

**Proposed Local Development Plan Examination
Report to Dundee City Council – 09 October 2018**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
01 - City of Design	No modifications.	10
02 - Sustainable Economic Growth	<p>The local development plan proposals map should be modified by:</p> <ol style="list-style-type: none"> 1. removing the CWP Dundee Ltd and Aldi sites at Myrekirk Road from the designated Principal Economic Development Area at Wester Gourdie Industrial Estate; 2. removing the Stewart's Cream of the Barley site from the designated General Economic Development Area at Mid Craigie Trading Estate. 	46
03 - Housing Strategy (Chapter 6)	<p>The local development plan should be modified by:</p> <ol style="list-style-type: none"> 1. inserting the following additional text after paragraph 6.6 and renumbering the subsequent paragraphs accordingly: <p>“In accordance with the TAYplan Strategic Development Plan the Local Development Plan has set the delivery of the housing supply target for Dundee City at a ratio of 25% affordable homes to 75% market homes. The Local Development Plan will help to meet the Local Housing Strategy outcomes through improvements to the quality, affordability and choice of housing across tenures and markets. This will be realised through the allocation within the Local Development Plan of a range of housing sites across the City which will support the delivery of a variety of affordable housing types and tenures. Furthermore, the Local Development Plan strategy will support the delivery of affordable housing within the City through enabling the continued partnership working with the Scottish Government, affordable housing providers and developers and by guiding the managed release of surplus Council owned land through the Council's programme of land disposal.”</p>	63
04 - Supply of Housing Land – Appendix 2	The local development plan should be modified by:	73

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	<p>1. replacing the table at Appendix 2: Supply of Housing Land with that below:</p> <table border="1" data-bbox="750 347 1910 1007"> <tr> <td>a.</td> <td>Strategic Housing Supply Target (2016-2029) based on an average of 480 pa (TAYplan 2017)</td> <td>6,240</td> </tr> <tr> <td>b.</td> <td>Generosity Margin (10%) (TAYplan 2017)</td> <td>624</td> </tr> <tr> <td>c.</td> <td>Housing Land Requirement (2016-2029) (= a.+b.)</td> <td>6,864</td> </tr> <tr> <td>d.</td> <td>Actual Completions (2016/17) (2017 Housing Land Audit)</td> <td>416</td> </tr> <tr> <td>e.</td> <td>Assumed completions from Effective Land Supply (2017-2019) (2017 Housing Land Audit)</td> <td>960</td> </tr> <tr> <td>f.</td> <td>Assumed completions windfall sites (assume 72 pa) and small sites (assume 20 pa) (2017-2019)</td> <td>184</td> </tr> <tr> <td>g.</td> <td>Equals Housing Land Requirement for LDP period (2019-2029) (= c. – d. – e. – f.)</td> <td>5,304</td> </tr> <tr> <td>h.</td> <td>Completions expected from Effective Land Supply during 2019-24 (2017 Housing Land Audit)</td> <td>2,889</td> </tr> <tr> <td>i.</td> <td>Completions expected from the remainder of Established Land Supply during 2024-29 including constrained sites (2017 Housing Land Audit)</td> <td>681</td> </tr> <tr> <td>j.</td> <td>Completions that may arise from windfall sites (assume 72 pa) and small sites (assume 20 pa) over LDP period (2019-2029)</td> <td>920</td> </tr> <tr> <td></td> <td>Under / Over supply against Housing Land Requirement (= h. + i. + j. – g.)</td> <td>- 814</td> </tr> </table>	a.	Strategic Housing Supply Target (2016-2029) based on an average of 480 pa (TAYplan 2017)	6,240	b.	Generosity Margin (10%) (TAYplan 2017)	624	c.	Housing Land Requirement (2016-2029) (= a.+b.)	6,864	d.	Actual Completions (2016/17) (2017 Housing Land Audit)	416	e.	Assumed completions from Effective Land Supply (2017-2019) (2017 Housing Land Audit)	960	f.	Assumed completions windfall sites (assume 72 pa) and small sites (assume 20 pa) (2017-2019)	184	g.	Equals Housing Land Requirement for LDP period (2019-2029) (= c. – d. – e. – f.)	5,304	h.	Completions expected from Effective Land Supply during 2019-24 (2017 Housing Land Audit)	2,889	i.	Completions expected from the remainder of Established Land Supply during 2024-29 including constrained sites (2017 Housing Land Audit)	681	j.	Completions that may arise from windfall sites (assume 72 pa) and small sites (assume 20 pa) over LDP period (2019-2029)	920		Under / Over supply against Housing Land Requirement (= h. + i. + j. – g.)	- 814	
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05 - Allocated Housing Sites – Policy 9/ Appendix 3	<p>The local development plan should be modified by:</p> <ol style="list-style-type: none"> deleting (*Sites where SEPA has advised that a Flood Risk Assessment will be required.) from the explanatory notes of Appendix 3: Allocated Housing Sites; and; replaced with (*Sites where a Flood Risk Assessment is required.) 	97																																	
06 - Western Gateway Sites – H41, H42 & H43	No modifications.	109																																	
07 - Additional Housing Sites	No modifications.	129																																	

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08 - Design of New Housing	<p>The local development plan should be modified by:</p> <ol style="list-style-type: none"> 1. deleting "N/A" against the cycle provision standard for houses outwith the city centre in Appendix 4: Design of New Housing and substituting in each case the following form of words: "One secure, covered space per house must be provided unless a suitable garage or other secure area is provided within the curtilage of the house." 	142
09 - Development of Garden Ground for New Housing	<p>The local development plan should be modified by:</p> <ol style="list-style-type: none"> 1. amending criterion 5) of Policy 13: Development of Garden Ground for New Housing by deleting the existing form of words and substituting the following: "5) that sufficient off-street car parking is maintained/provided with the existing house in accordance with its size and the standards set out in Appendix 4; and". 	145
10 - Non-mainstream Residential Uses	<p>The local development plan should be modified by:</p> <ol style="list-style-type: none"> 1. adding the text 'gypsy/travellers and travelling showpeople' to the final sentence of paragraph 6.19. The sentence would then read: <i>"Such uses include sheltered housing, residential and nursing homes, housing for people with special needs, gypsy/travellers and travelling showpeople, purpose built student accommodation and houses in multiple occupation."</i> 2. adding a new paragraph after 6.23 and renumbering those that follow accordingly. The new paragraph should read: <i>"Another form of non-mainstream residential use, for which the council is required to make provision, is that required to accommodate gypsy/travellers and travelling showpeople. In this regard, Dundee City Council provides a purpose built gypsy/travellers caravan park at Tealing, in Angus. The TAYplan Strategic</i> 	152

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	<p><i>Development Plan requires that existing sites in the TAYplan area are maintained but does not identify a specific additional need for further provision in the Dundee area. Also, it does not identify additional need for travelling showpeople that cannot be dealt with through existing arrangements for temporary encampments or fairs. For these reasons, the Plan does not allocate additional sites for use by gypsy/travellers or travelling showpeople.”</i></p> <p>3. deleting the final paragraph of Policy 15: Student Accommodation.</p> <p>4. deleting the third and final paragraph of Policy 16: Houses in Multiple Occupation.</p>	
<p>11 - Funding of On and Off site infrastructure</p>	<p>The local development plan should be modified by:</p> <p>1. revising the third and fourth sentences of paragraph 6.39 to read:</p> <p>“Supplementary Guidance on Developer Contributions will ensure landowners, developers and the local authority have certainty about the likely level of developer contributions and the nature of requirements for sites from the outset in relation to education provision, roads and transportation, the green network and public art. It also identifies key areas of the city where contributions towards infrastructure are known to be required. This includes etc...”.</p> <p>2. inserting a new paragraph 6.40 comprising the text and table on page 8 and plan on page 9 of the draft supplementary guidance after paragraph 6.39 of the proposed plan, as set out below, and renumbering existing paragraph 6.40 as paragraph 6.41.</p> <p>“6.40 The following list is indicative of what contributions would be required if development in accordance with the Local Development Plan were to be approved in that location:</p> <p>Area Contributions Required City Wide</p>	<p>162</p>

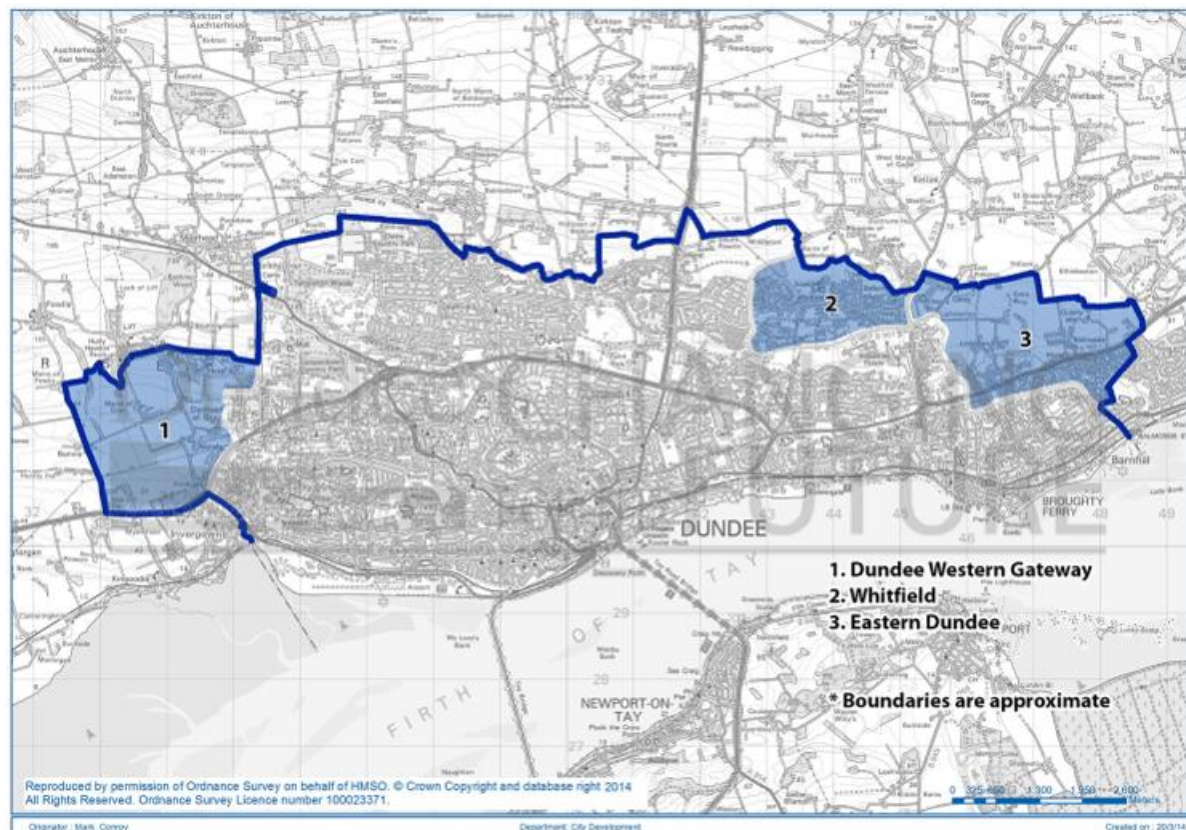
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	<p>All developments over £1m in construction value will be required to allocate at least 1% of construction costs for the inclusion of public art projects in a publicly accessible/visible place or places within the development. All development should seek to encourage and promote active travel methods. The achievement of which may be by contributions towards associated infrastructure where a development has significant impact beyond its site boundaries. All development should contribute to the Dundee Green Network where appropriate and as determined by the Council, through the integration of green infrastructure in masterplans or development frameworks and the creation and/or improvement of green infrastructure within development sites or in the local area.</p> <p>1) Dundee Western Gateway</p> <p>All greenfield residential developments in this area will be required to contribute towards provision of: flood protection and drainage facilities; the future construction of junction improvements at Swallow Junction; the improvement works undertaken at Dykes of Gray Road; provide connections for cycling and walking routes to the wider Dundee Core Path Network and green infrastructure; and a contribution towards enhancing education provision, the nature of which is currently being considered.</p> <p>2) Whitfield</p> <p>Residential developments built for private sector sale shall be required to contribute towards primary education facilities and provide connections for cycling and walking routes to the wider Dundee Core Path Network and green infrastructure.</p> <p>3) Eastern Dundee</p> <p>All allocated greenfield housing sites will be required to make a financial contribution towards enhancing education provision. Any greenfield housing land release in this</p>	

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area over that allocated will require the provision of a new education facilities north of the A92 Arbroath Road. Developer contributions in the form of both land and finance will be required for this new primary school and nursery. All developments in this area shall be required to provide connections for cycling and walking routes to the wider Dundee Core Path Network and green infrastructure.



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	<p>3. revising paragraph two of the Roads and Transportation chapter of the draft supplementary guidance on developer contributions by adding a sixth bullet point to read: "park and choose sites".</p> <p>4. changing sentence three of paragraph 6.38 of the proposed plan to read: "In these instances, where it can be demonstrated that the need for infrastructure improvement...these improvements".</p> <p>5. revising the last sentence of paragraph 6.38 of the proposed plan by deleting the words: "...the opportunity to also seek".</p>	
12 - Town Centres First and Retailing	No modifications.	191
13 - Sustainable Natural & Built Environment	<p>The local development plan should be modified by:</p> <p>1. revising the first sentence of paragraph 8.4 to read as follows:</p> <p><i>"To help developers address environmental and infrastructure issues early in the development process, Appendix 3 highlights which of the allocated housing sites require a Flood Risk Assessment and/or Noise Impact Assessment and/or consideration of requirements from the Habitats Regulations Appraisal".</i></p> <p>2. amending Policy 28: Protecting and Enhancing the Dundee Green Network by deleting the words "outdoor sports facilities or" from paragraph 3 and changing the final paragraph to read as follows:</p> <p><i>"Proposals affecting outdoor sports facilities will be safeguarded from development except where: the proposals affect only a minor part of the site or are ancillary to the principal use of the site as an outdoor sports facility and either improve or do not affect its use and potential for sport, training and amenity use; or the facility which would be lost is to be replaced by a new or upgraded compensatory facility of equal benefit and</i></p>	223

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	<p><i>accessibility in, or adjacent to, the community most directly affected; or the proposals are consistent with the Dundee Physical Activity Strategy or Dundee Pitch Strategy and supported through consultation with sportscotland.”</i></p> <p>3. amending the first sentence of paragraph 8.47 to read as follows:</p> <p><i>“All energy generating facilities which produce greenhouse gas emissions when used will be expected to mitigate emissions by installation of appropriate abatement technology”.</i></p> <p>4. revising the second criterion relating to International Sites at Policy 32: National and International Nature Conservation Designations to read as follows:</p> <p><i>“2) there are no alternative solutions and there are imperative reasons of overriding national public interest, including those of a social or economic nature and suitable compensatory measures have been identified and agreed”.</i></p> <p>5. revising the second sentence of Policy 35: Trees and Urban Woodland to read as follows:</p> <p><i>“New development...must ensure the survival of woodland, hedgerows and individual trees, especially healthy mature trees, of nature conservation or landscape value through sensitive site layout both during and after construction, unless removal has been approved in advance by the council” and that the third sentence of Policy 35 be modified to read as follows: “Where appropriate, development proposals must be accompanied by...maintenance arrangements and justification for the removal of any trees or hedgerows”.</i></p> <p>6. amending criterion 1) under the Medium to High Risk Areas section of Policy 36: Flood Risk Management to read:</p>	

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	<p><i>“1) sufficient flood defences already exist or a Flood Protection Scheme or flood defence, designed and constructed to a standard of 0.5% annual probability plus climate change allowance, will be in place prior to occupation of the proposed development;”.</i></p> <p>7. revising the final sentence of paragraph 8.29 by inserting the words <i>“provision of adequate riparian buffer zones to watercourses”</i> after <i>“de-culverting,”</i> and the second paragraph of Policy 38: Protecting and Improving the Water Environment be modified by substituting the word <i>“zone”</i> for <i>“strip”</i> and adding the following words at the end of the paragraph: <i>“...watercourse, which should function ecologically as riparian habitat and be of landscape and amenity value”</i>.</p> <p>8. revising the third sentence of paragraph 8.40 by inserting the word <i>“major”</i> before <i>“hazard”</i> and that Policy 42 be modified by inserting the word <i>“major”</i> before <i>“hazard”</i>.</p> <p>9. adding a new final sentence to paragraph 8.53 to read as follows:</p> <p><i>“The council will issue planning guidance on the required content of the statement required by Policy 46: Delivery of Heat Networks to demonstrate that consideration has been given to creation of, or link to, a heat network”.</i></p> <p>10. adding an additional criterion to paragraph 8.54 to read as follows: <i>“iii) Carbon rich soils.”</i> Existing points iii) to vi) should be renumbered accordingly.</p> <p>11. revising the first paragraph of Policy 48: Low and Zero Carbon Technology in New Development to read as follows:</p> <p><i>“Proposals for all new buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technologies.</i></p>	

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	<p><i>The relevant building standards and percentage contribution required is set out in supplementary guidance. The supplementary guidance will be kept under review to ensure the proportion of the carbon emissions reduction standard to be met by these technologies will increase over time.</i></p> <p>12. adding a new paragraph after existing paragraph 8.63 to read as follows:</p> <p><i>“8.64. Any proposed development which would have a direct impact on a designated Scheduled Monument requires Scheduled Monument Consent (SMC) from Historic Environment Scotland (HES). Advice on the SMC process and requirements should be sought at an early stage from HES’s Heritage Directorate.”;</i></p> <p>13. amending section a) Scheduled Monuments of Policy 52: Scheduled Monuments and Archaeological Sites to read as follows:</p> <p><i>“Where a proposed development potentially has a direct impact on a scheduled monument, the written consent of Historic Environment Scotland is required, in addition to any other necessary consents. The council will not permit developments which would destroy or adversely affect the setting of scheduled monuments.”;</i></p> <p>and, re-numbering existing paragraph 8.64 as 8.65.</p>	
14 - Sustainable Transport & Digital Connectivity	<p>The local development plan should be modified by:</p> <p>1. amending the final sentence of paragraph 9.10 to read:</p> <p><i>“Where the proposed development has the potential to generate significant travel, developers may be required to prepare travel plans in order to mitigate transport impacts and improve the accessibility of developments.”</i></p> <p>2. revising Policy 54: Safe and Sustainable Transport by including the following text:</p>	241

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	<p><i>“7) be supported by a travel plan to mitigate transport impacts and improve the accessibility of developments where the council considers that the development will generate significant travel.”</i></p> <p>3. revising Policy 58: Digital Connectivity by adding the following paragraph at the end of the existing proposed policy:</p> <p><i>“The council will encourage developers to explore, in consultation with service providers, opportunities to provide digital infrastructure to new homes and business premises as an integral part of proposed development.”</i></p>	
15 - Other Issues	<p>The local development plan should be modified by:</p> <p>1. adding reference to the Tactran Regional Transport Strategy Refresh 2015-2036 to the ‘Tayplan Strategic Development Plan 2016-2046’ box in Figure 1: Local Development Plan 2 timetable and links to national plans, policies and strategies.</p> <p>2. adding the following sentence to the beginning of Appendix 3: Allocated Housing Sites: <i>“The allocation of the sites referred to in this appendix has been informed by a Development Site Assessments document. The document contains physical, environmental, infrastructure and other site information and should be referred to by prospective developers.”</i></p> <p>3. add the following paragraph after 5.42/Policy 8: <i>“Further information on the economic development areas, commercial centres and leisure parks referred to in this chapter is contained in the Development Sites Assessment document. Development proposals for each site will be required to be supported by the information contained in the table at section 4.</i></p>	256