later replaced by a twice daily service to London Stansted. In August 2015 the UK Government shortlisted a proposed Dundee to Schipol, Amsterdam daily return service for funding from the Regional Air Connectivity Fund.
- TACTRAN is working to deliver a park and ride at the southern end of the Tay Road Bridge in order to reduce the volume of commuter and visitor traffic entering the city centre. Discussions are ongoing regarding the delivery of a park and ride in the west of the city, together with the potential relocation of Invergowrie Rail Station to Dundee West.

We are investing in improving active travel routes.

- Dundee City Council and Sustrans are investing in the active travel network, creating new and improved links from communities to the green circular cycle network.
- The £3.5m Seabraes pedestrian and cycle bridge opened in 2015 linking the University / Seabraes area with the Green Circular and the riverside.

Figure 10: Road Traffic Reduction Act Monitoring 1996-2013



Design

There continues to be significant positive changes to the physical characteristics of the city.

- The city centre and peripheral suburban areas of the city are experiencing the most significant physical change, with resulting social, economic and environmental improvements. Critically, developments are directed by a progressive design-led approach, resulting in high quality outcomes and proposals.
- Developments in the Central Waterfront area have made significant progress, including the demolition of several large undesirable buildings and rationalisation of the road network and new development sites; extending the city's existing urban grain and reconnecting with the waterfront.
- The suite of Site Planning Briefs and a 'Planning and Urban Design Framework' for the Central Waterfront reaffirms the high standard of design that will be expected for the remaining sites.

The drive to improve the design quality of the built environment extends throughout the city.

- Positive examples in the city centre include the council's new headquarters at Dundee House; District 10 office space; and the Malmaison Hotel.
- Improvements to City Square have increased the usability of the city's central space for informal and organised events, improving the social and economic viability of the city centre.
- The new pedestrian access bridge at Seabraes is complete. This elegant structure will serve the public well by providing increased connectivity to the waterfront.

Public art contributes small physical change, with big social and cultural impact.

- Recent installations include the Lemmings on Perth Road; Lochee's jute workers sculpture; and the Dandy and the Beano murals on the Kingsway.

- As well as adding visual stimulus to the urban realm, these installations reflect and support the culture and sense of place within the city and connect with children and adults in a positive way.

High quality design supports the physical regeneration of our city.

- Social, economic and environmental improvements are fundamental to the ongoing physical improvements within the peripheral housing areas of the city.
- Whitfield's regeneration includes the recent Crescent community project, which through a design-led approach has achieved a very high standard of architecture, urban design and public art. The social impact of the project is significant, providing a community hub for all ages; integrating multiple services into one building; and strengthening community engagement, empowerment and confidence.
- Long term regeneration of Lochee has involved extensive work within various areas. Street alterations have been highly successful through increased priority for pedestrians demonstrating the positive change that well designed streets can make to the physical appearance and social integration of the town.
- Mill O'Mains Community Regeneration is an on-going four phase programme which will see over 300 new high quality energy efficient homes built in Mill O'Mains. A Masterplan was prepared for the area in 2007 and involved a partnership approach between Dundee City Council, Home Scotland, HTA architects and the local community. The Masterplan proposed creating a new better connected place, with a desirable housing mix and private gardens.

Part 2: Impact



Part 2: Impact

Part 2 of this Monitoring Statement briefly summarises the strategy for each of the chapters of LDP1 and then considers the wider impact of the LDP1 policies and the actions taken by Dundee City Council and others to implement the Local Development Plan Strategy.

Part 2 is divided up into sections to reflect the chapters within LDP1.

Sustainable Economic Growth

Local Development Plan 2014 Strategy

A focus on providing a land use context that facilitates the delivery of jobs to support Dundee's population and 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 & new businesses to invest with confidence in the City. Dundee will be increasingly recognised for tourism and cultural activity focused on the City Centre & Waterfront.

LDP1 was produced at a time of continuing recession with the resultant low demand for all types of properties and land, nevertheless there was strong cause for optimism within Dundee with expected increased employment to be generated in the renewable energy sector as well as tourism and the arts. This was in addition to those industries such as Life Sciences and Digital Media for which Dundee already has a strong reputation.

As well as directly supporting economic growth the Local Development Plan sought to create the right citywide environment for business to invest and for new and existing residents to live and to spend their leisure time. The main focus being on promoting housing sites in a range of locations and in developing the waterfront.

LDP1 supports sustainable economic growth, providing a land use planning context for Dundee that encourages businesses to invest and create jobs. It supports existing employment activity and encourages further growth through the designation of appropriate and effective Economic Development Areas. It safeguards land across the city for employment

uses, categorising this land as being for Principal, Specialist or General Economic Development.

Policy Impact

The allocation and designation of land across the city, has ensured that there is a good choice of location for companies looking to occupy existing premises, or to develop new buildings.

The annual Employment Land Audits have also consistently demonstrated that there is an effective supply of employment land. However, there have been few planning applications for economic development since 2011. Those that have been submitted will have positive economic impacts. The most significant planning permission granted was that for the V&A Museum of Design. An estimated £11.6 million economic boost a year would be made by the museum, which is expected to generate in excess of 270,000 visitor engagements a year from year three onwards. This proposed development has also stimulated activity in the hotel and leisure sector with several planning applications approved for new and extended hotels within the City Centre and Broughty Ferry.

Within the industrial sector Michelin have been granted permission for a 20,700 square metre extension to their Baldovie factory. This will enable the firm to manufacture a wider range of tyres from their only UK car tyre factory.

There were also several planning applications for small scale industrial developments including a number of proposals for new business start up units within general economic development areas.

Within the Specialist Economic Development areas the only significant development was within the Seabraes Creative Media District which saw the development of District 10, the first in a series of buildings specifically designed for early stage creative companies.

Outwith the Economic Development Areas the flagship Central Waterfront development is the main focus of economic development activity in the city. Forecasted to attract investment of £513 Million and creating circa 4,800 jobs this long term project to extend and improve the city centre is

approaching a significant milestone as the initial infrastructure works are completed and the first development commences. Dundee City Council has led this programme of physical infrastructure works, creating a new road network to frame eight development sites and a large multifunctional public open space. There has been strong developer interest in the development opportunities, and expectations are that the first development could commence in 2016. To support the Waterfront development a suite of planning and infrastructure documents have been prepared in-house by Dundee City Council. These documents include a Planning & Urban Design Framework, Site Development Briefs and Infrastructure Information.

The sustainable economic growth section of LDP1 has effectively safeguarded employment land within the city and despite the national economic conditions the city has seen development across the safeguarded economic development areas. Council led investment in the Waterfront infrastructure has generated strong developer interest in taking forward these new development opportunities. It is therefore clear that the policy approach and the Council's pro-active approach to development has had a positive impact and that it is delivering LDP1 strategy in terms of economic growth. Dundee continues to be ready to support the anticipated improvement in economic conditions nationally.

Action Programme - National and Strategic Actions

Ref 4. Dundee Centre and Port (mixed uses including business, commercial, leisure, retail, residential and port related uses).

Progress: Central Waterfront key projects on track, and developer interest in taking forward new development opportunities. Seabraes Yards Phase 1 of District 10 is complete and occupied. City Centre Strategy Paper is being prepared.

Ref 6. Dundee Linlathen (40ha. of employment land).

Progress: None to report.

Design

Local Development Plan 2014 Strategy

LDP1 does not contain a single design strategy for the city; instead design is represented as a common theme cutting across the other strategy areas.

LDP1 seeks to promote high quality places acknowledging natural and historic assets, infrastructure and local design. It includes a comprehensive 'Placemaking' policy approach to design, development, management and maintenance of place in order to reflect local character and context.

Key design objectives of LDP1 include:

- Promotion of good architecture, fostering excellence in design and the involvement of communities whilst ensuring value for money and achievement of sustainable development.
- Understanding of site context and response to its location, in terms of landscape fit and design quality.
- Design of new developments should fit in and enhance active travel routes, green infrastructure networks and public transport links.

These objectives are in line with the Dundee Single Outcome Agreement strategic outcomes and the TAYplan vision for creating a sustainable region. The main design policy is Policy 7. This encompasses the design objectives of LDP1 ensuring new development makes a positive contribution to the quality of the surrounding built and natural environment. In order to ensure that this is applied to new development a design criteria is set out in the policy. New development must consider site topography, create a sense of identity, complement its surroundings, create safe, accessible, inclusive places, and consider future adaptability and the integration of existing buildings, structures and natural features.

As part of creating attractive, distinctive places the policy includes a requirement for major development proposals to provide public art. The

inclusion of public art can make a significant contribution to enriching quality of developments, open spaces and cultural heritage by adding visual interest.

Policy Impact

In qualitative terms the standard of design permitted under LDP1 is considered to be of a high standard. This is both in terms of the external appearance and the internal space standards. Leading examples are the social housing developments in Mill O'Mains and Lochee, city centre commercial developments such as the Malmaison hotel redevelopment and individual new houses such as Victoria Road and Richmond Terrace where officers have used these design policies early in the planning process to improve the overall design quality of the initial proposals.

The award of several industry and peer group awards is also testament to the quality of built environment that is being delivered through this LDP.

Quantitatively, the use of the principal design Policy 7 appears low with under 10% of decisions citing this policy. However, it must be acknowledged that a large amount of Dundee's planning applications are Householder applications, which are predominantly dealt with through Policy 10 and the Supplementary Guidance on Householder Development - Advice and Best Practice, both of which have a strong emphasis on design. The figures also do not reflect the informal discussions with applicants, where the importance of design considerations has been raised in pre-application discussions.

The other main design policy is Policy 9 Design of New Housing. This links to the design standards set out in Appendix 3. This policy is regularly used at pre-application and planning application stage to improve the design qualities of proposals. This was cited during the determination of 74 applications, 32 of which also cited Policy 7. The dual use of these design policies appears quite low; however it must be taken into consideration that the 74 applications would include conversions and change of use, which are less applicable to Policy 7.

The design theme cutting through LDP1 seeks to encourage high quality design without creating barriers to new development. The signs are that

the policy has had a positive impact with high quality design being delivered across all sectors and in all parts of the city. The recent award of UNESCO City of Design status to Dundee recognises the high regard the city places on design in all areas including the built environment.

Action Programme - Supplementary Guidance

Ref 50. Householder Developments – Prepare, consult and adopt supplementary guidance to provide advice and best practice on the design, scale and location of householder development.

Progress: Supplementary Guidance has been adopted.

Housing

Local Development Plan 2014 Strategy

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.

LDP1 recognises that access to good quality housing is a key component of quality of life. To deliver this the Plan sought to ensure that an effective supply of land for housing is available at all times and to provide for balance and choice in the type, size, tenure and location of housing within the City.

To provide this balance and choice LDP1 allocated a variety of brownfield sites across the city, and some limited greenfield land release, primarily focused at the Western Gateway Strategic Development Area. A significant area of greenfield land release was also allocated in the east of the City at Linlathen on the basis that it was to come forward in the second 5 year period of the Plan.

Through Appendix 3: Design of New Housing, LDP1 seeks to deliver the strategy of ensuring that new development is appropriate to the character of the area in which it is built. LDP1 identifies three separate areas within the City to which different design standards are applied for the development of new housing. These areas were the City Centre, the Inner City and Central Broughty Ferry, and Suburban Area. The purpose of this approach was to deliver larger houses in the suburban and inner city areas in a response to a shortfall in the provision of these house types, and to limit the quantity of new build flats given the prevalence of flats in the City and the increasing demand for houses. The approach to flats sought to restrict new flatted development to the City Centre with limited scope in the Inner City area and a presumption against flats in the Suburban areas. The aim being to create places that complement the distinct character and identity of the different parts of the City and promote a well integrated mix of land uses including well designed, energy efficient homes of different types and tenures.

The Appendix 3 standards also seek to ensure that housing does not negatively impact on the amenity of the area in which it is built by setting standards for car parking, amenity/garden ground and privacy.

LDP1 also promotes the development of well designed, energy / resource efficient, good quality housing in sustainable locations. It seeks to ensure that new housing creates places that build on and enhance the distinct character and identity of the different parts of the City.

Policy Impact

The Housing Land Audits since 2011 have consistently demonstrated that there is an effective supply of land for housing. The 2015 Audit identified an effective five year supply of land for 3,162 units. The national economic climate has meant that this supply has not translated into new houses. There are however strong signs that the housebuilding market in the city is beginning to improve with developer activity increasing across the city. Across the allocated sites planning permission has been granted for over 1,000 new homes. Most significant is the grant of planning permission for the development of 650 houses at Western Gateway. Where new development has commenced housebuilders are reporting high levels of interest.

In terms of the balance and choice of housing, the trends reported in the December 2014 Housing Monitoring data show that there continues to be a focus on developing brownfield land and that there has been a shift towards an increasing percentage of detached and semi-detached units being completed. This shows that the housing strategy of the LDP is beginning to be realised through development on the ground.

The Appendix 3 standards have been successful in creating the right type of housing in the right location, and in ensuring that it does not negatively impact on the amenity of the area. Where there have been departures from the standards this has been in instances where site circumstances have meant that a reduction in standards was appropriate. Examples of these departures include preference for a flatted development for urban design reasons or a reduction in car parking where there is sufficient on-street availability or close proximity to public transport.

The design of the housing approved under LDP1 will provide a range of attractive, well-designed, energy efficient, good quality housing that contributes to the creation of successful and sustainable places. In particular there are examples of social housing and the higher value private housing that clearly demonstrate the six qualities of place.

With the continuing difficulties in the house buying and housebuilding sectors there continues to be a significant number of planning applications to extend and improve the existing housing stock. To improve the quality of proposals for the type of extensions and alterations commonly seen on properties within the city, supplementary guidance titled 'Householder Development – Advice and Best Practice' has been prepared. The guidance is intended to cover development requiring planning permission and permitted development.

As the April 2015 deadline for ensuring all public sector housing meets the Scottish Housing Quality Standard passed the programme of council house demolitions has slowed and the programme of new public sector housing development has grown. New council and housing association properties have been developed across the city and this has included housing for particular needs including elderly, special needs and varying needs.

The policy control over the location of new Housing in Multiple Occupation has ensured that the small number of applications that have been approved do not result in an excessive concentration of this form of non-mainstream housing in a particular area.

The success of the The Crescent building in Whitfield, and the policy requirement to direct community facilities to locations convenient to the community they serve and with good transport connections is influencing pre-application discussions on proposals for new community facilities in the Lochee and Coldside wards.

Where it is recognised that development proposals will generate a need for infrastructure improvement or provision in the surrounding area, the Council has ensured that fair and proportionate developer contributions are secured towards the costs of the infrastructure provision, both on and off site.

The housing chapter seeks to encourage the development of high quality housing in Dundee. The evidence demonstrates that the LDP policies have been effective in enabling a range of housing developments in largely brownfield locations across the city.

Action Programme - National and Strategic Actions

Ref 5. Dundee Western Gateway (600 homes).

Progress: Planning Permissions were approved in 2014 and 2015 for 595 units, subject to legal agreements relating to the provision of on and off site infrastructure. A subsequent planning application was submitted in June 2015 seeking planning permission for a further 100 units on a site to the south of the former Liff Hospital campus.

Retail

Local Development Plan 2014 Strategy

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.

In line with Scottish Planning Policy, the Town Centres and Shopping chapter of LDP1 promotes the City Centre or District Centres as the first choice locations for the development of new shopping provision in the City. This approach sought to build on the existing advantages of the City Centre and further develop Dundee's regional shopping role. Consequently, the main objectives of the shopping chapter are:

- Promote the City Centre as the first choice location for the development of new shopping provision.
- Develop Dundee's regional shopping role.
- Continue investment in the District Centres.
- Support the redevelopment of The Stack.
- Maintain the goods range restrictions in the Commercial Centres.

To meet these objectives the LDP's policies restrict the location of new retail development across the city, and protect core retail areas from other uses effectively directing retail development to established and accessible retail locations. This LDP also restricts the location of footfall generating Class 2 office developments, licensed premises and hot food takeaways.

Policy Impact

Despite the continuing economic downturn, the current policy approach

has focused retail activity into the city and district centres, resulted in the reoccupation of vacant premises in these established retail locations with new independent retailers and food and beverage outlets, and evidence of property owners investing in their properties. This activity has helped to maintain the vitality and viability of the network of centres, particularly in the city centre where some high street names such as Gap, Monsoon and WHSmith have closed their city centre stores. The Dundee Retail Study 2015 does not indicate that any material change to the City Centre retail policies with regard to the Retail Frontage Area, the Speciality Shopping and Non Frontage Area and the City Centre extending and upgrading, including support for the Overgate extension and additions to the Wellgate Centre.

Dundee City Council has continued to invest in the district centres, improving public realm, accessibility and creating development sites. The recent investment in regenerating Lochee High Street has seen buoyant trading levels in a new Farmfoods store, and The Range - a new discount household goods store occupying the former Tesco unit in the Stack Park. Elsewhere within the Stack Park the developer led masterplan has resulted in the opening of an Aldi and Home Bargains store. These developments have positively regenerated the park with increased footfall between it and Lochee High Street.

The Dundee Retail Study 2015 indicates that no material change to the existing policy has emerged from the research, including the review of the District Centres. The Study suggests that in light of the level and distribution of vacant small units it may be desirable to review the frontages in Hilltown.

Within the City's retail parks there are signs that trading is improving, with increased occupancy and investment by property owners through refurbishment, creation of mezzanine floors and replacement of units. However, as is common in other areas investors and developers have sought to relax the goods range restrictions within Dundee's 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 if permission is not given.

The Council has refused planning applications in accordance with the town centre first policy approach, although in one instance permission was granted on appeal to the Directorate for Planning and Environmental Appeals on the basis that the proposed household goods retail use would not harm the vitality and viability of the City Centre.

Planning permission for out of centre retail development has also been permitted where material considerations such as increased employment opportunities are considered to carry sufficient weight so as to outweigh any negative impacts the development could have on the network of centres. The Town Centre and Shopping section of the Dundee Local Development Plan has taken positive steps to encourage high quality shops within the City Centre whilst also protecting and promoting the City Centre and the District Centres. Whilst Dundee has experienced the re-occupation of vacant premises and investment in existing retail properties, decisions to permit retail development in several out of centre locations does risk harming the vitality and viability of the city's network of centres.

The Dundee Retail Study 2015 suggests that Policy 23 – Goods Range Restrictions should remain, as any dilution of the restrictions is likely to result in competition with the City Centre and the District Centres. The Study also suggests 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.

The Study also notes that the research did not indicate a need to change Policy 24 – Location of New Retail Developments serving as it does to implement a town centre first policy approach.

Action Programme - National and Strategic Actions

Ref 4. Dundee Centre and Port (mixed uses including business, commercial, leisure, retail, residential and port related uses).

Progress: Central Waterfront key projects on track. Seabraes Yards Phase 1 of District 10 is complete and occupied. City Centre Strategy Paper is being prepared.

Environment

Local Development Plan 2014 Strategy

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.

Sustainability has been put at the heart of LDP1 with cross cutting themes of climate change, infrastructure and creating quality places informing the plan preparation; influencing and underpinning the choices and direction of the policies, proposals and development sites.

While climate change presents particular challenges to the environment it also offers significant opportunities for the promotion of sustainable economic growth. The policy framework of LDP1 seeks to meet these challenges through protecting the environment by avoiding the negative effects that development can have in its construction, operation or use, and demolition life cycles. Where avoidance cannot be fully achieved it is expected that development proposals will include measures designed to mitigate any significant negative impacts. Other impacts require us to adapt to the effects of a changing climate in order to ensure long term sustainable environmental quality in the built and natural environment.

The environment chapter of LDP1 also includes the historic built environment. Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinctive identity of Dundee and the policy approach is to support the protection and enhancement of the historic environment.

Policy Impact

In respect of energy use the largest policy impact has been the policy requiring new development to utilise zero-carbon generating technologies in order to reduce the carbon emissions of the development. This has seen the use of technologies such as enhanced building insulation and micro generation employed on developments of varying scales.

There have been no proposals for biomass of any scale nor for any district heating systems. Proposals for several wind turbines have been submitted and these have all been supported and planning permission granted.

In respect of managing the effects of climate change, LDP1 requires that new development proposals include adaptability and resilience to a changing climate. The requirement for SUDS to manage surface water from new developments is seen as a key policy and use of the relevant policies together with the close working between the Planning Division and the City Engineers ensure that SUDS are considered at the very early stages of any pre-application discussions. This approach results in a higher quality of design of SUDS and better integration with the development that the system serves.

Protecting and enhancing green infrastructure is another area of policy impact. The policy approach has seen developments including new urban planting; the use of sustainable urban drainage systems to create new areas of greenspace as well as to manage surface water; and create and improved links to active travel networks to reduce the need to travel by car.

The construction phase of development is when the most significant harm can be done to protected species and their habitats, and policies ensure that mitigation measures are used to minimise the risk. A specific example of this was the use of planning conditions to control the piling operations for the V&A Museum of Design development to ensure that these noisy activities took place outwith the seal breeding season. Mitigation measures were also employed in relation to coastal protection works in Broughty Ferry. The impact has been the continued maintenance of green infrastructure across the city and the continued protection of protected species and their habitats.

In many ways the LDP works in parallel with the regulatory framework to improve air quality, manage the decontamination of land and generally manage environmental issues such as noise, vibration or light pollution. These issues arise in many planning applications and are dealt with through negotiation or mitigation. The most significant is often air quality as this has often required the redesign of residential developments to set buildings further away from arterial roads in order to reduce the air quality impacts on new residents.

Preserving and enhancing the historic environment is an important factor in maintaining the heritage and distinct identity of Dundee. Many applications have been submitted seeking to maintain, repair, adapt and modernise listed buildings and those within many of the city's conservation areas. The policy approach has been to support these works where they are necessary and if they can preserve or enhance the building. The impact of the policy has been positive. The city's conservation areas are being reviewed with the intention of extending them, indicating that the quality of historic built environment has been maintained.

A measure of the high quality of design in preserving the historic environment are the awards given to historic building projects such as the Malamsion hotel development, the St Aidans Centre and the restoration of Broughty Ferry Rail station.

The environment chapter seeks to encourage 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. The LDP has enabled the delivery of a variety of development in locations across the city whilst balancing these with the need to address climate change and environmental assets.

Action Programme

No actions specifically relate to the environment.

Sustainable and Accessible Transport

Local Development Plan 2014 Strategy

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.

LDP1 takes direction from the Local Transport Strategy which contains three key objectives:

- Reducing the need to travel;
- Promoting alternative modes of travel;
- Restraining the use of the Private Car.

In addition it also gives support to the Regional Transport Strategy through attention to cross-boundary transportation effects.

Underpinning the Sustainable and Accessible Transport chapter is a desire to improve the accessibility of all developments, by all modes of transport. It does this with an emphasis on a hierarchy of transport choice which starts with sustainable and active methods: walking and cycling then to public transport and finally to the private car.

Policy Impact

The majority of development sites in Dundee are brownfield in nature, and located within the urban area where they are already well served by all modes of transport. Planning applications are assessed to ensure that developments provide good and safe connections to the existing networks and incorporate facilities for walking, cycling and public transport networks including road or junction improvements and cycle parking.

Where greenfield development has been permitted it is in locations where connections to routes for all modes of transport can be made. For example

the Western Gateway developments will be served by a series of improved road junctions and a continuous pedestrian and cycle link to the Kingsway and the wider cycle networks in Dundee and Perth & Kinross. The developer is also discussing the potential to extend bus routes into the development.

The policy approach also seeks to ensure alignment of new developments with the Central Dundee Parking Strategy and the promotion of charging infrastructure for electric vehicles. Developers are now installing electric vehicle charging infrastructure within commercial premises and higher density residential developments.

A key Council led proposal in LDP1 was the establishment of a Park & Ride at Riverside. This proposal was included in the Regional Transport Strategy and promoted by Tactran as a method for alleviating the impacts of private cars on Dundee City Centre. A planning application submitted in June 2013 was subsequently refused planning permission due to concerns regarding the adjacent Riverside Nature Park.

The case for a park and ride facility remains unchanged with Tactran having noted that demand exists for such facilities on the south, west, east and northern approaches to the city centre.

The Tactran study indicates a location in the general area of Riverside Avenue remains the most desirable location for such a facility and for a potential relocation of Invergowrie Rail Station.

Tactran is continuing discussions with regard to the implementation of a southern park & ride site as allocated within the North East Fife and St Andrews Local Plan.

The collective policies within LDP1 are considered to have had a positive influence on the quality of development within Dundee. Challenges do remain and in particular encouraging the development industry to provide for alternatives to private cars and the increasing use of electric vehicles will require continuing attention during the lifetime of the Plan.

Action Programme - National and Strategic Actions

Ref 1. Park and Ride at Dundee West (Riverside) (A90 Dundee North at Forfar Road, A92 Dundee East at Monifieth and A92 South of Tay Bridge.).

Progress: Planning Application refused at Development Management Committee 21.10.2013. In light of the refusal of planning permission discussions are ongoing between Tactran, DCC officers and Transport Scotland regarding a review of possible options for future Park and Ride at Dundee.

Ref 2. A90 Upgrade through or around Dundee.

Progress: STPR project 29. Project highlighted in NPF3. Improving A90 through or around Dundee is included within Tactran's RTS Delivery Plan 2008-2023. Discussions are continuing with Transport Scotland regarding joint working possibilities on developing regionally important proposals identified in Scottish Government's STPR including improving the A90 at Dundee.

Ref 3. Improving rail infrastructure and connectivity regionally and nationally.

Progress: A business case for relocating Invergowrie Station to Dundee West is still being progressed. Ongoing discussions with rail operators to seek more frequent services in Dundee's stations.

Ref 7. Upgrading of Dundee Rail Station

Progress: Demolition work complete and construction of new station concourse and hotel underway.

Ref 8. Improved road access into Dundee Port and improved rail connectivity including inter-modal regional rail freight facilities at Dundee (Port).

Progress: None to report.

Ref 9. Growth in services at Dundee Airport

Progress: Proposals for the establishment of a daily return service to Schipol are being considered.

Supplementary Guidance

Air Quality – Adopted 4 November 2014

Supplementary Guidance has been adopted giving further guidance on meeting the planning policy requirements.

Developer Contributions – Adopted 4 November 2014

Supplementary Guidance has been adopted to ensure landowners, developers and Dundee City Council have certainty about the likely level of developer contributions and the nature of the requirements for sites from the outset.

Householder Development – Adopted 10 July 2015

Supplementary Guidance has been adopted to provide advice and best practice on the design, scale and location of householder development.

Flood Risk Management

Following the issuing of guidance and management plans by other agencies it has been agreed that Supplementary Guidance is not required.

Integration With Community Planning

Background

SPP recognises that at the strategic and local level, planning can make a very important contribution to the delivery of Single Outcome Agreements, through their shared focus on 'place'. SPP states that effective integration between land use planning and community planning is crucial and development plans should reflect close working with Community Planning Partnerships.

Community planning in Dundee operates on two levels. At a strategic level the Dundee Community Plan sets out our top strategies, priorities and outcomes for the city to be driven by all community planning partners. At a local, grassroots level, the area based Local Community Planning Partnerships prepare Local Community Plans (LCPs) which list the changes, developments and improvement local residents would like to see happen.

To ensure that LDP2 is effectively integrated with community planning, a 360 degree integration strategy was prepared which would see all levels of community planning pulled into the LDP preparation process, and in turn the LDP process would feedback into the community planning process.

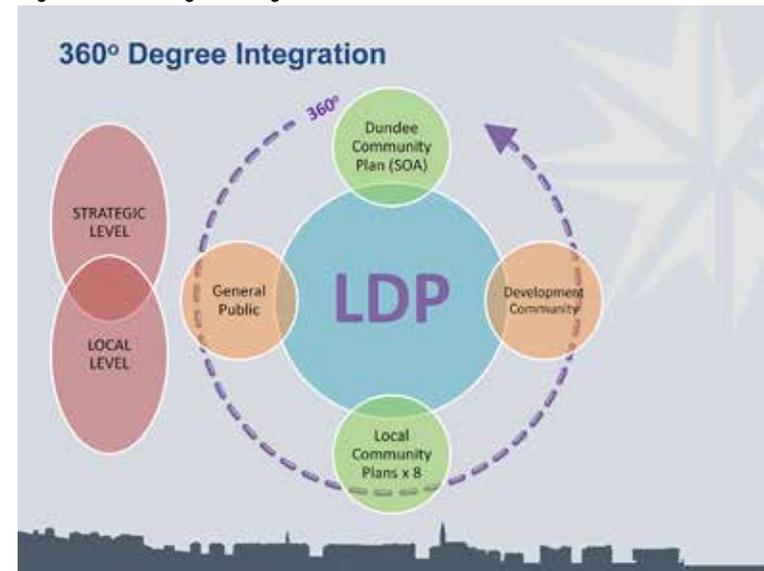
The focus of this 360 degree approach was on the analysis of the Dundee Community Plan and LCPs, and the hosting of workshops and engagement with community planning partners.

Integration with Local Community Planning Partnerships

The Local Community Plans are prepared every two years and updated on an annual basis. They are prepared following extensive consultation with residents with information gathered from postal surveys; survey collection at community festivals and gala events; public meetings, community conferences and focus groups. This approach builds a comprehensive understanding of the community's local priorities on health, community safety, the environment, work and learning.

The integration strategy involved a workshop with the Communities Officers covering the eight Local Community Planning Areas. This workshop allowed for discussion of the connections between Local Community Planning and the LDP and how the Communities Officer's work within the

Figure 11: 360 Degree Integration



Local Community Planning Areas could be integrated into the content of the LDP. The workshop content sought to illustrate how the LDP could help deliver land use elements of the Local Community Plan outcomes.

Workshop

The workshop was divided into three parts, firstly looking at the policy context, secondly an overview of the current Local Community Plans in terms of their strategic themes and land use outcomes and the third section provided an opportunity for discussion to identify common themes in both the LCP and LDP and how these could inform the content of the LDP.

To set the context the slide below (see also Appendix 3) was used to show how each level of policy from the Government Outcomes through to the LDP can feed into each other.

Figure 12: Policy Context



Figure 13: Integration Process



The LCPs are based around six strategic themes:

1. Building Stronger Communities
2. Health and Wellbeing
3. Community safety
4. Learning and Culture
5. Sustainable Dundee – Environment
6. Work and Enterprise

Prior to the workshop a detailed study of each of these strategic themes was undertaken to identify the land use outcomes within each LCP. The aim of this exercise was to identify the key issues which could be discussed and agreed during the workshop and then fed into the LDP.

Each of the strategic themes were taken in turn and discussed, showing how the identified land use outcomes could be translated into key issues for the LDP. For example under the strategic theme 'Building Stronger Communities' the Lochee Local Community Plan identified "Improving Green and Open Spaces in partnership with the Regeneration Forum" and "young people living in the area" as land use outcomes. Similar outcomes were identified in the seven other LCPs, and these were then translated into the key issues of 1) Protect green space and 2) Enhancement of open space and adequate play provision.

This identification process continued across the other LCPs. Within each of the strategic themes a number of other key issues were identified which would be considered in the preparation of the LDP. The following key issues were identified and were agreed through discussion with Communities Officers:

Building Stronger Communities – Key Issues:

- Protect green space.
- Enhancement of open space and adequate play provision.
- Community facility provision, enhancement and protection.
- Western Gateway designation and delivery.
- Car parking provision.

Health and Wellbeing – Key Issues:

- Adequate outdoor play/exercise provision.
- Sustainable transport links and opportunities for active travel – cycle routes and pedestrian links.

Community Safety – Key Issues:

- Protect and enhance public open space.
- Safety by Design.
- Car parking provision.
- Retail provision.
- Business/employment land allocations and opportunities.

Learning and Culture – Key Issues:

- Open space enhancement.

Environment – Key Issues:

- Designation, enhancement and protection of green space/open space.
- Identify Environmental Improvement Schemes.
- Protect existing play, ensure adequate provision and support opportunities for additional provision or enhancement.
- Protect and enhance blue infrastructure – water courses.
- Car parking provision.

- Safe pedestrian routes.
- Park & Ride scheme designation.
- Promote sustainable travel options – active travel – cycling and walking.
- Mill O’Mains Masterplan.
- Lochee Physical Regeneration Programme including affordable housing.
- Waste disposal and management –including recycling.
- Redevelopment of Stack leisure park.

Work and Enterprise – Key Issues:

Business and employment use designations.

These can be seen in more detail in the Appendix 3 which contains the slides which were used in the workshop and show outcomes from the LCPs and what the key land use issues these could be integrated into and contribute to.

Local Community Planning Partnership - Common Land Use Themes and Outcomes

Through the identification of the Key Issues and discussion within the workshop the following common land use themes were identified, discussed and agreed to be taken forward to be considered within the preparation of the LDP:

- Open space protection and enhancement
- Safe pedestrian routes
- Active travel options
- Protection and enhancement of play provision and ensure adequate provision of play facilities in new developments.
- Safety by Design
- Provision of community facilities
- Delivery of Masterplan/Regeneration programmes

- Parking provision and safety
- Road design in development to promote safety
- Encourage community gardens/growing/allotments
- Identification and enhancement of District Centres
- Enhancement of local shopping provision

Through discussion and from information extracted from the LCPs the following specific land use outcomes were identified:

- Lochee – re-use of vacant and derelict land following schools closures
- East End – redevelopment of vacant land for community benefit at Douglas
- East End community gardens
- Coldside – provision of community facility
- Western Gateway
- Hilltown Development Briefs
- Redevelopment of Stack, Lochee
- Park & Ride facility, West End
- The Law environmental improvements.

It is these common and specific land use outcomes that will be taken forward into the LDP preparation process.

Integration with Dundee Community Plan

The Dundee Community Plan consists of the Single Outcome Agreement (SOA) and the Dundee SOA Delivery Plan. The SOA sets out our top strategies, priorities and outcomes for the city to be driven by all community planning partners, and the Delivery Plan describes the actions which will be taken by partners collectively (and where relevant, individually) to achieve real progress towards the 'above the waterline' outcomes.

They are prepared following extensive consultation across the various SOA partners, feedback from the strategic theme groups and feedback from other partnership groups.

To gather land use themes and outcomes at this strategic level the 360 degree integration strategy follows a similar process to the LCP process. A sift of the SOA and the Delivery Plan highlighted several land use outcomes and these were in turn grouped into key issues. This process is shown in the slide deck in Appendix 4.

To gather support for the approach, and to agree the common land use themes the results of the sifting exercise were presented to and discussed with the Dundee Partnership Co-ordinating Group. Chaired by Dundee City Council's Community Planning Manager the group includes a representative of each public sector partner and the theme group chairs. Its purpose is to co-ordinate the implementation of community planning in the City. As with the LCP workshop the group were given a presentation and then engaged in discussion around the key issues. It was then agreed what common land use outcomes could be drawn from the Community Plan.

Dundee Community Plan - Common Land Use Themes and Outcomes

Through the identification of the key issues and discussion with the Group the following common land use themes were identified, discussed and agreed to be taken forward to be considered within the preparation of the LDP:

- Provide and retain community facilities
- Open space protection and enhancement

- Sustainable and accessible transport provision and improve linkages to services, facilities and employment opportunities
- Support low and zero carbon technology
- Ensure high quality design of development and streets
- Delivery of mixed type and tenure housing
- Designation of Economic Development Areas
- Implementation of Waterfront Masterplan including the V&A Museum of Design

It is these common and specific land use outcomes that will be taken forward into the LDP preparation process.

360 Degree Integration

As stated in Scottish Planning Policy planning can make a very important contribution to the delivery of Single Outcome Agreements. To fully capture the benefit of the LDP preparation process the 360 degree integration process allows for feedback from the LDP back into the processes for updating and preparing the Dundee Community Plan and Local Community Plans.

Appendix 1: Supporting Information

Other background reports, studies and supporting information.

List : to include GROS, NOMIS etc.

Other sources of information used to support this Monitoring Statement include:

Dundee Retail Study 201; Septmeber 2015; Roderick MacLean Associates Ltd.

Dundee Employment Land Audit 2014; DATE; Dundee City Council.

GROS Population Estimates – various as detailed within report.

Scottish Government Housing Statistics – Scottish Government 2013

Nomis

Appendix 2: Policy Usage Monitor

Policy		Decision Type	Count
DLDP - Policy 1	Principal Economic Development Areas		
	Application Permitted	Delegated	12
	Approved subject to Conditions	Delegated	11
	Refused	Delegated	3
DLDP - Policy 2	Specialist Economic Development Areas		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	3
DLDP - Policy 3	General Economic Development Areas		
	Application Permitted	Delegated	3
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	11
	Refused	Delegated	2
DLDP - Policy 5	Tourism and Leisure Developments		
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	4
DLDP - Policy 6	Visitor Accommodation		
	Approved subject to Conditions	Delegated	7
	Refused	Delegated	2
DLDP - Policy 7	High Quality Design		
	Application Permitted	Delegated	101
	Approved subject to Conditions	Committee	6

	Approved subject to Conditions	Delegated	143
	Refused	Committee	1
	Refused	Delegated	10
DLDP - Policy 8	Housing Land Release		
	Approved subject to Conditions	Committee	2
	Approved subject to Conditions	Delegated	8
DLDP - Policy 9	Design Of New Housing		
	Application Permitted	Delegated	10
	Approved subject to Conditions	Committee	4
	Approved subject to Conditions	Delegated	87
	Refused	Delegated	7
DLDP - Policy 10	Householder Development		
	Application Permitted	Delegated	243
	Application Permitted	Committee	1
	Approved subject to Conditions	Delegated	114
	Approved subject to Conditions	Committee	3
	Refused	Delegated	2
	Withdrawn	Delegated	1
DLDP - Policy 11	Formation of New Residential Accommodation		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	34
	Refused	Delegated	2
DLDP - Policy 12	Development of Garden Ground for New Housing		
	Application Permitted	Delegated	4
	Approved subject to Conditions	Committee	1

	Approved subject to Conditions	Delegated	11
	Refused	Delegated	3
DLDP - Policy 13	Residential Accommodation for Particular Needs		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	2
DLDP - Policy 14	Student Accommodation		
	Approved subject to Conditions	Committee	1
DLDP - Policy 15	Houses in Multiple Occupation		
	Application Permitted	Delegated	6
	Approved subject to Conditions	Delegated	8
	Refused	Delegated	1
DLDP - Policy 16	Small Scale Commercial Uses within Residential Areas		
	Approved subject to Conditions	Delegated	8
	Refused	Delegated	4
DLDP - Policy 17	Community Facilities		
	Approved subject to Conditions	Delegated	4
DLDP - Policy 19	Funding of On and Off Site Infrastructure Provision		
	Approved subject to Conditions	Delegated	1
	Refused	Committee	1
	Refused	Delegated	3
DLDP - Policy 20	City Centre Retail Frontages		
	Application Permitted	Delegated	5
	Approved subject to Conditions	Delegated	20
	Refused	Delegated	2
DLDP - Policy 21	District Centres Retail Frontage		

	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	7
	Refused	Delegated	1
DLDP - Policy 22	The Stack		
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	1
DLDP - Policy 23	Goods Range Restrictions		
	Application Permitted	Delegated	3
	Approved subject to Conditions	Delegated	1
	Refused	Committee	2
DLDP - Policy 24	Location Of New Retail Developments		
	Application Permitted	Delegated	1
	Approved subject to Conditions	Committee	3
	Approved subject to Conditions	Delegated	4
	Refused	Committee	1
DLDP - Policy 26	Local Shopping Provision		
	Approved subject to Conditions	Delegated	5
	Refused	Committee	1
DLDP - Policy 27	Class 2 Office Developments		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	3
DLDP - Policy 28	Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	20
	Refused	Delegated	7

DLDP - Policy 29	Low and Zero Carbon Technology in New Development		
	Application Permitted	Delegated	3
	Approved subject to Conditions	Committee	3
	Approved subject to Conditions	Delegated	36
	Refused	Delegated	4
DLDP - Policy 32	Development within the Open Countryside		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Delegated	7
DLDP - Policy 33	National and International Nature Conservation Designations		
	Approved subject to Conditions	Delegated	2
DLDP - Policy 34	Locally Important Nature Conservation Sites		
	Approved subject to Conditions	Delegated	7
DLDP - Policy 35	Protected Species		
	Approved subject to Conditions	Delegated	4
	Refused	Delegated	1
DLDP - Policy 36	Open Space		
	Application Permitted	Committee	1
	Application Permitted	Delegated	2
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	7
	Refused	Delegated	1
DLDP - Policy 38	Trees and Urban Woodland		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Committee	3
	Approved subject to Conditions	Delegated	19

	Refused	Delegated	1
DLDP - Policy 39	Major Waste Management Facilities		
	Approved subject to Conditions	Delegated	1
DLDP - Policy 40	Waste Management Requirements for Development		
	Approved subject to Conditions	Committee	3
	Approved subject to Conditions	Delegated	12
	Refused	Committee	1
	Refused	Delegated	1
DLDP - Policy 41	Flood Risk Management		
	Approved subject to Conditions	Delegated	7
	Refused	Delegated	2
DLDP - Policy 42	Sustainable Drainage Systems		
	Application Permitted	Delegated	4
	Approved subject to Conditions	Committee	4
	Approved subject to Conditions	Delegated	38
	Refused	Delegated	3
DLDP - Policy 44	Air Quality		
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	4
	Refused	Committee	1
DLDP - Policy 45	Land Contamination		
	Application Permitted	Delegated	1
	Approved subject to Conditions	Committee	7
	Approved subject to Conditions	Delegated	49
	Refused	Committee	1

	Refused	Delegated	5
DLDP - Policy 47	Environmental Protection		
	Application Permitted	Delegated	2
	Approved subject to Conditions	Committee	3
	Approved subject to Conditions	Delegated	45
	Refused	Delegated	1
DLDP - Policy 48	Listed Buildings		
	Application Permitted	Delegated	75
	Approved subject to Conditions	Committee	5
	Approved subject to Conditions	Delegated	139
	Refused	Delegated	15
DLDP - Policy 49	Demolition of Listed Buildings and Buildings in Conservation Areas		
	Application Permitted	Delegated	1
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	6
DLDP - Policy 50	Development In Conservation Areas		
	Application Permitted	Delegated	148
	Approved subject to Conditions	Committee	8
	Approved subject to Conditions	Delegated	209
	Refused	Delegated	20
DLDP - Policy 53	Telecommunications		
	Application Permitted	Delegated	4
	Approved subject to Conditions	Delegated	14
	Refused	Delegated	2
DLDP - Policy 54	Active Travel		

	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	2
	Refused	Delegated	1
DLDP - Policy 55	Accessibility of New Developments		
	Approved subject to Conditions	Committee	3
	Approved subject to Conditions	Delegated	14
	Refused	Delegated	1
DLDP - Policy 56	Dundee Airport		
	Approved subject to Conditions	Delegated	1
DLDP - Policy 57	Car Parking		
	Approved subject to Conditions	Committee	1
	Approved subject to Conditions	Delegated	5

Appendix 3: Community Planning Workshop Slides

Dundee Local Development Plan 2

Communities Officer Workshop Monday 30th March 2015

Gordon Reid
Alistair Hilton
Julie Robertson

Workshop Content:

- Policy Context
- Community Plans
- Discussion
 - Identify common themes
 - Community Expectation
 - How can these inform the LDP?

Policy Context

The diagram is a matrix with 'Policy Context' on the left and various strategy titles on the top and right. A blue circle highlights the 'Local Development Plan' and 'Local Environmental Plan' at the bottom. A blue arrow points from the 'Local Development Plan' box to the 'Local Environmental Plan' box.

Policy Context – Scottish Planning Policy

“Effective integration between land use planning and community planning is crucial and development plans should reflect close working with Community Planning Partnerships”.

Policy Context – national to local



Policy Context - Single Outcome Agreement



Community Plans

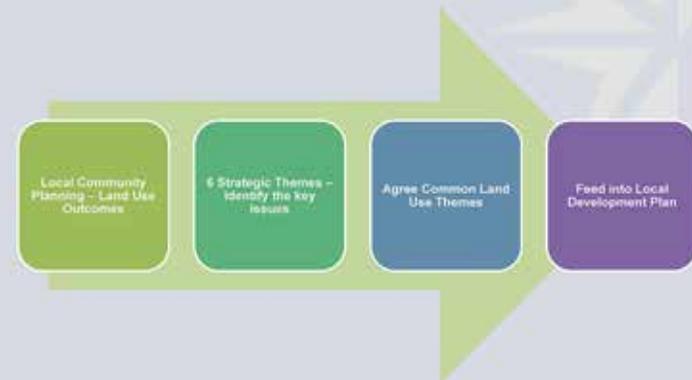
Six Strategic Themes

- Building Stronger Communities
- Health and Wellbeing
- Community Safety
- Learning and Culture
- Sustainable Dundee – Environment
- Work and Enterprise

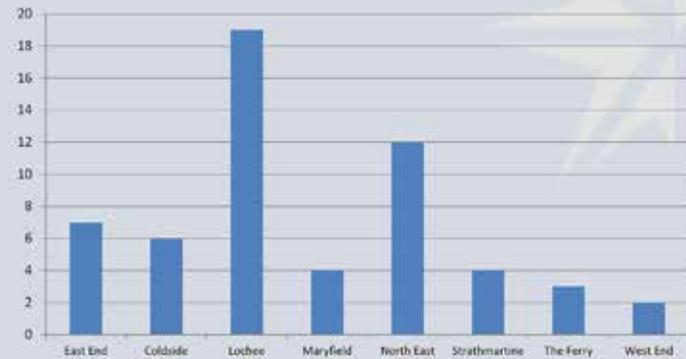


Through the Strategic Themes each Local Community Plan has identified **land use outcomes** for their area

Local Community Plans to Local Development Plan

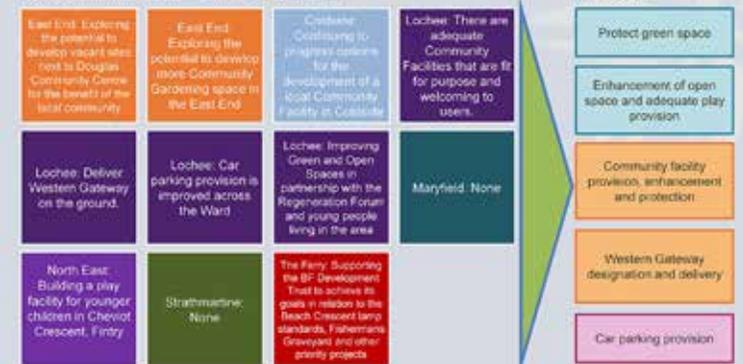


Community Plans – Land Use Outcomes



Strategic Theme: Building Stronger Communities

LCPP Community Plan – Land Use Outcomes



Strategic Theme: Health and Wellbeing

LCPP Community Plan – Land Use Outcomes

Key Issues



Strategic Theme: Community Safety

LCPP Community Plan – Land Use Outcomes

Key Issues



Strategic Theme: Learning and Culture

LCPP Community Plan – Land Use Outcomes

Key Issues

North East: Increasing residents' influence in the regeneration and development of plans for open space in Mill O Mains

Open space enhancement

Strategic Theme: Sustainable Dundee - Environment

LCPP Community Plan – Land Use Outcomes

Key Issues



Strategic Theme: Sustainable Dundee - Environment

LCPP Community Plan – Land Use Outcomes

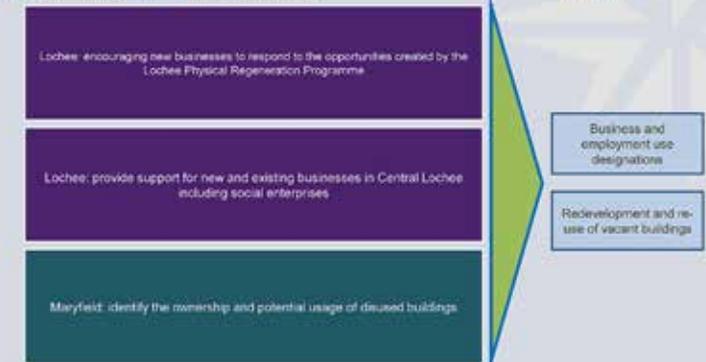
Key Issues



Strategic Theme: Work and Enterprise

LCPP Community Plan – Land Use Outcomes

Key Issues



Discussion

- What are the common land use themes through all of the LCPs?
 - Open space protection and enhancement
 - Safe pedestrian routes
 - Active travel options
 - Adequate play provision
 - Safety by Design
- Are there any further specific outcomes that the LDP should consider?

Discussion

- What are the community expectations and how can these inform the LDP?
e.g. Mill O'Mains Masterplan
Community expectations – delivery of the masterplan, good design, safe, attractive environment
LDP- designate Mill O'Mains masterplan area as a proposal within the plan, ensure suitable design policy to enable high quality, well designed places.

Appendix 4: Dundee Partnership Co-ordinating Group Slides

Dundee Local Development Plan 2

Dundee Partnership Co-ordinating Group 20 August 2015

Alistair Hilton
Senior Planning Officer
City Development, Planning Division

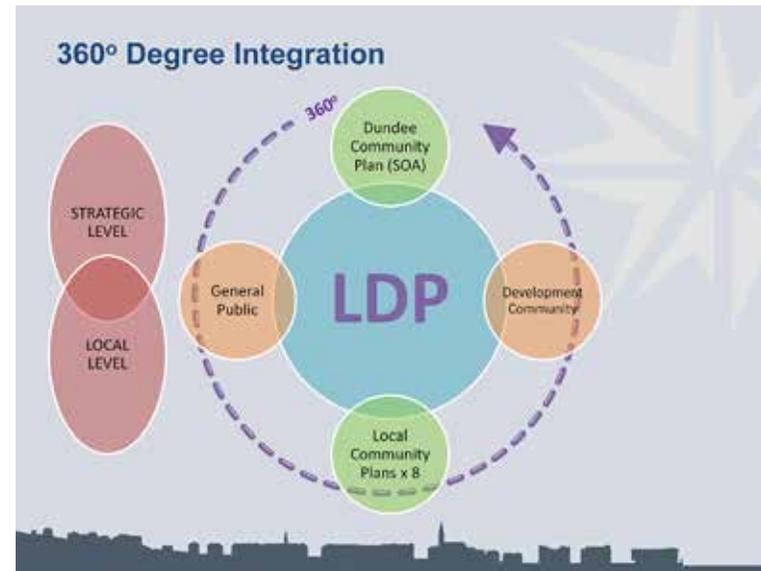
The diagram illustrates the hierarchy of planning policies:

- National Level:** National Planning Framework (NPF) - National Planning Policy Framework (NPPF)
- Scottish Level:** Scottish Planning Policy (SPP) - Principal Policies (Sustainability, Place-making)
- Local Level:** Local Development Plans, Master Plans

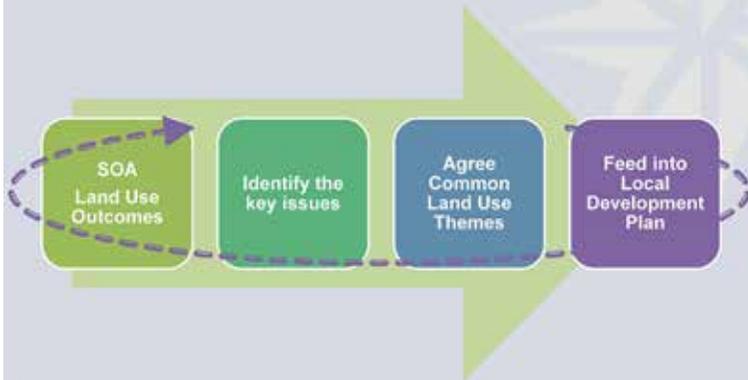
Yellow arrows indicate the flow from National Planning Policy Framework (NPPF) and Scottish Planning Policy (SPP) down to Local Development Plans and Master Plans.

Policy Context – Scottish Planning Policy

“Effective integration between land use planning and community planning is crucial and development plans should reflect close working with Community Planning Partnerships”.



Community Plan to Local Development Plan



Dundee Outcome 1

Dundee will be an internationally recognised city at the heart of a vibrant region with more and better employment opportunities for our people



Dundee Outcome 2

Our people will be better educated and skilled within a city renowned for learning and culture

Relevant SOA Intermediate Outcomes

Dundee delivers excellent cultural choice and opportunity for its citizens and visitors

LDP Issues

- Implementation of Waterfront Masterplan
- Tourism and Leisure policy
- Visitor accommodation policy

Dundee Outcome 3

Our children will be safe, healthy, achieving, nurtured, active, respected, responsible and included

Relevant SOA Intermediate Outcomes

Children have opportunities to take part in activities such as play, recreation and sport which contribute to healthy growth and development, at home, at school and in community

LDP Issues

- Ensure high quality design of development and streets
- Provision and retention of open space and play facilities
- Provision and retention of community facilities

Dundee Outcome 4

People in Dundee will have improved physical health and mental well-being and will experience fewer health inequalities

Relevant SOA Intermediate Outcomes

People living in community regeneration areas have improved health

People have more healthy and active lifestyles

LDP Issues

Implementation of regeneration masterplans and frameworks e.g. Lochlee, Whitfield, Hilltown, Mill O'Mairs

Provision and retention of open space

Improved linkages to open space and recreation facilities

Provision and retention of community facilities

Dundee Outcome 5

People in Dundee are able to live independently and access support when they need it

Relevant SOA Intermediate Outcomes

Elder people and other adults receive care, treatment and support in community settings as opposed to long stay care settings

LDP Issues

Delivery of mixed type and tenure housing

Provision and retention of community facilities

Improved linkages to services and facilities

Dundee Outcome 6

Our communities will be safe and feel safe

Relevant SOA Intermediate Outcomes

We have improved road safety

LDP Issues

Ensure high quality design of development and streets

Dundee Outcome 7

Dundee will be a fair and socially inclusive city

Relevant SOA Intermediate Outcomes

We have reduced deprivation in Community Regeneration Areas

People in community regeneration areas are skilled, confident and resilient

LDP Issues

Improve linkages to services, facilities and employment opportunities

Provision of sustainable and accessible transport options

Improve and retain community facilities

Dundee Outcome 8

Our people will live in strong, popular and attractive communities

Relevant SOA Intermediate Outcomes

Our neighbourhoods have improved physical environments

We have quality, choice and affordability of housing

We have improved the quality of local shops

Our neighbourhoods experience greater community spirit and wellbeing

LDP Issues

Ensure high quality design of development and streets

Implementation of masterplans and regeneration frameworks

Delivery of mixed type and tenure housing

Provision and retention of community facilities

Provision and retention of retail facilities and improvement of District Centres

Dundee Outcome 9

Our communities will have a high quality and accessible local services and facilities

Relevant SOA Intermediate Outcomes

Our people have access to high quality community facilities

Our people have access to a range of travel networks

LDP Issues

Provision and retention of community facilities

Improve linkages to facilities and services

Improve access to sustainable and accessible transport

Dundee Outcome 10

Our people will live in a low carbon, sustainable city

SOA Intermediate Outcomes

Dundee mitigates and adapts to the effects of climate change for the transition to a low carbon economy

Dundee has an accessible, integrated and sustainable travel network

Dundee has sustainable waste management systems that reduce environmental impacts of waste production

Dundee has a clean, healthy and safe environment with improved air, land and water quality

Dundee has an attractive and sustainable natural environment where the built heritage is valued and protected

LDP Issues

Support low and zero carbon technology

Provision of sustainable and accessible transport

Waste management facilities and requirements policy

Air Quality policy

Built and natural heritage preservation and enhancement policies

Community Plan / SOA Common Land Use Themes

Provide and retain community facilities

Open space protection and enhancement

Sustainable and accessible transport provision and improve linkages to services, facilities and employment opportunities

Support low and zero carbon technology

Ensure high quality design of development and streets

Delivery of mixed type and tenure housing

Designation of Economic Development Areas

Implementation of Waterfront Masterplan including the V&A Museum of Design

Local Community Plan Common Land Use Themes

Open space protection and enhancement	Safe pedestrian routes	Active travel options	Protection and enhancement of play provision and ensure adequate provision of play facilities in new developments
Safety by Design	Provision of community facilities	Delivery of Masterplan/Regeneration programmes	Parking provision and safety
Road design in development to promote safety	Encourage community gardens/ growing/ allotments	Identification and enhancement of District Centres	Enhancement of local stopping provision

Next Steps

Today:

- Agree with the 360° integration method
- Agree with the Common Land Use Themes

LDP Process:

- Preparation and publication of the MIR – drawing on relevant outcomes of the SOA to help inform the LDP issues.

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