

ITEM No ...7.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 11 MARCH 2019
REPORT ON: SITE PLANNING BRIEFS
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 82-2019

1 PURPOSE OF REPORT

1.1 The purpose of the report is to advise Committee on the progress made on sites covered by approved Site Planning Briefs and to seek approval for the removal of those Site Planning Briefs that are no longer required. In addition, it is proposed to review and replace (with Development Site Assessments) the majority of the remaining Site Briefs following the adoption of the Dundee Local Development Plan 2019.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a notes the progress that has been made on sites that have a Site Planning Brief; and
- b approves the removal of Site Planning Briefs that are no longer required and the replacement of the majority of the remaining Site Planning Briefs with Development Site Assessments.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

4.1 Site Planning Briefs are non-statutory planning guidance approved by Committee to encourage high quality development on sites throughout the city. They are prepared in consultation with a range of stakeholders and provide an opportunity for local communities to influence future development within their area. The approved briefs provide a tool for the promotion of development on sites as well as providing a developer with guidance on what would be acceptable and any site specific circumstances that would impact on the design and layout of a development. Out of the 15 existing Site Planning Briefs 9 now have planning permission or have an application pending. The planning applications have/will deliver approximately 330 new homes demonstrating the success in using site briefs to encourage development within the city.

4.2 With the adoption of the Dundee Local Development Plan 2019 (DLDP 2019) an updated policy framework is now in place which emphasises the importance of good design and creating high quality places. As part of the preparation of the DLDP 2019 a Development Site Assessment was prepared for all the sites designated within the Plan. These set out the development opportunities and requirements on each site and provide guidance and site specific information. The Development Site Assessments were subject to the full public consultation and formal examination process of the Local Development Plan with input from Key Agencies and interested parties and provide key supporting information alongside the plan. The public and neighbours adjoining each site were consulted and their comments were taken into account. The content of the Development Site Assessments provide all the information that would be included within a Site Planning Brief and provide up to date information on site requirements and relevant guidance for developers.

- 4.3 In light of the adoption of the DLDP 2019 and the Development Site Assessments consideration has been given to the ongoing need for the existing Site Planning Briefs. Appendix 1 provides an analysis of each of the Site Planning Briefs with consideration of the following: whether the site has planning permission approved/pending; if the site is under construction or completed; if the site is supported by a regeneration framework and/or designation within the DLDP 2019. There are currently 15 Site Planning Briefs, 9 of which are now designated as housing sites in the DLDP 2019 and are covered by a Development Site Assessment.
- 4.4 In total 13 sites (as indicated in Appendix 1) have either planning permission in place or pending or are designated within the DLDP 2019. There is no longer a requirement for Site Planning Briefs for these sites. Two of the 15 sites do not have planning permission/applications and are not allocated within the DLDP 2019. It is proposed that the Site Planning Briefs are retained for these sites but these would be updated in due course to reflect the adopted DLDP 2019. The Briefs will be updated in line with the Development Site Assessment approach to ensure that the guidance and information given is up to date and reflects the design requirements of the plan.
- 4.5 The aim of this review is to consolidate the policy information and guidance that is available for development sites throughout the city. As explained above the content of the Site Planning Briefs has been superseded by the new policy framework of the DLDP 2019 and the relevant Development Site Assessments. The future approach for sites coming forward for development, on both allocated and non-allocated sites is to ensure there is up to date site information to enable the creation and delivery of high quality places.

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 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None.

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APPENDIX 1

Site Planning Brief	Planning Status	No of Units	DLDP 2019	Development Site Assessment	Action
Aberlady Crescent, Whitfield	Phase 1 Planning Permission Approved (26 Units). Phase 2 Planning Permission Pending Application.	101	H34	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Site included in Whitfield Planning Framework 2018. Remove.
Armistead House, Broughty Ferry	Planning Permission Approved (under construction).	26	No	No	Site under construction. Remove.
Former Downfield Primary School Annex, East School Road	DLDP2 Allocation.	25	H11	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Remove.
Former Eastern Primary School, Broughty Ferry	Planning Permission Approved and Site Complete.	27	No	No	Site complete. Remove.
Eliza Street/Mains Loan	Planning Permission Approved (under construction).	40	No	No	Site under construction. Remove.

Foggyley Gardens	Phase 1 Planning Permission Approved (under construction). Phase 2 Planning Permission Approved.	40	H07	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Site under construction. Remove.
Haddington East, Whitfield	Planning Permission Approved.	40	H30	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Site included in Whitfield Planning Framework 2018. Remove.
Kingspark Primary School	Planning Application refused. Legal challenge to be heard in Court of Session.	62	No	No	Remit the Executive Director of City Development to update the Brief in accordance with DLDP 2019 once the outcome of the legal challenge is known..
Lothian Crescent, Whitfield	Planning Permission approved for North East Campus. Remaining portion DLDP2 Allocation.	15	H26	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Site included in Whitfield Planning Framework 2018. Remove.
Former Macalpine Primary School	Planning Application Pending.	29	H08	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Remove.
Maryfield House	Non-Allocated Site.	Unknown	No	No	Site owned and being marketed by NHS. Remit the Executive Director of City Development to update the Brief in accordance with DLDP 2019,
Maxwelltown Works	Planning Permission Approved.	57	H15	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Remove.
Queen Victoria Works/Regent Works	DLDP 2019 Allocation.	50	H13	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Remove.

101 Seagate and 2 Trades Lane	Planning Approved (under construction).	Permission (under construction).	28	No	Yes	Site under construction. Remove.
Summerfield North	Planning Approved (under construction).	Permission (under construction).	43	H29	Yes	Allocated in DLDP 2019. Replaced by Development Site Assessment. Site included in Whitfield Planning Framework 2018. Remove.

