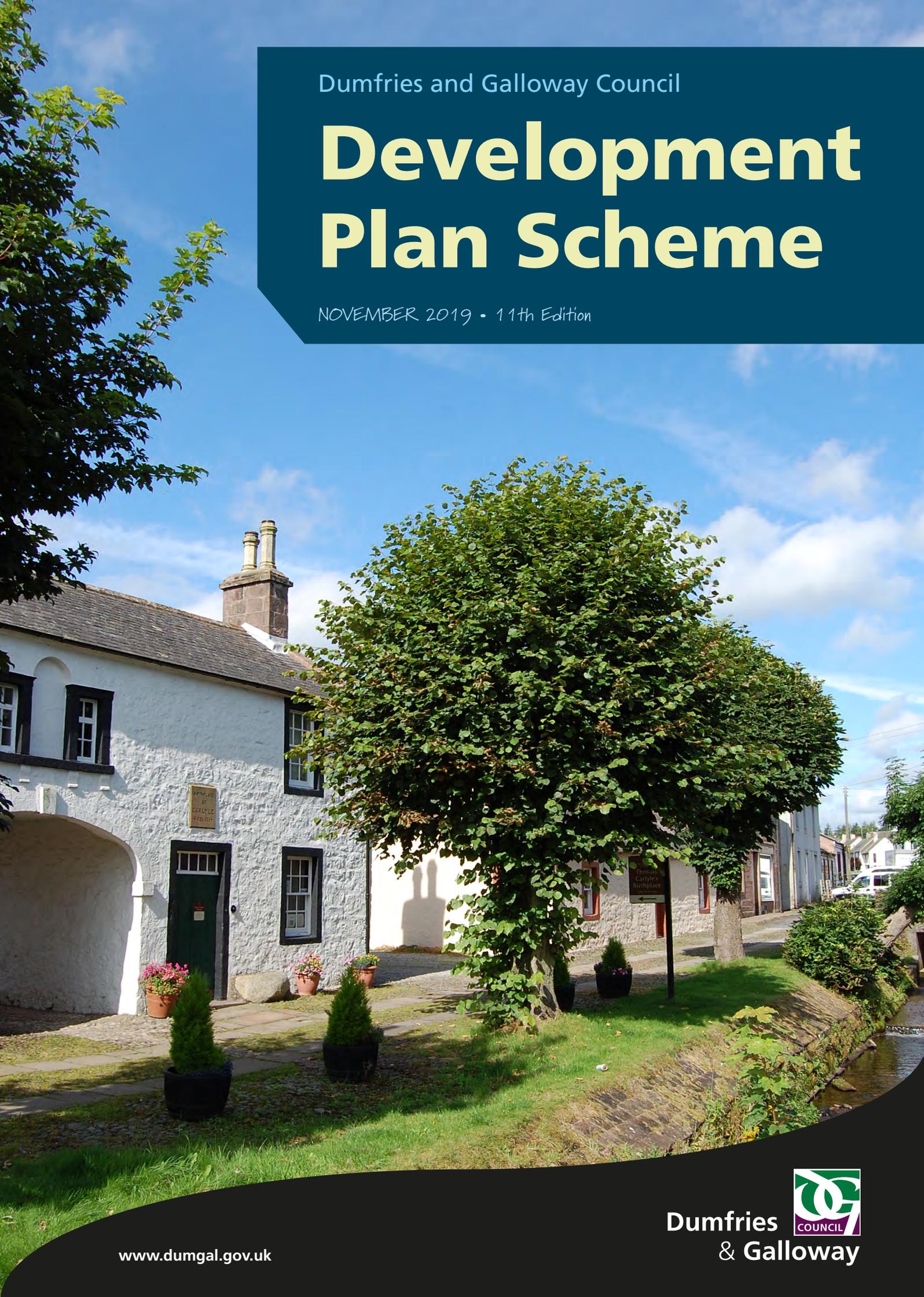


Dumfries and Galloway Council

# Development Plan Scheme

NOVEMBER 2019 - 11th Edition

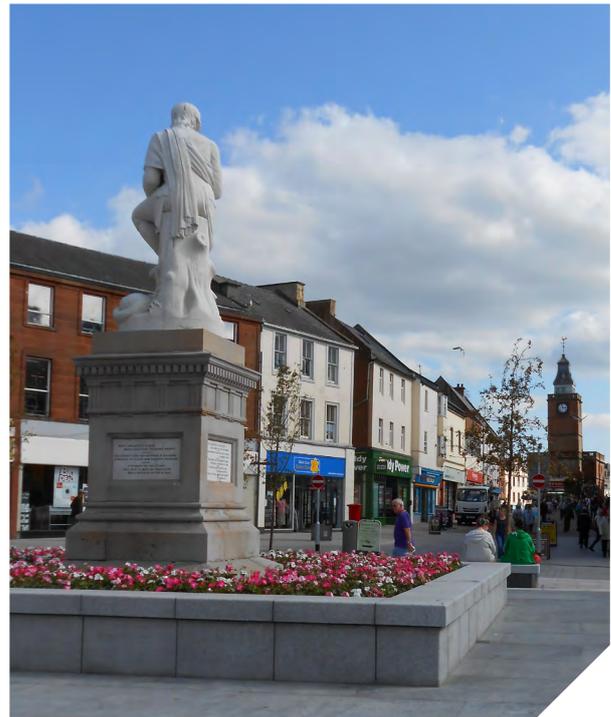


# THE DEVELOPMENT PLAN SCHEME

Local Development Plan 2 (LDP2) was adopted on October 3, 2019 and replaces the previous LDP. This edition of the Development Plan Scheme (DPS) focuses on what the LDP2 is, what is included, how it was prepared and what happens next. LDP2 and associated documents can be viewed online at [www.dumgal.gov.uk/LDP2](http://www.dumgal.gov.uk/LDP2) or at Council libraries and planning offices.

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## 1. What is the DPS?

The DPS sets out the programme for preparing Local Development Plans. As LDP2 has recently been adopted, this edition focuses on how LDP2 was created, the next steps and how you can find out more. The DPS is updated annually to let you know how the Plan is progressing and gives you more detail on the next stages and how and when you can get involved.



## 2. What is LDP2?

LDP2 provides policies and proposals to help guide development, to ensure that the right development takes place in the right location. LDP2 also helps the Council to plan for the future and make decisions about current planning proposals.

LDP2 is supported by supplementary guidance, planning guidance and a number of technical papers, land use audits and supporting documents which can be found on the Council's Development Planning webpages at [www.dumgal.gov.uk/LDP2](http://www.dumgal.gov.uk/LDP2).

## 3. What does the adopted LDP2 contain?

LDP2 contains a vision of what the region will look like in 20 years' time. This sets the basis for the spatial strategy which provides a more detailed statement introducing policies and proposals for development and use of land in the area. It covers the locations for new development for the next ten years and a broad indication of the scale and type of growth for the following ten years.

LDP2 includes a range of policies setting out the criteria for making decisions on planning applications. These cover a broad range of topics from overarching considerations that could apply to all applications through to policies on specific types of development, such as housing or business development, proposals affecting the historic and natural environment, community services, renewable energy and other infrastructure and transport.

Proposals maps and inset maps illustrate LDP2's policies and show the specific location of development proposals. There are a number of these maps in the LDP2 ranging from region-wide maps to smaller scale maps showing individual settlements.

A number of supplementary guidance and planning guidance documents will accompany the LDP2 and are listed in the table below. Supplementary guidance is statutory and provides more detail on the LDP2 policies and carries the same weight as the adopted Plan. Planning guidance is non-statutory, are consulted on and can be a material consideration in deciding planning applications. Whilst they can support the Plan, they are not formally adopted as part of it.

When LDP2 was adopted the guidance that was adopted alongside LDP1 became invalid and therefore it is essential the Council adopt the below suite of supplementary guidance and planning guidance as soon as possible to keep any policy gaps to a minimum. The supplementary guidance documents listed below were consulted on alongside the 2018 Proposed LDP2.



The below listed supplementary guidance are anticipated to be adopted early 2020. At the time of writing they are still to be considered by Council Members at Committee and if approved they will be sent to Scottish Ministers for their consideration over a 28-day period before being adopted. Once adopted a number of these supplementary guidance will be monitored and should changes be required then they will be issued for consultation. Changes to the adopted planning guidance do not need to be consulted on.

A number of supplementary guidance not listed below will be brought before Council Members for approval in the future. Sustainability - Reducing Carbon Emissions in Buildings Supplementary Guidance is currently under review following recommendations to the Policy OP1f: Development Considerations, Sustainability from the Proposed LDP2 Examination Report which require changes to the policy and therefore the supplementary guidance and will be reissued for consultation. Many Conservation Area Character Appraisals and Management Plans are yet to be developed.

<b>LDP2 Supplementary Guidance</b>
Design Quality and Placemaking
Developer Contributions
Crichton Quarter Development Framework
Dark Sky Friendly Lighting
Mineral Resources
Housing Development in Villages
Housing in the Countryside
Conversion of Traditional Agricultural Steadings
Affordable Housing
Alterations and Extensions to Houses
Historic Built Environment
Dumfries Conservation Area Appraisal and Management Plan
Stranraer Conservation Area Appraisal and Management Plan
Whithorn Conservation Area Character Appraisal
Kirkcudbright Conservation Area Character Appraisal
Gatehouse of Fleet Conservation Area Character Appraisal
Annan Conservation Area Character Appraisal
Crichton Conservation Area Character Appraisal
Trees and Development
Open Space and New Development
Annex 1 - Open Space Audit

Wind Energy Development: Development Management Considerations including Landscape Capacity Study
Flooding and Development
Surface Water Drainage and SuDS

<b>LDP2 Planning Guidance</b>
Assessing the Adequacy of Marketing for Change of Use Applications
Whitesands Masterplan
Glencaple Village Design Statement
Palnackie Village Design Statement
Stranraer Waterfront Urban Design Strategy and Masterplan
Windermere Road, Annan Masterplan
Fleet Valley National Scenic Area Management Strategy
Nith Estuary National Scenic Area Management Strategy
East Stewartry Coast National Scenic Area Management Strategy
Annan Regeneration Masterplan
Chapelcross Development Framework
Crichton Development Framework and Masterplan
Development Brief – Former Interfloor Factory Site, Heathhall, Dumfries
Midsteeples Quarter, Dumfries
Shopfronts and Security
Windows and Doors in Listed Buildings and Conservation Areas

A number of technical papers, land use audits and supporting documents provide background information and an evidence base to the policies and strategies contained in the Plan.

Strategic Environmental Assessment, Habitat Regulations Appraisal and Equality Impact Assessment assess the social and environmental impact of the LDP2 and supplementary guidance when preparing them.

The action programme lists the actions needed to deliver the policies and proposals contained in LDP2, when they are expected to be delivered and who will take the lead in delivering them.

All the above documents are available on our website: [www.dumgal.gov.uk/LDP2](http://www.dumgal.gov.uk/LDP2).



## 4. What has happened during the preparation of the adopted LDP2?

The process to create LDP2 started about a year following the adoption of the first LDP in September 2014. The main stages in preparing LDP2 were:

1. Call for Sites and Comments
2. Main Issues Report
3. Proposed Plan
4. Examination
5. Adoption

Details of these stages can be found on the webpage [How LDP2 was created](http://www.dumgal.gov.uk/article/16513/How-Local-Development-Plan-2-was-created):

[www.dumgal.gov.uk/article/16513/How-Local-Development-Plan-2-was-created](http://www.dumgal.gov.uk/article/16513/How-Local-Development-Plan-2-was-created)

A participation statement sets out the level of stakeholder involvement that took place in preparing LDP2 documents including when, how, and with whom consultation took place. We consulted with stakeholders and key agencies in the public sector, private sector, local communities and other interested bodies.

We used a range of techniques to communicate with people and provide them with clear information to enable them to make informed comments. We will be taking a fresh look at our consultation methods for the next Plan, looking at a range of different and innovative approaches in order to reach as many people as possible, as well as continuing with more traditional forms of consultation. When and how people can get involved in the preparation of the next Plan will be set out in subsequent editions of the DPS and your comments will be welcomed.

You can keep up to date on progress by visiting our web site: [www.dumgal.gov.uk/LDP2](http://www.dumgal.gov.uk/LDP2).

## 5. What happens now LDP2 is adopted?

There are a number of changes taking place at the national level that will have an impact on when work will begin on preparing the next Plan, LDP3 and what that Plan will look like.

### Reforming the Planning System

The Planning (Scotland) Act 2019 received Royal Assent on 25 July 2019 (<http://www.legislation.gov.uk/asp/2019/13/enacted>). When brought into force, the 2019 Act will amend the Town and Country Planning (Scotland) Act 1997 to introduce a number of significant



changes to the Development Planning system in Scotland and the way local development plans are prepared. Work is progressing on regulations, guidance and transitional arrangements for Development Plans.

This review of the Scottish Planning System has given rise to a number of proposals to help improve the development plan process. An effective plan-led system will include more opportunities for communities to help shape how their place should change, in a way that reflects the requirements for new homes, businesses, infrastructure and other types of development.

### **National Planning Framework 4 and Regional Spatial Strategies**

Work has commenced on National Planning Framework 4 (NPF4) and this will incorporate Scottish Planning Policy (SPP). When published, NPF4 will be part of the Development Plan hierarchy, setting out the national policy position for land use planning. The final timing of NPF4 is dependent on the Scottish Parliament's approval of the Framework. However, a draft of NPF4 is expected to be published for consultation in the autumn of 2020 and the final version is expected to be submitted for approval in the autumn of 2021.

Part of the Act includes a new duty for planning authorities to prepare and adopt regional spatial strategies (RSS). These strategies will identify the outcomes, needs, priorities and proposed locations of strategic development and will help inform NPF4.

The Council will work with the Scottish Government to input into NPF4 and develop the early thinking on a RSS for Dumfries and Galloway. The next edition of the DPS will reflect the changes which are expected to be set out in more detail by the Scottish Government and will inform the timetable for reviewing and replacing LDP2.

### **Delivering LDP2**

Section 21 of the Town and Country Planning (Scotland) Act 1997 as amended requires the planning authority to also prepare an Action Programme. A draft Action Programme was prepared alongside the Proposed LDP2 and will be updated and published in its final format in early 2020 to present an up-to-date position. One of the changes from the review of the planning system, is a change in this title from Action Programme to Delivery Programme.

The Delivery Programme identifies the actions which will be required to deliver the policies and proposals contained in the Plan. It identifies who the responsible or lead officer/organisation is for delivering the action along with the other participants needed to deliver it. It also contains a timescale for carrying out each of the identified actions and the progress that has been made in delivering it.

An infrastructure delivery working group will be created to deliver and implement LDP2 and the Delivery Programme. This will include officers from key internal and external departments regularly meeting to discuss the progress of regional projects and site developments and the issues facing their delivery.

### **Monitoring LDP2**

The Council will monitor the effects of the policies and proposals in LDP2 before looking to start work on the next Plan. However, it is necessary to allow the newly adopted Plan sufficient time to become established and tested through the planning system so meaningful monitoring of the new policies and proposals can take place.

Monitoring will include the assessment of policies used in planning decisions to see if they are having the intended effect or if there are any issues or problems with certain policies. A review and update of housing and business and industry land supply targets, as well as other studies, will inform the next Plan.

## **6. Feedback**

We welcome your feedback on the DPS, including the type of consultation methods that we expect to use in the future. A form can be completed online on our LDP2 webpage [www.dumgal.gov.uk/LDP2](http://www.dumgal.gov.uk/LDP2).

If you have any questions about this DPS, would like to be added to our mailing list or have any other general queries about the LDP2, please get in touch:

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