

Dundee Local Development Plan 2: Main Issues Report Consultation 2016

Main Issues Report Response Form 2016

Important Information: Please Read

Comments are sought via the online response form or in writing using this printable (Word) response form.

Please note that in order for comments to be considered as valid you must include your contact details. We will use these details to confirm receipt of comments and to seek clarification or request further information. Anonymous comments or comments which do not directly relate to the Main Issues Report will not be considered as part of the consultation process.

Comments made on this consultation may be made public, which may include identifying details such as your name or organisation. Should you have any concerns regarding the holding of such information please contact localdevplan@dundeecity.gov.uk

Your comments are sought on the proposed spatial strategy and each of the identified main issues. Please indicate whether you agree with the Council's preferred option or one of the alternative options. Comments are also sought on the planning policies and proposals in the Local Development Plan 2014 (LDP1) any other land use planning issues.

Name: Mark R Russell

Organisation (if applicable) : Homes for Scotland

Postal Address : 5 New Mart Place, Edinburgh

Postcode : EH14 1RW

Email address : m.russell@homesforscotland.com

Telephone Number : 0131 455 8350

Essential supporting documents such as maps or images may be submitted with this response form and sent to: localdevplan@dundeecity.gov.uk. All supporting documents should be submitted in a Word or standard image format. Please do not submit response forms in a PDF format.

Please indicate whether you will be submitting supporting documents.

Yes

x No

If you are sending supporting documents, please list the titles of those documents here:

N/A

Proposed Spatial Strategy

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

Major public and private investment continues to take place in Strategic Development Areas (SDAs) including the Dundee Wider Waterfront and Dundee Western Gateway. To ensure the benefit of this is not undermined, the proposed spatial strategy will continue to focus major new development over the plan period in the identified SDAs.

To meet the growing demand for new housing in Dundee, the proposed spatial strategy will continue to prioritise the development of brownfield land throughout the City as well as the greenfield locations.

Do you agree with the proposed spatial strategy set out in the Main Issues Report?

Please choose **only one** of the following:

Yes

No

Make a comment on your choice here:

Homes for Scotland acknowledge that there has been significant investment in Dundee Wider Waterfront and Dundee Western Gateway over the years but if this is to continue it is vitally important that future investment decisions are based on a sound spatial strategy that embraces growth by utilising a range of sites both brownfield and greenfield across the city so that these are capable of maximising the enhancement of Dundee as a good place to live and as a city which can prosper. New homes should be provided in suitable, sustainable locations around Dundee that have the capacity to accommodate development. The focus should be on places where people will want to live and where the house-building industry can viably deliver high-quality developments.

Scottish Planning Policy (SPP) places a strong emphasis on delivery and advocates (at paragraph 110) the provision of a range of sites which are effective or expected to become effective in the plan period in order (paragraph 119) that the housing supply target can be met. In Dundee, this raises questions over the appropriate balance between brownfield and greenfield land. There are a number of brownfield sites in the current LDP and the HLA (2015) which have been allocated for a number of years, the oldest one being 2004. All these sites have constraints and deliverability issues for which solutions have not been found. At the heart of this the issues remain and have done for a number of years, namely: effectiveness and viability. Homes For Scotland would urge the Council examine the extent to which a better balance between brownfield and greenfield sites in order to allow the house-building industry to deliver the numbers of houses required in Dundee at the rates indicted in TAYplan. This is likely to require the de-allocation of long-standing, constrained brownfield sites and the identification of new, effective sites on both brownfield and greenfield land across the city.

It should be recognised that brownfield sites require significant investment to facilitate their redevelopment and are generally high-density sites with a high proportion of flats. During the height of the housing market many of these sites as the Council knows became financially viable but although there are signs are recovery many of these sites do not represent feasible development opportunities. Whilst access to development finance has improved there is still restricted lending, especially for high risk sites, which are for then most part brownfield land. This has in turn has created a problem accessing finance to remediate and restore previously used sites. Whilst financial lending is improving Homes for Scotland would urge caution for any LDP to avoid placing an unrealistic

expectation/reliance on such sites making a significant contribution to the housing land supply. There is a strong case for the release of sustainable greenfield sites to address potential housing land shortfalls created by non-effective brownfield land. Homes for Scotland would also recommend that the Council look at setting up a cross party working group so that all sites in the HLA can be actively monitored and those sites that are not effective are de allocated. This would help give a clearer picture of what are effective and what are not.

Homes for Scotland would point out that by not allocating sufficient greenfield land will not mean that more brownfield land would automatically be developed by house builders given the reasons as set out above. Whilst Homes for Scotland recognise that an increase in greenfield land allocations will need to be considered against the policies set out in the current TAYplan SDP, this plan focuses strongly on *delivery* and there is nothing in its policies which forbids the allocation of greenfield land where this is required to deliver the housing land requirement for an area.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 8-11) for full text (available at www.dundee.gov.uk/localdevplan2)

Supporting Business and Employment

Main Issue 1: Safeguarding Employment Land

This main issue considers whether to continue to safeguard the majority of the existing employment land allocations for future employment uses, and in particular to provide for a broader energy sector. (*)

Please choose **only one** of the following:

Preferred Option - It is proposed that no new allocations for employment land be made in the Local Development Plan. The existing allocations within the Principal, Specialist and General Employment Areas will be retained and safeguarded for future employment uses and in particular to provide for a broader energy sector.

Alternative Option 1 - Protect the land within the Strategic Development Areas identified in the Proposed Strategic Development Plan for employment uses but reduce the level of allocations in other Principal and General Economic Development Areas.

Alternative Option 2 - Maintain all the existing Principal and General Economic Development Areas allocations and identify further locations that could accommodate development associated with the renewables sector and a broader energy sector.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 16-18) for full text (available at www.dundee.gov.uk/localdevplan2)

Main Issue 2: Blackness General Economic Development Area

This main issue considers what policy approach can regenerate the Blackness General Economic Development Area and bring vacant and derelict land and buildings back into productive use. (*)

Please choose **only one** of the following:

Preferred Option - To adopt a more flexible policy designation and prepare a physical and economic regeneration masterplan that promotes the opportunities to develop Blackness as a location for new employment and other complementary uses that would improve the vibrancy and attractiveness of the area.

Alternative Option 1 - To maintain the current policy designation, restricting uses to Class 4 (business), 5 (general industry) and 6 (storage or distribution) only.

Alternative Option 2 - Remove the policy designation entirely and allow any uses to locate here, subject to usual controls over 'bad neighbour' developments.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 19-21) for full text (available at www.dundee.gov.uk/localdevplan2).

Enabling Delivery of New Homes

Main Issue 3: Supply of Land for Housing

This main issue considers how to deliver the land necessary to meet the housing needs required by the Strategic Development Plan and encourage a range and choice of housing development across the City. (*)

Please choose **only one** of the following:

Preferred Option - Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020. In the second five year period of the Plan allow a managed release of greenfield land to the east and west of the City to support the growth of Dundee and to provide flexibility and choice.

Alternative Option 1 - Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020. In the second five year period of the Plan allow a managed release of greenfield land to the west of the City only to support the growth of Dundee and to provide flexibility and choice.

Alternative Option 2 - Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020. In the second five year period of the Plan allow a managed release of greenfield land to the east of the City only to support the growth of Dundee and to provide flexibility and choice.

Alternative Option 3 - Continue with the current brownfield led approach and allocate the greenfield land at Linlathen and Baldragon that is currently allocated for release in 2020 without further release of greenfield land across the City.

Make a comment on your choice here:

Whilst Homes for Scotland has chosen the preferred option we would point out that SPP (paragraph 110) requires the planning system to maintain at least a 5-year supply of effective housing land at all times and policy 5 of Tayplan advocates a 7-year supply. Homes for Scotland consider that whichever spatial strategy is selected, the most important thing is that it is capable of being delivered. This means identifying a range of sites in marketable locations (in line with the plan objectives) that are genuinely effective or capable of becoming effective and delivering homes within the LDP and SDP timescales.

Whilst Homes for Scotland acknowledge that there is a reasonable presumption in favour of developing brownfield land this should not be to the expense of promoting a good range of sites which include greenfield land across the city. The main issues report represents an opportunity to explore what the actual housing land requirement of Dundee City should be taking into account an updated HLA that only has sites that are effective, viable and in areas that people want live in. The document focuses on the need for Planning Authorities to produce SDP/LDPs that deliver. Central to this is careful consideration by them of the viability/deliverability of any sites being considered/promoted for allocation. The Understanding Infrastructure capacity/constraints and solutions is key to this.

The new PAN out for consultation Housing and Infrastructure focuses on the need for Planning Authorities to produce SDP/LDPs that deliver. Central to this is careful consideration by them of the viability/deliverability of any sites being

considered/promoted for allocation.

In order to be consistent, the Local Development Plan must ensure that there is sufficient effective land available to meet the requirements of Policy 4 of the TAYplan Proposed Strategic Development Plan 2016-2036 (May 2015) namely an average of 480 up to year 10 of the plan. Previous to this it was 610 houses under Proposal 2 Strategic Development Plan 2012 – 2032. Policy 4E actually gives the LDP the flexibility to plan for house building rates in excess of this figure.

The timescale of the main issues report is contrary to the TAYplan Proposed Strategic Development Plan. The emerging LDP must comply with the timescale and adopt the period 2016 to 2028 rather than 2018 to 2028.

The Report highlights that take up rate 2015 to 2018 is 912 (at 304 completions per annum). Homes for Scotland would argue that presently the completion rates are around 210 per annum but this is not an accurate reflection of what the house building industry could complete if there were more *effective* allocated sites throughout the City. As a consequence of this, Homes for Scotland would urge the Council to be bold and in allocating more sites that are proven to be effective. There is clearly more scope for collaborative discussion on housing land supply and Homes for Scotland would urge the Council to work with our members an early stage so as to ease the passage of the proposed plan in its later stages.

In the strongest possible terms, Homes for Scotland would urge the Council to review the current HLA (2015) so that this is only populated with those sites that are effective and based on a robust criteria that has been agreed with by Homes for Scotland and its members. We have calculated that 32% (507 units) out of a total of 1598 of all sites as set out in the HLA are not considered to be effective. This is of considerable concern to Homes for Scotland and needs to be addressed as a matter of urgency.

If Dundee City Council really wishes to halt population decline, increase investment within the city and offer a range of houses of mixed tenure, then it should take a pro-active role in allocating a generous supply of effective housing land, rather than relying on brownfield sites many of which are not effective. Homes for Scotland are willing to engage in this process, and hope to be able to work with the council to determine accurate housing land supply figures prior to the Proposed Plan stage of the LDP. Allocating sites that will not be built in the short term serves no purpose, and contradicts Scottish Government's overarching objective of increasing sustainable economic growth.

The Council has adopted a Windfall Site assumption of 1,152 homes based on 20% of the housing land requirement of 5,760 homes.

As required by SPP ...any assessment of the expected contribution to the housing land requirement from windfall sites must be realistic and based on clear evidence of past completions and sound assumptions about likely future trends... and ...in urban areas this should be informed by an urban capacity study (paragraph 117).

Homes for Scotland would argue that the Council has not provided any evidence to support this assumption of 20% of the housing land requirement. Until such evidence is presented, no allowance for Windfall Sites can be adopted by the Council.

By adopting this unproven Windfall assumption, the Council appears to be delivering the generosity allowance of 20% through Windfall Sites. This will not add the required flexibility to maintain a 5 year effective housing land supply at all times and therefore runs contrary to the provisions of SPP.

The Council has taken account of the TAYplan Proposed SDP. TAYplan Proposed SDP

requires a housing supply target of 480 homes per annum and a housing land requirement of 528 homes per annum (including 10% generosity allowance) over the 12 period 2016 to 2028 (equivalent to 2016/17 to 2027/28). The Council has adopted a housing supply target of 480 homes per annum in accord with the Proposed SDP. In accord with Proposed SDP Policy 4 Homes, the Council has adopted a generosity allowance of 20% for the MIR rather than 10% as set out in the Proposed SDP. The housing land requirement is therefore 576 homes per annum (480 homes plus 96 homes or generosity allowance of 20%).

Furthermore the Council has identified that this housing land requirement is over the period from 2018 to 2028 (equivalent to 2018/19 to 2027/28) and equates to 5,760 homes. To comply with SPP requirements, this housing supply target must be identified over the 12 year period from 2016 to 2028 (equivalent to 2016/17 to 2027/28) to accord with the Proposed SDP. Accordingly, Row A of Table 1 Supply of Land for Housing should be amended as follows: A Housing Land Requirement 2016/17-2027/28 (12 years @ 576 units p.a.) equating to 6,912 homes.

The Council has identified that the Established Supply according to the 2015 Housing Land Audit is 5,051 homes. This includes Constrained Sites. The Council considers that 4,129 homes are effective from the established housing land supply from 2018/19 to 2027/28. This is incorrect and is not comparable with the required time period of the Proposed SDP from 2016/17 to 2027/28. The 2015 Housing Land Audit establishes that 328 homes are expected to be completed in 2015/16. This does not form part of the assessment period in accord with the Proposed SDP and should be excluded. Accordingly Homes for Scotland would argue that the Proposed Plan should identify its housing land shortfall and allocate land as follow:

A	Housing Land Requirement 2016/17-2027/28 (12 years @ 576* units p.a.)	6,912
B	Established Supply at March 2015 (Housing Land Audit)	5,051
C	Expected completions in 2015/16 and Constrained Sites	354
D	Potential Established Supply at 2016 (B – C = D)	4,697
E	Windfall Sites (subject to evidence)	0
F	Small Sites contribution (20 units per annum average)	240
G	Additional Housing Land Required for 2016-2028 A – (D + E + F) = G	1,075

Homes for Scotland considers that the Council is required to allocate 1,975 homes based on the housing supply target selected incorporating a generosity allowance of 20%. Furthermore, Homes for Scotland would urge the Council to focus on delivering effective sites which are known to be capable of being completed in the period to 2028.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 25-29) for full text (available at www.dundee.gov.uk/localdevplan2).

Main Issue 4: Increasing Housing Density in the District Centres

This main issue considers what policy approach can successfully increase housing density within Dundee's District Centres. (*)

Please choose **only one** of the following:

Preferred Option - To apply the City Centre Appendix 3 Design of New Housing Standards to planning applications for new build housing and change of use to housing at sites that are within or immediately adjacent to District Centre boundaries, and allow some flexibility to enable innovative approaches to the type and form of housing development.

Alternative Option 1 - To apply the City Centre Appendix 3 Design of New Housing Standards to planning applications for the change of use to housing at sites that are within or immediately adjacent to District Centre boundaries.

Alternative Option 2 - Continue with the current Appendix 3 Design of New Housing Standards based on the existing area based approach and include text in the LDP to encourage higher density developments in and adjacent to the District Centres.

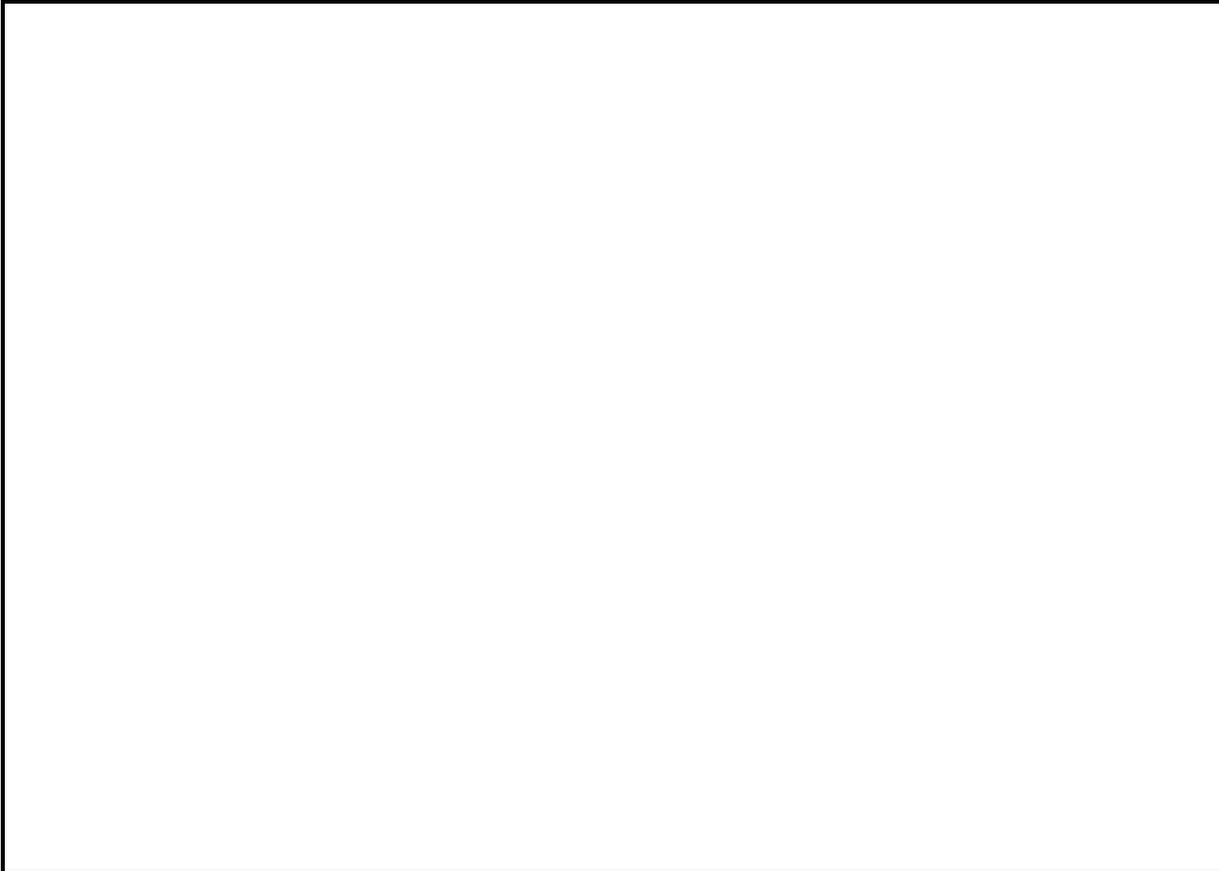
Make a comment on your choice here:

Whilst in planning terms Homes for Scotland would agree that the increase of densities within city centres is to be welcomed, the Local Development Plan must be positive and flexible enough allow the market to be able to respond to each site accordingly depending on its location, characteristics and constraints. In principle, Homes for Scotland has no objection to Design Statements provided they are required on a proportionate basis and provided they form a consistent and objective basis for decision-making.

Homes for Scotland have real concerns that the district centres are relatively small in size particularly the centres of Perth Road, Hillton and Albert Street. Consideration should be given to widening these centres so that more housing can be accommodated either within the centre or adjacent to them. It is of further concern expressed by our members that these centres vary quite significantly in terms of land values which would adversely affect the scale of development that would take place. By applying a uniform standard across all these centres could result in inappropriate development taking place and therefore Homes for Scotland would urge the Council to be more flexible in their approach and to focus more on the overall design of a site.

Homes for Scotland would also point out that one of the main issues that our members have is regarding the amenity/garden space especially in relation to smaller house types. It is not only housing associations who are unable to meet funding requirements and design requirements – private developers have similar issues when appraising sites if large gardens are required.

Homes for Scotland would also point out that developers can find the design assessment process at times uncertain and cumbersome and onerous. They are being asked for increasing amounts of design work at pre-application stage, which is inappropriate for a stage designed to identify the key issues pertaining to a proposal and to identify areas for further work. We are of the firm opinion that design is clearly a matter for more detailed exploration at detailed application stage. If the Council wish to front load through the New Housing Standards then we must have assurances that the industry can expect their application be determined more quickly and not confronted with changes of opinion/advice by the planning authority, and therefore abortive work and costs.



(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 30-31) for full text (available at www.dundee.gov.uk/localdevplan2).

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

This main issue considers what policy approach can be adopted that will meet the housing needs of our growing older population. (*)

Please choose **only one** of the following:

Preferred Option - Amend Policy 9 to positively encourage a wider range of housing types and configurations within mainstream housing, which meet the needs of the elderly and are adaptable for specific needs. Include the obligation for a Design and Access Statement within Policy 9, which requires developers to justify their approach to the provision of homes for the elderly and adaptability for specific needs. Provide Supplementary Guidance which demonstrates positive examples of alternative housing types. Maintain Policy 13 to deal with sheltered accommodation housing proposals.

Alternative Option 1 - Amend Policy 9 to positively encourage a wider range of housing types and configurations within mainstream housing, which meet the needs of the elderly and are adaptable for specific needs. Expand the Appendix 3 Design of New Housing standards to require a prescribed number of units for the elderly and specific needs within developments. Maintain Policy 13 to deal with sheltered accommodation housing proposals.

Alternative Option 2 - Maintain Policy 9 and 13 while relying on market demands to encourage mainstream housing developers to meet the housing needs of the elderly and those with specific needs.

Make a comment on your choice here:

Homes for Scotland whilst commending the Council in considering this important issue would disagree with the assertion in the preferred option that the market does not deliver adaptable homes. All of the provisions of the former Housing for Varying Needs Standards are now encompassed by the Building Regulations. All new homes are built with the ability to be easily adapted for older people and special needs. In requesting a Design and Access Statement embedded within Policy 9 to justify the approach to the provision of homes for elderly people would further create an unnecessary burden on house builders and as a consequence Homes for Scotland consider that ultimately it is for the market to decide through robust market analysis where housing is required. A range of tenure must be offered across the city that is able to respond and be adapted to meet changing housing choice for the elderly.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 32-34) for full text (available at www.dundee.gov.uk/localdevplan2).

Supporting our City Centre and District Centres

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

This main issue considers the policy approach capable of delivering the Scottish Government's objective for the town centre first principle. (*)

Please choose **only one** of the following:

Preferred Option - Adopt a sequential town centre first approach to assess proposals for uses which generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities.

Alternative Option 1 - Maintain the current policy approach which directs new and expanded tourism, leisure, retail and Class 2 (Financial, Professional and other services) – but not Class 4 (Business) – developments to the City Centre or District Centre via a sequential approach.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 37-39) for full text (available at www.dundeecity.gov.uk/localdevplan2).

Main Issue 7: Uses within the District Centre Retail Frontages

This main issue considers whether there should be a relaxation of the use classes permitted across all the District Centres, to consider allowing more non-retail uses to occupy former retail premises within the retail frontages or reducing the extent of retail frontages. (*)

Please choose **only one** of the following:

Preferred Option - Review the extent of the retail frontages within the District Centres to consider allowing more non-retail uses and update Policy 21 accordingly.

Alternative Option 1 - To leave the retail frontages within the District Centres as they are designated in the LDP1 and make no change to LDP 1 Policy 21.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 40-43) for full text (available at www.dundee.gov.uk/localdevplan2).

Main Issue 8: Major Out of Centre Retailing

This main issue considers what locations should be considered for new convenience or comparison retail development. (*)

Please choose **only one** of the following:

Preferred Option - To maintain the current policy approach to out of centre retail floorspace with no new sites identified for either convenience or comparison floorspace over and above that proposed at the Bus Depot as an extension to Gallagher Retail Park for retail warehousing in bulky household goods.

Alternative Option 1 - Designate new out of centre retail locations, or extensions to existing retail locations for additional convenience or comparison goods floorspace.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 44-47) for full text (available at www.dundee.gov.uk/localdevplan2).

Main Issue 9: Goods Range Restrictions

This main issue considers whether the current range of goods restrictions should be maintained.

Please choose **only one** of the following:

Preferred Option - Maintain the existing controls over the range of goods sold from the Retail Parks and major foodstores.

Alternative Option 1 - Relax the controls on the existing out of centre retail parks to allow them to widen the range of goods and retailers that could be accommodated.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(* This is a summary of the Main Issue and options - please read the Main Issues Report (pages 44-48) for full text (available at www.dundee.gov.uk/localdevplan2).

Enhancing the Natural and Built Environment

Main Issue 10 – Maximising the benefits of Green Infrastructure

This main issue considers introducing a requirement for developments to contribute towards the enhancement of the Dundee Green Network. (*)

Please choose **only one** of the following:

Preferred Option - To re-emphasise the importance of green infrastructure and green networks across LDP2 policies and introduce a new policy requiring developers to provide on-site or off-site provision of new and/or enhanced green infrastructure and access to the green network as identified in the non-statutory planning guidance on the Dundee Green Network and the LDP2 Action Programme.

Alternative Option 1 - To maintain the current approach of supporting the integration of green infrastructure and green networks across several Local Development Plan policy areas.

Alternative Option 2 - As per the preferred option but also introduce a percentage for green network enhancement for developments where construction costs are over £1M (as per LDP1 Policy 7 requirement for a percent for art). Developers must then use this funding to support key enhancement projects identified in Supplementary Guidance on Developer Contributions, non-statutory planning guidance on the Dundee Green Network and the LDP2 Action Programme.

Make a comment on your choice here:

Homes for Scotland considers that Alternative Option 1 is the only appropriate option here.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 53-54) for full text (available at www.dundee.gov.uk/localdevplan2).

Main Issue 11 – Supporting the Delivery of Heat Networks

This main issue considers what policy approach will support the delivery of heat networks in Dundee. (*)

Please choose **only one** of the following:

Preferred Option - To require planning applications for significant development within the opportunity areas highlighted on a 'Dundee Heat Network Opportunity Map' to consider the feasibility to create or link into heat networks or include capability to progress towards this at a future date, and to evidence this in an Energy Statement.

Alternative Option 1 - To require all significant development within the opportunity areas to create or link into heat networks or include capability to progress towards this at a future date, and to evidence this in an Energy Statement.

Alternative Option 2 - Maintain the existing LDP1 approach which supports proposals for locally generated energy including biomass, wind turbines and district heating schemes.

Make a comment on your choice here:

Homes for Scotland acknowledge that the Scottish Government through The Heat Policy Statement: Towards Decarbonising Heat: Maximising the Opportunities for Scotland sets out measures on how low carbon heat can reach more householders, business and communities and a clear framework for investment in the future of heat in Scotland. Homes for Scotland would point out that no householder can be compelled to buy their energy from any particular source. The domestic and commercial energy supply markets are competitive so there can be no suggestion of compulsion to buy energy from any one supplier. Likewise, there can be no compulsion on developers to connect their developments to particular infrastructure. Those would be anti-competitive practices. Moreover, District Heating schemes are not widely-understood and have a chequered history in terms of viability.

Homes for Scotland have concerns that this would unnecessarily burden developers through the imposition of having to consider the feasibility to create links into heat networks given that in our opinion there is little in the way of supporting text from the Council as to how this would actually happen. Any Supplementary Guidance would need to consider how the aims of the Council can be achieved in this regard without unnecessarily burdening developers and thereby stifling future development.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 55-57) for full text (available at www.dundee.gov.uk/localdevplan2).

Main Issue 12: Safeguarding of Waste Management Installations

This main issue considers measures to safeguard the existing waste management installations across the City and the provision of new or expanded installations. (*)

Please choose **only one** of the following:

Preferred Option - To safeguard existing waste management installations from redevelopment and ensure that the allocation of land on adjacent sites does not compromise waste handling operations.

Alternative Option 1 - As per the preferred option and allocate sites for new or expanded waste management installations.

Alternative Option 2 - Maintain the existing LDP1 approach and do not safeguard existing waste management installations.

Make a comment on your choice here:

Homes for Scotland will not be commenting on this.

(*) This is a summary of the Main Issue and options - please read the Main Issues Report (pages 58-60) for full text (available at www.dundee.gov.uk/localdevplan2).

Other Comments

Comments are also sought on the planning policies and proposals in the Local Development Plan 2014 and any other land use planning issues

Please enter your comments here:

Other information

Information on this page is extremely helpful to us in monitoring the effectiveness of our publicity, these questions are optional

Where did you hear about this consultation - please tick all that apply

Dundee Courier

Evening Telegraph

Facebook

Twitter

Website

Email mailshot

Word Of Mouth

Other:

Are you resident in Dundee?

Please choose **only one** of the following:

Yes

No

Do you work in Dundee?

Please choose **only one** of the following:

Yes

No

Please email your completed response form in a 'Word Document' format and any essential supporting documents to localdevplan@dundeecity.gov.uk. Please **do not** submit response forms in a PDF format.