

DUNDEE LOCAL PLAN 2005

2005

**MONITORING STATEMENT
TECHNICAL PAPER :**

**REVIEW OF SUPPLEMENTARY
PLANNING GUIDANCE**



MAY 2011

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BACKGROUND

This document has been produced in support of the preparation of the Monitoring Statement for the new Dundee Local Development Plan. Under the new Development Planning system authorities are required to prepare and publish a Monitoring Statement alongside the Main Issues Report.

As part of preparing a monitoring statement there is a requirement to assess the impact of the policies and proposals of the existing local plan. The existing local plan for Dundee is the Dundee Local Plan Review 2005. The monitoring statement being prepared includes the consideration of the impact of the policies and proposals along with consideration of the changes to principal land uses over the plan period.

Scottish Government policy guidance advises that evidence is required to inform plan-making, justify the plan's content, and provide a baseline for later monitoring. It is highlighted that information gathering and analysis should serve efficient high quality plan making.

In addition, to the policies and proposals of the Dundee Local Plan Review 2005 supplementary planning guidance has been prepared over the plan period. To assist in the preparation of the monitoring statement a review of supplementary planning guidance in operation over the plan period has been carried out.

This information provides an indication of the preparation and implementation of supplementary planning guidance.

Review of Supplementary Planning Guidance

The role of supplementary planning guidance is to provide support to the local plan whilst having the flexibility to be updated on a regular basis without the requirement for the statutory process required of the local plan. Despite this supplementary planning guidance benefits from being a material consideration and is afforded significant weight in dealing with planning applications due to the public consultation and Council committee approval process involved in their preparation.

The Dundee Local Plan Review 2005 identified a range of supplementary planning guidance in Appendix 7. This appendix provided a snapshot in time of the current situation and expected future guidance requirements. Since adoption of the Local Plan, the priorities for guidance have changed to reflect current circumstances which required prioritisation of some topics above others.

An example of this prioritisation has been the need to review the telecommunications guidance to keep pace with updated technologies. The publication of a revised roads standards guide included the newer design standards and changes in emphasis for items such as traffic calming measures. The successful redevelopment of brownfield sites has resulted in the withdrawal of some site planning briefs, whilst the redevelopment of educational establishments as a result of the public private partnership arrangements have raised new brownfield opportunities requiring additional design guidance.

DUNDEE LOCAL PLAN REVIEW 2005: STATUS OF EXISTING SUPPLEMENTARY GUIDANCE

Dundee Western Gateway Concept Plan	Still Valid (included within the Dundee and Angus Structure Plan Report Of Survey)
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Dundee Urban Design Guide	Still Valid (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_540.pdf)
Public Art	Was included within Policy 56 of the Dundee Local Plan Review
Percent For Art Policy	Was included within Policy 56 of the Dundee Local Plan Review
Ambassador Route Design Guide	Was included within Policy 57 of the Dundee Local Plan Review (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_2179.pdf)
Façade Enhancement Grants Scheme	There is no longer a dedicated Dundee City Council budget for this scheme.
Breaches In Boundary Walls	Still Valid: last published December 2000 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_83.pdf)
Doors And Windows Guide	Replacement Windows and Doors Policy Guide. Updated May 2010.
Locations Of Telecommunications Installations	Revised: Telecommunications Developments – Non-Statutory Planning Policies was revised in 2007 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_337.pdf)
Roads Standards	Superseded in August 2005 by Dundee – Streets Ahead (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_615.pdf)
Dundee Local Transport Strategy	Still Valid A Regional Transport Strategy has been approved by Scottish Ministers. The Dundee Local Transport Strategy is now due to be reviewed
Dundee Central Waterfront Development Masterplan 2001 - 2031	Still Valid and Progressing (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_77.pdf)
Dormers	Householder Design Guide in place – last published March 2002 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_339.pdf)
Extensions And Garages	Householder Design Guide in place – last published March 2002 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_340.pdf)

DUNDEE LOCAL PLAN REVIEW 2005: PROGRESS ON SUPPLEMENTARY GUIDANCE TO BE PREPARED OVER PLAN PERIOD

Planning For Sustainability	Sustainable Development Guide for Construction Published (http://www.dundee.gov.uk/dundeecity/uploaded_publications/publication_267.pdf)
Site Planning Briefs	See below
Daylight and Overshadowing	No progress
Dundee City Centre Strategy and Vision	Preparation underway with extensive consultation undertaken.
Conservation Areas Guide	Completed 2005 and published on the Dundee City Council website (http://www.dundee.gov.uk/hbenvirom/conservearea.htm) A new conservation area in Lochee has been approved.
Conservation Area Management Plans	Area appraisal process underway
Use Of Materials	Some general guidance on the use of materials for listed buildings has been included on the Council's website, however applicants are referred to Historic Scotland's technical advice notes
Treatments to Masonry and Painting	Applicants are referred to Historic Scotland's technical advice notes
Advertising	No progress
Roller Shutters	No progress
Open Space Standards	Open Space Strategy exists but no progress towards a Dundee standard has been achieved. Each ward is/has undertaken an Open Space audit.
Open Space Design	No progress
Trees and Urban Woodland	General Guide to planning legislation and best practice on trees has been prepared (http://etran.dundee.gov.uk/php/AdobeDocs/TreeNotes.pdf)
Roads Standards (revised)	Published August 2005 Dundee – Streets Ahead (http://www.dundee.gov.uk/dundeecity/uploaded_publications/publication_615.pdf)
Dundee Access Strategy	Dundee's Outdoor Access Strategy was approved in August 2005 and updated in 2007 (http://www.dundee.gov.uk/dundeecity/uploaded_publications/publication_487.pdf) The Dundee Core Paths Plan was approved in 2009
Goods Range and Related restrictions Applied to the Retail Parks by legal Agreements and Planning Conditions	Following studies into the performance of the Local Plan Policies, no further Supplementary Planning Guidance was considered necessary at this time.

Houses In Multiple Occupation	Completed: SPG: Houses In Multiple Occupation was published in November 2006 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_314.pdf)
Housing Land Monitoring	An Annual Housing Land Monitoring report is produced
Waste Management	Completed: Planning Advice: Waste Management was published in November 2008 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_1362.pdf)
Air Quality	Completed: Planning Advice: Air Quality and Land Use Planning was published in January 2007 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_344.pdf)

CURRENT SITE PLANNING BRIEFS AS OF APRIL 2011

St Leonard House	Still Valid December 2006. Planning Application (Ref. 10/00006/FULL) approved at Committee on 15/03/10. 16 houses & 4 flats. Dundee City Council Housing. Building underway. (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_613.pdf)
Eliza Street / Mains Loan	Site Partially developed 8 apartments, 5 shops and an office. Brief remains valid for remainder of site. September 2000 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_1001.pdf)
Ann Street / Nelson Street	Still Valid Planning Application (Ref. 06/01133FUL) approved February 2007. 12 flats. To be developed by Hillcrest Housing Association on behalf of Dundee City Council. (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_1004.pdf)
Tay Hotel	Planning Application Pending (11/00204/FULL & 11/00205/LBC) September 2006 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_1005.pdf)
Tay Street Lane	Still Valid March 2008 (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_1013.pdf)
Mossgeil Primary School	Still Valid March 2008 Part of this site currently being developed by Dundee City Council. (http://www.dundeeecity.gov.uk/dundeecity/uploaded_publications/publication_960.pdf)

Downfield Primary School	Site approved for change of use to office accommodation. February 2009. Brief remains valid over remainder of site. (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_959.pdf)
Erskine Street Yard	Still Valid September 2008 Planning Application (Ref. 09/00585/FULL) 8 flats, 8 townhouses. Approved December 2009. Building underway by Home Scotland. (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1011.pdf)
MacAlpine Primary School Site	Still Valid April 2008 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1095.pdf)
Lothian Crescent, Whitfield	Still Valid January 2009 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1178.pdf)
Lawsid Academy, West School Road	Still Valid December 2008 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1208.pdf)
Dundee Rail Station	Still Valid March 2003 http://www.dundee.gov.uk/reports/reports/115-2003.pdf
Pitalpin Village	Still Valid April 2004 Site partially developed (http://www.dundee.gov.uk/reports/reports/274-2004.pdf)
Crescent Lane / Princes Street	Still Valid July 2006 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1014.pdf)
Maryfield Depot	Still Valid August 2005 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1007.pdf)
Former Dens Metals Site	Still valid September 2008 Dundee City Council completed access and junction improvements to enable site development. Marketing failed to attract significant interest and reasonable offers. (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1012.pdf)
Foggyley Gardens	Still Valid Site has been cleared and is in the process of being sold to Muirfield Construction for the development of private housing. (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1131.pdf)

Aberlady Crescent, Whitfield 2009	Still Valid January 2009 Site is in the process of being sold to DJ Laing. Site investigations being concluded. (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1177.pdf)
Mid Craigie Primary School, Pitairlie Road	Still Valid April 2009 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1209.pdf)
Armitstead House, Broughty Ferry	Still Valid January 2009 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1257.pdf)
Quarry Gardens, Lochee	Still Valid February 2010 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1512.pdf)
Former Foundry Site at Loons Road/ Lawsie Road	Still Valid March 2007 http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1380.pdf)
Former Eastern Primary School Site, Broughty Ferry	Still Valid March 2011 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_2115.pdf)
101 Seagate & 3 Trades Lane, Dundee	Draft Site Planning Brief June 2010 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_1631.pdf)
Land to East of the Bowling Green (Site 6), Whitfield	Draft Site Planning Brief October 2010 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_2031.pdf)
Former Multis Site, Menziesshill	Draft Site Planning Brief February 2011 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_2229.pdf)
40-44 Constitution Street, Hilltown	Draft Site Planning Brief October 2011 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_2017.pdf)
Former Fire Station, Strathmore Avenue	Draft Site Planning Brief January 2011 (http://www.dundee.gov.uk/dundee/uploaded_publications/publication_614.pdf)

SITE PLANNING BRIEFS IMPLEMENTED OR SUPERSEDED

Dundee Royal Infirmary	Site Now Developed
Victoria Dock	Site Now Developed
Blackness Nursery, Lauries Garden Centre	Planning Permission granted that supercedes Planning Brief
Westport	Site Now Developed
Duntrune Demonstration Garden	Site Now Developed
West Marketgait / Long Wynd	Superseded By Tay Street Lane Brief
Former Logie School, Blackness Road	Planning permission granted for co-located primary schools to replace Park Place and St. Josephs.
Former Homebase, Riverside Drive	Planning Permission Granted. Site has now been sold to a new developer who has indicated an intention to commence development within 12 months.
Parker Street	Development Completed
McVicars Lane	Site Now Developed
Armitstead House	Site Planning Brief is under Review as at June 2009
North Lindsay Street	Development Underway
Aberlady Crescent 2005	Brief superseded

OTHER DOCUMENTS

Stobswell Neighbourhood Regeneration Strategy	Now Completed (http://www.dundee.gov.uk/stobswell/)
Lochee Physical Regeneration Framework	Approved and now progressing (http://www.dundee.gov.uk/lochee.yourviews/lochphysregfwork.pdf)
Hilltown Physical Regeneration Strategy	Published January 2008 and being progressed (http://www.dundee.gov.uk/dundeecity/uploaded_publications/publication_616.pdf)
Whitfield Planning Framework	Revised in 2010 and progressing (http://www.dundee.gov.uk/dundeecity/uploaded_publications/publication_1015.pdf)
Mill O'Mains Community Regeneration Masterplan	Approved July 2009 and being progressed (http://www.dundee.gov.uk/dundeecity/uploaded_publications/publication_1198.pdf)