

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 MARCH 2014

REPORT ON: SITE PLANNING BRIEF: HADDINGTON EAST, WHITFIELD

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 114-2014

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval of the Site Planning Brief for the site to the north of The Crescent referred to as Haddington East following consultation with adjacent owners and other interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- notes the public consultation process;
- approves the Site Planning Brief: Haddington East as supplementary guidance to inform future development of the site; and
- refers the approved Site Planning Brief to the Development Management Committee as a material planning consideration.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

4.1 Reference is made to Committee Report 481-2013 of the meeting of the City Development Committee on 9 December 2013 which approved the Haddington East Draft Site Planning Brief for the purpose of consultation.

4.2 Following the Committee's approval, details of the Draft Site Planning Brief was posted to approximately 70 local residents and a notification was issued by email to local councillors, Communities Officers and representatives of the development industry.

4.3 Interested parties were asked to submit observations on the Draft Site Planning Brief within a four week period between 31 January and 28 February 2014. No comments were received.

4.4 A copy of the Site Planning Brief that is recommended to be approved forms Appendix 1 to this report.

4.5 Report 212-2008 submitted to the Education Committee of 28 April 2008 (Article IV) referred to the construction of Ballumbie Primary School noting that it has been designed to accommodate pupils from the proposed housing developments in Whitfield, and that developers will be expected to make a financial contribution towards the cost of building the school. A paragraph has been added to the Site Planning Brief to indicate that developers will be expected to make financial contributions.

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. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None.

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Director of City Development

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Head of Planning

GH/SJ/EC

4 March 2014

Dundee City Council
Dundee House
Dundee

APPENDIX

HADDINGTON EAST DRAFT SITE PLANNING BRIEF

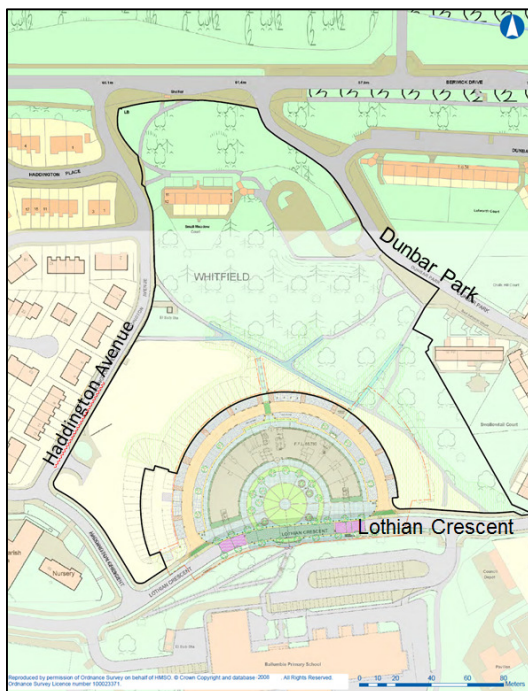
DECEMBER 2013

This Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Development Plan and in support of the principles set out in the Whitfield Planning Framework. The intention of this Brief is to set clear guidelines which will ensure the successful and sustainable redevelopment of the Council owned site at Haddington East.

Whitfield is a Priority Regeneration Area within the city and to direct the future development of the estate the City Council has prepared the Whitfield Planning Framework. This sets key principles which new development must follow to ensure that Whitfield is an attractive, popular and sustainable place to live. This Brief must be read in conjunction with the Whitfield Planning Framework.

1 SUMMARY

- Located to the north of The Crescent/life services building and to the east of Haddington Avenue in Whitfield.
- Site extends to circa 2.96 hectares (7.3 acres).
- Cleared brownfield site laid to grass with mixed planting to the north.
- 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.
- Suitable for a mix of house types and sizes; primarily detached or semi-detached.
- There must be a degree of integration and overlooking between the site and the adjacent Crescent building.
- Development must incorporate a SUDS.
- Appropriately sized and located areas of public open space and equipped areas for play must be provided within the site.



Site Boundary

2 SITE DESCRIPTION

- 2.1 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. Immediately to the south of the site is the new Life Services building which 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.
- 2.2 The site has an area of approximately 2.96 ha. The site was previously developed for residential flatted blocks, 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.
- 2.3 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.

3 DEVELOPMENT OPTIONS

- 3.1 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 and should be planned and designed with reference to climate change, mitigation and adaptation. There should be a degree of integration and overlooking between the site and the adjacent Crescent building.

Housing Design

- 3.2 The site lies within the Suburban area of the City (as defined by the Dundee Local Development Plan). The Plan sets the following standards for new houses in the Suburban area:
- 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100sqm.
 - In terms of parking, all tenures should have at least 1 space within the curtilage of each house.
 - Private houses with 3 bedrooms should have at least 2 car spaces.
 - An average private useable garden ground of 140sqm per house with a minimum garden size of 120sqm should be provided. On this site developers are encouraged to provide generous areas of garden ground in line with the Whitfield Development Framework.
 - A minimum of 18 metres between the facing windows of habitable rooms should be achieved.
- 3.3 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 primarily detached and semi-detached houses provided on the site.

Layout

- 3.4 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.
- 3.5 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.

- 3.6 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. 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.
- 3.7 Parking should be provided in line with the Dundee Local Development Plan standards and all housing car parking must be in curtilage.
- 3.8 Early discussion with Dundee City Council is requested to ensure that proposals can meet the requirements of this Site Planning Brief and the Whitfield Planning Framework.

Landscape and Open Space

- 3.9 The site currently has a mature landscape setting, and it is expected that this will be integrated with development proposals. 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. It should be noted that the group of trees to the north should be retained.
- 3.10 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 it will not infringe pathway sightlines and residents safety. The planting of garden trees is encouraged.
- 3.11 Proposed landscaping should take into account planting species that are good for wildlife particularly native species. This would especially apply to tree and shrubs both for food and nesting habitat for birds, and insects such as bees which are in decline in the countryside.
- 3.12 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.
- 3.13 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.

4 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

- 4.1 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.
- 4.2 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.
- 4.3 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.

- 4.4 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.

5 INFRASTRUCTURE

- 5.1 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.

Further 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.

Additional information can be found at:

www.dundeecity.gov.uk/citydevelopment/siteplanningbriefs