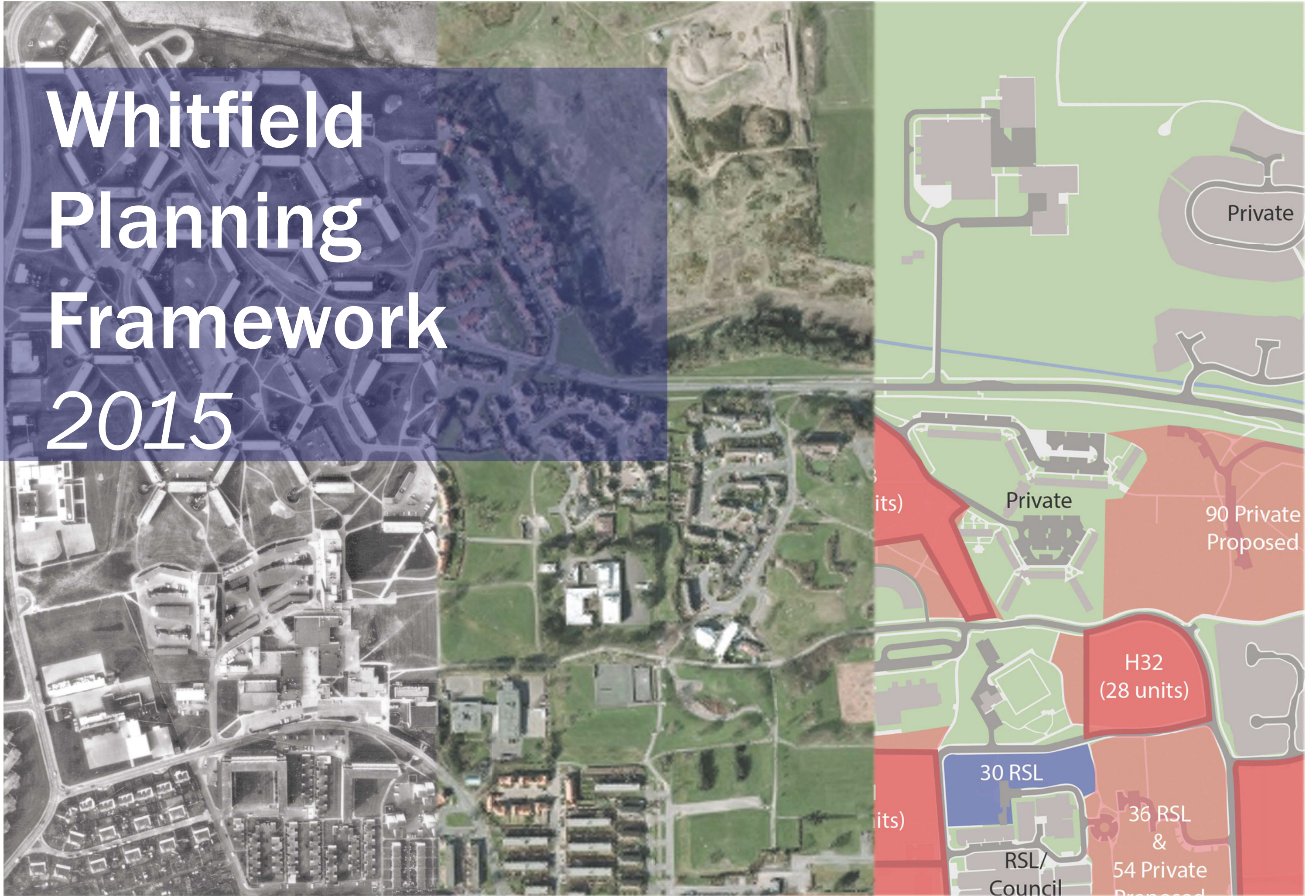


# Whitfield Planning Framework 2015







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# 1 Introduction

## 1.1 Purpose

The purpose of this Framework is to set a number of design principles that will positively guide the physical regeneration of Whitfield. Originally prepared in 2006, the Framework was created in order to promote the regeneration of Whitfield through the sequenced implementation of a number of different proposed developments. This was then updated in 2010 to reflect the progress that had been made with development proposals at that time.

In light of recent physical changes and financial challenges it is necessary to further update the *Whitfield Framework (2010)* to ensure that it is capable of delivering the vision of a regenerated Whitfield. This latest version of the Framework has also been prepared with greater input from the local community.

It is the principle planning guidance document for Whitfield and is supported by a number of documents, as shown in the diagram opposite (figure 01). These include:

- Site Planning Briefs;
- a Green Infrastructure Strategy document; and
- a Sustainable Urban Drainage System (SUDS) Guidance document.

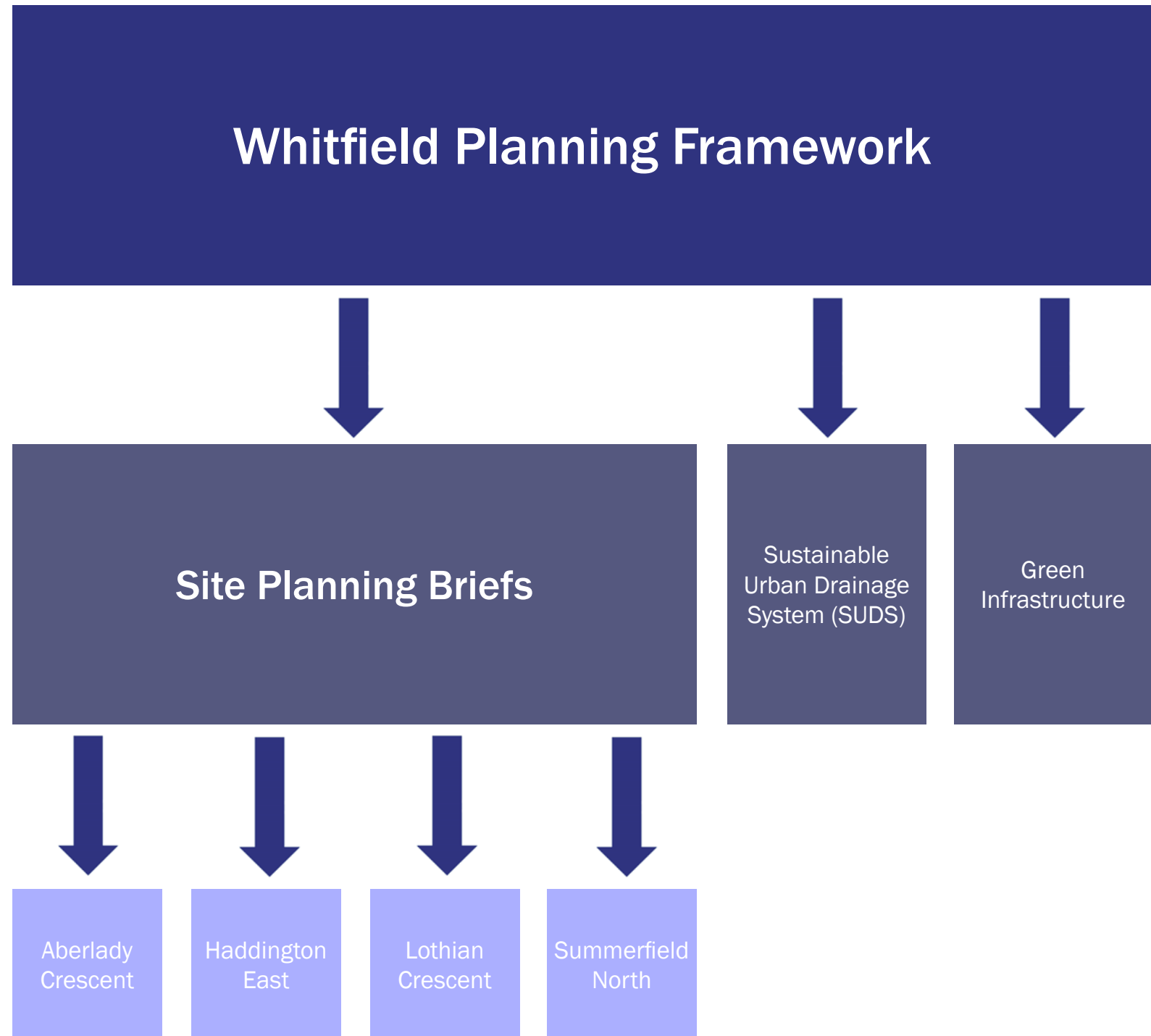


Figure 01: Diagram showing the hierarchy of documents that support the Framework.



This updated Framework aims to achieve three objectives:

- To recognise the positive changes that have recently taken place in Whitfield;
- To highlight the current opportunities that exist; and
- To recast a broad framework to manage these opportunities

The Framework is divided into four key areas of discussion:

- Housing;
- Green Infrastructure;
- Permeability and Access; and
- Community Facilities.

This document is not intended to replace national and local planning policy, technical guidance or legislation. Rather, the purpose of the Framework is to guide development towards a shared vision for the future Whitfield area. An original concept diagram which accompanied the Framework has been replaced with a Masterplan which visually illustrates the principles of the regeneration proposals and the changes that have taken place within Whitfield (figure 02).

The Masterplan is comprised of a series of maps which convey the following information:

- Location of new housing (*figure 10*);
- Street hierarchy (*figure 25*);
- Green spaces and location of trees (*figure 15*);
- Play areas (*figures 17 & 18*);
- Sustainable Urban Drainage Systems (SUDS) (*figure 22*); and
- Community buildings (*figure 32*).

## 1.2 Document Review

It is Dundee City Council’s intention to review this document on an annual basis, allowing the Framework to be continually updated as regeneration progresses.

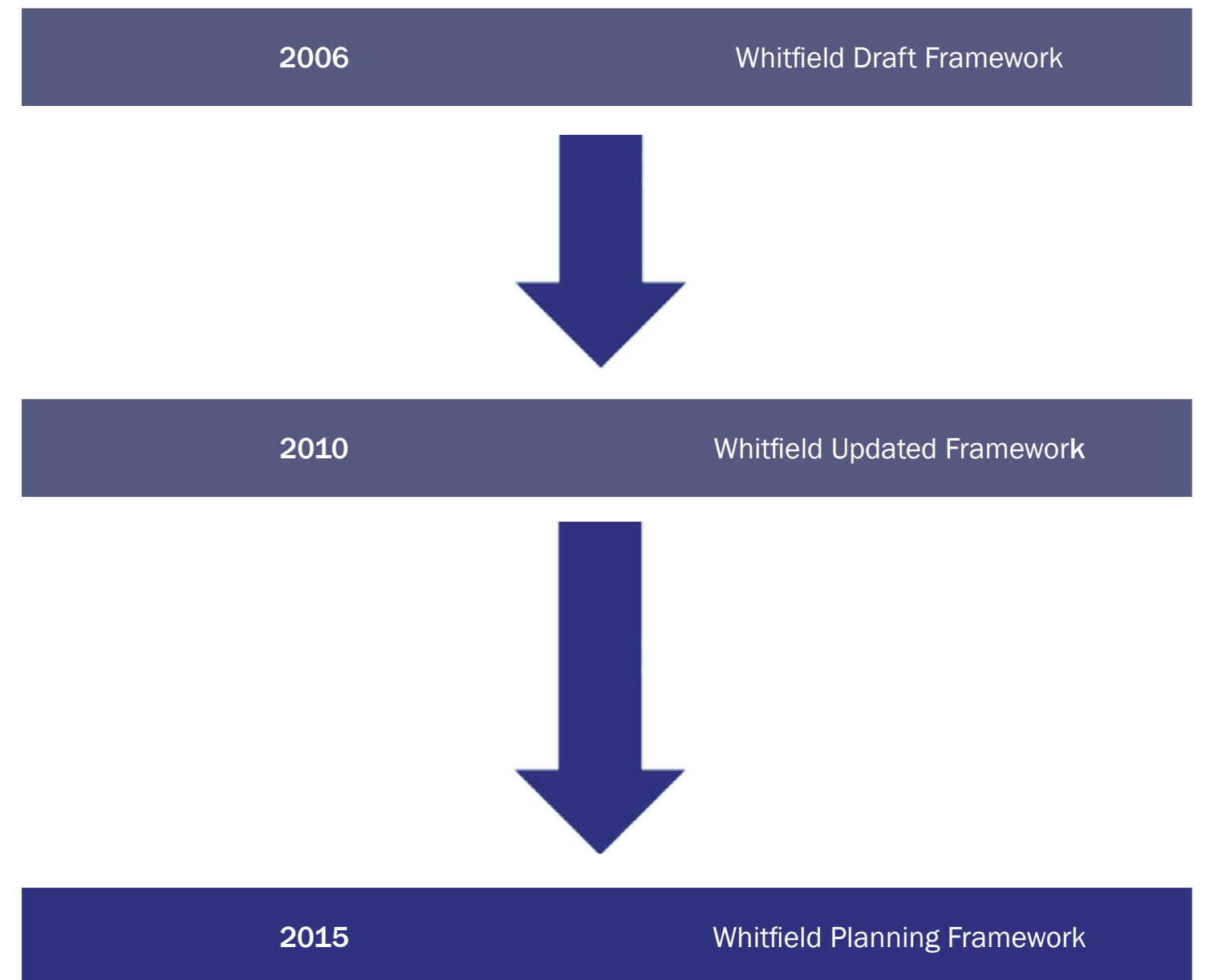


Figure 02: Diagram showing the timeline of updates to the Framework.



## 1.3 Progress

The original 2006 Framework proposed the development of between 700 and 900 new homes with supporting community infrastructure.

Since 2006 a total of 111 new homes have been built, all by Registered Social Landlords (RSLs). Planning permission has been granted for a further 120 houses of which 108 are for private sale. The opportunity remains for between 480 and 680 homes to be built within Whitfield.

Progress on the private sector housebuilding element of the Framework has been very slow. This is largely due to the difficult set of market conditions present over the last few years, which has hampered housebuilding activity in Dundee and across the United Kingdom. Despite this, there has been success with RSLs bringing forward applications and developing housing sites within the area.

A good example of this can be seen in the new developments at Summerfield Avenue, as can be seen in figure 03.

In spite of poor market conditions, public sector activity has remained at a steady level. This has contributed around £20 million of investment towards the infrastructure necessary to enable the new housing development proposed in this Framework. This infrastructure includes:

- A new central street;
- A replacement three-stream primary school;
- Elements of a sustainable urban drainage system (SUDS);
- Structure tree planting; and
- A new community building containing healthcare services, community facilities and extensive retail space.



Figure 03: Examples of successful RSL developments at Summerfield Avenue, Whitfield.



## 1.4 Developer Contributions

Dundee City Council has provided much of the new infrastructure required to serve the needs of the expanded and regenerated community. To ensure that future developments will be fully accommodated, the new Ballumbie Primary School has been constructed with additional capacity.

This front-loaded approach to infrastructure seeks to reduce barriers to development, and as further private residential proposals come forward the cost of investment will be recouped through developer contributions.

The level of this contribution will be in accordance with the Council's *Supplementary Guidance on Developer's Contributions*, and **Policy 19** of the *Dundee Local Development Plan (2014)*.

Key policies taken from the Council's *Supplementary Guidance on Developer Contributions (2014)* that relate to the Whitfield area.

Residential developments built for private sector sale shall be required to contribute towards primary education facilities and include connections to and enhancement of green networks as specified in Site Planning Briefs.

All developments over £1 million in construction value will be required to allocate at least 1% of construction costs for the inclusion of public art projects in a publicly accessible/visible place or places within the development.

All developments should seek to promote and encourage active travel methods. The achievement of which may be by contributions towards associated infrastructure where a development has significant impact beyond its site boundaries.



# 2 Background & Principles

## 2.1 Strategic Principles

### 2.1.1 Whitfield Past

Whitfield was first developed in the 1960s to accommodate Dundee's rapidly expanding population. Originally built to accommodate 12,500 residents, the estate was a large homogeneous area comprised mainly of multi-storey council rented flats and Skarne blocks accessed by decks.

The designed layout had footways at a great distance from roads and remote group parking which all lacked sufficient supervision. Open space was centralised and there was no private open space for residents. In addition to this, the entire area of Whitfield lacked permeability and had poor public transport links. These factors all contributed to the social challenges present on the estate. Examples of this controversial design are shown opposite (figure 04).

By 1981 around 11,500 residents remained on the estate. The population then fell dramatically over the next twenty-five years due to massive out-migration.

In 1988 the Whitfield housing estate was selected to take part in an urban regeneration partnership programme alongside Castlemilk, Ferguslie Park and Wester Hailes called A New Life for Urban Scotland. The main aim of the partnership was to examine the urban design problems associated with the most deprived areas in Scotland and create a framework for tackling this through planning and regeneration.

Major demolitions began in 2003, with Quarryfield Court and Whitfield Court coming down first. This was closely followed in 2004 by the demolition of Greenfield Court and Kellyfield Court, which dramatically changed the face of the area.

When this Framework was first established in 2006, only 3,998 people still lived here. Now as we come to update this document, figures taken from the Scottish Census in 2011 indicate that more people are moving into the area. The population of Whitfield is now around 4,360, indicating that completed regeneration projects are starting to have a positive impact.



Figure 04: Examples of Whitfield's original housing developments.





## 2.1.2 Whitfield Present

A programme of council house demolitions has seen much of the original housing removed, leaving behind few remnants of the distinctive ‘Skarne’ blocks. The associated increase in the construction of replacement housing has also created a more balanced tenure, with a diverse mix of Dundee City Council (DCC), RSL and private housing developments.

These new housing proposals are designed to be much less dense than the former layout. Where earlier housing developments promoted inward-looking culs-de-sac, present-day developments have been of a much higher design quality in terms of:

- layout;
- open space;
- active frontages; and
- materials and finishes.

Recent planning applications have continued to demonstrate this high quality approach to design. Some examples of these new developments are shown opposite (figure 05).

The council house demolitions have also created extensive areas of temporary open space. Many of Whitfield’s original areas of open space are no longer overlooked, though some are still underused or in a poor condition. The Whitfield Development Group (WDG) has worked together to secure £250,000 of Lottery funding to improve the appearance and amenity of Whitfield Green. This will allow nearby residents to enjoy the space to play, exercise and socialise.

Other projects are currently being considered to improve the landscaping and appearance of post-demolition sites such as Whitfield Avenue, where environmental improvements and tree planting sections have been proposed.

Dundee City Council has now implemented many of the infrastructure works proposed in previous versions of the Framework, and these are already having a perceivable positive impact on the image and appearance of Whitfield.



Figure 05: Views of new developments in Whitfield. From top to bottom: Summerfield Crescent, Ballumbie Primary School, The Crescent (life services building) on Lothian Crescent.



### 2.1.3 Whitfield Future

Through new development of vacant sites for housing and associated uses, the strategic principles of this Framework are designed to transform Whitfield into an area which will be:

- A popular place to live;
- An area with a positive identity;
- An area comprised of recognisable communities;
- An area with a mixture of tenures;
- An area where a substantial amount of 'affordable' housing for sale can be promoted;
- A safe place to live;
- An area with safe useful play and recreation spaces;
- An area with attractive community facilities at a level the neighbourhood can sustain.

An idea of how these elements might work together is shown in the image opposite (figure 06).



Figure 06: Artist's impression of what future development in Whitfield could look like. The area is safe and pleasant, with plenty of open greenspace, a varied mix of housing types, and good connections encouraging greater active travel.



## 2.2 Related Documents

### 2.2.1 Dundee Local Development Plan

The *Dundee Local Development Plan (2014)* or LDP, is the primary land use planning document for development in the local area. The LDP identifies the various housing sites within the Framework that would be supported as housing development opportunity sites. All development coming forward must be in accordance with the policy requirements set out in the LDP. This includes policies relating to the promotion of:

- High quality design;
- New housing, community facilities and local shopping provision;
- Waste management;
- Open space and its maintenance;
- Trees and woodland; and
- Active travel.

However, this is not an exhaustive list of the relevant policies which should be considered on a case by case basis. Developers should consult the LDP for further information or seek pre-application advice from a planning officer.

### 2.2.2 Masterplan

A Masterplan has been produced to visually convey the principles of land use and built form required to meet the strategic principles set out in the Framework. The Masterplan has also been updated in style and content to include the infrastructure that has been provided by Dundee City Council since 2006.

The Masterplan contains a new central road – the extended Lothian Crescent – which includes housing, shops, community facilities, a school and a recreation space. The new road has been designed in such a manner that it will discourage use as a thoroughfare by enforcing low vehicle speeds. It is at the top of a *hierarchy of streets and paths* connecting to all parts of the estate. The streetscape will also be enhanced by high quality landscaping, and buildings which face directly onto the street. This will create an appropriate urban scale for new development, and will allow for a variety of plot dimensions and street patterns. It will also ensure that a variety of dwelling types and sizes will be provided with differing relationships to the street, adding diversity to the estate in terms of both place and population.

As well as addressing issues of permeability, the new layout also allows for the development of *small clusters of housing*. When developed as a whole and connected by the enhanced road and path network, this will be combined to create a larger and more cohesive community. The housing will set a high standard of design, and be laid out in such a way as to maximise residential amenity.

In addition to the layout and form of housing, Whitfield's Masterplan contains a hierarchy of *open space facilities*. These extend from formal landscaping along the central streets and larger roads to small pocket parks and incidental open spaces within residential areas. There will also be improved links with the surrounding countryside. This will be achieved through the careful siting of housing to maximise views over adjacent surrounding countryside, alongside the long-term creation of a mature woodland setting for the estate. This will help to give Whitfield a distinctive identity and character.





 Lothian Crescent	 Haddington East	 Aberlady Crescent	 Summerfield North
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### 2.2.3 Site Planning Briefs

Four site planning briefs have been prepared as site-specific guides for developers. These will ensure that appropriate high quality development takes place in these areas, and set out the Council's expectations of what is considered to be the constraints and opportunities within a site.

The following site planning briefs are available in Whitfield:

- *Aberlady Crescent*
- *Haddington East*
- *Lothian Crescent*
- *Summerfield North*

The locations of these briefs are shown on the map opposite (figure 07).



Figure 07: Map showing the areas currently covered by site planning briefs.

## 2.3 Sequencing

The diagram in figure 08 sets out the sequencing for the delivery of the physical regeneration proposed in this Framework. There are a number of elements that are now complete such as:

- The Central Spine Road (Lothian Crescent);
- The replacement primary school (Ballumbie Primary School); and
- The life services building (the Crescent).

Some projects are ongoing such as advanced structural planting and the marketing of housing sites. To date several elements have still to be progressed such as improvements to green infrastructure and increased private sector housing.

Now that the Council has made this investment in infrastructure, it is expected that further housebuilding will commence.

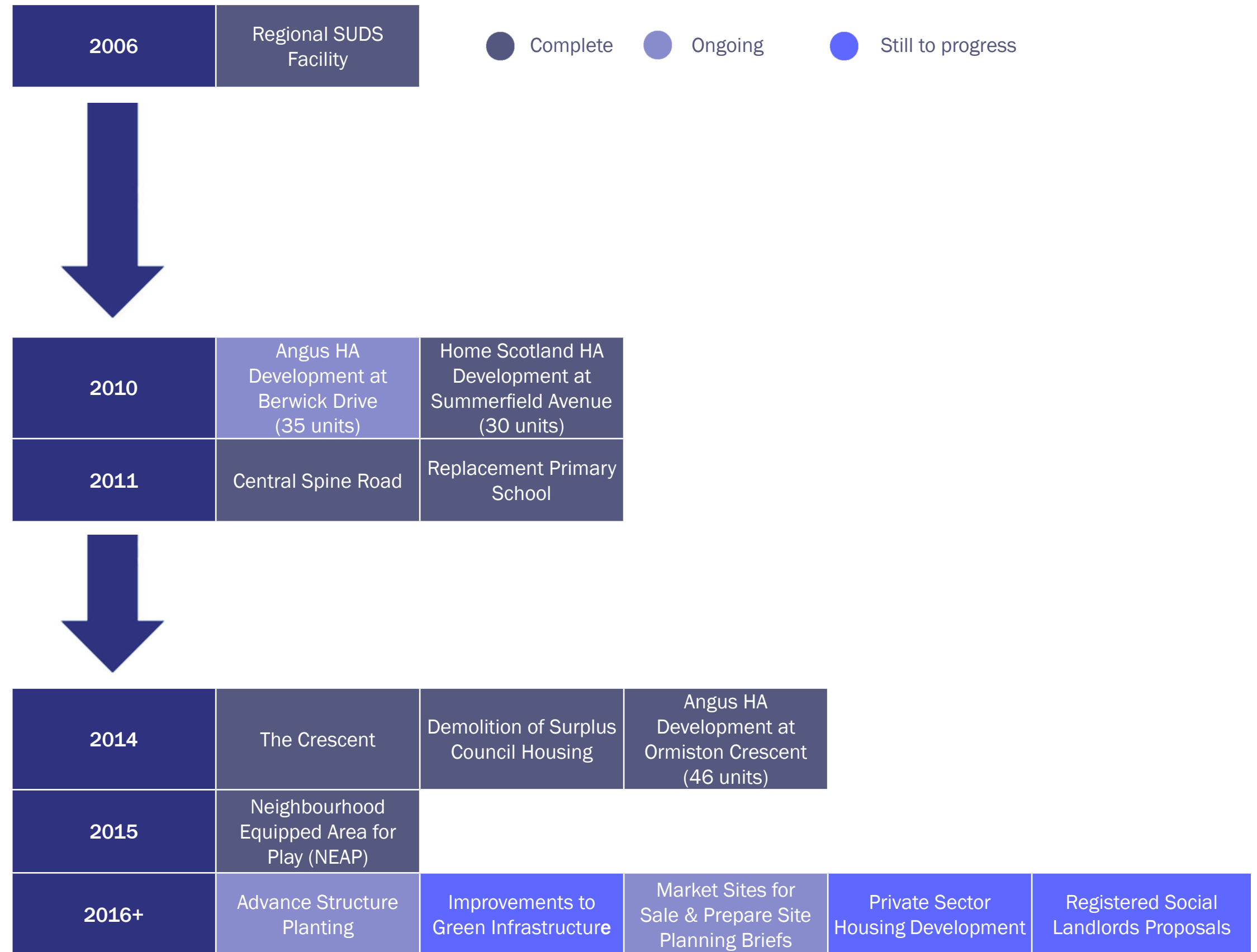


Figure 08: Diagram showing timeline of key developments happening in Whitfield.



# 3 Housing

## 3.1 The Next Phase

With its vast areas of vacant housing land Whitfield provides the ideal location for a mix of private and social rented housing. Now that the required infrastructure is in place, there is the potential for a significant level of housebuilding to commence.

Whitfield currently contains around 1,800 dwellings, with around one third being owned by Dundee City Council and Housing Associations (figure 09). In addition to this, the Masterplan identifies the potential for the development of between 700 and 900 new dwellings.

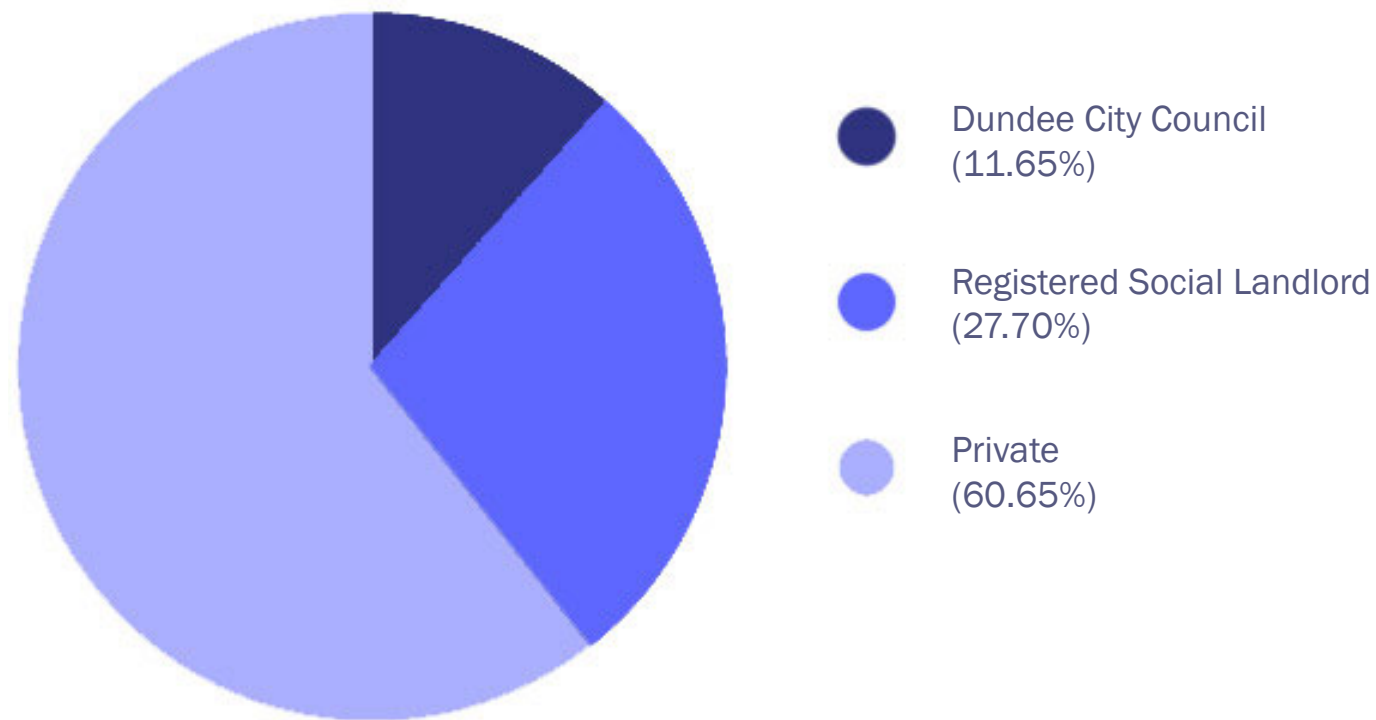


Figure 09: Chart showing the percentage share of tenure in the greater Whitfield area. (October 2014)

## 3.2 Tenure Balance & Housing Choice

It is intended that the regeneration should result in a more evenly split tenure balance between private and social rented.

There is a limited choice of affordable houses in Dundee whether renting or buying. It is expected that the regeneration of Whitfield can work towards addressing this shortage by providing a mix of 2-, 3- and 4-bedroom houses in a mix of detached, semi-detached and terraced properties. This will create affordability, improve choice and add interest to the development as a whole.

The map shown in figure 10 gives an idea of the location and density of planned new developments.

New housing development will predominantly consist of houses, and will be expected to comply with the 'Suburban Standards for Housing and Flats' – required under Appendix 3: Design of New Housing in the *Dundee Local Development Plan (2014)* – in terms of:

- House type;
- Car parking;
- Cycle provision;
- Amenity/Garden ground; and
- Privacy.

Consideration must also be given to the future management of residential areas for all tenures. Estate Management Structures must be put in place by developers to ensure the long-term maintenance of: hard and soft landscaping; unadopted highways; and communal areas.



Development Sites (Red circle) Completed Sites (Blue circle)



Figure 10: Map showing the location and number of new houses currently planned for Whitfield.



### 3.3 Quality

A quality built environment is dependent on the successful inter-relationship between:

- Building form and use;
- Architectural style;
- Streetscape;
- Spaces;
- Places; and
- Movement patterns.

Well-designed residential development is a key component of achieving the successful regeneration of Whitfield. A mix of housing types and sizes will help to build a sustainable community, allowing residents the choice to move within Whitfield and also helping to avoid the transient nature of single property type estates.

Where possible, new developments must make use of natural features such as trees and topography to create shelter and reduce energy demands. Housing must also be positioned in such a way as to maximise solar gain.

It is not the intention of this Framework to prescribe the detailed design of buildings and open space, but to instead allow imaginative design solutions within the general design guidelines set out in **Policy 7** of the *Dundee Local Development Plan (2014)*.

All those involved in the creation of successful places should refer to, and ultimately be assessed by, the principles of the Scottish Government’s *Creating Places (2013)* and *Scottish Planning Policy (2014)* documents. In accordance with these design policy guides, new housing developments will be expected to incorporate the ‘six qualities of successful place’.

According to these, a place should:

- Have a distinctive local character;
- Be safe and pleasant;
- Be easy to move around;
- Be welcoming;
- Be adaptable; and
- Be resource efficient.

All those involved in making Whitfield a successful place should refer to these guidelines.

Recent housing developments in Dundee contain good examples of how design can create high quality and attractive places to live. Figure 11 shows some examples of these new and popular housing developments.

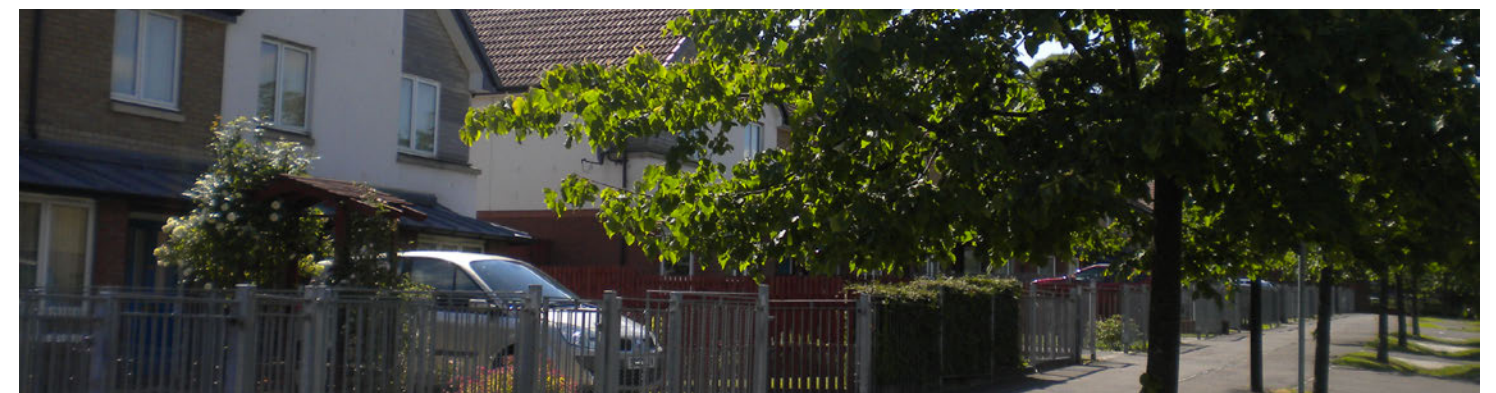


Figure 11: Examples of new and successful housing developments in Dundee. From top to bottom: Fithiebank, Mill o’ Mains and Ardler.



## 3.4 Delivery

The sites identified for housing development within the Masterplan have been designated as brownfield housing sites within the *Dundee Local Development Plan (2014)*. The sites are therefore promoted as development opportunities within the implementation of the plan. The majority of the sites are within the ownership of Dundee City Council and therefore it is anticipated that this will enable the timely release of these sites for development. This will also ensure that the development coming forward incorporates high quality design that will meet the objectives of the Framework. Some completed examples are shown in figure 12. As sites are sold, planning applications will be brought forward for each of the sites. In the early phases of development it is important to ensure adequate connectivity and suitable access is readily available for later phases.

To promote development opportunities and enable high quality development various Site Planning Briefs have been prepared, the locations of which are shown in figure 07. In addition, further briefs may be prepared where it is considered appropriate and/or necessary. Consultation on any emerging Site Planning Briefs will be carried out with the community and other relevant stakeholders to ensure continued engagement in the delivery of the Framework.



Figure 12: Examples of new developments that have been delivered in Whitfield. From top to bottom: Ballumbie Primary School, housing at Summerfeld Avenue and the Crescent.



# 4 Green Infrastructure

## 4.1 Whitfield's Green Network

Green infrastructure links together areas of natural, semi-natural and man-made open space to create an interconnected network that increases accessibility within the city and the surrounding countryside while enhancing biodiversity and the quality of the external environment.

Green infrastructure planning is therefore integral to building well-designed and sustainable communities. The provision of good quality green space, parks and paths, associated green networks and sustainable urban drainage systems (SUDS) are an important component of place-making and regeneration. It is therefore important to consider these elements at the beginning of the development process.

Figure 13 showcases some good examples of Whitfield's existing green infrastructure, which are located both within residential developments as well as between them.

Dundee City Council recognises the importance of public open space throughout the city and the positive benefits this can have on a community. The city's *Public Open Space Strategy (2008)* discusses these benefits, the types of spaces present and sets the overall standards for open space provision in Dundee.

The strategy recommends improvements to:

- Outdoor access;
- Children's play;
- Natural heritage;
- Information on parks; and
- Community involvement.

To ensure the provision of high quality green infrastructure, Dundee City Council has prepared a *Green Infrastructure Strategy* for Whitfield. Developers will be expected to refer to this strategy when planning new developments in the area.

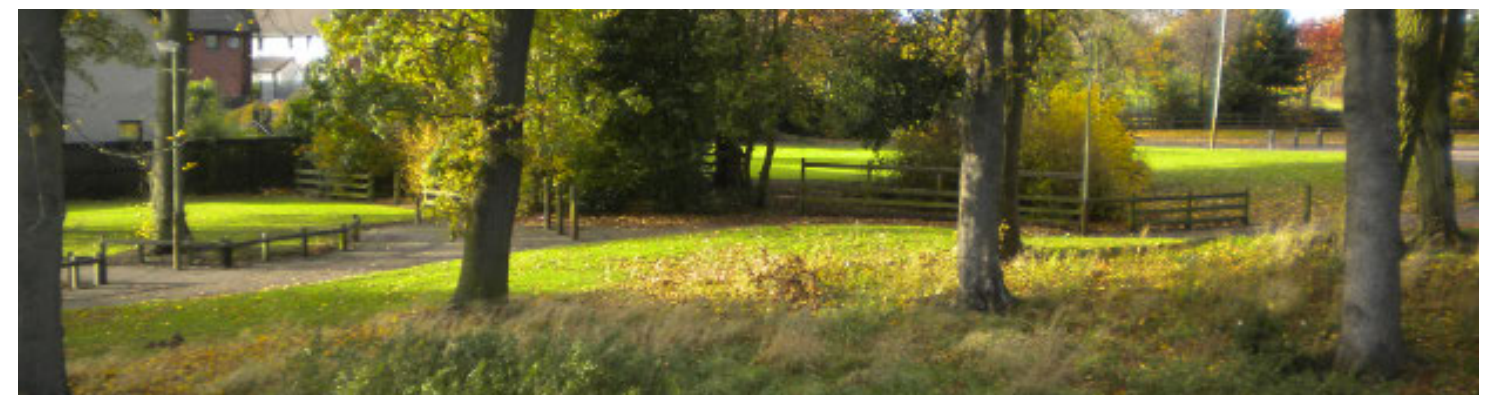


Figure 13: Open space, tree-lined streets and other pockets of greenery that link Whitfield together.



## 4.2 Open Space

The existing public open space in Whitfield is an important asset that makes a valuable contribution to the quality of life on the estate. Due to the ongoing programme of demolitions in Whitfield there exists a surplus of open space in relation to the current population. Figure 14 shows some examples of these diverse spaces.

Some of this open space would benefit from increased use and improved maintenance. These plots may be ideal candidates for the creation of meadowed areas through wildflower planting, as this use is very low-maintenance and can be carried out on phased development sites with minimal disruption. Other sites may be considered for the development of allotment sites in order to promote the sustainable growth of local produce and get maximum use from the land.

Opportunities also exist to provide new areas of open space within existing and proposed developments. The proposed increase in population will lead to greater use and it is therefore essential that improvements to existing and new public open space – and in particular the historical areas that have not been affected by demolitions – are planned and developed in conjunction with residential development. Figure 15 shows where this existing green infrastructure is located.



Figure 14: Examples of existing open spaces in Whitfield.  
From top to bottom: Whitfield Avenue, Murrayfield Drive and Haddington (behind the Crescent).





● Green space ● Trees



Figure 15: Map showing the location of green spaces and trees in Whitfield.



## 4.3 Play Spaces

There are four key principles that should be followed in order to achieve a high standard of accessible public open space in Whitfield:

- Development will take place within a hierarchy of accessible public open spaces;
- Housing shall provide natural surveillance;
- There should be a clear distinction between public and private space; and
- In conjunction with Dundee City Council, developers will create a management and maintenance regime to look after all public open space and the public realm.

Developments should allow for the following play spaces:

- Local Areas for Play (LAPs);
- Local Equipped Areas for Play (LEAPs); and
- Neighbourhood Equipped Areas for Play (NEAPs).

Some examples of existing play spaces in Dundee are shown in figure 16.

Dundee City Council has set out a series of 'accessibility standards' as part of the Dundee's *Outdoor Play and Youth Area Strategy (2009)*. This stipulates that LAPs be no further than 60m from 'home', LEAPs no further than 240m and NEAPs no further than 600m. This is to ensure that all children have easy and unrestricted access to these facilities. The existing and proposed locations of these play spaces are demonstrated in figure 17, and their associated 'catchments' in figure 18.

Further details of the potential location of these play spaces are contained within the *Whitfield Green Infrastructure Strategy*.

Developers will also be expected to refer to Dundee City Council's *Public Open Space Strategy (2008)* when planning new development in Whitfield.

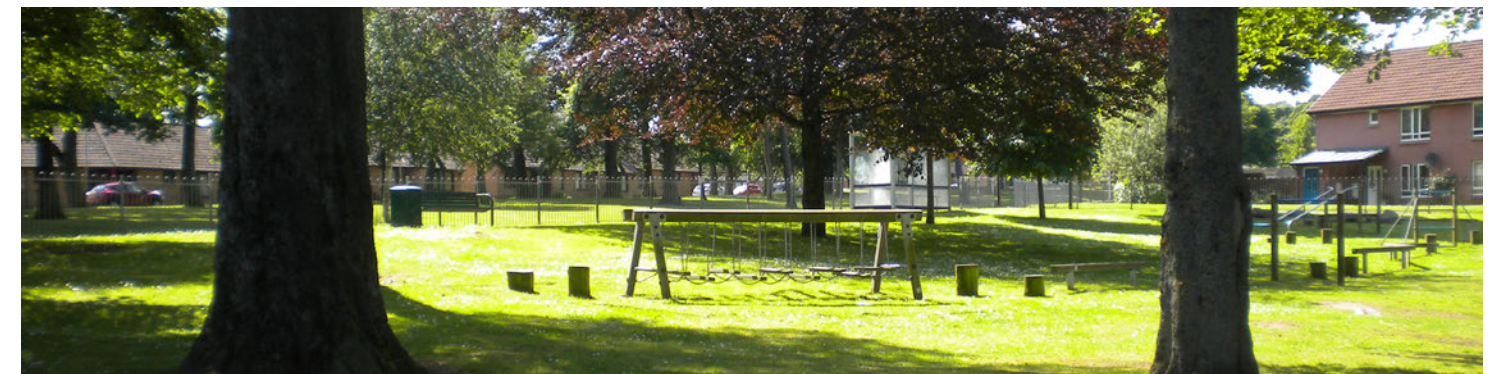


Figure 16: Examples of existing playpark areas in Dundee.  
From top to bottom: Ballumbie Primary School, Whitfield Loan and Hazlehead Place, Ardler.



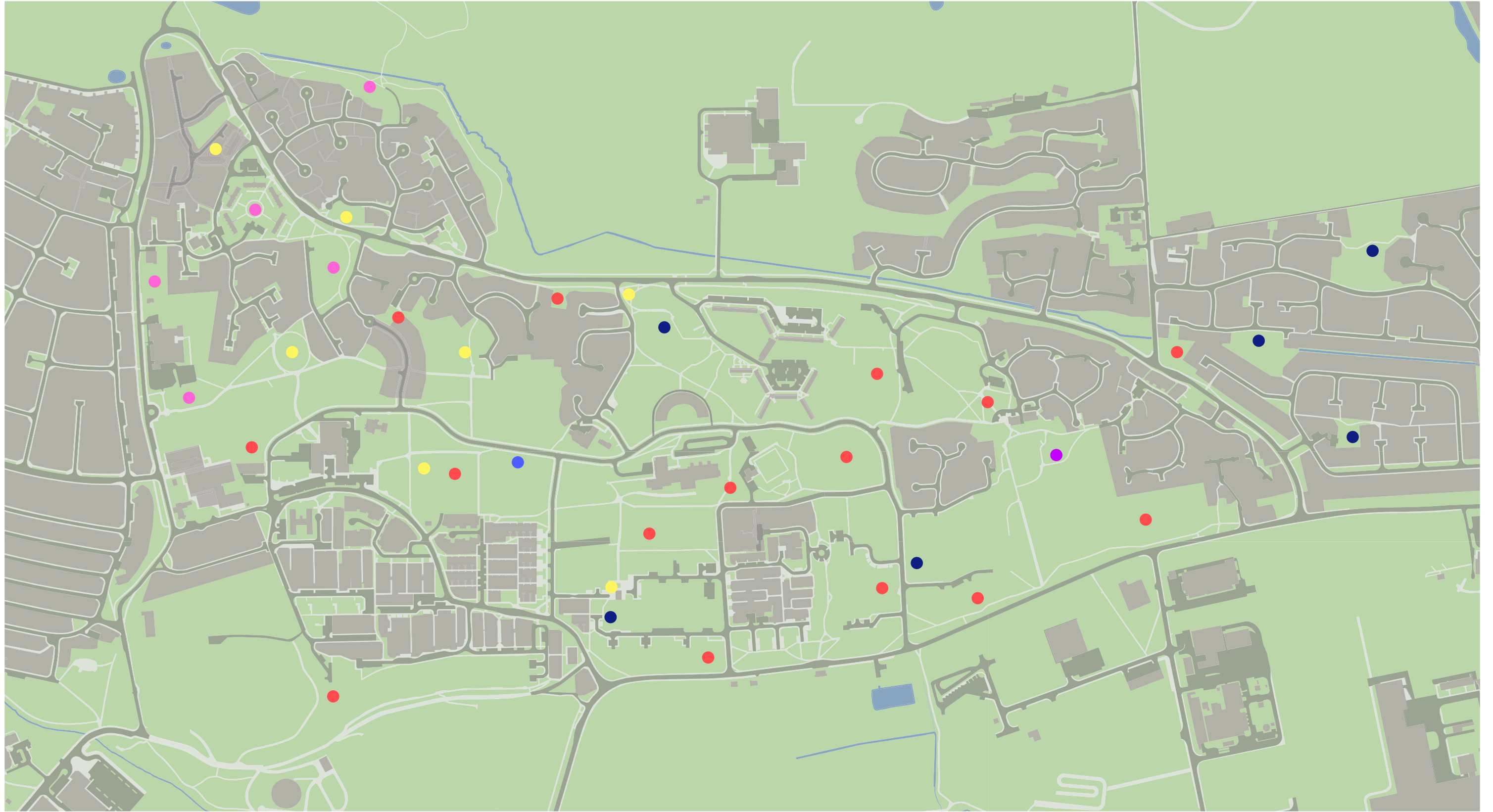


Figure 17: Map showing the location of existing and proposed play spaces in Whitfield.



Figure 18: Map showing the existing and proposed catchment areas associated with each play space in Whitfield.



## 4.4 Landscape

Landscape design can make a significant contribution to overall environmental quality, particularly when planting begins to mature. However, it cannot compensate for poor layout and design.

If the development of sites is to be phased, developers should consider advanced structural planting to establish a landscape framework within which the remainder of the project can take place. Natural features on-site should be preserved wherever possible.

The examples used in figure 19 show how landscaping has been used to provide tree lined avenues, which aid in softening the impact of developments.



Figure 19: Examples of good landscape design and structural planting in Dundee.  
From top to bottom: Kellyfield, Whitfield; Wentworth Gardens and Gullane Avenue, Ardler.



## 4.5 Maximising Access to the Countryside

Whitfield is located in an excellent position to access the countryside. Opportunity exists to better link the estate with the adjacent Middleton Woods, surrounding open countryside and the Dighty Water Linear Park.

This will include:

- the formation of new active travel routes and green corridors;
- the transformation and enhancement of existing routes into green corridors;
- planting of street trees and vegetation;
- the creation of incidental green spaces; and
- the creation of new habitats.

The map opposite (figure 20) shows the general boundary of the greater Whitfield area, and highlights nearby access points to the local countryside.



Figure 20: Map showing access points to the surrounding countryside from Whitfield.  
Source: Dundee City Council, *Dundee Green Network Strategy (2015)*.



## 4.6 Sustainable Urban Drainage Systems (SUDS)

Built-up areas need to be drained to remove or control surface water. Drainage systems must be developed that promote the ideals of sustainable development, and balance the different environmental issues that influence the design. Surface water drainage methods that take account of quantity, quality and amenity issues are collectively referred to as Sustainable Urban Drainage Systems (SUDS).

To remove a cost burden and to reduce the land take within Whitfield, Dundee City Council has installed a SUDS drainage infrastructure network which incorporates a pipe system and detention basin. This strategic infrastructure is designed to reduce the number of levels of treatment and volumes of attenuation required within individual development sites, hence maximising development opportunities. The strategic pipe network leads from the centre of Whitfield to a large retention/detention pond to the south of Drumgeith Road.

Sustainable Urban Drainage System Guidance for Whitfield has been produced to provide both technical guidance in relation to the elements of the SUDS system that have been provided in Whitfield, as well as to encourage a more creative design-based approach to SUDS infrastructure. Specifically it encourages developers to consider incorporating SUDS features such as basins, ponds and swales into existing green infrastructure.

Figure 22 shows the indicative requirements for SUDS at various sites in Whitfield, and these elements should be taken into consideration early in the design process.

The examples shown in figure 21 give an idea of how this has already been achieved in Dundee.

In considering SUDS proposals for individual development sites it is important that developers engage in early discussion with both Dundee City Council and Scottish Water.

For more detailed information on the appropriate planning and implementation of SUDS, please refer to Whitfield's *Sustainable Urban Drainage System (SUDS) Guidance*.



Figure 21: Above are examples of established, attractive and successful SUDS in Ardler, Dundee.





● Potential Locations for SUDS Basins

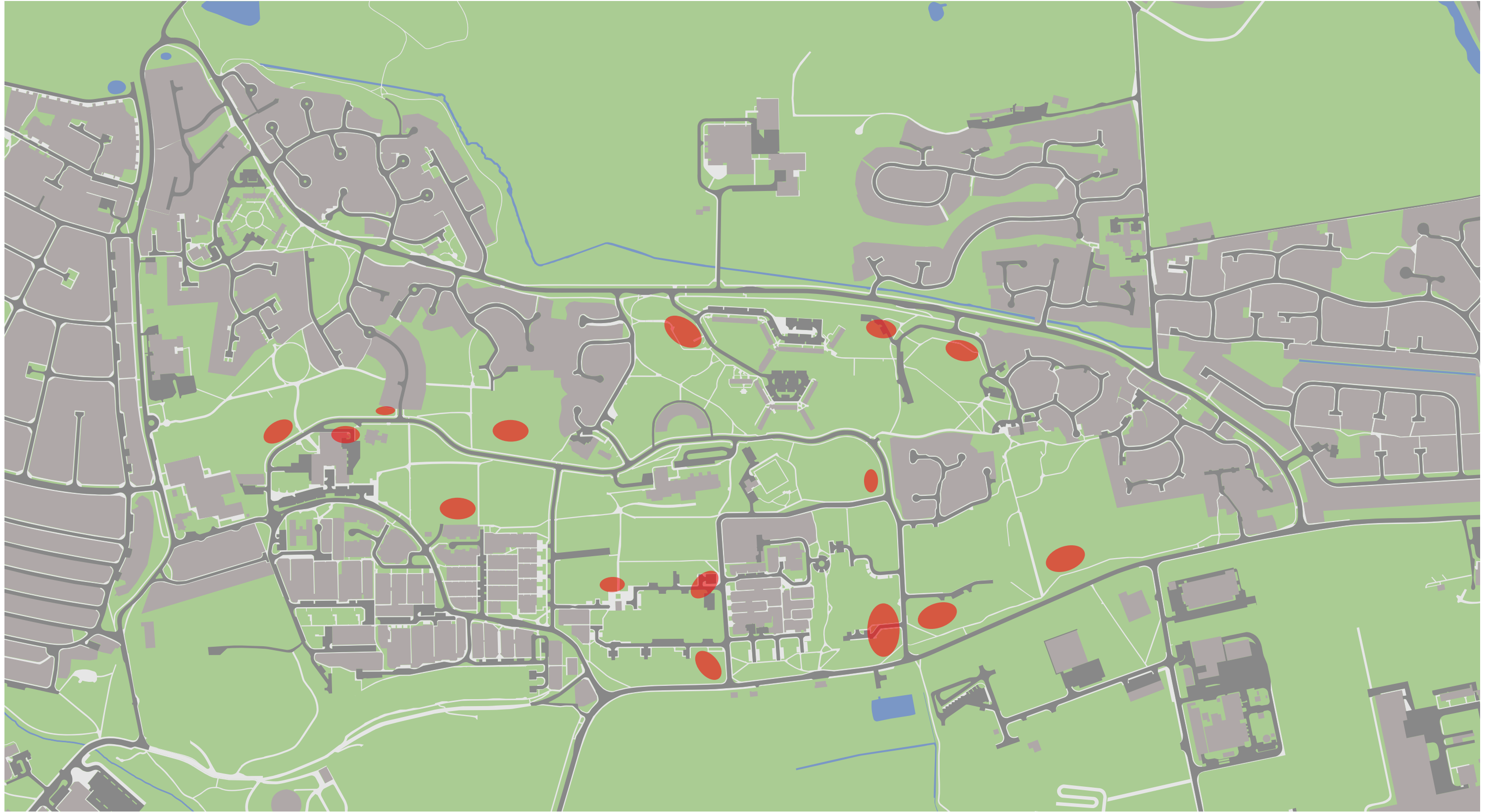


Figure 22: Map showing the potential location of SUDS basins (based on topography and other considerations) as part of the greater drainage infrastructure of Whitfield.



# 5 Permeability & Access

## 5.1 Connecting Whitfield

Connecting elements of green infrastructure such as woodlands; waterways; SUDS; open spaces; core paths; cycle routes and allotments into a network enhances individual benefits.

It is important that new development should take care not to block the best places for accessing the green network – the ‘desire lines’. Easy access to the green network for short journeys will encourage residents and workers to utilise this resource when travelling and commuting, rather than relying on cars. Some examples of these active travel routes are displayed in figure 23. This will help to promote healthy and active lifestyles in Whitfield.



Figure 23: Examples of different active travel routes along the new central spine road (Lothian Crescent).



## 5.2 Street Hierarchy & Transport

New neighbourhoods will be clearly defined by a well connected and permeable network of streets and public open spaces, which will maximise freedom of movement and choice of direct routes to all destinations within the regeneration area and beyond. The layout of the present estate encourages walking and cycling and if this is to continue, the streetscape must be considered to be as important as the buildings themselves. Whitfield's street network must therefore be attractive, highly permeable, good quality, multi-functional, safe and durable.

All new streets within the network will be arranged in a hierarchy in order of location, physical scale, movement capacity, activity and mix of uses.

At the top of this hierarchy is the extended Lothian Crescent running east to west through the centre of the site, and links the community to local shops, recreation areas and other purpose-built facilities (figure 24). This extension has been designed to encourage low speeds in the area. Lothian Crescent will form the principal movement and activity spine through Whitfield, connecting the wider road network and providing access to new developments.

The inclusion of traffic calming measures, such as speed tables at each junction, will limit vehicle speeds. Developers should refer to *Dundee - Streets Ahead (2005)* and the Scottish Government's *Designing Streets (2010)* for further guidance on road design and construction.

● Primary    ● Secondary    ● Tertiary

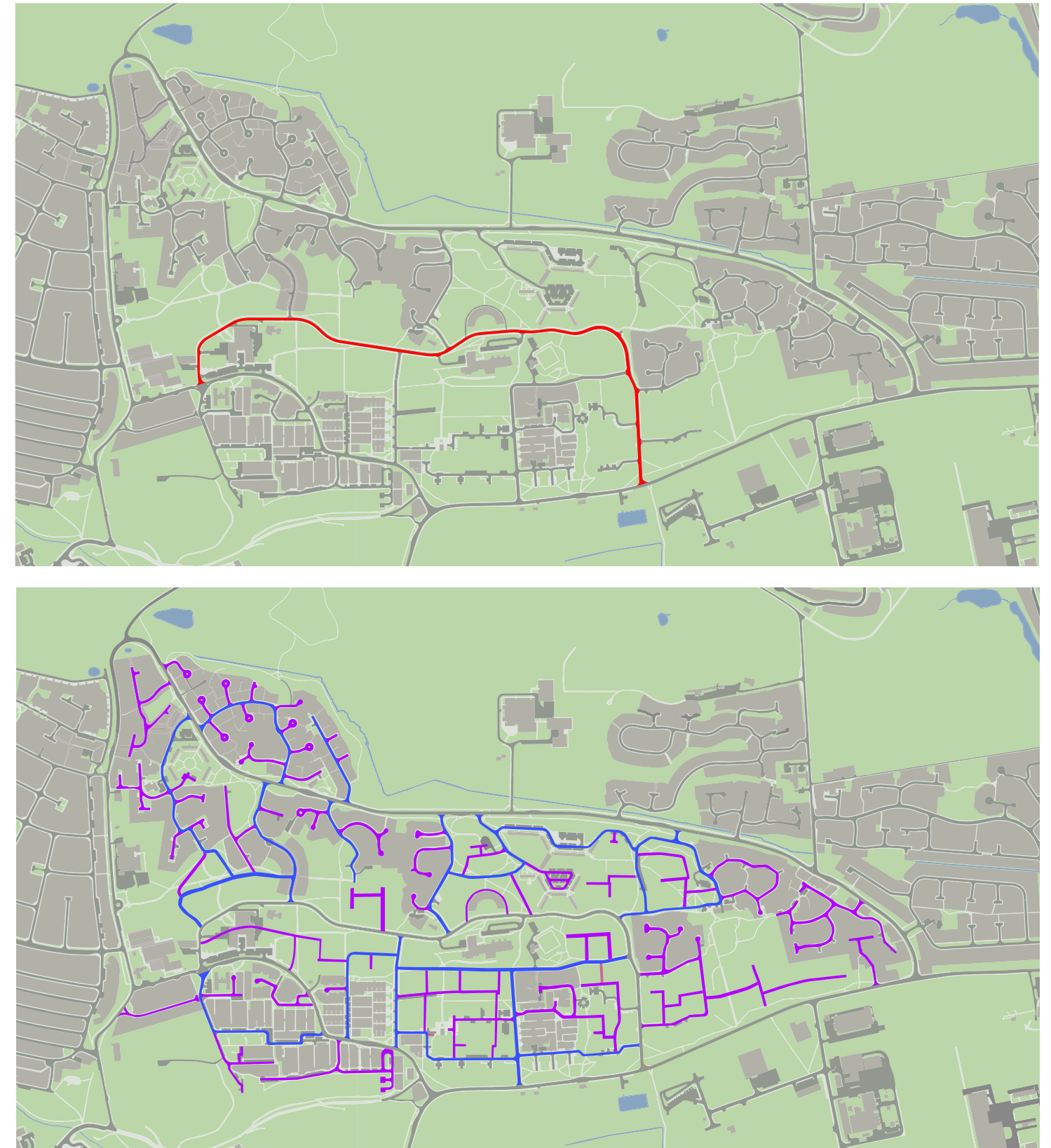


Figure 24: Maps showing primary street (Lothian Crescent) and distributor streets.



- Primary
- Secondary
- Tertiary
- Paths
- Development Opportunities

Distributor roads will lead from the principal road at Lothian Crescent and smaller secondary roads will provide further connections from these. The character of Lothian Crescent will naturally vary along its length due to the differing uses fronting onto the street.

The map opposite indicates how this street hierarchy could connect to existing streets, and how a street network could be created through the main development areas (figure 25). Where development is phased it is important that provision is made for later phases of development – particularly in terms of access – as it may be a different developer that takes the next phase forward.

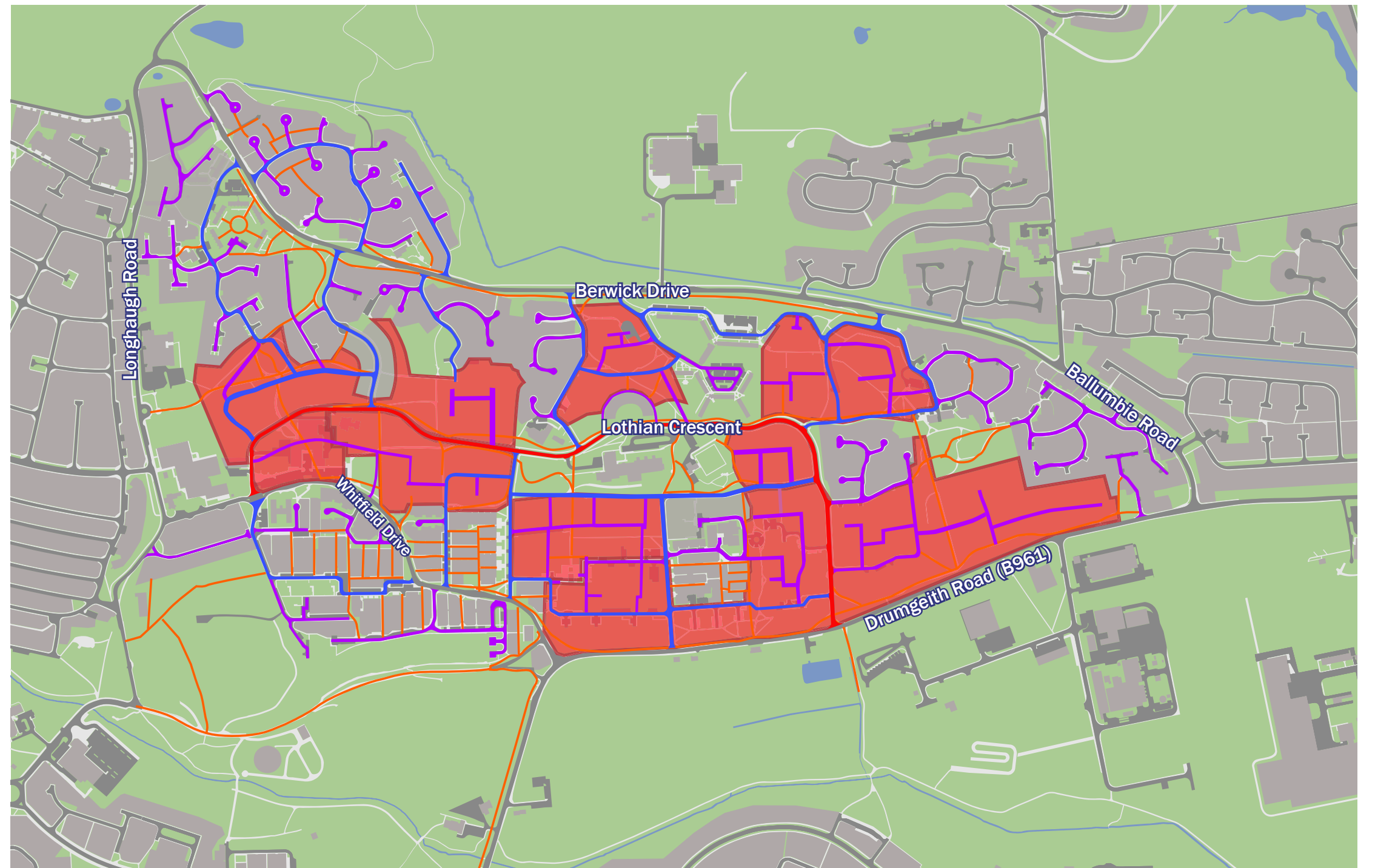


Figure 25: Map showing new street hierarchy and proposed location of new housing developments.



## 5.3 Pedestrian Routes

Walking is the first step to a healthier lifestyle, and will be promoted through an upgraded path network for Whitfield (figure 26). Due to the proximity to the Dighty Water it is important to increase access to this resource for everyone. There is the potential to create a heritage trail along the Dighty Water. Where appropriate, opportunities to progress a heritage trail should be investigated. SUDS should be incorporated as a feature into this trail.

Where possible steps should be taken to promote biodiversity and support nature conservation by protecting and enhancing existing habitats and wildlife corridors, and creating new ones such as hedges; shrubs; rough grassland; and buffer zones.



Paths

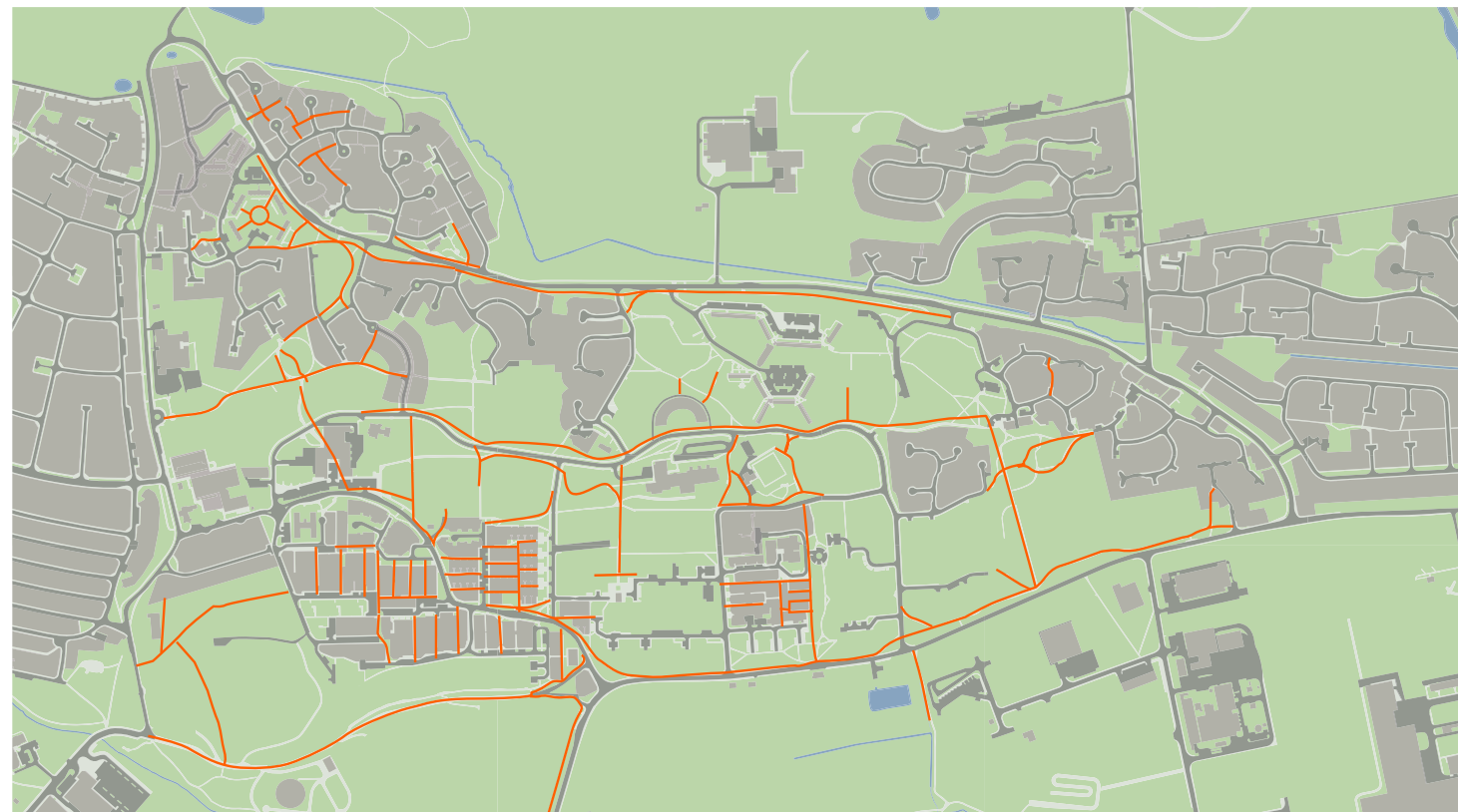


Figure 26: Map showing the new proposed path network in Whitfield.

## 5.4 Cycle Routes

In addition to the Green Circular (figure 27), a cycleway and footpath follows the route of Lothian Crescent through the centre of Whitfield and extends into existing areas of housing. This valuable asset links housing with schools and community facilities. This route must be retained and maintained to ensure the level of accessibility through Whitfield and the attractiveness of the route is not diminished by new development. Adequate provision must also be made for cycle parking at community facilities and larger recreation areas.

Pedestrian and cycle routes should always be more direct than vehicle routes and provide varied and attractive routes within housing areas; between housing and other areas; bus stops; and community facilities. The inclusion of adequate lighting where appropriate will also encourage greater use.



Green Circular network

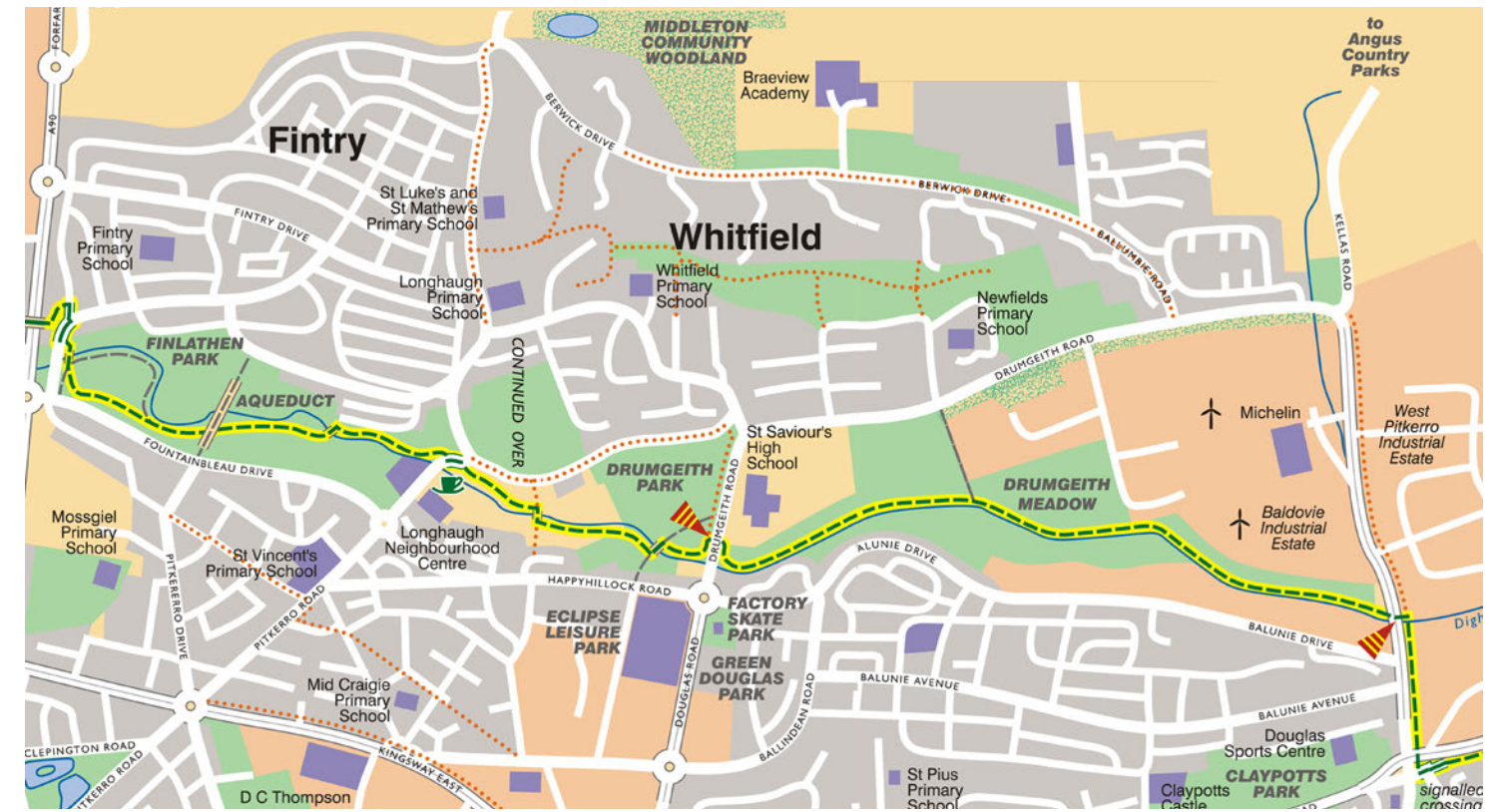


Figure 27: Map showing the route of the Green Circular as it passes through Whitfield.  
Source: Dundee City Council



## 5.5 Car Parking

Residential car parking shall be provided in accordance with the appropriate standards set out in the *Dundee Local Development Plan (2014)*.

In accordance with Policy 57 of the *Dundee Local Development Plan (2014)* all car parking provision is expected to be delivered at high quality and should provide the following:

- Provision for all members of the community;
- Incorporate sustainable features such as permeable surfaces or SUDS;
- Design in safety and security; and
- Provide future facilities for electric vehicles.

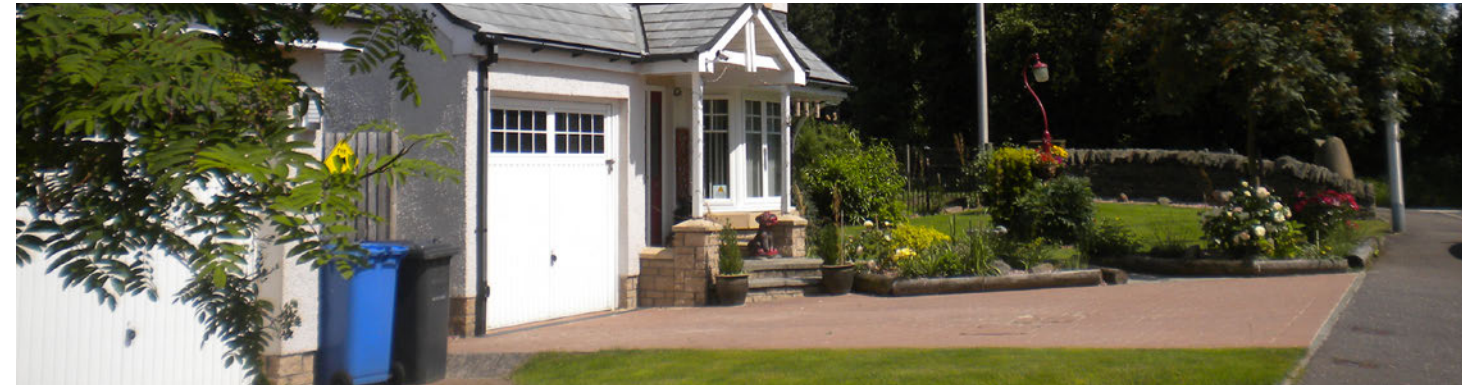


Figure 28: Fithiebank - tree planting, use of materials and off-street parking are combined to create a safe and pleasant streetscape.



Figure 29: Mill o' Mains - use of colour, green spaces and fencing to provide attractive street frontage.



Figure 30: Ardler - street trees, lighting, well-maintained greenery provide visual interest above eye-level.

## 5.6 Street Lighting

Street lighting should be considered as an integral part of the overall design of streets, footpaths and cycleways. Consultation should take place with Dundee City Council regarding the design of any street lighting that will be adopted for public maintenance. Opportunities should be explored to use street lighting as an urban design feature particularly on Lothian Crescent and at nodal points within the estate. Street lighting can also contribute to making an area feel safer.

In the place of traditional sodium lamps, the use of low-energy technologies such as LEDs that emit white light should be explored to cut down the energy use of new developments.

The examples shown in figures 28, 29 and 30 demonstrate how these various elements can work together to provide an attractive street scene that incorporates parking, pedestrian access, swales and street lighting in Dundee.



# 6 Community Facilities

## 6.1 Shops & Integrated Life Services

Since the Framework was prepared the Council has led the development of the infrastructure necessary to support an enlarged community. Central to this was the replacement of the existing community facilities in a new central location.

Opened in April 2014, the Crescent Building is an integrated life services facility that has been designed to create an attractive sense of place by providing a hub for community shops (such as a pharmacy, hot food takeaway, a hairdresser and a tanning studio), healthcare, social work services and leisure and community facilities (figure 31). It is intended as a 'one-stop shop' that caters to the specific needs of the local community.

The development itself has won a number of awards, recognising its architectural merits and the innovative way in which services are delivered to the community.

Awards won by the Crescent:

**Convention of Scottish Local Authorities (CoSLA) Awards 2014**  
*Delivering Excellence*  
Winner

**Dundee Civic Trust Award 2014**  
Winner

**Holyrood Magazine's Scottish Public Service Awards 2014**  
*Campbell Christie Award for Public Service Reform*  
Winner

**The Scottish Government's Scottish Awards for Quality in Planning (SAQP) 2014**  
*Delivering in Partnership*  
Commendation

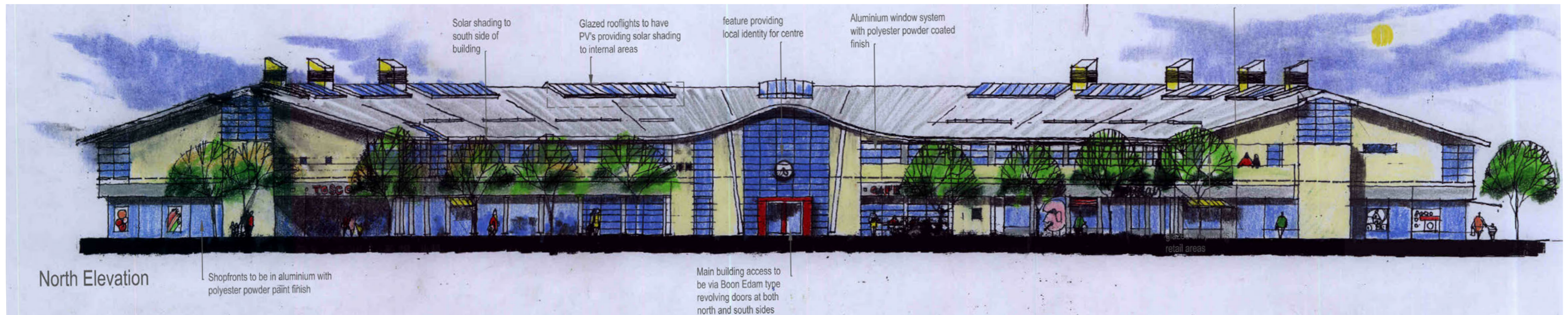


Figure 31: Sketch of the newly completed Crescent building.  
Source: Dundee City Council.





● Community buildings

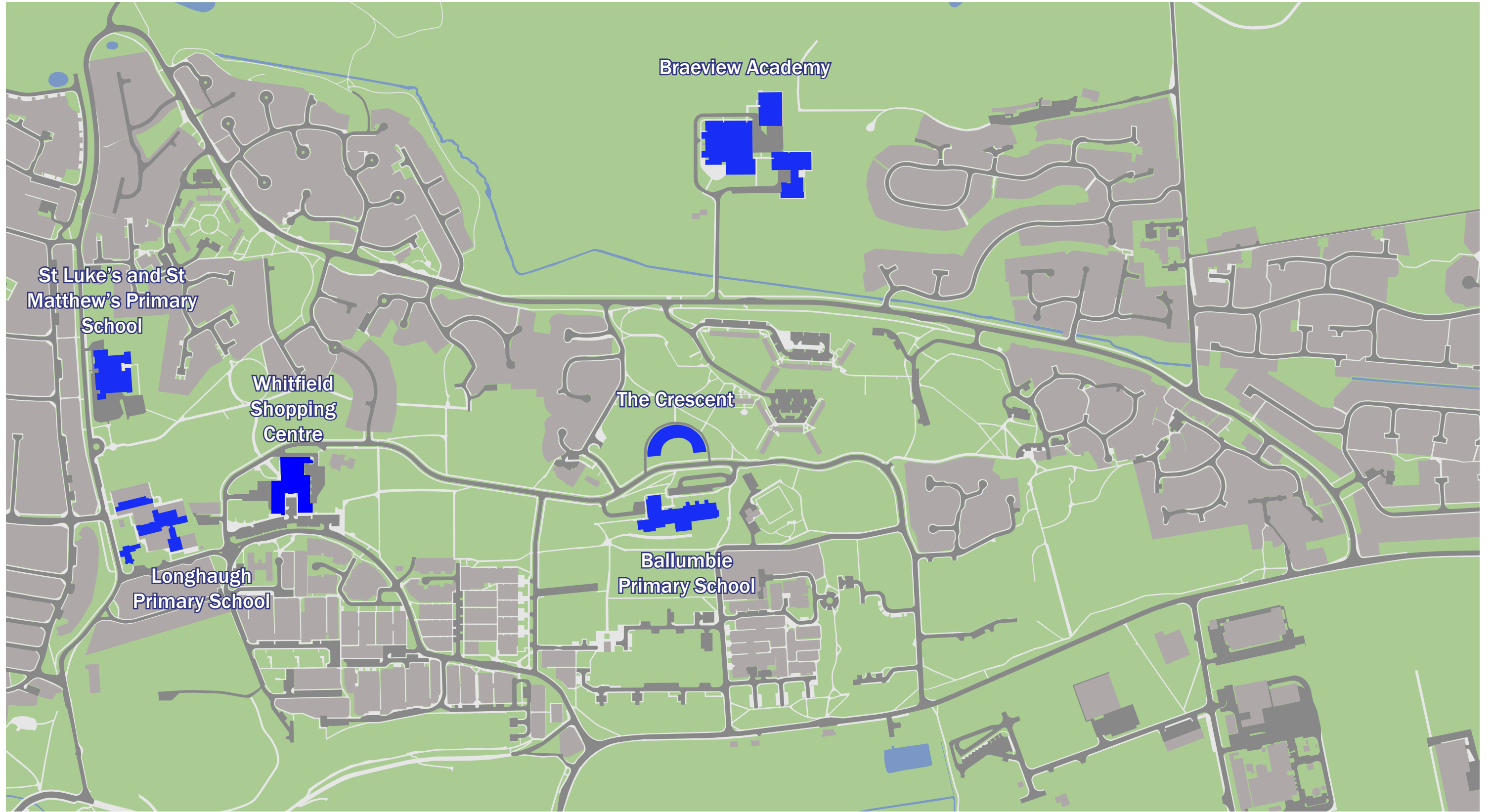


Figure 32: Map showing the location of community buildings in Whitfield



## 6.2 Whitfield Shopping Centre

The privately owned and largely vacant Whitfield Shopping Centre (location shown in figure 32) is considered unfit for purpose and would require significant investment to bring it to an acceptable standard (figure 33).

An appropriate alternative use of the site would be for housing. It has been allocated as a housing development site in the *Dundee Local Development Plan (2014)* and in the masterplan.

Good pedestrian and cycle links to community and shopping facilities are important and it is essential that links to new and existing facilities, including the Whitfield Shopping Centre, are fully integrated into all development proposals.



Figure 33: Whitfield Shopping Centre and surrounding buildings.



## 6.3 Schools

A new, three stream primary school (Ballumbie Primary School) has been developed in the centre of Whitfield between Summerfield Avenue and Haddington Crescent (figure 34). The new school opened in 2011 and is adjacent to the new life services building. The school has been designed to service the existing and planned populations of Whitfield. Developers must consider safe routes to this and the other Whitfield schools when designing their proposals.

## 6.4 Workspace

The new expanded Whitfield will likely generate new and additional service demands to complement the new retail, social and educational facilities and to service the needs of the new housing development. It is considered that a limited number of workspace units, providing for non-intrusive trades such as electrical and plumbing services would be of benefit to the community.



*Artist Impression of school from North East*

Figure 34: Artist's sketch of Ballumbie Primary School from the northeast.  
Source: Dundee City Council



# 7 Outcomes

## 7.1 Key Planning Outcomes

The Whitfield Planning Framework must fit in as part of Scotland’s wider national planning strategy, and aim to achieve the four key Planning Outcomes as set out in Scottish Planning Policy (2014). These cover a variety of economic, social and environmental issues as set out in the diagram opposite (figure 35).

When it comes to ensuring that Whitfield is a ‘successful, sustainable place’, the Framework covers all areas well. Greater choice and variety is encouraged, as well as improving quality and resilience of design. Future green infrastructure is accommodated for, and a more active and inclusive community is strived for. These will all contribute to Whitfield’s long-term success.

Steps have also been made to reduce energy consumption through the thoughtful use of natural features as well as the promotion of sustainable materials and technologies. Much of this is supported by the *Dundee Local Development Plan (2014)*, and will make Whitfield a ‘low carbon place’.

The Framework will also ensure that Whitfield continues to be a ‘natural, resilient place’ by preserving existing green assets and creating new spaces with a variety in-demand uses such useable public open space, playspace and more natural spaces such as meadows. This will also help to improve the overall health and wellbeing of residents.

Whitfield is also working towards becoming a more ‘connected place’ through the creation of a new central spine and associated distributor roads. This can be further improved upon by encouraging more active travel routes for cyclists and pedestrians to be implemented.

The main outcomes of the Framework and their relationship to the Scottish Government’s four key planning outcomes is explored in more detail in the diagram below (figure 36).

The Scottish Government’s Planning Vision for Scotland:

*We live in a Scotland with a growing, low-carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which represents the quality of the environment, place and life which make our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world.*

(Scottish Planning Policy, 2014, p. 8)

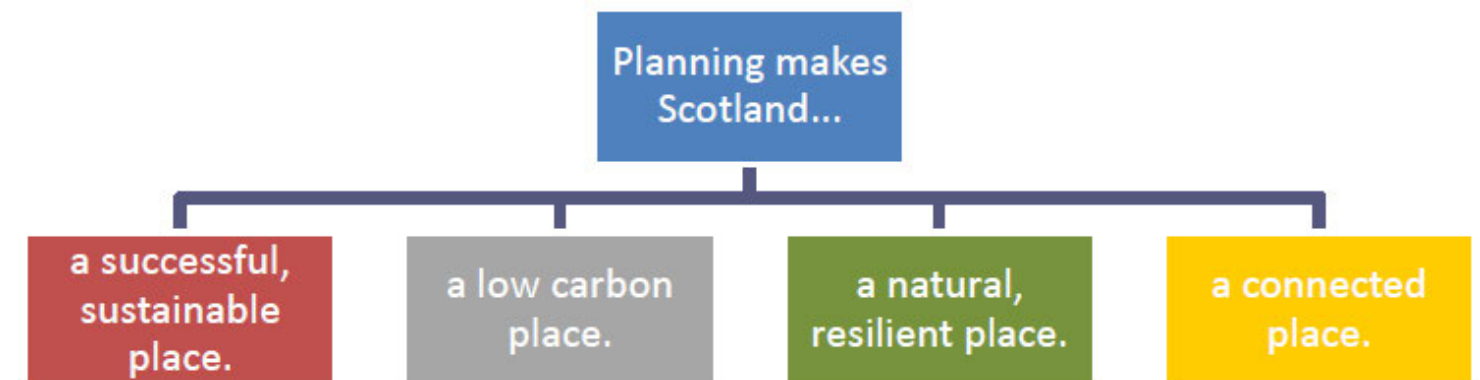


Figure 35: Diagram showing the Scottish Government’s four key planning outcomes.





Planning makes Whitfield...	Housing	Green Infrastructure	Permeability & Access	Community Facilities
<b>A Successful, Sustainable Place</b>	<ul style="list-style-type: none"> <li>Ensuring that there is choice of tenure balance between Council, Registered Social Landlord (RSL) and Private housing developments</li> <li>Increasing the number of affordable houses available to buy and rent within Dundee</li> <li>Improving choice by providing a mix of detached, semi-detached and terraced properties</li> <li>Securing adequate maintenance of new proposals through Estate Management Structures</li> <li>Increasing the overall quality and standard of street and housing design</li> </ul>	<ul style="list-style-type: none"> <li>Planting for the creation of mature woodland to promote local pride and identity</li> <li>Promoting collaboration between the council and developers to manage and maintain the appearance of public space and the public realm</li> <li>Encouraging developers to include outdoor play areas in their design proposals</li> <li>Providing the SUDS infrastructure needed to manage the associated effects of climate change in a sustainable manner</li> </ul>	<ul style="list-style-type: none"> <li>Encouraging walking and cycling activity through the implementation of well-connected and permeable streets</li> <li>Improving the design and location of street lighting to promote safety and local identity</li> <li>Building a stronger community by connecting disparate areas through secondary and tertiary streets and footways</li> <li>Connecting to the wider Green Circular cycle route, providing residents with an active link to the rest of Dundee</li> </ul>	<ul style="list-style-type: none"> <li>Creating a new community hub containing retail, leisure and community facilities, healthcare and social work services</li> <li>Building a new primary school to better service the needs of present and future populations</li> </ul>
<b>A Low Carbon Place</b>	<ul style="list-style-type: none"> <li>Ensuring that new developments take advantage of natural features such as the shelter provided by tree cover and topography</li> <li>Positioning new developments so as to maximise solar gain</li> <li>Focusing on the redevelopment of brownfield sites over greenfield</li> <li>Promoting the use of local or sustainable building materials where possible</li> </ul>	<ul style="list-style-type: none"> <li>Implementing a robust SUDS framework that reduces the energy required to treat water before it re-enters the water course</li> <li>Promoting the planting of trees along roads, cycleways and pathways to offset some of the emissions produced by cars and other vehicles</li> </ul>	<ul style="list-style-type: none"> <li>Encouraging walking and cycling as an alternative to fossil fuel based transportation</li> <li>Upgrading local street lighting using LEDs that emit white light in place of yellow sodium lamps to improve both safety and energy efficiency</li> </ul>	<ul style="list-style-type: none"> <li>Co-location of community facilities in a shared, efficient building that includes a biomass heating system.</li> </ul>
<b>A Natural, Resilient Place</b>	<ul style="list-style-type: none"> <li>Encouraging Estate Management Structures that utilise wildflower planting to create low-maintenance meadows on phased or vacant sites</li> <li>Preserving natural features where possible</li> </ul>	<ul style="list-style-type: none"> <li>Implementing a programme of Advanced Structural Planting that serves to establish landscape frameworks for development</li> <li>Promoting the use of landform features such as swales and basins in place of more engineered SUDS</li> <li>Reserving areas to be used as allotments, promoting biodiversity and the sustainable growth of local produce</li> </ul>	<ul style="list-style-type: none"> <li>Improving access to green spaces such as Middleton Wood, Dighty Water and Drumgeith Park through cycleways and footpaths</li> <li>Increasing access to the surrounding countryside</li> <li>Investigating the possibility of a heritage trail along the Dighty Water Linear Park</li> </ul>	
<b>A Connected Place</b>	<ul style="list-style-type: none"> <li>Improving links to new housing via secondary and tertiary streets and footways</li> </ul>	<ul style="list-style-type: none"> <li>Creating connections between elements of green infrastructure such as woodlands; SUDS; and cycle routes to enhance access and attraction</li> </ul>	<ul style="list-style-type: none"> <li>Creating a new 'central spine' connection through Whitfield, improving access to the community hub and new primary school</li> <li>Building more convenient and accessible cycle routes and footways</li> </ul>	<ul style="list-style-type: none"> <li>Providing new library facilities contained within the Crescent, improving access to online services</li> <li>Centralising health and social services in the heart of Whitfield to create a new community hub</li> </ul>

Figure 36: Diagram showing the main outcomes of the Whitfield Planning Framework.





# 8 Whitfield Action Programme

## 8.1 Delivering the Framework

This Action Programme has been prepared in support of the *Whitfield Planning Framework (2015)* and highlights the key infrastructure and other projects that will be required to implement the strategy of the Framework.

It is the intention of the Council to be proactive and work in partnership with other organisations in seeking to attract and facilitate appropriate development for the benefit of Whitfield. The Action Programme highlights a range of key partners who are involved in the various proposals and projects. Partner contributions are likely to be varied and will include a range of services including funding, project management, design or other professional services.

It is the intention to review this Action Programme on a regular basis.



## 8.1.1 Ongoing

Ref.	Project	Partners	Actions	Progress	Timescale
<b>Whitfield Planning Framework</b>					
1	Whitfield Planning Framework Document & Concept Diagram	DCC City Development & Chief Executive (Community Regeneration Section); Whitfield Development Group	Update the 2010 Framework to include recent developments. Annually review the Whitfield Planning Framework so it is up-to-date.	Review of document is currently taking place.	August 2015
2	Whitfield Green Infrastructure Strategy	DCC City Development & Environment	Prepare guidance note on Green Infrastructure (landscape, open space, play and trees).	Prepared draft paper.	Autumn 2015
3	Whitfield SUDS Guidance	DCC City Development & Environment	Prepare guidance note on drainage - good practice, technical guidance and planning requirements.	Prepared draft paper.	Autumn 2015
4	The Crescent	DCC City Development & Chief Executive (Community Regeneration Section); Whitfield Development Group; NHS	The creation of a building containing healthcare, community facilities and retail space. Letting of retail units.	Building open. Two retail units occupied (Boots and Sheer Bliss Hair & Beauty).	Opened April 2014; lettings ongoing
5	Surplus Buildings	DCC City Development & Chief Executive (Community Regeneration Section); NHS	Demolition of the surplus DCC buildings on Whitfield Drive; demolition of the surplus NHS buildings on Whitfield Drive; letting of surplus Social Work Family building on Lothian Crescent.	Outline demolition costs received; Social Work building let to Signpost International.	Spring 2015
<b>Existing Council Housing Stock</b>					
6	Demolition of surplus stock	DCC Housing	Proposed demolition of 175-180 Whitfield Avenue and 2-30 (evens) Murrayfield Drive	Committee Approval granted - 27/10/2014	





Ref.	Project	Partners	Actions	Progress	Timescale
<b>Development Sites</b>					
7	Developer Engagement	DCC City Development	Actively market all available sites throughout Whitfield.	Property Division leading marketing.	Ongoing
8	Housing Development	Private Housebuilders	1. Aberlady Crescent (LDP H16 - 75 units)	Concluding site sale to private housebuilder.	Ongoing
9	Housing Development	Home Scotland; Merchant Homes; Scottish Government AHSP	2. Summerfield Avenue (LDP H22 - 228 units)	Planning applications received for Phase 1 (15/00257/FULL) for 26 private houses and Phase 2 (15/00503/FULL) for 24 private houses. Decisions pending.	June/July 2015
				A planning application (14/00086/FULL) has been approved for Phase 1. Comprises 49 units - 37 RSL and 12 private for sale. Commenced on site.	June 2015
10	Housing Development	Angus HA; Scottish Government AHSP	3. Ormiston Crescent	A planning application (15/00442/FULL) for Phase 2 for 12 private dwellings is pending consideration. Planning permission (13/00611/FULL) granted for the erection of 24 houses and 8 flats.	Work has started on site - Summer 2014. To be completed in 2015.
11	Housing Development	InverTay Homes	4. Whitfield Loan	Approval to sell site to InverTay Homes.	Ongoing
				A planning application (15/00120/FULL) was approved for 30 private houses.	April 2015



Ref.	Project	Partners	Actions	Progress	Timescale
<b>Open Space</b>					
12	Whitfield Green	Whitfield Development Group; Big Lottery; DCC Environment, Chief Executive & City Development	Enhancement of local play area to provide a Neighbourhood Equipped Area for Play (NEAP).	Site works commenced June 2015.	Summer 2015
13	Provision of Neighbourhood Equipped Areas for Play (NEAPs), Local Equipped Areas for Play (LEAPs) and Local Areas for Play (LAPs)	Whitfield Development Group; Developers; DCC Environment	Provision of new areas for outdoor play and enhancement of existing areas of play.	Provision sought as part of planning application process, and where community group can source funding.	Long-term; dependent on funding and planning applications
14	Post-demolition treatment work at Whitfield Avenue	DCC City Development, Housing, Chief Executive & Environment; Vacant & Derelict Land Funding (VDLF)	Consider the options for the post-treatment of the site. For example: grass, trees, wildflowers, etc.	Consultation with residents - June 2015  Finalise design - July 2015  Tender proposed - August 2015	Autumn 2015
15	Lothian Crescent- SUDS Basin	HOME Scotland; VDLF; DCC City Development & Environment	Maintenance of the planting around the SUDS pond		-



## 8.1.2 Completed

Ref.	Project	Partners	Actions	Progress	Timescale
<b>Whitfield Planning Framework</b>					
1	The Village Street	DCC City Development & Housing; VDLF	New central street constructed to connect Lothian Crescent and Summerfield Avenue.	Complete.	-
2	Ballumbie Primary School	DCC Education	New three-stream primary school built with capacity to accommodate new housing.	Complete.	-
3	SUDS Network	DCC City Development; VDLF	Construct regional drainage system	Complete.	-
4	Fence painting at Whitfield Parish Church	DCC City Development & Social Work (Criminal Justice Services/Community Payback)	Use Community Payback to paint church fence	Complete.	-
<b>Development Sites</b>					
5	Housing Development	Angus HA	Development at Berwick Drive - 41 units in 2010.	Complete.	-
6	Housing Development	Home Scotland HA	Development at Summerfield Avenue - 30 units in 2010.	Complete.	-
7	Housing Development	Home Scotland HA	Development at Salton Crescent - 28 units in 2006.	Complete.	-
<b>Open Space</b>					
8	Advance Tree Planting	DCC City Development & Environment; VDLF; Forestry Commission Scotland		Complete.	-
9	Re-landscaping of Salton Crescent SUDS Pond	DCC City Development	Replace existing landscaping with attractive, low-maintenance species	Complete.	-