

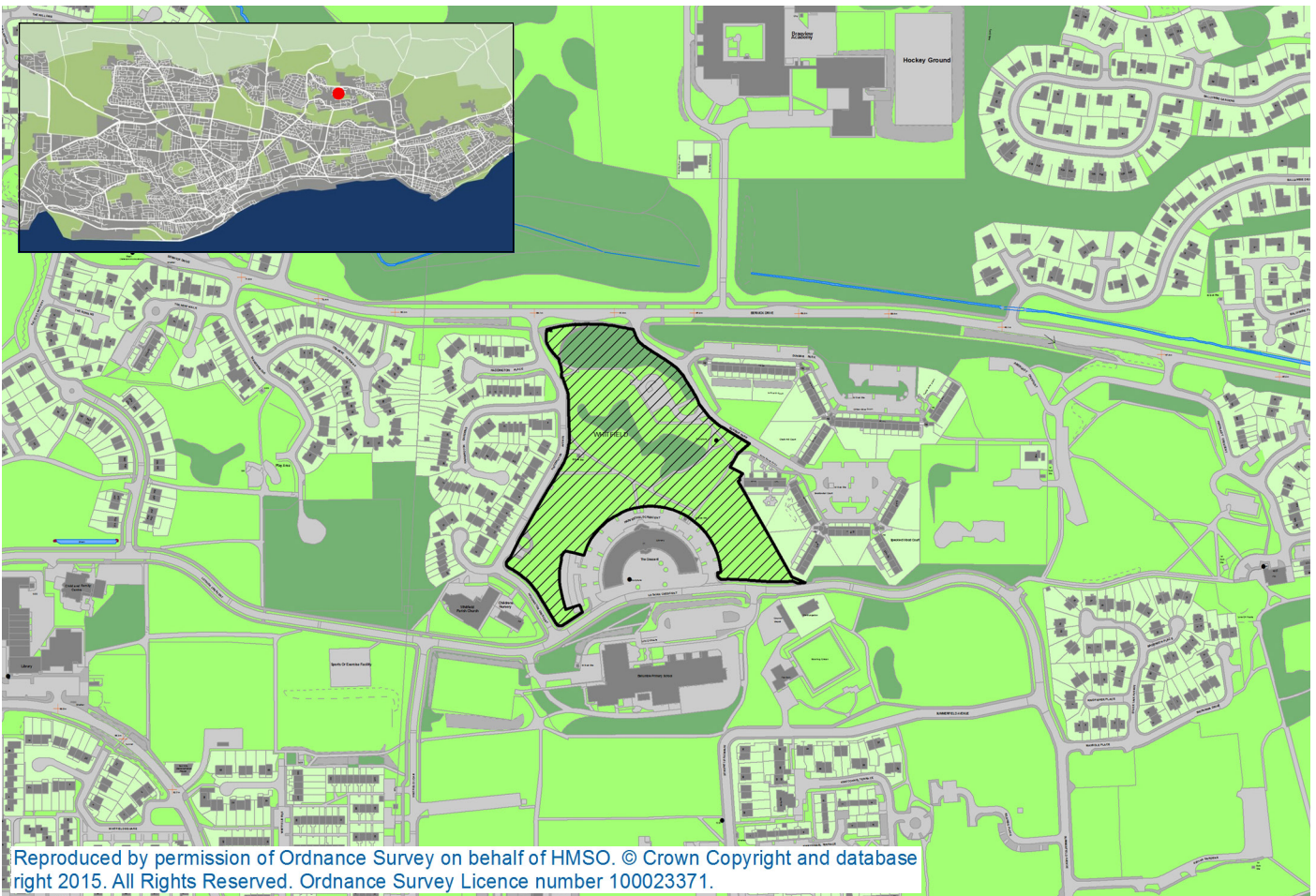
Haddington East



Site Planning Brief

Site Information

Address:	Land north of The Crescent building and east of Haddington Avenue, Whitfield, DD4 0LL
Area:	2.96 hectares
LDP Allocation:	The majority of the site is identified as a housing site in the Dundee Local Development Plan (H33) with an indicative capacity for 26 residential units.
Site Characteristics:	Cleared brownfield site laid to grass with mixed planting to the north.
Land Ownership:	Owned by Dundee City Council and available for immediate sale.



Location & Site Description

The site is located within Whitfield to the north of The Crescent—the new life services building on Lothian Crescent—and east of Haddington Avenue. The Crescent accommodates the library, café, local shops and healthcare services. Located opposite the new Ballumbie Primary School this forms the new focal point in the Whitfield area.

The site previously contained several blocks of flats, and forms part of an established residential area to the east and west. The site has been cleared of all buildings and is now laid to grass. It is an undulating site with north/south orientation. The site has easy access to Berwick Drive, Lothian Crescent and is in close proximity to bus routes, including a main bus route to the City Centre.

Unless otherwise stated in this Site Planning Brief all development will require to conform to the policies and design guidance set out in the LDP and associated Supplementary Guidance.

Development Options

Housing is the preferred use for this site. The majority of the site is allocated as a brownfield housing site (H33) in the Dundee Local Development Plan for the development of 26 units. An opportunity exists to create a high quality housing development that provides a mix of house types and sizes. The development must contribute positively to the quality of the surrounding built and natural environment.

Design Guidance

Housing Type / Mix

To create a diverse environment and to meet the demand for affordable, owner-occupied housing, the development should provide a mix of house types and sizes.

It is expected that there will be a mix of detached and semi-detached houses provided on the site.

Layout

In the interest of natural surveillance and reducing the likelihood of anti social behaviour to the north of the Crescent building there should be a degree of integration and overlooking between the two sites. New housing must not turn its back on the Crescent building.

A permeable network of streets and pathways should be created to provide access and a choice of routes through the development. These should be overlooked by the fronts of new development to ensure routes benefit from natural surveillance and are well lit, attractive and interesting.

There should be good connectivity between the proposed roads and the existing road layout, offering a high level of permeability from north to south and east to west for all modes of transport. The maximum road width required is 5.5 metres. Areas of shared surface road may be acceptable.



Flats at Dunbar Park



Housing at Haddington Avenue



Housing at Haddington Gardens

Direct frontage access onto Berwick Drive will not be permitted. The layout should be in accordance with recommendations in Designing Streets and generally to an adoptable standard.

Parking should be provided in line with the Dundee Local Development Plan standards.

Landscape and Open Space

The site currently has a mature landscape setting. The group of trees to the north should be retained and this and other good quality planting retained and integrated with development proposals.

Additional amenity planting and shelter belts of trees should be planted along Haddington Crescent and to the west of the boundary fence at Dunbar Park/Red Admiral Court. These should be designed so that they will not infringe pathway sightlines and residents safety. The planting of garden trees is encouraged.

Planning applications must include a full tree survey of the whole site all as per BS:5837:2012, including a tree protection plan for retained trees.

Proposed landscaping should take into account planting species that are good for wildlife particularly native species.

Developers are expected to provide a Local Equipped Area of Play (LEAP) / pocket park as part of the development. The most appropriate location for this is in the north east of the site. It may also be appropriate to include smaller Local Areas for Play within the development.

Early discussion should take place with the Environment Department to agree the landscape, play and open space strategy for the development, and to agree long term maintenance arrangements.



Berwick Drive to the north



Mature and new planting



The Crescent



New Primary School

Sustainable Urban Drainage Systems (SUDS)

Given the scale of development, a sustainable urban drainage system must be designed into the redevelopment of the site. This system should be in accordance with the Whitfield Planning Framework guidance. The City Council has constructed a regional detention basin and installed connecting pipework across Whitfield. Developments are expected to link into this system. However, the topography of the site may not allow the site's SUDS/surface water drainage system to connect to the regional SUDS basin located to the south of Drumgeith Road.

If a connection is not possible then the surface water may have to discharge to an existing Scottish Water sewer or to the adjacent Whitfield Burn at a controlled rate. Scottish Water will have to be approached if connecting to their sewer and a Flood Risk Assessment will have to be completed if connecting to the Whitfield Burn.

Innovative design solutions such as dual purpose SUDS/open space should be considered. It should be noted that the Crescent building surface water drainage system runs through part of the south east corner of the Haddington East site and no properties can be located over this existing drainage infrastructure.

If SUDS are to be maintained by the Council, then the design should meet the maintenance standards required by the Environment Department and a contribution towards the cost of maintenance would normally be requested based on a 25 year calculation. Early discussions on SUDS and flood mitigation measures with the City Engineer, Scottish Water and SEPA are recommended

Infrastructure

Dundee City Council has provided much of the new infrastructure required to serve the needs of the expanded and regenerated community. This infrastructure has included the regional drainage infrastructure, the central spine road, replacement community facilities and a replacement three stream primary school. The cost of providing this infrastructure will be funded by means of a charge levied against each plot to be developed. Reference should be made to the Supplementary Guidance in relation to Developer's Contributions.

Additional Information

The Council encourages early pre-application discussions with developers and their agents to ensure high quality developments. There is no charge for these discussions. To arrange a meeting, please phone 01382 433105 or email development.management@dundeecity.gov.uk.

Further information regarding the site characteristics may be found within the Housing Site Information document, available on the internet at: www.dundeecity.gov.uk/publication/CD_hsi.

and the [Whitfield Planning Framework](#).

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