

DUNDEE LOCAL PLAN REVIEW

SITE PLANNING BRIEF

ABERLADY CRESCENT, WHITFIELD

JANUARY 2009



Supplementary Planning Policy Guidance is prepared by the Council in consultation with interested parties and provides additional Policy on land use and other planning matters of local importance.

Planning Advice is prepared by the Council to offer information and good practice on various planning related matters.

Site Planning Briefs are prepared by the Council in consultation with local communities and provide site specific guidance to developers and others regarding the development of potential sites.

WHITFIELD MASTERPLAN - ABERLADY DRAFT SITE PLANNING BRIEF

INTRODUCTION

Dundee City Council has declared the cleared sites at Aberlady Crescent surplus to requirements. These sites include the former Greenfield School. As a result a prominent site is available for development.

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.

The site is generally flat with distant views south over the river but closer views to the countryside to the north. It is bounded to the east by recent private development at Duns Crescent; to the north by Berwick Drive with recent private development beyond on the south facing slopes of the Whitfield Burn; to the west are the flats of Dunbar Park and to the south by the boundary wall of the Kellyfield Housing development. To the south east of the site is the local shop with post office and beyond that the mature landscape, drive and setting of the former Kellyfield House.



The site is some 5.08 ha in area and is in 3 parts:

- the larger slightly sloping east facing section bounded by the two arms of Aberlady Crescent, measuring 2.96 ha;
- a south west section with heavily wooded peripheral landscaping to the former school site measuring 1.51 ha; and
- a smaller site to the north west enclosed by the landscaping of the former school site and the landscaping alongside Berwick Drive and overlooked by the flats of Dunbar Park, measuring 0.61 ha.

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The site is unallocated in the Local Plan Review therefore in terms of Policy 2 - Housing Land Release - a residential use would be acceptable. Also acceptable would be any other use which would be compatible with the existing and proposed residential use.

The development of these brownfield sites would therefore be acceptable since they will improve tenure choice and reduce the need for the development of greenfield sites outwith the built up area. The brief will interpret the application of Appendix 1 of the Local Plan to these particular sites.

Whilst the brief is not tenure specific, development of private housing on this site will help to secure a balanced mix of tenure through the estate.

To the south east of the site is the local shop, one of a few "outpost" facilities within Whitfield. In terms of Local Plan Policy 8 - Local Facilities Provision In Major New Housing Developments:

"Proposals for major new housing developments will be required to incorporate prior provision for local shopping facilities and, where appropriate, other community facilities.

Where appropriate, they should also be linked to public transport routes. Planning agreements will be sought with developers to ensure the prior provision of local facilities."



There is opportunity for the local shop to be complemented by the provision of a small community facility. This would be the extent of any additional commercial development. Such a facility would require to be located at least 50m from nearby houses and also to have a "cordon sanitaire" of 50m around it within which there would be no residential development. Whilst there may be no immediate demand for such a facility the site will be reserved for the provision such a use in the future and be laid out as open space in the meantime.

DESIGN GUIDANCE

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

HOUSE TYPE/MIX

In this suburban location the site will be developed mostly with houses. 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of living accommodation of 100 sqm. Having regard to site constraints such as the existing trees, the capacity of the site is likely to be approximately 60/70 units.

The proximity of the countryside offers an opportunity for a high quality development. Flats will only be permitted in exceptional circumstances where there is a townscape justification and should be created in two storey "town house", flatted villa style units and not tenement style.

FORM

The three sections of the site offer distinct opportunities and require different treatments. The north west section, due to its small size, its position in relation to the mature landscaping and its proximity to the flats of Dunbar Park offers the opportunity for a small courtyard development. The east section offers the opportunity for a self contained development with its own hierarchy of circulation. The south west section offers opportunity for lower density development within the landscaped boundary of the former school site.

The Tayside Police Architectural Liaison Officer must be consulted in order to achieve security by design consistent with other requirements in this brief.

MATERIALS

It is expected that materials will be of a high quality. Innovative materials which aid sustainability will be considered. Harl, wet dash, reconstituted stone or block should be used. Roofs should be dark in colour. Consideration must be given to the sustainability of materials to be used. Boundaries should be solid and 1.5m - 1.8m around gardens to secure privacy. Architectural innovation will be required to maximise privacy, maximise the number of plots whilst adhering to the policy standard and to integrate the fine trees.



AMENITY/GARDEN AREA

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 120 sqm of useable private space. 40% of houses should have more than 160 sqm of useable garden ground. Whilst the site is "brownfield" it has all the localised characteristics of a "greenfield" site, therefore an average private usable garden ground of 150 sqm should be provided.

Where flats can be justified, a total minimum area of 100 sqm or 15 sqm per flat of usable private communal amenity space, whichever is greater must be provided. Within this total, flats must have at least some exclusive useable private space. Flats should also have usable, sunny private balconies ie practical sitting out areas. Whilst drying areas may be included within the gardens of houses they must be provided in addition to the amenity space of flats.

There must be 18m between facing windows of habitable rooms. Private garden areas must not be overlooked by living room windows of neighbouring houses.

PARKING

In terms of Local Plan Appendix 1 each house will have 1 car space within the curtilage. Houses with 3 or more bedrooms should have at least 2 off street spaces. Each house should have a garage or space for one. Where garages are detached they will be constructed in a style and materials to match the adjacent dwelling. In addition, to reduce pressure on the road area, enable 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. Flatted accommodation will have the same standards with parking contained in garage blocks or within the building structure to give scale. Large areas of open parking are not acceptable. Flats should also have adequate space for the storage of cycles.

ACCESS

Vehicular access should follow a network of streets forming a permeable hierarchy of routes. Principal access will be taken from Aberlady Crescent (east) which forms part of the proposed "village street". Aberlady Crescent (east) will be extended to an appropriate width to create the "village street" westward following a route to the north of the Kellyfield development and south of the former Greenfield School site. Vehicular access should be taken from Aberlady Crescent. Access may also be taken from Aberlady Crescent (north) This route will provide supervision to the existing footway/cycleway. The development will have a hierarchy of internal roadways including link roads, local streets and access lanes and courts. 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 provision and the "Village Street".

Appropriate road standards will be used throughout the site. In particular, Homezone principles will be applied and actively encouraged as will the use of driveway/access and short cul de sac for small groups of houses. 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. The east and south legs of Aberlady Crescent will be designed to Local Distributor Type 2 standard.

LANDSCAPING

A number of mature trees are located throughout the site and in particular around the edge of the former school 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 Aberlady Crescent, additional tree belts and streets of trees. A Woodland Management Plan will be required, possibly reinforced by means of a Section 75 Agreement, to identify areas of trees in shared ownership and a prescription for their management, maintenance and replacement.

Additional trees should be introduced around any commercial development to south east. The avenue of trees forming the drive of the former Kellyfield House forms a very attractive approach to the local shop and this should be enhanced. The area around the local shop should be developed and laid out as a piazza, preferably incorporating a water feature which would complement the sustainable drainage solution. Developers should subtract the area of trees in assessing the net area of the site. A full tree survey and plan must be submitted with any application for planning permission as must a comprehensive landscaping plan.

All existing trees and landscaping, including canopy and root area 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.

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.

DRAINAGE

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.

Best Management Practice of Sustainable Urban Drainage will be sought. Each plot will be expected to provide initial treatment of run-off and each site 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. This treatment will take the form of porous driveways, soakaways, swales and detention/retention ponds incorporating suitable landscaping features in appropriate locations

Should a permanent water feature be incorporated it should be of minimum depth of 0.5m.

SUSTAINABILITY

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.

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.

SUSTAINABLE WASTE RECYCLING

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.

To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

INFRASTRUCTURE

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 upgraded and / or relocated community facilities will be funded by means of a charge levied against each plot to be developed.

SUBMISSIONS

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

CONSULTATION

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





Aberlady Crescent - Whitfield Design Framework context





Aberlady Crescent - Whitfield Design Framework notional layout



ADDITIONAL INFORMATION

Dundee Local Plan Review 2005 (*Approved August 2005*)

Dundee and Angus Structure Plan 2001-2016 (*Approved October 2002*)

Dundee Urban Design Guide, Planning and Transportation Department, Dundee City Council, 2002

Dundee Sustainable Development Guide for Construction, Sustainable Construction Working Group, Dundee City Council, 2006

Dundee - Streets Ahead, Planning and Transportation Department, Dundee City Council, 2005

The Development Quality Service: A User's Guide, Planning and Transportation Department, Dundee City Council, 1998 (*revised September 2006*).

All available to download via the Planning and Transportation section of the City Council website - www.dundee.gov.uk

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

اگر آپ کو انگریزی لکھنے میں مشکل پیش آتی ہے تو براہ کرم مجھے دے کے ہے براہ رابطہ قائم کریں
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ইংরেজী বুঝতে অসুবিধা হলে অনুগ্রহ করে নীচের ঠিকানাথ যোগাযোগ করুন।
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