

Summerfield North



Site Planning Brief

Site Information

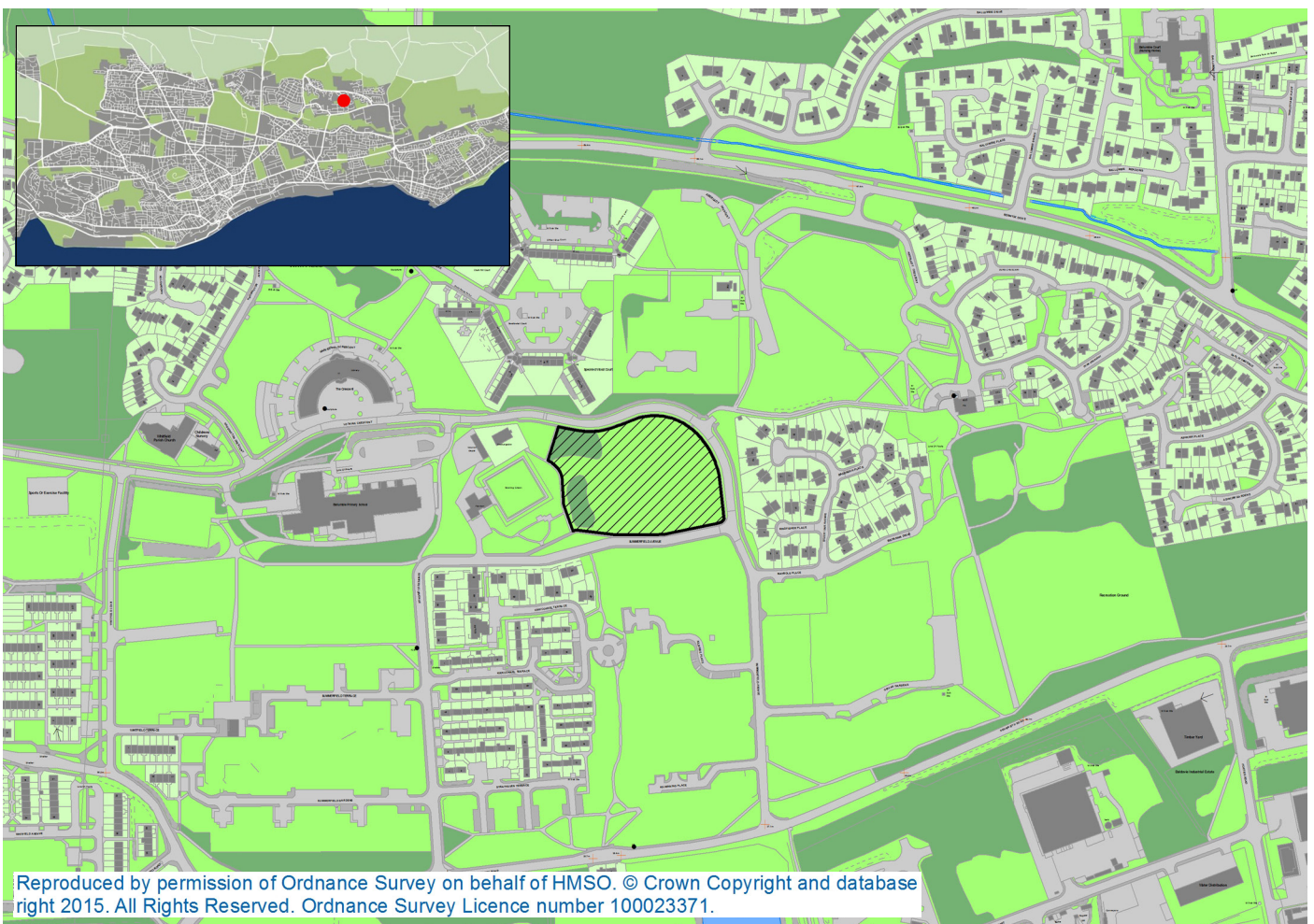
Address: Summerfield Avenue, Dundee, DD4 0ND.

Area: 0.13 hectares

LDP Allocation: Identified as a Brownfield Housing Site (H 32) with an indicative capacity of 28 units.

Site Characteristics: The site is generally flat with downward slopes at the edges towards the east and south and upward slopes towards the western edge. It is heavily wooded along its west boundary.

Land Ownership: Owned by Dundee City Council and available for immediate sale.



Location and Site Description

The site lies north of Summerfield Avenue, south and west of Lothian Crescent and east of the bowling green. The football pitch and open space that once occupied the site has been removed, and the site re-landscaped following the construction of the adjacent road. It is heavily wooded along its west boundary with the Bowling Green and features distant views over Dundee to the south. It is allocated for development of up to 28 residential units in the Local Development Plan as H32: Site 3 Whitfield.

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.

Design Guidance

House Type/Layout

The site should be developed with semi detached or terraced housing. 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. 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 development edge.

High quality materials which aid sustainability should be used. Boundary treatments should avoid open plan front gardens. Houses should face outwardly with individual accesses taken from surrounding

streets. Some internal development will be necessary, preferably serviced by a road leading from Summerfield Avenue in the south.

Movement and Access

Vehicular access should follow a network of streets forming a permeable hierarchy of routes.

Internal roads should be developed to the standards contained in Dundee City Council's Streets Ahead document and the Scottish Government's Designing Streets and seek to achieve permeability without encouraging through access.

All dedicated parking should be accommodated within the curtilage of properties on the site and visitor space should be suitably distributed throughout the layout. Large areas of open parking are not acceptable. A network of pedestrian routes should focus on the open space and Lothian Crescent.



Landscaping and Open Space

Mature trees located to the west of the site must be retained. This planting must be augmented by street trees along Summerfield Avenue and Lothian Crescent.

The Whitfield Planning Framework includes a strategy for new play areas and the development of this site must include a Local Area for Play which will be provided by the developer.

Drainage

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. A Sustainable Urban Drainage System should be designed 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.

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

Further information on this site can be found in the Housing Site Information Document on the Council website

http://www.dundee.gov.uk/sites/default/files/publications/CD_LDP_Housing_Site_Information_Jan14.pdf

and the [Whitfield Planning Framework](#).



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