

REPORT TO: CITY DEVELOPMENT COMMITTEE - 9 NOVEMBER 2009

REPORT ON: QUARRY GARDENS - DRAFT SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 500-2009

1 PURPOSE OF REPORT

1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for a potential brownfield housing development site at Napier Drive.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the Draft Site Planning Brief for consultation purposes; and
- b remits the Director of City Development to consult with the local communities and interested parties on the Draft Site Planning Brief and report back on the results of the consultation within 6 months.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications for the Council in terms of this Draft Site Planning Brief.

4 BACKGROUND

4.1 The site has been identified in the Lochee Physical Regeneration Framework as a potential housing development at site 11 Quarry Gardens and, therefore, the principle of development has already been established. The provision of design guidance for such sites through the preparation of site planning briefs is a key target of the Framework.

4.2 The Draft Site Planning Brief sets clear guidelines for the redevelopment of the site. The key points of the Draft Site Planning Brief are:

- promoting a mix of house sizes and types, including terraced and semi-detached;
- that the perimeter planting on the western boundary will be retained and enhanced where appropriate;
- that additional planting on the eastern boundary will be required to reinforce noise attenuation; and
- that a substantial boundary treatment will be required to the east adjacent to the football ground.

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, Depute Chief Executive (Support Services), Director of Finance, Assistant Chief Executive and the Director of Housing have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.
- 7.2 Lochee Physical Regeneration Framework 2007.

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APPENDIX 1

NAPIER DRIVE - DRAFT SITE PLANNING BRIEF

1 INTRODUCTION

- 1.1 This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005.
- 1.2 Napier Drive is a windfall site identified during the preparation of the Lochee Physical Regeneration Framework as a Potential Housing Development Site. This is a brownfield site having been part of an adjacent quarry.
- 1.3 A full site investigation has been carried out and no site has been found to be suitable for developers.
- 1.4 An exciting opportunity exists for a residential development that will provide a mix of house types and sizes on this site and inject new housing opportunities within this part of the city.

2 LOCATION

- 2.1 The Napier Drive site is located north of Liff Road, bounded on the west by Quarry Gardens. To the north beyond Napier Drive is the Dryburgh Educational Resource Centre and to the east is Thomson Park, an enclosed junior football ground. The site is 0.54ha and includes substantial tree cover over the west edge. On the north west boundary at the heel line of Napier Drive is an electricity sub-station.

3 HOUSE TYPE/MIX

- 3.1 The Napier Drive site is located within the suburban area identified in the Local Plan. The Local Plan encourages the development of houses in suburban areas; therefore the development of flats would be inappropriate.
- 3.2 To create a diverse environment the development will provide a mix of house types and sizes with a minimum of 50% semi-detached and/or terraced houses.
- 3.3 75% of houses in the new development will contain, as a minimum, 3 or more bedrooms or a minimum gross internal floor area of 100m².

4 MOVEMENT, ACCESS AND PARKING

- 4.1 Vehicular access may be sited from Quarry Gardens midway between Liff Road and Napier Drive or from Napier Drive midway between Quarry Gardens and Dryburgh Crescent.
- 4.2 All houses must provide 1 car parking space within the curtilage whilst houses with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of houses should have a garage or provide space for a garage. It is recognised that accommodating these standards may require innovative housing design solutions that include well designed out of curtilage parking that achieves a satisfactory environment whilst providing the desired level of supervision of parking spaces

without either resorting to large parking courts or "front garden parking" where the car dominates the street scene.

5 AMENITY/GARDEN SPACE

- 5.1 In terms of development standards Appendix 1 of the Dundee Local Plan Review 2005 should be applied. Should any lesser standard be proposed then a full justification must be provided.
- 5.2 A minimum private useable garden ground of 100m² will be provided for terraced dwellings. Rear pedestrian service access will require to be provided for all terraced properties.
- 5.3 A minimum private useable garden ground of 120m² will be provided for semi-detached and detached dwellings.

6 LANDSCAPING

- 6.1 Any development on these sites must have regard to the existing healthy mature trees (during and after construction), the survival and retention of which will be strongly encouraged through sensitive site layouts. Development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements thereafter.
- 6.2 Should the electricity sub-station be retained then suitable landscaping (for noise attenuation purposes) should be provided around it. Similarly, there is a risk of noise nuisance from the junior football ground to the west and a landscape buffer should be provided. The depth of such a buffer and the species will be crucial to the effectiveness of the noise attenuation. It would be appropriate to seek guidance from the Environmental Health and Trading Standards Department.

7 FORM

- 7.1 Architectural innovation will be required to create an identity for this site incorporating the natural features of the existing landscaping whilst protecting residents from potential noise nuisance from adjacent uses. Quality boundary treatments will be of paramount importance to protect gardens from possible trespass from visitors to the football ground. It is also essential that the new development is not dominated by parked cars and that blank facades and gables are avoided.

8 MATERIALS

- 8.1 There is no typical building material that prevails in the immediate vicinity of the site and as a consequence the Council will remain open minded in terms of the use of high quality and innovative building materials.

9 SUSTAINABILITY

- 9.1 The City Council actively promotes sustainable development and would encourage developers to embrace the principles of sustainable development. In this case

developers are encouraged to design and orientate houses to maximise passive solar gain and where possible exceed the current Building Standards in relation to energy efficiency and water use. To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

10 SUBMISSION

- 10.1 Prospective developers will be expected to engage in pre-application consultation with both the Planning Division of the City Development Department and the local community.
- 10.2 In order to support the consultation process and the consideration of any application it is essential that any prospective developer submits a Design Statement with any proposals.

APPENDIX 2 - LOCATION PLAN



