

REPORT TO: CITY DEVELOPMENT COMMITTEE – 23 FEBRUARY 2014

REPORT ON: DUNDEE LOCAL DEVELOPMENT PLAN – UPDATE ON SUPPLEMENTARY GUIDANCE AND SITE PLANNING BRIEFS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 45-2015

1 PURPOSE OF REPORT

1.1 The purpose of this report is to advise Committee of the status of the supplementary guidance that was required to be prepared as a result of the adoption of the Dundee Local Development Plan 2014. It also sets out the Site Planning Briefs that have been updated to take into account the Dundee Local Development Plan 2014 and highlight progress made on particular sites.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a notes that supplementary guidance on air quality and on developer contributions has been adopted;
- b notes that the Site Planning Briefs listed in Appendix 1 have been updated to reflect the policy and guidance in the adopted Dundee Local Development Plan 2014 and confirms that they remain as material considerations in determining future planning applications;
- c notes that the Site Planning Briefs listed in Appendix 2 will not be updated due to the planning and development status of the sites;
- d agrees that the Site Planning Briefs listed in Appendices 3 and 4 are no longer required due to them being either superseded by the LDP allocations, or a change in circumstance and should be withdrawn accordingly; and
- e notes the Site Planning Briefs in Appendix 5 that are currently under preparation and will be brought to Committee in 2015.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising from this report.

4 BACKGROUND

4.1 Supplementary Guidance

The Dundee Local Development Plan 2014 requires supplementary guidance to be prepared in relation to Air Quality, Developer Contributions and Householder Development. The supplementary guidance on Air Quality and on Developer Contributions was adopted on 4 November 2014. Public consultation on Householder Development commenced in January 2015.

4.2 Site Planning Briefs

The Council has a long history of preparing Site Planning Briefs to secure the successful development of sites throughout the city. These Site Planning Briefs, once approved, are important material considerations in the determination of planning applications and the making of other planning decisions by the Council. They bridge the gap between the Local Development Plan and a planning application, and can perform a number of functions such as

promoting a site for development, interpreting development plan policies, or addressing a particular site constraint or opportunity.

- 4.3 Briefs can be for sites in public or private ownership and are generally prepared for development sites that require an alteration to policy to encourage development or to protect buildings or other features within the site.
- 4.4 The preparation process includes external consultation with parties including community councils and other local organisations, neighbouring occupiers and prospective developers. Briefs are regularly reviewed to ensure that they are still required and that they are up to date.
- 4.6 A number of Site Planning Briefs were prepared over the life of the Dundee Local Plan Review 2005. Following the adoption of the Dundee Local Development Plan 2014 the Site Planning Briefs listed in Appendix 1 were updated to reflect the Dundee Local Development Plan 2014. All Site Planning Briefs have again been reviewed to establish whether they are still relevant. This review has identified certain Briefs that can now be withdrawn.
- 4.8 Appendix 1 of this report sets out the Site Planning Briefs that have been updated to reflect the Local Development Plan, retaining their status as material planning considerations. For completeness Appendix 1 also includes the Briefs that were approved in 2014 following the adoption of the Local Development Plan.
- 4.9 Appendix 2 contains a list of the Site Planning Briefs which will not be updated due to the planning and development status of this site. This includes sites where planning permission has been granted but development has not yet commenced, and a site where the Council is engaged in negotiations to sell to a developer.
- 4.10 Appendix 3 contains a list of Site Planning Briefs which are no longer required as the sites have been allocated for housing development in the Dundee Local Development Plan 2014. The policies and proposals contained in the LDP are considered sufficient to guide the development of these sites.
- 4.11 Appendix 4 sets out the Site Planning Briefs where there has been a change in circumstance which means the Brief is no longer required.
- 4.12 Appendix 5 sets out Site Planning Briefs that are currently under preparation and will be brought before Committee in 2015.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee Local Development Plan 2014.

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Director of City Development

Gregor Hamilton
Head of Planning

APPENDIX 1

Site Planning Briefs that have been updated to reflect the Local Development Plan and remain as a material consideration; and Site Planning Briefs approved in 2014.

| Ward | Brief | Publication Date | Land Use | Status |
|---------------|---|-------------------------|-----------------|-------------------------|
| Coldside | Former Fire Station, Strathmore Avenue | February 2014 | Residential | Approved. |
| Lochee | Foggyley Gardens | April 2008 | Residential | Updated to reflect LDP. |
| Maryfield | Eliza Street/Mains Loan | January 2006 | Mixed Use | Updated to reflect LDP. |
| Maryfield | 101 Seagate and 3 Trades Lane | October 2010 | Residential | Updated to reflect LDP. |
| North East | Haddington East, Whitfield | March 2014 | Residential | Approved. |
| North East | Land to East of the Bowling Green (Site 6), Whitfield | June 2011 | Residential | Updated to reflect LDP. |
| North East | Lothian Crescent, Whitfield | January 2009 | Residential | Updated to reflect LDP. |
| Strathmartine | Former Downfield Primary School | March 2014 | Residential | Approved. |
| Strathmartine | Macalpine Primary School Site | April 2008 | Residential | Updated to reflect LDP. |
| West End | Queen Victoria Works and Regent Works, Brook Street | August 2013 | Residential | Updated to reflect LDP. |

APPENDIX 2

Site Planning Briefs where no updates are proposed due to the planning and development status of the site.

| Ward | Brief | Publication Date | Land Use | Status |
|-------------|---|-------------------------|-----------------|---|
| Maryfield | Former Dens Metals Site | September 2008 | Residential | Planning Permission granted – Brief not being updated. |
| North East | Aberlady Crescent, Whitfield | January 2009 | Residential | Site purchase negotiations ongoing – Brief not being updated. |
| The Ferry | Armitstead House Broughty Ferry | January 2009 | Residential | Planning Permission granted – Brief not being updated. |
| The Ferry | Former Eastern Primary School Site Broughty Ferry | March 2011 | Residential | Planning Permission granted – Brief not being updated. |

APPENDIX 3

Site Planning Briefs that are no longer required as the sites have been allocated in the Dundee Local Development Plan 2014.

| Ward | Brief | Publication Date | Land Use | Status |
|---------------|--|-------------------------|-----------------|---|
| Coldside | Former Foundry Site at Loons Road/Lawside Road | March 2007 | Residential | Site allocated in LDP - Brief no longer required. |
| East End | Mid Craigie Primary School Pitairlie Road | December 2008 | Residential | Site allocated in LDP - Brief no longer required. |
| Lochee | Quarry Gardens, Lochee | February 2010 | Residential | Site allocated in LDP - Brief no longer required. |
| Maryfield | Crescent Lane/Princes Street | March 2007 | Residential | Site allocated in LDP - Brief no longer required. |
| Strathmartine | Lawside Academy | December 2008 | Residential | Site allocated in LDP - Brief no longer required. |

APPENDIX 4

Site Planning Briefs where there has been a change in circumstance which means the Brief is no longer required.

| Ward | Brief | Publication Date | Land Use | Status |
|-------------|----------------------|-------------------------|-----------------|--|
| Lochee | Pitalpin Village | April 2004 | Residential | Part developed, building demolished – Brief no longer required. |
| Maryfield | Maryfield Tram Depot | 2005 | Residential | Opportunity for comprehensive development no longer exists – Brief no longer required. |
| West End | Tay Street Lane | March 2008 | Residential | Opportunity for new pedestrian routes no longer available – Brief no longer required. |

APPENDIX 5

The following Briefs are currently under preparation and will be brought to Committee in 2015.

| Ward | Brief | Land Use |
|---------------|-----------------------------|-----------------|
| Coldside | Maxwelltown Works, Hilltown | Residential |
| Coldside | Derby Street, Hilltown | Residential |
| Strathmartine | Former Kingspark School | Residential |