

DUNDEE LOCAL PLAN

2005

MONITORING STATEMENT



MAY 2011

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INTRODUCTION

The changes to the Development Planning System introduced by the Planning etc (Scotland) Act 2006 and subsequent secondary legislation require planning authorities to prepare monitoring statements as part of their plan preparation process.

Circular 1/2009 Development Planning advises that monitoring statements should consider:

- 1) the changes in the principal physical, economic, social and environmental characteristics of the area and,
- 2) the impact of the policies and proposals of existing local plans.

This Monitoring Statement is made up of two main parts. Part 1 sets out the main changes to the principal physical, economic, social and environmental characteristics of the area. Part 2 sets out an assessment of the actions taken by Dundee City Council and others to implement the sustainable development strategy of the Dundee Local Plan Review 2005 and, where possible, the impact of the development approach promoted by the Plan.

It is intended that the monitoring statement will provide an evidence base to help inform the preparation of the Main Issues Report and the forthcoming Dundee Local Development Plan that will replace the current Dundee Local Plan Review 2005.

The Monitoring Statement is supported by a range of technical documents which include:

- 1) an analysis of the performance of the policies and proposals contained within the Plan,
- 2) the use of policies and proposals in planning decisions and appeals and
- 3) a review of supplementary guidance.

A list of all background documents are listed in the appendices.

BACKGROUND

The current development plan for Dundee comprises the Dundee & Angus Structure Plan 2001-2016 which was approved in October 2002, and the Dundee Local Plan Review 2005 which was adopted in August 2005.

The Development Strategy of the Dundee and Angus Structure Plan as it relates to Dundee sought to continue to tackle the problems of declining population and stimulating economic growth. It was incumbent on the Dundee Local Plan Review 2005 to take forward these issues and detail positive measures to address them.

The Dundee Local Plan Review 2005 sought to build upon the strengths and successes pioneered by the previous Dundee Local Plan adopted in 1998. In addition, the Plan also sought to contribute to the fulfilment of the vision set out

in the Community Plan for Dundee 2001-2006. The Dundee Local Plan Review 2005 set out a sustainable development strategy for Dundee and provided detailed policies and proposals for the use and development of land in the City for the period up to 2011.

The Dundee Local Plan Review is made up of two main elements, namely:

- Part 1: A Sustainable Development Strategy for Dundee
- Part 2: Living in Dundee
Working in Dundee
Shopping In Dundee
The Environment of Dundee
Accessibility in Dundee

The Strategy set out in Part 1 sought to take forward the strategic issues set out in the Dundee & Angus Structure Plan Strategy for Dundee and to detail positive measures to address them. Part 1 also set out a strategy for each of the principal land use issues as per Part 2 of the Plan. Part 2 of the Plan looked at the specific issues and put forward detailed policies and proposals that would be applied to implement the Plan's strategy.

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PART 1: CHANGES IN THE PRINCIPAL PHYSICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS SINCE 2005

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1 INTRODUCTION

Part 1 of the Monitoring Statement considers the principal changes in the physical, economic, social and environmental characteristics that have taken place within Dundee since adoption of the Dundee Local Plan Review in August 2005.

2 SPATIAL CHARACTERISTICS

Dundee is Scotland's fourth largest city and is situated on the north coast of the mouth of the Tay Estuary. Edinburgh lies 60 miles to the south, and Aberdeen 67 miles to the north.

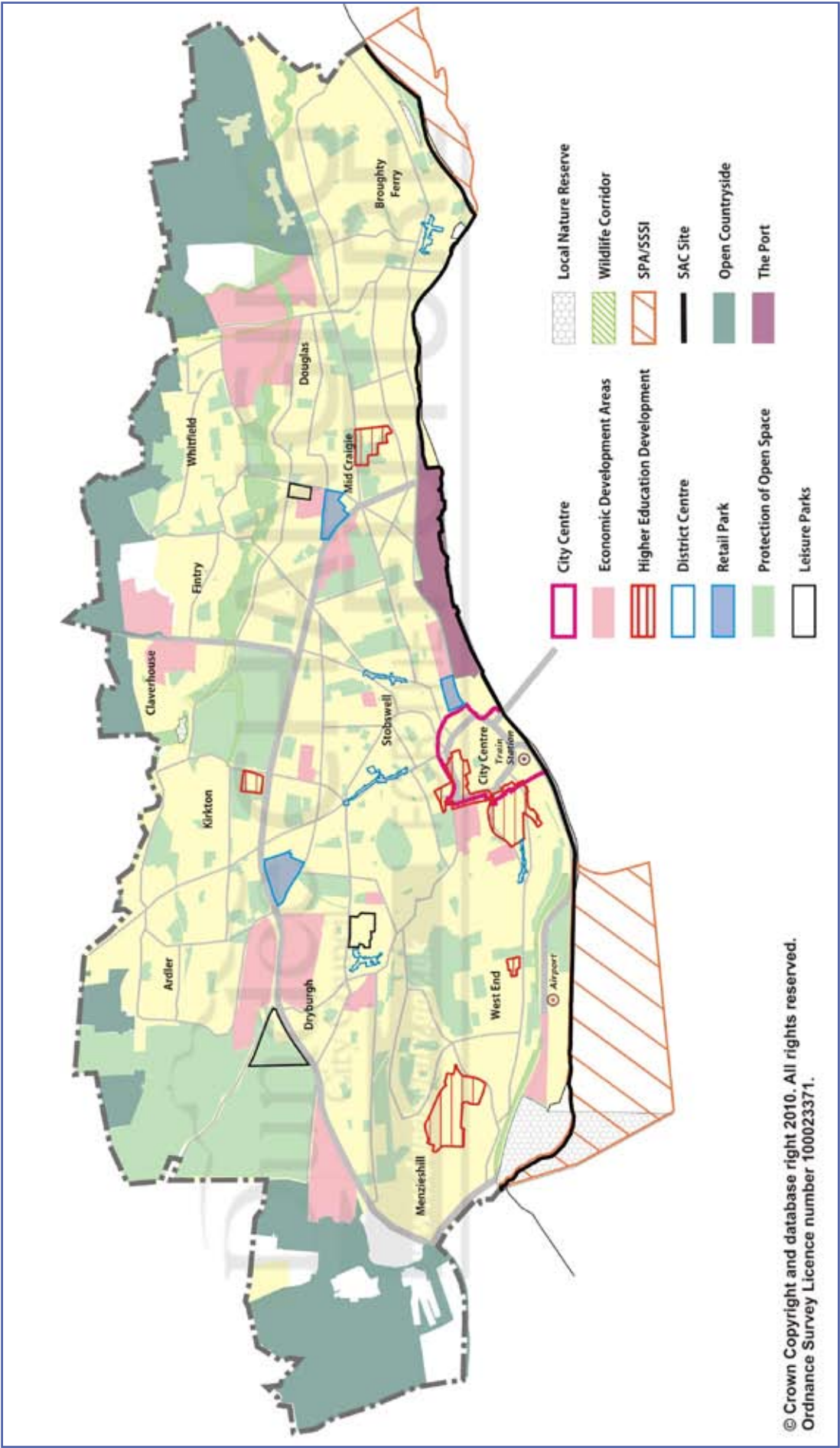
The most recent estimate of Dundee's population is 143,390 (General Register Office for Scotland (GROS) 2009 Mid-year Population Estimate). Dundee has a sizeable student population, and is home to the University of Dundee, the University of Abertay Dundee, Dundee College and Ninewells Teaching Hospital.

The Dundee City Council area covers 6,300 hectares (24 square miles) and is, geographically, the smallest local authority area in Scotland. It is bordered by Perth and Kinross Council to the west, Angus Council to the north and east and Fife Council to the south of the River Tay. Dundee serves as the regional centre for this area with an estimated catchment population of some 400,000 people.

Easy access is available in Dundee to the main road and rail networks. The A90 Edinburgh to Aberdeen Road passes through the City, and the Tay Road Bridge connects to north-east Fife. Regular First ScotRail services between Glasgow and Aberdeen, and Edinburgh and Aberdeen stop at Dundee, as do GNER services between London Kings Cross and Aberdeen. Virgin also provides daily crosscountry train services between Dundee and Carlisle, via Edinburgh. Scottish City Link and Stagecoach operate bus services between Dundee and Perth, Edinburgh, Glasgow, Aberdeen, Fife and other destinations.

Dundee Airport is the most convenient fly-in destination for some 1,000 square miles of Central Scotland with flights to London City Airport, Belfast, Birmingham and Jersey. Situated only two miles from Dundee City Centre, and less than 10 minutes by taxi from mainline rail and bus stations, it affords quick and easy access to Fife via the nearby Tay Road Bridge, and lies within five minutes of the main Scottish Trunk Road network.

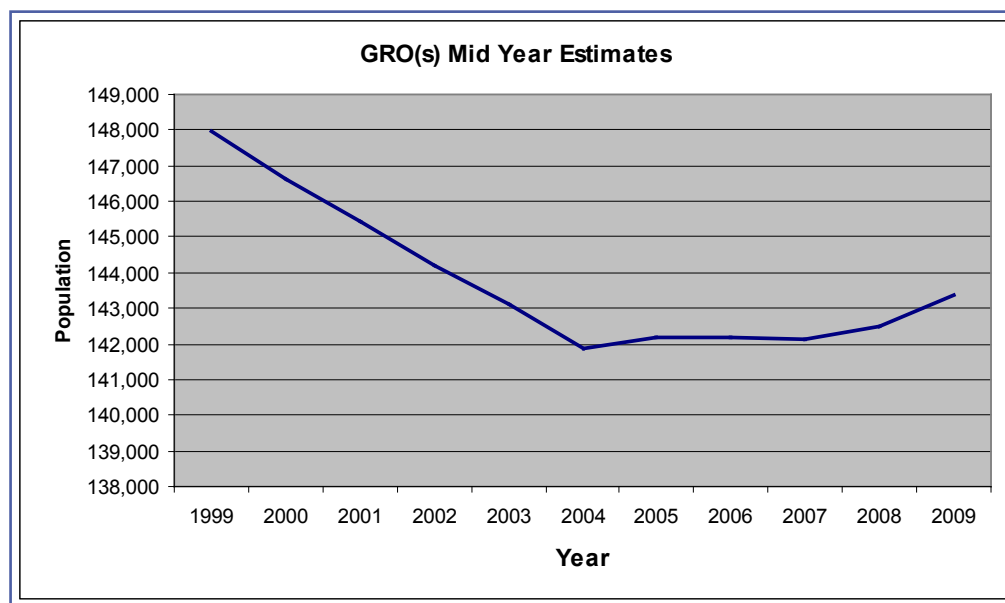
Map 1 Spatial Characteristics Dundee City



3 POPULATION

Annual mid-year population estimates are produced by the General Register Office for Scotland. The latest (2009) population estimate for Dundee City Council is 143,390. From 1999 to 2004, Dundee experienced a significant decline in population down from 148,000 to 142,000. Since 2005 Dundee has experienced a stabilisation in population with a slight increase in the latest figure. This change is set out in Fig 1. The 2008 based population projections indicate that, without intervention, in the short term to 2016 the population will remain stable thereafter declining gradually to 135,229 in 2033.

Figure 1 Population Change

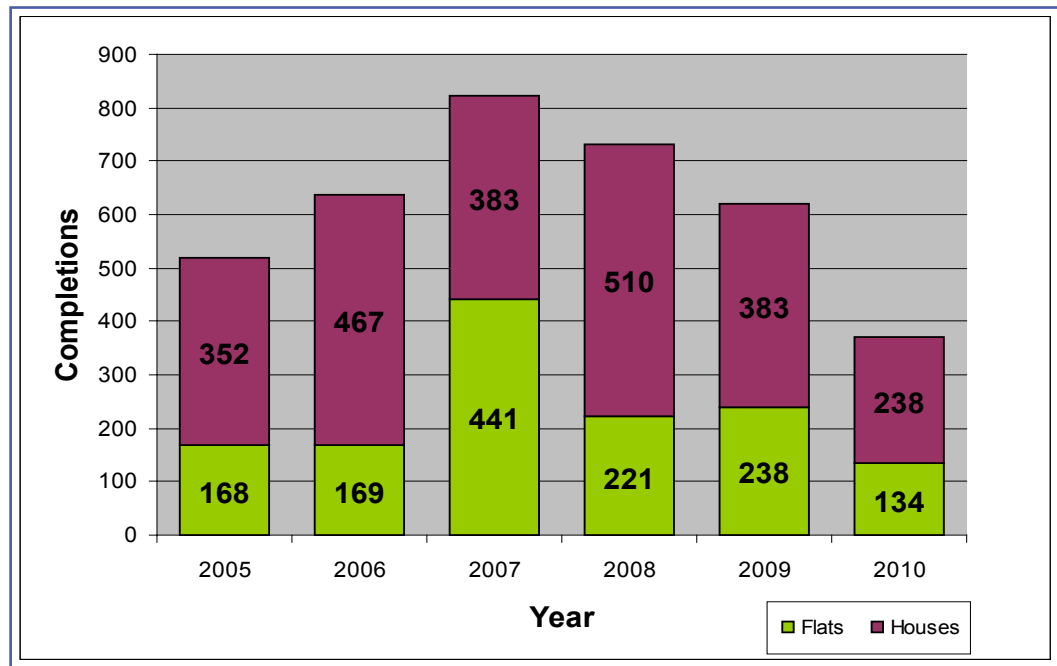


An influx of workers from the new EU accession states and increasing student numbers contributed towards this positive trend. Projections suggest that in future years the structure of the population will change with fewer children and working age persons and increasing numbers of pensioners.

4 HOUSING

The current housing stock in Dundee is 74,387 residential properties. Of the current stock 54% is flats, 18% terraced, 18% semi detached and 11% detached. The average number of house completions since 2005 is 617, due to the downturn in the market this figure is lower in the most recent years. Figure 2 shows completions by type since 2005.

Figure 2 House Completions



Over the plan period there was also a significant level of demolitions of existing houses. Most of the demolitions were Council houses including a significant amount of high rise properties. In terms of new houses there were a large number of detached properties built in the suburban areas and a large number of flats built within the City Centre and Inner City. There was also a large scale re-provision of purpose built student accommodation.

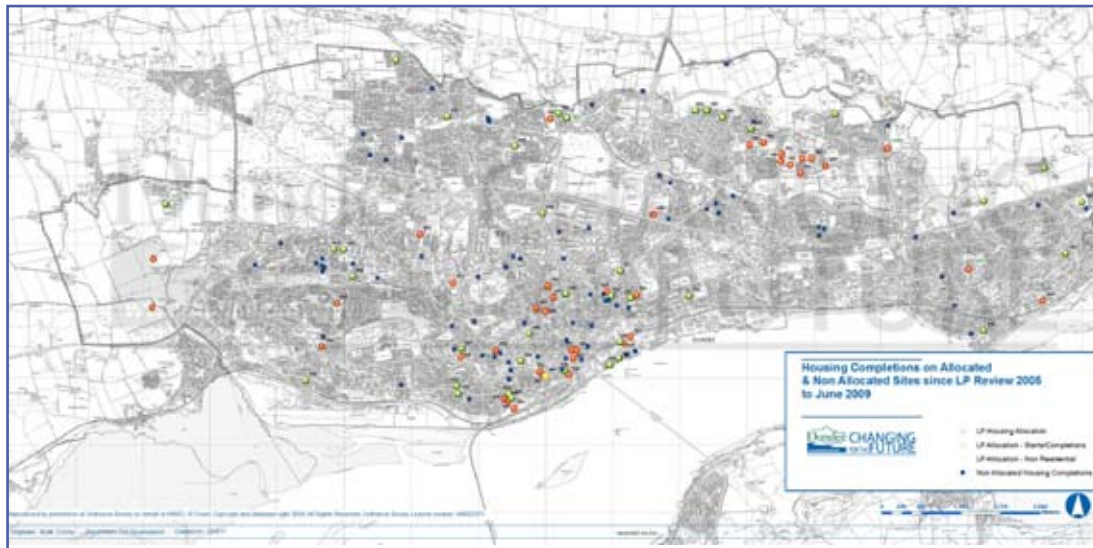
In terms of dwelling size Table 1 below sets out a breakdown of the percentage of dwellings by number of rooms. Since 2005 there has been a drop in the number of dwellings with 1-3 rooms and an increase in the number of dwellings with 4-6 rooms. This reflects the number of larger properties built in the suburban areas.

Table 1 Dwelling size

Dwelling Size	2006	2009
% dwellings with 1-3 rooms	58.11	56.84
% dwellings with 4-6 rooms	37.22	38.75
% dwellings with 7-9 rooms	3.25	4.15
% dwellings with 10+ rooms	0.22	0.24
% dwellings with no. rooms unknown	1.19	0.03

The Dundee Local Plan Review 2005 allocated 72 sites for new housing. Of these sites 64 were on brownfield sites and 8 were on greenfield sites. Map 2 below illustrates where development has taken place throughout the City on both allocated and non-allocated sites.

Map 2: Development on Allocated and Non-Allocated Sites

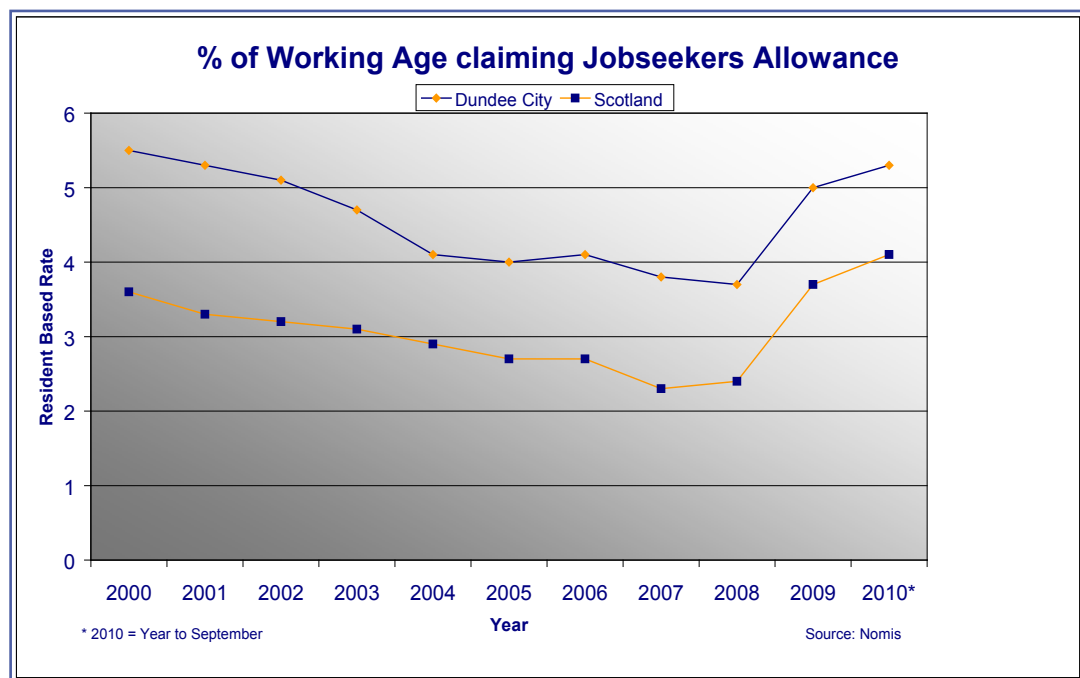


The total number of house completions on allocated sites from 2005-2009 was 1218 units over 26 sites with the total number of completions on non-allocated sites over the same period at 2114 units, on 71 separate sites. Of the sites developed for housing 75.6% (2522 units) took place on brownfield land with the remaining 24.3% (810 units) on greenfield land.

5 ECONOMIC CHARACTERISTICS.

Dundee has undergone significant change in its business portfolio since the adoption of the Dundee Local Plan Review. Whilst the period has been largely characterised as a boom time in house building, the same cannot always be said for employment uses and Dundee has done well to make gains in its employment position despite difficult trading conditions.

Figure 3: Number of Job Seekers Allowance claimants as a percentage of resident working age population.



(Source: Dundee City Council: About Dundee Publication with data originally sourced from NOMIS)

Figure 3 indicates a steady reduction in unemployment until the arrival of the recession in 2009, broadly in line with the Scottish position. There were a number of key events which influenced the scale of its impact, including the closure of manufacturing at NCR with 600 jobs lost in 2007. The impact of these losses is disguised in the above graph through the attraction of alternative employment, offsetting job losses to some degree.

Accompanying these changes in employment levels are changes to the types of industries within Dundee. Significant reductions have been felt in many industries, including transportation, property, manufacturing and public administration. Little change in employee numbers has been experienced in the financial, construction and wholesale trades. Increases have been experienced in health and education sectors. The changing nature of the business portfolio has in turn affected the type of demand in the marketplace for business premises.

A key business success has been a growth in tourism. Dundee continues to experience year on year growth in this sector, receiving a strong domestic market and an increasing number of international visitors. Major chains and other operators have established a number of hotels, predominantly in the central area. The hotels continue to maintain a high occupancy rate thanks to a good mix of business and recreational clients. The recent announcement of the V&A Museum and efforts to establish a Museum of Transport within the City is further expected to stimulate progress in this market area.

6 RETAIL

Dundee's position as a regional retail centre has been further enhanced since adoption of the Local Plan. The City Centre has seen a steady stream of new retailers attracted to it which has increased its attractiveness. Consolidation of the expanded retail parks has continued through the attraction of a wide range of new retailers to the City. The economic recession has seen low growth in retail nationally and this has meant that retail opportunities identified at the Stack Leisure Park and at East Dock Street have not progressed. Two major new foodstores have been developed over the plan period with Morrisons at Fofar Road and Tesco at South Road. Planning permission has also been granted for a new Asda Superstore at Myrekirk Road. Substantial regeneration measures have been undertaken in the District Shopping Centres, including comprehensive improvements at Lochee.

7 EDUCATION

The provision of educational facilities has undergone extensive and continuing development throughout the Plan period. These have included renewal, expansion and development of higher education facilities centred around the university areas, Dundee College, Dundee Teaching Hospital and primary, secondary and nursery school stock.

The programme of works to secondary schools has seen the replacement of Grove Academy Secondary, the merger of Lawside and St Saviours into a new build St Paul's Secondary and the proposal for the replacement of the Harris Academy.

In terms of primary schools Forthill Primary has been refurbished and extended, 10 schools have been merged into six new build 2 stream primaries under PPP (at Craigowl, Claypotts, Downfield, Fintry, Rowantree and St. Andrew's) and a new build replacement for Kingspark has been opened to the north of St John's Secondary.

Other new build primary schools are being pursued at Whitfield (a merger of Whitfield, Newfield and Early Years Centre into one 3 stream primary), Blackness Road (Park Place/St. Joseph's creating a 2 x 1 stream co-denominational school) and at Balgarthno Place (St Clements, Charleston and Lochee creating a 2x1 stream co-denominational school). In addition, it is proposed to relocate Eastern Primary School to the premises previously occupied by Grove Academy.

8 THE WATERFRONT

The wider Dundee Waterfront stretches from the Port area to Seabraes including City Quay and the central Waterfront area. Significant progress has been made during the Plan period encompassing the Western Road realignment, strengthening of the railway tunnel, installation of a storm water tank, removal of bridge ramps, road realignments and development of high quality office blocks. Construction of new City Council head quarters is now complete which will allow demolition of Tayside House and work has now started on site for the relocation of the Olympia Leisure Centre to East Marketgait.

9 ENVIRONMENT

Major quality improvements to the City's urban fabric have occurred over the plan period which has contributed to a new and exciting city landscape. In some quarters of the City comprehensive improvements have been implemented through master planned development programmes such as at Dundee and Abertay universities. A variety of other stand alone developments has brought many of the City's new modern iconic buildings either into being or refurbished, including the McManus Galleries, Abertay University Library Complex and Seabraes Mill. These have been accompanied by a well developed public arts programme and range of improvements to the historic environment. Area regeneration initiatives have breathed new life into targeted areas throughout the City and improvements through the Waterfront development programme continue apace.

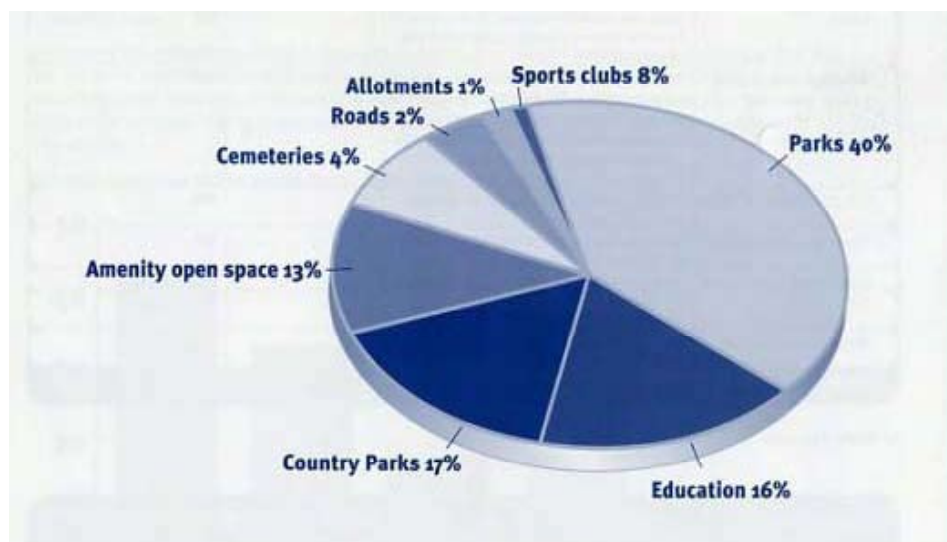
Figure 4. The Proposed V&A



Kengo Kuma winning-design for the V&A outreach development.

A wide range of improvement strategies and initiatives have been developed over the plan period to examine and address issues regarding the quality and quantity of green and open spaces. Green space provision throughout the city has been surveyed and digitised with regular updates to ensure the continuing accuracy of the database. The Open Space Strategy was rewritten and is now accompanied by a programme of improvements updated biennially through the Action Plan. An Outdoor Play and Youth Area Strategy was approved by the City Council in December, 2009 and the Core Path Plan was produced and approved in January, 2009. Figure 5 provide a breakdown of the uses of open space within the City.

Figure 5:. Open Space Uses



10 FLOODING

The City Centre, Broughty Ferry and other areas of Dundee have historically suffered from flooding events on an occasional but regular basis. These events continued into the Plan period with sewer flooding in August 2006 and high astronomical tides. It has been established that tidal levels are set to rise and coastal water levels in certain circumstances along with it.

Another sewer flooding event occurred in August 2008 affected City Centre basements as well as traffic flow. September and November 2009 saw two other events affecting the outskirts of the City Centre, River Dighty, Fithie, Murrows and Gelly burns. These resulted in damage to property as a result of sustained rainfall. A series of high astronomical tides were again encountered in 2008 and in the following year.

As a result of events like these a requirement for Sustainable Urban Drainage Schemes were incorporated into the Plan and are now standard in most new developments. A drainage impact appraisal is also required for major planning applications. In addition, engineering works have been carried out along the coastline and a major flood defence initiative has got underway.

11 ENERGY

A steady flow of wind turbine developments have take place adding a new dimension to the cityscape with the most notable being the two turbines in the grounds of the Michelin Factory at Baldovie Road. Off shore wind turbine development and proposals for a biomass plant have come forward during the plan period representing highly significant economic development opportunities for the City.

12 AIR QUALITY

Following an assessment of a number of busy roads and junctions it was identified that there was a risk of exceeding target nitrogen dioxide levels at various locations within the City. As a result an Air Quality Management Area (AQMA) covering the

entire City was declared in 2006. Monitoring and further assessments have been carried out at regular intervals since then and in 2009 two new areas were added to those already identified.

The initial assessment in 2006 also indicated that the pollutant 'Particulate Matter' (PM10) may exceed target levels. Following initial uncertainty over this assessment the result was confirmed at four locations in the City in 2010.

An Air Quality Action Plan has been approved to address air quality issues at the target locations and others which could worsen in the future.

13 VACANT AND DERELICT LAND

Broad figures for the changes in the level of vacant and derelict land are as set out in table 2 below:

Table 2: Vacant and Derelict Land

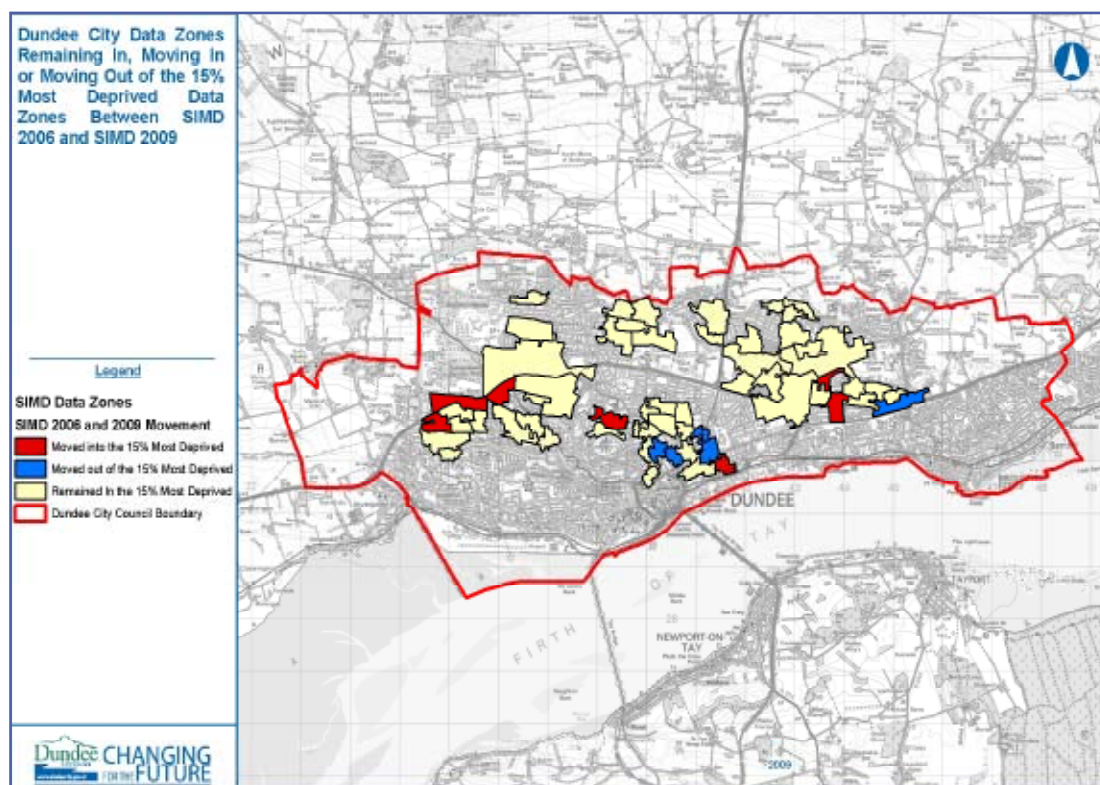
Year	Total Vacant & Derelict Land (Ha.)	Land Brought Back into Use	New Sites
2007	219	25	9
2008	206	19	6
2009	212	11	16
2010	225	6	19

The year 2008 saw a large reduction in the amount of vacant and derelict land and the number of new sites falling into this category. This was curtailed to some degree by a fall in the amount of land being brought back into use. Over the past three years the gross amount of land has steadily risen to exceed 2007 levels. The majority of additional vacant and derelict land largely arose from housing demolitions and the school development programme.

15 DEPRIVATION

Deprivation is a measure of lack of fundamental resources affecting a small proportion of the population which the majority enjoy. It can relate to adequate housing, clothing, education, energy, diet, facilities and others. When these occur in clusters they can form a new dynamic of their own resulting in a deprived neighbourhood. The lowest 15% of such areas are identified on a national level. Latest figures showing change over the Plan period in worst affected areas (measured through data zones) which appear within the lowest 15% of areas in Scotland and which are located in Dundee are shown below.

Figure 6: DCC Data Zone Movement Into and Out Of the 15% Most Deprived Scottish Index of Multiple Deprivation 2004 - 2006



16 ACCESSIBILITY

Dundee City Council has been extremely pro-active in the promotion of public transport throughout and connecting to the City. The SmartBus project in 2005/06 upgraded all of the passenger waiting facilities in the City, with the installation of real time information and CCTV coverage in bus shelters. The bus companies responded with over £20m of investments in their fleet such that Dundee has one of the most modern fleets in the UK. Following SmartBus the Travelactive campaign has more recently sought to encourage better public transport patronage in addition to walking and cycling. The construction of facilities such as the bus-only link into Ninewells Hospital and Technology Park has reinforced the competitive advantage of buses over the private car.

With the advances being made to the redevelopment of the Central Waterfront there is a renewed focus on delivering improvements to rail services and facilities.

PART 2: ASSESSMENT OF THE SUSTAINABLE DEVELOPMENT STRATEGY OF THE DUNDEE LOCAL PLAN REVIEW 2005

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The Dundee Local Plan Review 2005 did not include any provision or guidance for the process of monitoring or reviewing the sustainable development strategy, policies or proposals of the plan.

The main focus of this part of the monitoring statement has been an assessment of the progress made on achieving the aims of the sustainable development strategies set out under each of the main land use headings identified in the local plan.

The approach taken for carrying out the review has included the following steps:

- 1) an analysis of the use of policies and proposals in the determination of planning applications and appeals
- 2) feedback of the experience of planning officers involved in the implementation of the plan and the determination of planning applications and appeals,
- 3) use of relevant data tracking sources including the Housing Land Audit, the Employment Land Audit and the Retail Database

In addition, the findings of the Dundee & Angus Structure Plan Monitoring Report 2001-2016 have helped inform this review along with information drawn from other published documents.

A review of the progress made on the provision of supplementary planning guidance was also carried out and is contained within a supporting technical background document.

A list of the documents referred to is contained within the appendices.

ASSESSMENT OF THE SUSTAINABLE DEVELOPMENT STRATEGY OF THE DUNDEE LOCAL PLAN REVIEW 2005

The Part of the Monitoring Report considers the progress made to date on delivering the Sustainable Development Strategy of the Local Plan for Dundee. In doing this an assessment of each of the individual strategies for the principal land use issues identified in the Local Plan has been carried out. From this assessment conclusions are drawn to identify those areas where progress has been made, where progress may have been slow or where circumstances have changed and priorities altered. The following considers each of the individual elements of the strategies in turn under the principal land use headings as set out in the Local Plan.

LIVING IN DUNDEE

In Dundee, as part of the integrated strategy to address population decline the development plan sought to improve the quality and choice of housing available. It recognised that new housing development would make an important contribution to the quality and choice of living opportunities within Dundee. As a result it was considered important to ensure that the right type of housing was developed at the

right location and at an appropriate time. It was a policy approach that favoured the development of houses rather than flats within the inner city and suburban areas.

The following reviews the five elements of the Living in Dundee Strategy of the Local Plan:

“enhance the range and quality of housing opportunities available as part of an integrated strategy to tackle population decline”

The issue of addressing the loss of population from the City was central to the Sustainable Development Strategy of the Local Plan. However, it was recognised that it was not something that could be tackled by housing alone.

The Local Plan sought to enhance the range and quality of housing opportunities within the City through the allocation of sites in a range of locations and on both brownfield and greenfield sites. Priority was also given to the provision of houses over flats in both the inner city and suburban areas (including the villages) of the City. In addition, a high quality of design and layout for new housing was sought through the provision of design guidance included in Appendix 1 of the Local Plan.

Over the plan period there has been an increase in the provision of large family houses within the suburban area and increased family housing within the inner city area. There has also been the provision of new quality flatted accommodation within the Central Area and the Docks areas. The provision of new housing has also been central to regeneration within the Housing Investment Focus Areas identified in the Local Plan. The provision of quality accommodation for students has also been delivered. Over the period from 2005-2009 the total number of residential completions was 3332 units. Of this 2095 (62.8%) units were houses and 1237 (37.1%) units were flats.

The Assessing Housing Needs, Demand and Affordability within the greater Dundee Housing Market Area Report 2009 (Dundee HNDA) recognised that the supply of larger family properties had been enhanced over the Plan period. In acknowledging this it is highlighted that this progress needs to be built upon with further enhancement required to improve the residential offer, primarily of family type properties in order to retain more households and stem the loss of population.

In terms of whether the strategy has had an impact on tackling the issue of population decline, the most recent evidence from the GROS mid year estimates for the City has shown the rate of population decline has been decreasing over the plan period with even a modest increase shown in June 2008. However, longer term projections highlight a continued decline in the population of the City.

It is considered that, as a result of the implementation of this element of the strategy, there has been an enhancement in the range and quality of housing available within the City. In addition, it is considered that this has made a positive contribution to the strategy of stemming population decline.

“strike an appropriate balance between the priority given to brownfield release and the demand for greenfield housing to satisfy varying household aspirations”

The allocation of sites in the Local Plan sought to give priority to brownfield release by limiting greenfield development to 390 units (excluding the Western Gateway) in accordance with the Dundee and Angus Structure Plan.

Over the Local Plan period an appropriate balance has been achieved between the priority given to brownfield land release and the demand for greenfield housing land. The figures in the Housing Land Audit 2009 (Appendix A Living in Dundee Table 5) show that between 2005-2009 75.6% (2522 units) of development has taken place on brownfield land with the remaining 24.3% (810 units) on greenfield sites.

Over the Plan period there was a rapid uptake of the allocation of the 390 greenfield units with most of these having been built or are being built-out. In light of the demand additional small scale greenfield land release has taken place over and above the 390 allocated units. This has been in the context of a buoyant housing market and it is considered that it has not been to the detriment of development progressing on the allocated brownfield sites.

From the above it is clear that priority has been afforded to the redevelopment of brownfield sites. This has increased the opportunity for the building of new quality homes within the City. It is considered that this has enhanced the choice of housing available across the City to meet the aspirations of households. In addition it is considered that this has also helped to deliver the other aspirations of the Plan and in particular in terms of regeneration within the Housing Investment Focus Areas of the Plan.

“manage the supply of brownfield housing land to ensure that new development is targeted to maximise benefit”

The supply of brownfield housing land has been managed through the application of policies 2, 3A and 3 when considering sites for development. These policies have sought to encourage the development of the brownfield housing sites allocated in the plan. Over the plan period the need to manage the supply of brownfield sites has not been as necessary as was originally anticipated. This has been primarily due to the relatively buoyant housing market that existed during most of the Local Plan period and the success of regeneration efforts.

Whilst it is acknowledged that windfall sites have made an additional contribution to the brownfield supply, it was recognised that there was a need to manage the release of such land to ensure that housing investment is targeted towards the identified four Housing Investment Focus Areas: Central Dundee; Stobswell/Baxter Park; Caird suburb; and Dundee Western Gateway to achieve maximum benefit. It is considered that this has generally been achieved.

Given the more recent changes in the housing market which has seen a drop in

demand for new housing it may be necessary to once again carefully consider the management of brownfield land to ensure that the strategies of the plan are achieved.

“focus additional greenfield housing land release in the Dundee Western Gateway area, with modest allowance for further release elsewhere in Dundee”

The Local Plan in accordance with the Dundee and Angus Structure Plan allocated 750 units in the Western Gateway at three locations. This was to provide a high quality village type residential environment at the upper end of the housing market whereas other areas within the City were to provide mixed tenure developments. The allocation of land for a further greenfield release of 390 units outwith the Western Gateway was in line with the Dundee and Angus Structure Plan strategy.

The development of housing at the Western Gateway has not progressed in accordance with the timescales originally anticipated. Notwithstanding this development has commenced at the former Liff hospital site (West Green Park) with 99 of the 155 approved units completed. In addition, planning applications have been submitted for the other two villages with permissions granted subject to the satisfactory completion of Section 75 Agreements. The area of land to the south of West Green Park was also identified for residential development as part of this village with approximately 100 units. Although there has been developer interest shown in this site no application for planning permission has been received for this area.

In terms of the second element of the strategy the Local Plan allocated 390 units (Baldragon-130 units, Ballumbie-10 units, Balmossie-100 units and Balgillo-150 units) in accordance with the allowances of the Dundee and Angus Structure Plan. Planning permission has been granted and these sites have or are being built out.

In addition to the allocation of 390 units, planning permission has been granted for an additional 105 units on greenfield land (Ballumbie Golf Course-7 units, Kellas Road-20 units, Baldragon-39 units and Linlathen House Lodge 39 units). Given the housing market conditions that have prevailed over most of the plan period it is considered that none of these sites either individually or cumulatively have undermined development at the Western Gateway.

It is considered that the underlying justification for the development of housing at Western Gateway remains valid but that the approach taken to the development of these sites may require to be re-considered in the preparation of the local development plan.

“improve the choice of housing available in Dundee through encouragement where appropriate of the development of houses as opposed to flats”

The Local Plan through Policy 4 and Appendix 1 sought to improve the choice of housing available across the City by influencing the location of new developments and also the type of housing to be developed. Policy 4 and Appendix 1 sought to encourage the building of larger family homes rather than flats within both the inner

city and suburban areas (including the villages) of the City. In addition, the provision of larger high quality flats was sought within the Central Area and the Docks. The requirements for the design of new housing set out in Policy 4 and Appendix 1 did allow for exceptions to this approach in certain specified circumstances.

As a result the majority of new housing granted permission and built within the suburban area (including the village areas) has been for large family houses. There has been more of a mixture of house sizes within the inner city area and in particular the development of townhouses. In addition to this there has also been the development of larger quality flats within the City Centre and docks area. To provide a balance to the development of new houses there has been the provision of a limited number of new flats within the inner city area where these have met the exception criteria set out in Appendix 1.

In addition, planning briefs for the redevelopment of Council sites and former school sites have also encouraged the development of houses rather than flats. This has been done through the inclusion of the Local Plan requirements for the design of new housing as set out in Policy 4 and Appendix 1. Many of the sites covered by the briefs have been built out in accordance with the standards of the Plan. However, briefs have also been used in some circumstances to vary some of the standards of Appendix 1 of the Local Plan.

It is considered that the implementation of this policy approach over the plan period has been successful in improving the choice of housing across the City. It is also recognised that this strategy may require refining in the preparation of the local development plan to ensure the future housing needs and aspirations of the residents of the City are met.

WORKING IN DUNDEE

The Sustainable Development Strategy for Dundee recognised that a primary concern of the Local Plan Review was to foster conditions in which industry and commerce could flourish and employment opportunities in Dundee could increase. In doing so it was considered that the Local Plan had a key role to play in this by ensuring the availability of land and buildings to meet the diverse current and future needs of industry and business within the City.

The following reviews the five elements of the Working in Dundee Strategy of the Local Plan:

“facilitate employment growth in Dundee by identifying and promoting a diverse range of economic development sites that encourage inward investment and assist the establishment and growth of indigenous business”

In fulfilling this part of the strategy the Local Plan Review set out three main categories of employment land. These were High Amenity Sites, Principal Economic Development Areas and General Economic Development Areas. These different categories of site reflected both the types of appropriate economic development and its location in relation to environmental and amenity considerations. In allocating these sites the Local Plan sought to provide for both inward investment opportunities

including large single users and to retain and encourage the growth of indigenous businesses.

A supply of land in accordance with the Structure Plan requirements has been maintained over the Plan period. Whilst, there has been steady take up of land across the three categories of employment land identified in the plan there has been no take up of the land allocated for the large single user sites.

The existing supply of allocated employment land has been maintained over the plan period with only limited loss of land to non-employment uses. This has been despite the pressure from developers for housing opportunities in the buoyant conditions over most of the plan period. Where land has been lost to non-employment uses this has taken place in the General Economic Development Areas.

It is considered that the local plan has provided and maintained a diverse range of economic development sites for both inward investment opportunities and indigenous businesses. Pressure on some of the general economic development areas from housing proposals has resulted in the loss of some sites. It may be necessary to consider whether the loss of further sites from general economic development areas could have a detrimental impact on the availability of sites for small scale indigenous businesses.

“promote new business development in Dundee Western Gateway”

A site was allocated in the Local Plan at the Western Gateway to attract new high amenity Class 4 business development to a high quality prestigious location within the City. The allocation included a large single user strategic site and other land for business development including those seeking cluster locations.

No progress has been made on bringing forward the development of this site over the plan period. Notwithstanding this it is considered that the broad criteria which led to its allocation remain valid. Whilst, the locational advantages of the area remain, it may be necessary to reconsider the requirement to maintain a single user strategic site opportunity and the promotion of cluster locations.

“encourage the redevelopment of existing well located industrial and business sites for employment generating development”

The Local Plan Review sought to focus employment uses to existing well located business sites and to safeguard these areas from the development of non-employment uses. On the whole new employment developments and relocations of existing businesses have been to the identified employment areas. In addition, these areas have been safeguarded for employment uses with only limited loss to non-employment uses in the General Economic Development Areas.

Policy 25 set out the requirement to regenerate Dunsinane Industrial Estate given its prominent location and good access to the trunk road network. While a Masterplan for Dunsinane has still to be approved significant progress has been made in seeking to regenerate this estate. Higher value uses such as, car showrooms, have been developed in accordance with Policy on key frontages and the development of the former Valentines site is underway for high quality Class 4 business units. Other

new developments have also taken place, with others granted planning permission. It is considered that further work is still required to improve the quality of the environment and supporting infrastructure within the estate as a whole.

“support and encourage appropriate developments that will enhance Dundee’s attractiveness as a destination for a wide range of tourists and visitors”

The Local Plan Review focused the emphasis of new visitor accommodation and facilities for tourists towards the Central Area rather than on the main routes through the City. In line with this approach there has been the development of new hotels within the Central Area at Gellatly Street and at West Marketgait. With the exception of the hotel approval on Riverside there have been no new developments on the main routes into the City.

In addition, to the two hotels the only other main development has been the refurbishment of the McManus Galleries including the environmental improvements to the surrounding area.

Apart from these proposals there has been little actual development activity in terms of the provision of proposals that would enhance the attractiveness of Dundee’s attractiveness for tourists over the plan period.

With progress being made on implementing the Masterplan for the Waterfront and the development of a regional branch of the Victoria and Albert Museum the justification of this element of the strategy is still considered to be valid.

“work with the business community to provide land use requirements for economic development”

In providing a range of different categories of employment land in various locations across the City and seeking to safeguard these from non-business uses the Local Plan has sought to support the business community in providing for their land use requirements for economic development. Funding through the Vacant and Derelict Land Fund to clear sites or provide enhancements in business areas has been a positive action encouraging working with the business community to target improvements to particular locations to assist in regeneration of economic business areas. With the emphasis on sustainable economic growth coming from the Scottish Government there may be the need to develop further opportunities to work with the business community and other agencies.

SHOPPING IN DUNDEE

The Local Plan highlights Dundee’s key role as a regional centre serving a wide catchment extending well beyond the City itself. It stresses the need to support and enhance this role by a range of retailing and related measures.

The following reviews the six elements of the Shopping in Dundee Strategy of the Local Plan:

“consolidate and enhance Dundee’s regional role by progressing an integrated

package of retailing and related measures with particular emphasis on the City Centre and District Centres”

The Local Plan has placed strong emphasis on the role of Dundee as a regional shopping centre. This has included identifying opportunities to strengthen and consolidate the role of the City Centre by identifying opportunities for major new retail developments and providing protection from inappropriate out of centre developments. Following from this approval has been granted for significant additions to the City Centre's retail floorspace provision. Regeneration measures are being pursued which will focus heavily on three of the District Centres which it is hoped will improve their attraction for new retail and related investment.

“consolidate the existing retail parks at Kingsway East and West in their predominant roles as a focus for household goods retailing and also support the committed proposals for the expansion and redevelopment of Kingsway West retail park and for the new edge of centre retail park at Dock Street”

The Local Plan clearly sets out the roles of each of the retail parks and stresses the need for appropriate care when considering proposals to extend their roles. The City Council has exercised considerable care over the plan period when dealing with proposals for relaxation of the existing restrictions at the Retail Parks. It has also supported the completion of the Kingsway West and Gallagher Retail Parks.

“meet projected comparison goods retail floorspace requirements through a combination of options available within the City Centre and through development opportunities in accessible locations adjacent to existing shopping destinations within the City”

The Local Plan identifies options for major new comparison floorspace provision in the City Centre and provides general encouragement for City Centre retail development. While planning consent has been granted for major retail developments in the City Centre, the actual level of development has been modest to date.

“improve the quality and distribution of major food shopping by supporting major new foodstore provision in the north and west of the City”

This aim has been achieved with the development of major new foodstores at South Road and at the former Linlathen High School sites. Both are now trading.

“enhance the accessibility of out of centre retailing by measures to assist visits by travel modes other than the car and seeking to relocate poorly located retail warehouse units”

Appropriate provision has been sought and provided for in new retail developments where appropriate. These have included measures to assist pedestrians, cyclists and bus travellers.

“ensure convenient access to local shopping by providing appropriate support for existing shops and encouraging new provision in areas of need”

While policies provide support for local shopping provision, further work is needed to fully deliver on this aim.

THE ENVIRONMENT OF DUNDEE

The quality of the local environment is widely recognised as one of the City of Dundee’s main strengths. Its scale means that most aspects of planning policy are affected by it and the Environment Chapter of the Local Plan reflects a small part of particular areas of change which have occurred over the last four years.

The following reviews the eight elements of Environment of Dundee Strategy of the Local Plan:

“ensure that new and existing developments achieve high standards of design whilst supporting the sustainable use and management of natural resources”

Major developments achieving a very high standard of design are spread around the city centre and inner city adding significantly to the quality of the city-scape. This is complimented by strategic and sustainable area improvements throughout the city. Dundee’s Design Guide provides comprehensive advice on design matters including siting, orientation and on achieving sustainability through site layout, while a Sustainable Development Guide is actively promoted to developers and applicants for planning permission covering a wide range of sustainable building measures.

“protect and enhance the natural setting of Dundee and its environment by ensuring that new development respects landscape character, promotes biodiversity and facilitates public enjoyment and understanding of the outdoors”

No new development proposals have occurred which significantly affect national and international nature conservation designations. Locally important sites such as the Nature Reserves, Sites of Importance for Nature Conservation, Wildlife Corridors and Community Wildlife Sites have been almost entirely free of development. Enhancement of urban and community woodland sites, SUDS schemes and regenerations projects have afforded valuable opportunities to improve biodiversity and public enjoyment and understanding.

“enhance environmental quality within the Housing Investment Focus Areas, District centres, Principal Economic Development Areas and General Economic Development Areas in particular”

Extensive environmental and housing improvement programmes have been undertaken over substantial areas of the Housing Investment Focus Areas including Blackness, Victoria Dock, Baxter Park, the rail yards, city centre, university areas, Albert Street area, Mill of Mains and Ardler. Wide ranging improvements to the District Shopping Centres have been undertaken at Hilltown, Broughty Ferry,

Lochee and Albert Street. The environment of economic development areas has undergone some improvement at Dunsinane, Claverhouse and at Blackness.

“conserve the built and historic environment by protecting and enhancing listed buildings, buildings of townscape importance and other elements of the City’s built heritage”

A wide range of grants and enhancement schemes have been highly successful in conserving and improving the built heritage of Dundee. Several conservation areas now have dedicated assessment plans, a large number of listed building enhancements have been undertaken and several important townscape locations have benefited from considerable investment such as McManus Galleries and Morgan Academy. Change of Use and alterations to listed buildings have also been carefully controlled

“achieve a network of open space for formal and informal recreation needs, coupled with indoor sporting and recreational facilities that meet the needs of residents, tourists and visitors alike”

The network of existing open space has been protected, developed and enhanced by targeted improvements. New open space audits are currently being progressed with the aim of further improving the network across the whole of the city and a new version of the city wide Open Space Strategy has been approved. A ‘Playing Fields and Sports Pitches Strategy’ was developed within the plan period which is now being reviewed and updated

“encourage urban woodland and open spaces with low cost maintenance regimes as attractive and sustainable treatments for brownfield sites which are unsuitable for development in the Plan period”

A draft Urban Woodland Strategy has been prepared and enhancement and development of existing urban woodlands undertaken. The Vacant and Derelict Land treatment programme has brought significant improvements on such sites throughout the City.

“provide a framework for renewable energy development and waste management”

As noted above renewable energy is promoted and encouraged through the Sustainable Development Guide and local plan policy. The Local Plan defines the environmental and other criteria to be satisfied by new waste management developments and sets out the locational framework to guide their siting

“restrain new developments in the open countryside outwith allocated sites”

Local Plan policy has been successful in ensuring that only qualifying development takes place in the open countryside.

ACCESSIBILITY IN DUNDEE

The Sustainable Development Strategy recognised that the transportation network was a key element in maintaining Dundee's position as an important economic and social centre, not only for its resident population, but also the wider community that Dundee supports. To serve this diverse base it was considered necessary to put in place policies and proposals which both maintain Dundee's current level of service and improve transport provision for future generations.

The following reviews the four elements of the Accessibility in Dundee Strategy of the Local Plan:

“encourage development in the right location so to reduce the need for travel”

This element of the strategy has been pursued through the overall strategy and individual policies of the Local Plan for housing, employment land, retailing, and leisure.

In terms of housing the strategy has been to focus development on the reuse of brownfield land in support of the regeneration of existing residential areas within the City. The development of housing on greenfield land has been focused on the Western Gateway in order to reduce the requirement for cross-city commuter trips. In support of this approach the housing strategy has been to allow the release of only a limited amount of additional greenfield land. This Strategy has been implemented over the period of the Plan with significant progress made on the regeneration of existing areas, a high level of housing on brownfield land and only a limited and controlled release of additional Greenfield land. As indicated in the Living in Dundee section of this report limited progress has been made on implementing the Western Gateway.

In terms of Employment land a similar approach has been taken with a focus of directing business to existing employment land areas and the safeguarding of these areas against redevelopment for other uses. Retailing has also been directed to the City Centre, District Centres and the Retail Parks. Retailing proposals outwith these areas have been resisted. Major leisure uses have also been directed to existing centres or leisure parks identified in the Local Plan.

It is considered that through the implementation of the Local Plan's strategy, policies and proposals for major land uses development within the City has been focused to established areas with existing infrastructure and good accessibility.

“address accessibility issues by promoting alternative choice in the range of transport modes available for any particular journey”

This element of the strategy has been pursued through a variety of schemes and initiatives over the Plan period. One of the main initiatives has been through enhancing and promoting bus transport. 'Bringing Confidence into Public Transport through SmartBus has been one approach which has seen significant investment into Public Transport and improved the facilities and services for bus users within

the City. This has increased confidence in bus transport as a viable alternative to the private car. Enhancements have also been made to the facilities and routes for cyclists within the City as well as enhancements to the facilities for pedestrians.

“control car use in a manner that is balanced with other modes”

This Strategy has been pursued through a variety of initiatives including increases in bus priority measures. These have been advanced with the main arterial routes being a focus for improvements for public transport. In addition, layouts for new housing developments have incorporated shared user surfaces where the dominance of the car has been reduced.

“encourage an improvement in air quality through the promotion of appropriate transport choice and promotion of sustainable transport modes. Consider Air Quality impacts when undertaking construction or management of the transport network”

The comments made in relation to the other elements of the strategy for accessibility have highlighted the approach undertaken through the policies of the local plan to promote and encourage appropriate transport choice and in so doing improve air quality. The consideration of air quality issues in new developments has also taken place with the increased requirement for the submission of air quality assessments in support of planning applications for new developments.

CONCLUSIONS

The underlying aims of the Sustainable Development Strategy for the City were to seek to tackle the problems of declining population and the stimulation of economic growth.

Over the past four years it is considered that there has been success in progressing the different elements of the strategy of the Local Plan Review 2005 and in implementing the range of policies and proposals which seek to give effect to the strategy.

From the assessment of the aims of the strategy set out above, the following conclusions are drawn to identify those areas where progress has been made, where progress may have been slow or where circumstances have changed and priorities altered. The following sets out the conclusions for each of the elements of the strategies in turn under the principal land use headings as set out in the local plan.

LIVING IN DUNDEE

The Sustainable Development Strategy for Living in Dundee set out five main aims as part of the focus for addressing population decline and improving the quality and choice of living opportunities within Dundee.

The following summarises the progress made on achieving the five elements of the Living in Dundee Strategy:

The Sustainable Development Strategy for Living in Dundee set out five main aims as part of the focus for addressing population decline and improving the quality and choice of living opportunities within Dundee.

The following summarises the progress made on achieving the five elements of the Living in Dundee Strategy:

- The range and quality of housing opportunities has been enhanced over the plan period through the delivery of the majority of new housing development in the locations proposed by the plan and to the standards required by the Housing Policies and Appendix 1. In addition, GROS estimates have highlighted that the rate of population loss within the City has been declining.
- The Dundee Local Plan Review has afforded priority to the development of brownfield sites and development of these has reflected this. Whilst additional greenfield land release has taken place over and above the 390 units this has been in the context of a buoyant market and has not been to the detriment of the allocated brownfield sites.
- The supply of brownfield land has not had to be managed to the extent originally envisaged by the plan due to the buoyant housing market conditions. However, development has still been targeted to maximise the benefit in accordance with the priorities of the plan.

- It is apparent that the strategy for the release of additional greenfield housing land in the Western Gateway has not progressed as was anticipated. Development is however underway at the Liff Hospital site and permissions granted subject to section 75 agreements being signed, at the other two village sites. Despite this it is considered that the underlying justification for the location of this greenfield land release is still appropriate. However, it may be necessary to reconsider the approach to be taken to deliver the development of housing in the preparation of the local development plan. It is recognised that there has been the release of some additional small scale greenfield housing land over and above that allocated by the Local Plan. It is considered that this has been done in times where the buoyancy of the housing market could cope with this additional release and it has not been to the detriment of development at the Western Gateway.
- One of the main elements of the strategy was the provision of houses as opposed to flats within the suburban and inner city areas. It is considered that this has been achieved over the period of the plan with the majority of new development in the suburban and inner city areas being for houses. However, modern high quality flats have been provided in the central area to improve choice and meet aspirations.

WORKING IN DUNDEE

The Sustainable Development Strategy for Dundee recognised that a primary concern of the Local Plan Review was to foster conditions in which industry and commerce could flourish and employment opportunities in Dundee could increase.

The following summarises the progress made on achieving the five elements of the Working in Dundee Strategy:

- The Local Plan Review has through the allocation of a diverse range of employment land and the protection of important existing industrial areas ensured the availability of land and buildings to encourage inward investment and to support the establishment and growth of indigenous business within the City. Take up of employment land over the plan period has been steady with new development across the three categories of employment land with the Technology Park becoming close to being built out. The Policies of the plan have been effective in safeguarding the three categories of employment land from development by non-conforming uses.
- The larger greenfield allocations at the Western Gateway and also Linlathen have not seen development progress over the plan period although it is considered that the broad criteria which led to their allocation remain valid. The future approach to these sites may require reconsideration in the preparation of the local development plan. The land allocated at Claverhouse has now been serviced and will be available to meet future employment needs.
- There has been progress made in the revitalisation of Dunsinane Business Area with developments complete, others under construction and planning permission granted for further developments. Further work still requires to be

done on improving the supporting infrastructure and environment of the area. It is considered that while good progress is being made at Dunsinane it may be necessary to focus attention on some of the other well located economic development areas.

- With the development of two hotels and improvements to McManus Galleries progress is being made in terms of proposals to enhance Dundee's attractiveness as a destination for a wide range of tourists and visitors. It is considered that this strategy approach remains valid and will be further boosted with the development of the V&A.
- It is considered that the Local Plan has provided a range of sites to meet the requirements of the business community over the period of the Plan. In light of the emphasis being placed on sustainable economic growth by the Scottish Government the potential to develop further and more effective working with the business community and other agencies should be investigated.

SHOPPING IN DUNDEE

The Local Plan highlights Dundee's key role as a regional centre serving a wide catchment extending well beyond the City itself. It stresses the need to support and enhance this role by a range of retailing and related measures.

The following summarises the progress made on achieving the six elements of the Environment of Dundee Strategy:

- The implementation of the policies of the Plan has helped to consolidate and enhance Dundee's regional role through identifying opportunities for new retail developments with a focus on the City Centre and resisting inappropriate out of centre development. Regeneration measures have focused heavily on three district centres to help improve their attraction for new retail and related development.
- It is considered that the roles of the existing retail parks at Kingsway East and West in their predominant roles as a focus for household goods retailing has been consolidated over the Plan period. Support has also been given to the committed proposals for the expansion and redevelopment of Kingsway West retail park and for the Gallagher Retail Park at Dock Street
- The Local Plan has identified options to meet projected comparison goods retail floorspace requirements through a combination of options available within the City Centre and through development opportunities in accessible locations adjacent to existing shopping destinations within the City. Progress on these over the Plan period has been modest.
- The aim to improve the quality and distribution of major food shopping by supporting major new foodstore provision in the north and west of the City has been achieved with the development of major new foodstores at South Road and at the former Linlathen High School sites. Both are now trading.

- Appropriate provision has been sought and provided for in new retail developments in order enhance the accessibility of out of centre retailing. These measures have sought to assist visits by travel modes other than the car.
- Policies have sought to encourage measures improve convenient access to existing local shopping provision and to encourage new provision in areas of need. However, it is considered that further work is required to deliver on this element of the Strategy.

THE ENVIRONMENT OF DUNDEE

The quality of the local environment is widely recognised as one of the City of Dundee's main strengths. The scale of the environment means that most aspects of planning policy are affected by it and the Environment Chapter of the Local Plan reflects a small part of particular areas of change which have occurred over the last four years, reflected in the following review of the Local Plan Environment Strategy.

The following summarises the progress made on achieving the eight elements of the Environment of Dundee Strategy:

- It is considered that through the implementation of the policies and proposals of the Plan new and existing developments have achieved high standards of design whilst supporting the sustainable use and management of natural resources
- New developments that have taken place over the period of the Plan have had no significant adverse affect on the natural setting of Dundee and its environment. Proposals for new developments have been encouraged to respect landscape character, promote biodiversity, and facilitate public enjoyment and understanding of the outdoors. Enhancement to the environment of the City has also been pursued.
- It is considered that there has been a wide range of enhancements to the environmental quality within the Housing Investment Focus Areas and District Centres. There has also been more limited enhancements to the environmental quality of the Principal Economic Development Areas and General Economic Development Areas.
- A wide range of grants and enhancement schemes have been highly successful in conserving and improving the built and historic environment of the City. In addition, it is considered that the listed buildings, buildings of townscape importance and other elements of the City's built heritage have been successfully protected and enhanced.
- It is considered that progress has been and is being made through a variety of strategies on achieving a network of open space for formal and informal recreation needs, coupled with indoor sporting and recreational facilities to meet the needs of residents, tourists and visitors alike

- A draft Urban Woodland Strategy has been prepared and enhancements undertaken to encourage urban woodland and open spaces. In addition, The Vacant and Derelict Land treatment programme has improved brownfield sites which were unsuitable for development during the Plan period
- A framework for renewable energy development has been promoted and encouraged through the Sustainable Development Guide along Policies of the Local Plan. The Local Plan defines the environmental and other criteria to be satisfied by new waste management developments and sets out the locational framework to guide their siting.
- It is considered that the Policies of the Plan have been successful in restraining new developments in the open countryside outwith allocated sites

Substantial progress has been recorded on all strategy objectives for the built and natural environment. A high level of local authority and private sector activity has combined, frequently in partnership, to advance enhancement and development of Dundee's townscape and regenerate those areas requiring additional attention.

ACCESSIBILITY IN DUNDEE

The Sustainable Development Strategy recognised that the transportation network was a key element in maintaining Dundee's position as an important economic and social centre, not only for its resident population, but also the wider community that Dundee supports.

The following summarises the progress made on achieving the four elements of the Accessibility in Dundee Strategy:

- It is considered that through the implementation of the Local Plan's strategies, policies and proposals new developments that have taken place over the Plan period have been directed and encouraged to locations already served by existing infrastructure and with good accessibility. In doing this it is considered that this has contributed to reducing the need for travel.
- Over the plan period positive progress has been made on promoting public transport, walking and cycling as alternative options to the private car. In doing this it is considered that there has been a move to providing a better balance to the provision of modes of transport within the City. Whilst progress has been made this still requires to be further developed to encourage a further shift from dependence on the private car. Much of this progress has come through other initiatives and programmes rather than the Local Plan Policies and proposals
- It is considered that this element of the Strategy of seeking to control car use in a manner that is balanced with other modes has been difficult to assess to establish what progress has been made. Whilst there have been improvements to alternative modes of transport it is difficult to identify where car use has been controlled in line with this strategy. There may be a need to consider how this element of any future strategy can be more effectively monitored and assessed.

- It is considered that through the implementation of the other elements of the strategy for accessibility including, the promotion and encouragement of appropriate transport choice, the aim of improving air quality has been pursued.

Whilst progress has been made on the various elements of the Accessibility Strategy these have often come through a wide range of measures and initiatives in addition to the Local Plan.

In the light of role of TACtran it may be necessary to consider the approach to some strategy and policy areas covered by the Local Plan in relation to accessibility.

APPENDIX A: SUPPORTING TECHNICAL DOCUMENTS

1. Assessment of Policies and Proposals of the Dundee Local Development Plan Review 2005
2. Use of Policies and Proposals of the Dundee Local Development Plan Review 2005 in Planning Decisions and Appeals
3. Dundee & Angus Structure Plan 2001-2016 Monitoring Statement
4. Review of Supplementary Planning Guidance.

APPENDIX B: OTHER PUBLISHED DOCUMENTS

Ambassador Routes Strategy (2000)

Annual Business Inquiry (Office for National Statistics)

Annual Population survey 06/07

Core Paths Plan (Jan 2009)

Dundee & Angus Housing Land Audit 2008

Dundee & Angus Structure Plan 2001-2016

Dundee & Angus Structure Plan 2001-2016 - Monitoring Report.

Dundee City Region Retail Study

Dundee Core Paths Plan

Dundee Economic Profile 2008

Dundee Local Plan Review

Dundee Local Transport Strategy

Dundee Open Space Strategy

Dundee Retail Database

Employment Land Supply Surveys (Dundee City Council)

Habitats and Species Survey 2000

National Planning Framework 2

Open Space Strategy 2008-2011

Outdoor Access Strategy (Aug 2005) and Action Plan (2007)

Outdoor Playing Pitch Strategy 2005-2011

Planning and Transportation Department Retail Database

Ryden Scottish property Review 2008

Rail Utilisation Strategy

Scottish Accommodation Occupancy Survey - VisitScotland

Stobswell Regeneration Project Final Report, 2 June 2009.

Strategic Housing Investment Plan (2008)

Urban Design Guide (2002)

Tayside Area Waste Plan

Tayside Area Waste Strategy

Tay Estuary Rail Study