

Section 7 - IMPLEMENTATION

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Housing Site, St Michael Street, Dumfries

CONTEXT

Pan 37 indicates that Structure Plans should provide a long term locational framework to guide development or redevelopment and to protect the environment. Implementation of the Plan will involve a wide variety of public, private and voluntary sector bodies and groups.

7.1 Working towards the aims and priorities identified in the Structure Plan Strategy will require a long term sustained commitment. The successful implementation of this Plan will require the Council to work in partnership with:-

- Dumfries and Galloway Enterprise;
- West of Scotland Water;
- Scottish Environment Protection Agency;
- Dumfries and Galloway European Partnership;
- Scottish Natural Heritage;
- Dumfries and Galloway Tourist Board;
- Dumfries and Galloway Health Board;
- Scottish Homes;
- Local Communities;
- Forestry Commission;
- Private Sector Agencies and Businesses; and
- Voluntary Groups and Organisations.

7.2 The Council is developing a Corporate Planning framework to manage its internal organisation, service delivery and links to outside organisations and agencies. The Corporate Plan reflects the Councils stated aim:-

“To develop in partnership with our communities and other agencies the diverse areas of Dumfries and Galloway to their full and sustainable potential to provide a high level of service and quality of life for all people”.

To achieve this aim the Council is actively involved in a number of strategies and initiatives involving many of the partners mentioned above, including:

Agenda 21	Joint Economic Strategy
Care in the Community	Waste Management Strategy
Rural Partnership	Draft Tourism Strategy
Dumfries Town Centre Strategy	Transport Strategy
Solway Firth Partnership	Objective 5b Programme
Housing Plan	Telecommunications Strategy
Community Development Strategy	Southern Uplands Initiative
Small Towns Initiative	Forestry Framework
Biodiversity Action Plan	Access Strategy

7.3 The Structure Plan since it was published in draft in 1997 has begun to play an important role in providing a broad land use framework for several strategies and initiatives. This guidance will be developed further in the more detailed Local Plans which provide site specific guidance for the strategy. The Council has commenced work on four Local Plans for Dumfries and Galloway based on the former Districts Council areas of:-

- Annandale and Eskdale
- Nithsdale
- Stewartry
- Wigtown

Consultative Drafts of all four Plans are under production.

These Plans will provide guidance in relation to development sites for housing, industry and businesses, retailing and also general development control policy guidance. The Council has also agreed to prepare four Subject Local Plans dealing with Energy Development, Minerals, Forestry and Waste Management.

Dumfries and Galloway Council
Corporate Plan 1998-1999
Priorities

- 1 Decentralisation
- 2 Corporate Working
- 3 Service Efficiency
- 4 Enablement
- 5 Sustainable Development
- 6 Consultation
- 7 Conduct of Members and Officials
- 8 Spending Limits
- 9 Targeting and Service Priorities
- 10 External Relationships

RESOURCES

It is anticipated that there will continue to be tight controls on public expenditure at least during the first period of the Structure Plan. To implement the Structure Plan Strategy, the Council will need to work in partnership with a wide range of agencies to maximise the impact of future investment. It will also be necessary for the Council to look at other funding sources such as Lottery and European grants and private investment to support and implement development proposals which link into the overall strategy.

Dumfries and Galloway Council Education Capital Programme

The main priorities in capital spending for 1997/1998 will be to continue the refurbishing and repair work to Stranraer Academy, Annan Academy and Rephad Primary.

Education

7.4 The school population is unlikely to grow and birth rates may decline slightly. Pressure on school accommodation will occur in the towns and villages where new housing development is planned and to provide for nursery accommodation. Local Plans will identify where investment in facilities will be required to support development. Developers may be required to contribute towards the cost of improving facilities to allow development to take place. A decline in school rolls in some areas may create pressure to review education provision in the future.

Transportation

7.5 The Scottish Executive is responsible for trunk roads in Scotland and trunk road improvement schemes have taken place at the Glen (A75), and upgrading of the A74 to motorway standard under a (DBFO)- Design, Build, Finance and Operate between Johnstonebridge and Harthorpe. Further expenditure will be required to upgrade the A74 in Cumbria to motorway standard. The A75 Route Action Plan is expected to identify several improvement schemes along the route which will require financial provision to be made by the Scottish Executive. In addition to current projects underway, the Trunk Road Cycling Initiative which aims to encourage long distance tourist and leisure cycling in Scotland and assist the Sustrans National Cycle Network Millennium Routes, also has implications for the Council's future expenditure programme. In relation to Route Action Plans, the Structure Plan indicates that further investment will be required to implement the remaining parts of these Plans and for any measures put forward for the A75. In order to implement traffic and transport strategies for Dumfries and Stranraer the Council will incur expenditure in terms of its capital and revenue budget. No new large scale road building schemes are currently programmed within the Council's limited capital budget, although the Council has been successful in attracting EU funding to support completion of the Stranraer link road. Emphasis will be placed on low cost schemes to improve safety and amenity, and enhance the position of town centres. Expenditure in the revenue budget will be concentrated on supporting public transport.

Waste Disposal

7.6 In terms of the Councils responsibility for waste management, further expenditure will be needed to implement a long term waste management strategy for the area. A baseline estimate indicates that a minimum of £17M will be required to meet new legislation and guidance to close and reinstate existing waste disposal sites and develop strategies for waste minimisation and recycling. The Council is now pursuing a partnership with the private sector to develop and implement a strategy.

Water and Sewerage Services

7.7 These services are now provided by West of Scotland Water. The forward planning of development becomes important in programming water and sewerage services across Dumfries and Galloway. As indicated in the Plan it will be important that the release of land wherever possible is co-ordinated with investment and service provision. It is anticipated that significant expenditure will be undertaken by WOSW to improve sewage treatment and water services.

Flooding

7.8 The Council has new duties with regard to flooding. This will have to be provided for within the Council's existing budget.

Housing

7.9 The reduction in housing finance over the last decade has shifted the onus of housing development to the private sector, while the 'right to buy' for tenants has reduced the Council's housing stock. Scottish Homes funds Housing Associations and tries to encourage the private house builders to address local needs through measures such as grants. The Council's role is increasingly to enable development to occur. The Structure Plan will have an important role to play in the identification of housing requirements and providing guidance for the Council's Local Plans. It has also assisted the preparation of the Housing Plan.

Economic Development

7.10 The Council's role in economic development is changing. While it still maintains a land and property portfolio, the resources available for the development of new sites is limited. The Council's role is likely to be more of a facilitator than a provider of new sites in future. During the Structure Plan period, Dumfries and Galloway Enterprise is likely to be the key local player in making provision for new development. Dumfries and Galloway Enterprise plans to support local companies and build on the strategic work with the food, forestry, tourism and plastics sectors. Further support is also available through Objective 5b Funding, although the current programme finishes in 1999. The Council working with Dumfries and Galloway Enterprise and other partners are now preparing a case to support identification of Dumfries and Galloway under the Objective 2 Rural Strand.

Environment

7.11 A wide range of agencies, voluntary groups and businesses have a direct or indirect responsibility for the environment and its long term management. Concern has been expressed that the recent financial pressure facing agriculture may have long term adverse implications for the management of the rural environment. There are a variety of grants and financial schemes available to support environmental schemes. Some such as landfill tax are helping to support agencies like Solway Heritage.

Leisure Services

7.12 The Council is an important provider of Leisure and Sports Services although there are budgetary restrictions on the Council in relation to these services. The Lottery through Sports Scotland can provide funds for new facilities or to enhance existing facilities, although matching funding is still required. In the future alternative methods of ensuring the long term maintenance of areas of open space will need to be identified. The Council has recently transferred responsibility for the management and operation of a number of sports and leisure facilities in Annandale and Eskdale to a sports trust. It is anticipated that this option will be examined for other parts of Dumfries and Galloway along with the possibility of private sector support.

Social Services

7.13 The development of "Care in the Community" will lead to the retraction from larger institutions such as the Crichton in Dumfries. In future Council facilities may be operated by the private or voluntary sectors. New facilities will be left to the private sector to develop.

MONITORING

There is a statutory requirement to monitor and review Structure Plans. The Council must keep all matters which affect development and the planning of development under review.

PAN 37 indicates that Structure Plans are not blueprints they must be able to respond to changing circumstances. Regular monitoring should focus on issues which affect strategic policy and that written statements should include a programme for monitoring and updating the plan. It also suggests that it may be beneficial to prepare a brief annual monitoring statement indicating development and conservation progress, and the extent to which the strategy and policies are still relevant and whether an alteration will be brought forward.

7.14 The Council is developing a Corporate Planning framework to manage its internal organisation, service delivery and links to outside organisations and agencies. The Corporate Plan reflects the Councils stated aim “To develop in partnership with our communities and other agencies the diverse areas of Dumfries and Galloway to their full and sustainable potential to provide a high level of service and quality of life for all people”.

7.15 The main elements to the monitoring of the Structure Plan will be:

Housing:

- Household projections forecasts
- Preparation of Annual Housing Audit identifying effective housing land supply in each Local Plan area in discussion with Scottish House-Builders Association, Scottish Homes and other Housing Providers
- Monitoring Housing completions by location, tenure and type

Economy

- Census of Employment results when they become available (no fixed dates)
- Labour Supply Estimates
- Take up of Business/Industrial Land on Industrial Sites
- Unemployment Rates
- New industrial/business development outwith existing sites
- Business development in Rural Areas

Much of this information is currently held on paper records but over time it will be transferred onto computer databases.

Retailing

- Town Centres - new development
- Change of Use/Alternative uses in town centre
- Out of Centre development
- Dumfries, Stranraer and District Centres monitoring Health of Centre including : Total Floorspace, Comparison Floorspace, Number of Multiple Retailers, Pedestrian Flows, Vacant Shops, Customer Attitudes.

Tourism

- New Tourist and Visitor developments
- Caravan and Chalet development
- Access Agreements to Forests

Caring for the Environment

- Development having adverse impact on National Scenic Areas, Regional Scenic Areas, International and National Conservation Sites
- Prime Agricultural land lost to Development
- New permissions for Mineral development
- Forestry developments in relation to the IFS and Community Woodlands Strategy
- Development affecting Conservation Areas, Listed Buildings, Archaeological Sites, Historic Gardens and Designed Landscapes

Community Facilities

- Villages - Survey of Services and Facilities
- Survey of Sport and Recreation Facilities
- Survey of Arts and Culture Facilities
- Health and Welfare Facilities e.g. Nursing Homes, Special Needs

Transportation

- Road Improvement Schemes
- Local Railway Services - new stations
- Traffic Flows and Mode of Transport

Waste Disposal

- Waste Management Facilities - linked to waste disposal strategy

Renewable Energy

- Proposals for Renewable Energy Schemes and relationship to Wind Energy Strategy

Flooding

- Areas identified at risk of Flooding¹

Other Forecasts

- Education - School Roll Forecasts
- Integrated Strategic Forecast Updates - future employment, population and housing requirements²

Other Advice

- New Government NPPGs and PANs will have to be monitored to see if they have an impact on land use in Dumfries and Galloway.
- Any new or emerging strategic issues
- Environmental Appraisal of Structure Plan - Environmental Performance Indicators require to be identified to assess policies and proposals to establish their environmental effects

7.16 To assist in this monitoring the Council's computerised Planning and Building Control systems and Geographic Information Systems (GIS) will be integrated and enhanced early in the Plan period.

7.17 It is the Council's intention that an annual monitoring report will be published in the spring. This report, in addition to providing information on the above areas, will record changes in Government guidance and legislation and the Council's policies and programmes, and will be used to justify alterations as necessary to the Structure Plan.

¹ *In consultation with the Flood Appraisal Group.*

² *These will be undertaken when information becomes available - they are not available on an annual basis*

GLOSSARY

Development Plan	comprises both the Structure and Local Plan for the area.
Structure Plan	strategic policy framework for the development and the use of land over the next ten to fifteen years.
Local Plan	sets out site specific guidelines to guide development and provide policy guidance for development control. Local Plans must conform to the Structure Plan.
NPPGs	National Planning Policy Guidelines, statements of Government policy on nationally important land use and other planning matters.
PANs	Planning Advice Notes provide Government advice on good practice and other relevant information.
Circulars	statements of Government policy provide guidance on policy implementation through legislative or procedural change.
Sustainability	development which maintains or improves the quality of life of the present generation whilst conserving the environment and resources to meet the needs of future generations.
Environmental Impact	the effect of a development proposal on the environment including people, buildings and infrastructure, natural resources and wildlife, in terms of health, safety and amenity.
HMA	Housing Market Area. A relatively self-contained area reflecting peoples choice for housing.
Established Land Supply	includes the remaining capacity of sites under construction, sites with planning consent and sites in Local Plan.
Effective Land Supply	part of the established land supply free of availability and economic viability constraints.
Affordable Housing	housing provision targeted or reserved for those people who are unable to compete in the existing market for housing, can include a range of providers and tenures.
Brownfield Site	normally sites within an urban area which have previously been developed or used for some other purpose which has now ceased. It excludes private and public gardens, sports and recreation grounds and amenity open spaces.
Greenfield Site	sites which have never previously been developed or used for an urban use or on land brought into active or beneficial use for agricultural or forestry.
Housing Demand	the demand for housing based upon the ability and willingness of households to trade in the housing market, it can be satisfied by existing or new housing.
Housing Need	the sum of the number of houses plus non effective stock (vacant dwellings, second homes and holiday homes).
Housing Requirement	requirement for new housing set out in the Structure Plan taking into account housing need and the Plan's development strategy plus flexibility allowance.
Scottish Homes	key player in housing investment particularly affordable housing.
DGE	Dumfries and Galloway Enterprise. Government funded economic development agency providing support for business and training programmes. Also provides funding for environmental and employment related initiatives in partnership with other public, private and non profit bodies.
Service Infrastructure	the requirement for roads, sewers, water, gas, electricity and educational facilities to serve existing and new development proposals.
Town Centre	areas within towns, District Centres and larger Local Centres (pop above 1,000) which are the focus for a broad range of services and facilities.

Out-of-Centre	a location clearly separate from the Town Centre, but within the urban area.
Edge-of-Centre	location within easy walking distance and usually adjacent to the Town Centre.
Retail Warehouse	large single level store specialising in the sale of household goods such as carpets, DIY, electrical and furniture.
Retail Warehouse Park	a group of three or more retail warehouses.
Comparison Goods	clothing and footwear, furniture, household goods, electrical, hardware and DIY supplies and gift merchandise.
Convenience Goods	food shopping, drinks, tobacco, newspapers and confectionery.
STB	Scottish Tourist Board, national body responsible for promoting and developing tourism in Scotland.
Biodiversity	the variety and range of life forms on earth, the ecological roles they perform, and the genetic diversity they contain.
SPA	Special Protection Areas. Designated areas under 'EC Directive on the Conservation of Wild Birds' - (79/409/EEC).
SAC	Special Area of Conservation. Designated areas under 'EC Directive on the conservation of Natural Habitats and of Wild Fauna and Flora Directives' (92/43/EEC). Together with SPAs, SAC's form a network of European sites known as Natura 2000.
Habitat Directive	EC Directive (92/43/EEC) Conservation of Natural Habitats and of Wild Fauna and Flora.
Natura 2000	European network of SPAs and SACs.
SSSIs	Sites of Special Scientific Interest, sites which are representative of or contain the best examples of particular species, habitats, geology or geomorphology.
NSA	National Scenic Areas, nationally important areas of outstanding scenic beauty.
RSA	Regional Scenic Areas, important areas of outstanding scenic beauty within Dumfries and Galloway.
Landscape Assessment	a systematic and objective framework for landscape evaluation.
Landscape Character	the combination of the physical, human, scenic, and visual components of an area, and its historical and cultural associations, perceived and experienced by people as an entity.
SNH	Scottish Natural Heritage, advises upon and promotes the enjoyment, understanding, care and sustainable use of Scotlands natural heritage, its plants and animals, its geological features and landforms and its natural beauty and amenity.
Listed Buildings	buildings identified for their special architectural or historic interest.
Historic Scotland	an Executive Agency within the Scottish Executive responsible for policy matters relating to the built heritage.
TEN	Trans-European Network, a network of interconnecting strategic routes/hubs (roads, rail and air) across Europe.
Trunk Roads	primary routes which are the direct responsibility of the Scottish Executive.
Traffic Calming	traffic management measures to offer a safe environment for the pedestrian.
SEPA	Scottish Environment Protection Agency, the Agency accountable to the Scottish Ministers which is responsible for environmental protection in Scotland.
SRO	Scottish Renewable Obligation, Government initiative requiring electricity generators to obtain more electricity from renewable sources than at present.
ETSU	Energy Technology Support Unit, advisory body set up within the Department of Trade and Industry.
WOSW	West of Scotland Water, a public body whose main statutory duty is to maintain and provide water and sewerage services.