

DUNDEE LOCAL PLAN REVIEW

SITE PLANNING BRIEF

LOTHIAN 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 - LOTHIAN SITE PLANNING BRIEF

INTRODUCTION

Dundee City Council has declared the cleared sites at Lothian Crescent surplus to requirements. These include the site of the former multi-storey flats. 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 and comprises two parts the northern part lying north of the cycleway being the southern remnant of site of the former Skarne development. This site has been temporarily landscaped with the central section laid out as a playground. The catchment of this playground has now very substantially diminished following demolition. South of the cycleway the site is formed by the cleared multi-storey development, this site, too, has been temporarily landscaped. The site is bounded to the north by recent private development at Castle Cary Gardens, and to the north east by the recently completed Home Scotland development at Salton Crescent. To the south the site is bounded by Lothian Crescent with the existing shopping centre beyond that.

The site is some 4.03 ha in area and is in 2 parts:

- the larger southern section measuring 2.9 ha,
- the smaller northern section measuring 1.13 ha.

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The southern part of the site is allocated in the Local Plan Review for residential use. (site H60 refers) Development is therefore acceptable.

The northern part of the site is allocated in the Local Plan Review for open space purposes. Whilst there is a presumption against the development or redevelopment of public open space there is a proviso where there might be an exception, namely where no pitches are to be removed and where there is a masterplan or strategy for the provision of open space in the area. The Design Framework envisages a fresh hierarchy of open space throughout the estate and a feature of this development will be the incorporation of open space and playground elements based on that which exists in the northern section.

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. 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.

The site is identified in the approved Whitfield Design Framework for housing and open space purposes with an associated network of footpaths/cycleways.

There is an opportunity to include a satellite corner shop within the proposed open space area in order to provide a local facility in the event of the existing shopping centre being removed and a replacement being located elsewhere. Should the existing centre remain at this location then there would be no need for a smaller facility at this location.

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, and the need to incorporate strategic open space, the Design Framework indicates a site capacity to be approximately 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 site offers distinct opportunities for different treatments. The north section, due to its location adjacent to the new housing development to the north should be developed to compliment the semi-detached and terraced style. To the south the site is bounded by the proposed village street. The form of new housing here could be built to a higher density. The Design Framework and the "Whitfield Design Guide" envisage a tree lined avenue. Footpaths should be set behind the street trees.

The Tayside Police Architectural Liaison Officer must be consulted in order to achieve security by design consistent with other requirements in the 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 Lothian Crescent, which should be widened to "Village Street" standard. Access may also be taken from

Dargavel Gardens and Salton Crescent West. 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. Lothian Crescent will be designed to local Distributor Type 2 standard.

LANDSCAPING

A number of mature trees are located throughout 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 Lothian Crescent, and the link roads and around any satellite corner shop to be located on the site. 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. 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.



Whitfield Design Framework - extract indicating context



Whitfield Design Framework - extract indicating notional layout and circulation





Aerial views of site



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

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