

REPORT TO: CITY DEVELOPMENT COMMITTEE - 25 OCTOBER 2010
REPORT ON: WHITFIELD SITE 6 - DRAFT SITE PLANNING BRIEF
REPORT BY: DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 595-2010

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval of a Draft Site Planning Brief for Site 6 in Whitfield as the basis of consultation with the local community and interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the Draft Site Planning Brief for consultation purposes;
- b remits the Director of City Development to consult with local communities and interested parties on the draft Site Planning Brief; and
- c remits the Director of City Development to report back on the results of the consultation to a future meeting of the City Development Committee.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising from approval of this report.

4 BACKGROUND

4.1 Reference is made to the Whitfield Planning Framework 2010 where the site was identified as an area for development and this document is now a material planning consideration.

4.2 The site is located to the east of the bowling green in Whitfield. It includes the previously used but redundant 7-a-side football pitch. The site is owned by Dundee City Council. Given the surrounding land use the development of housing is considered the most appropriate use for the site.

4.3 The new village street will curve around the north and east sides of the site. Those parts of the site that are adjacent to the new road will be graded back to give level access to the site.

4.4 The Draft Site Planning Brief sets clear guidelines for the redevelopment of the site, landscaping and existing and proposed trees.

4.5 The Draft Site Planning Brief is attached to this report. It will be the subject of consultation with the community and interested parties.

4.6 The Draft Site Planning Brief provides justification for the loss of open space.

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.

- a Sustainability

The Draft Site Planning Brief accords with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The draft Brief anticipates the redevelopment of redundant greenfield land, and highlights the opportunity to provide pedestrian links within a location already accessible by public transport and close to local services and amenities.

b Strategic Environmental Assessment

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation", and "Energy and Water use".

c Anti-Poverty

The Draft Brief promotes the provision of a range of different types and sizes of housing to provide choice.

d Equality Impact Assessment

The Draft Brief falls outwith the need for an Equality Impact Assessment and its contents are believed to have no effect on equal opportunities.

e Risk Management

The Draft Brief has no implications on Risk Management.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Assistant Chief Executive 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 Whitfield Planning Framework 2010.

Mike Galloway
Director of City Development

MPG/WF/KM

10 September 2010

Dundee City Council
Tayside House, Dundee

SITE PLANNING BRIEF - WHITFIELD SITE 6

1 INTRODUCTION

- 1.1 Dundee City Council has declared the site at Summerfield Avenue surplus to requirements. This site includes the previously used but redundant 7-a-side football pitch. As a result a prominent site is available for development.
- 1.2 The Council is determined to achieve a high standard of development in this part of the city at a location close to the countryside. It will encourage and promote high quality, well designed and carefully laid out developments. This site planning brief has been prepared to provide guidance to developers and their designers.
- 1.3 The site is generally flat over the entire pitch area with distant views over Dundee to the south. The site is bounded to the west by the bowling green, to the south by Summerfield Avenue and to the east by social rented housing at Kellyfield. The Aberlady site is to the north and the flats at Dunbar Park are to the North West. The site is laid out with a 7-a-side pitch. The site slopes down at the edges towards the east and south and slopes upwards towards the western edge.
- 1.4 The site is 0.13 ha in area, inclusive of the mature tree area to the heel of the road.
- 1.5 The new village street is to curve around the north and east sides of the site. Those parts of the site adjacent to the new road will be graded back to facilitate development as part of the road construction project.
- 1.6 The site is heavily wooded along its west boundary with the Bowling Green. Trees in the north east corner have been removed for the construction of the road. They will be replaced as part of a wider strategy to replace trees affected by the school and road. In addition, mature trees throughout the estate will be replaced if considered over mature.

2 DUNDEE LOCAL PLAN REVIEW

2.1 Open Space

The site is allocated as a playing field in the Local Plan Review, therefore, in terms of Policy 6, a justification would be required to remove this facility. However, in terms of the "Whitfield Design Guide - Planning Framework", now a "material consideration", this site was allocated for housing purposes and the loss of any open space justified by the allocation of alternative sites within an open space strategy which has been developed with the Whitfield Development Group.

3 DESIGN GUIDANCE

- 3.1 The Local Plan, at Appendix 1, sets guidelines for residential amenity which will be interpreted with particular regard to the features of this site.

4 SETTING

- 4.1 The site is bounded on the north and east by the "village street" and Summerfield Avenue to the south is a "linking street". Individual driveway access will be permitted for dwellings facing both these streets. The hierarchy should continue with lanes and courts within the layout. To the east of the site, pedestrian access to the countryside and to the Dighty Linear Park is provided.

5 HOUSE TYPE/MIX

- 5.1 In this suburban location the site will be developed with houses. 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of living accommodation of

100m². Having regard to site constraints such as the existing trees, the capacity of the site is likely to be around 25 units.

- 5.2 The proximity of the countryside offers an opportunity for a high quality development.

6 FORM

- 6.1 The west side of the site will require a different treatment to the east. Due to the mature landscaping and the proximity to the bowling green, the west side of the site will require an innovative layout of housing, while the north and east side of the site will have driveway access onto the new village street and therefore require an imaginative built form to retain variety and interest to the built form and the development edge.

- 6.2 The Tayside Police Architectural Liaison Officer must be consulted in order to achieve the Secured by Design criteria and stay consistent with all other requirements in this brief.

- 6.3 Architectural innovation will be required to maximise privacy and maximise the number of plots whilst adhering to the policy standard and integrating the existing mature trees to the west side of the site. Dwellings should be detached, semi-detached or terraced where each dwelling, or at least mid terraced houses, have a wide frontage to avoid gardens of awkward shape to conform to policy.

7 MATERIALS

- 7.1 It is expected that the materials will be of a high quality. Materials which aid sustainability will be considered. Harl, wet dash, reconstituted stone or block should be used. Roofs should be dark and of a single colour. Consideration must be given to the sustainability of materials to be used. Boundaries should be solid and 1.5-1.8m around gardens to secure privacy.

8 AMENITY/GARDEN AREA

- 8.1 All dwellings should have useable private space. Open gardens to the street or other public areas will not be considered private. For choice some gardens may be smaller while others are larger. However, each house should have at least 120m² of useable private space. 40% of plots should have more than 160m² of useable garden ground. The site is considered "Greenfield" because of its previous use as a playing field, therefore an average useable garden ground of 150m² should be provided. Mid terraced houses should have separate rear pedestrian access.

- 8.2 There must be 18m between directly facing windows of habitable rooms. This may be reduced when windows are not directly opposite. Private garden areas must not be overlooked by living habitable room windows of neighbouring houses, ie all rooms within a dwelling excluding kitchens and bathrooms.

9 PARKING

- 9.1 In terms of Dundee Local Plan Appendix 1 each house will have 1 car space within the curtilage. Houses with 3 or more bedrooms should have 1 additional space. Each house should have a garage or space capable of accommodating one. Where garages are detached they will be constructed in a style and with materials to match the adjacent dwelling. In addition, to reduce pressure on the road area and enable the road width to be reduced below 5.5m and facilitate shared use of the road surface, each dwelling will have one off-street visitor space (visitor spaces will be provided at a rate of 1 space per dwelling and be suitably distributed throughout the layout). Large areas of open parking are not acceptable.

10 ACCESS

- 10.1 Vehicular access should follow a network of streets forming a permeable hierarchy of routes. The new "village street" will run to the northern and eastern boundaries of the site, connecting

into Summerfield Avenue at the south east corner. Many of the dwellings should front onto the Village Street or Summerfield Avenue.

- 10.2 Culs de sac should be avoided. However, it is possible that these could be linked to achieve permeability without encouraging through access. A network of pedestrian routes should focus on the open space and the "Village Street".
- 10.3 Appropriate road standards will be used throughout the site. Homezone principles will be applied and actively encouraged. In particular "Designing Streets" should be the guiding principle. Road geometry, curves, vertical and horizontal alignment, road widths, etc will be selected to reduce traffic speed to 10-15mph (8-24kph) and ensure that any route through the site is unattractive as a short cut.

11 LANDSCAPING

- 11.1 A number of mature trees are located around the west of the site. These must be retained. Provision should be made to supplement the existing tree cover to create an "Arcadian" environment. This planting must be augmented by street trees along Summerfield Avenue and the new village street, with additional tree belts and street trees of an appropriate variety. A Woodland Management Plan will be required to identify areas of trees in shared ownership and a prescription for their management, maintenance and replacement.
- 11.2 A full tree survey and plan must be submitted with any application for planning permission as must a comprehensive landscape plan.
- 11.3 All existing trees and landscaping, including canopy and root areas must be protected during construction, especially road, footpaths and drainage works to BS5837. Any trees to be removed will be replaced on a 2 for 1 basis.
- 11.4 The introduction of street trees and additional tree belts and stands of trees will provide opportunity to achieve wildlife links between the Wildlife Corridor along the Dighty and the community woodland and countryside to the north.

12 DRAINAGE

- 12.1 The developer will satisfy the appropriate authorities that all existing subsoil drainage and water courses are identified and suitably renovated. On no account will surface water be permitted into the foul system.
- 12.2 Best Management Practice of Sustainable Urban Drainage (SUDS) will be sought. Each plot will be expected to provide initial treatment and run-off and each site, or group of sites, will provide secondary treatment before overflow is taken off site by the network of Sustainable Urban Drainage which is already provided to the regional facility south of Drumgeith Road. The treatment will take the form of porous driveways, soakaways, swales underground, storage tanks and detention/retention ponds/basins incorporating suitable landscaping features in appropriate locations. SUDS should be part of the landscape and open space strategy.
- 12.3 Should a permanent water feature be incorporated it should have a minimum depth of 0.5m.

13 SUSTAINABILITY

- 13.1 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 Building Standards in relation to energy efficiency and water use.
- 13.2 Given the size and location of the site the potential exists for a demonstration eco-development which could aid with the marketing of the site.

14 SUSTAINABLE WASTE RECYCLING

- 14.1 In line with Council Policy the developer should liaise with Dundee City Council regarding the incorporation of recycling provision for each property. Details of any recycling provision should be discussed with the waste management department of the council.
- 14.2 To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

15 INFRASTRUCTURE

- 15.1 The provision of infrastructure to serve the requirements of the expanded community will be phased to be introduced at their time of need. The "village street", new school and new community facilities will be funded by means of a charge levied against each plot to be developed.

16 SUBMISSIONS

- 16.1 Drawings will require to be submitted, showing in plan and axonometric form, the relationship of the proposed buildings to existing buildings.

17 CONSULTATION

- 17.1 All submitted proposals will be the subject of consultation with local community representative bodies and local amenity organisations in addition to normal neighbour notification.

18 ADDITIONAL INFORMATION

- 18.1 Dundee Local Plan Review 2005 (Approved August 2005).
- 18.2 Dundee and Angus Structure Plan 2001-2016 (Approved October 2002).
- 18.3 Dundee Urban Design Guide, City Development Department, Dundee City Council, 2002.
- 18.4 Dundee Sustainable Development Guide for Construction, Sustainable Construction Working Group, Dundee City Council, 2006.
- 18.5 Designing Streets: A Policy Statement for Scotland (Published March 2010).
- 18.6 Dundee - Streets Ahead, City Development Department, Dundee City Council, 2005.
- 18.7 The Development Quality Service: A User's Guide, City Development Department, Dundee City Council, 1998 (revised September 2006).
- 18.8 All available to download via the City Development section of the City Council website - www.dundee.gov.uk.
- 18.9 Useful Links:
- | | |
|---------------------------|--|
| Locate Dundee | www.locate-dundee.com |
| Dundee Information Portal | www.dundee.com |
| Dundee City of Discovery | www.cityofdiscovery.com |
| Dundee Partnership | www.dundeepartnership.com |