

**ITEM No ...7.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 10 SEPTEMBER 2018

**REPORT ON:** WHITFIELD PLANNING FRAMEWORK 2018 UPDATE

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 249-2018

**1 PURPOSE OF REPORT**

1.1 The purpose of the report is to inform Committee of progress with the regeneration in Whitfield and to approve updates to the Whitfield Planning Framework.

**2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a notes the progress that has been made to regenerate Whitfield;
- b approves the updates to the Whitfield Planning Framework; and
- c remits the Executive Director of City Development to update the Framework on a regular basis in consultation with the Whitfield Development Group.

**3 FINANCIAL IMPLICATIONS**

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

**4 BACKGROUND**

4.1 The Whitfield Planning Framework, originally approved in 2006, sets out design principles to guide the physical regeneration of Whitfield. Since 2006, the Framework has undergone a number of changes (2010 and 2015) to reflect regeneration progress and provide an up to date basis for development and investment decisions.

4.2 With progress having been made since 2015 it is appropriate to further update the Framework. The update has been prepared in consultation with the Whitfield Development Group and takes into account it's comments. The updates to the Framework are summarised below:

- a The Former St Luke's & St Matthew's RC Primary School, Former Longhaugh Primary School and Nursery have been identified as housing development sites to reflect the Proposed Dundee Local Development Plan. This update is reflected in Figure 11 of the Framework.
- b Whitfield Green is no longer identified as a housing site (Figure 11) but is now designated as green space as shown in Figure 16 of the Framework.
- c In response to discussion with the Whitfield Development Group, Section 6.1 has been updated to emphasise the need to support opportunities to strengthen community facilities in order to enhance provision within the area. In addition Figure 31, which shows community facilities and retail, has been updated to include North East school campus as well as local retail provision.
- d Section 3.1 of the Framework has been updated to reflect the changing tenure balance in Whitfield and promotes at least 60% of the capacity of the remaining housing sites within the area for private housing for sale. This would achieve a more balanced tenure within the area with a predicted split of 51% social and 49% private by 2024 (end of the Proposed Dundee Local Development Plan 2 period).

- e The Action Programme has been updated to reflect ongoing and completed regeneration activity within the area. The base maps for each of the masterplans have been amended to reflect changes in housing development and infrastructure within the area. New photographs have been added throughout the document to demonstrate the high design quality of development within the area either completed or under construction.

4.3 The Whitfield Planning Framework can be viewed at:

[https://www.dundee.gov.uk/sites/default/files/publications/whitfield\\_planning\\_framework\\_2018\\_update.pdf](https://www.dundee.gov.uk/sites/default/files/publications/whitfield_planning_framework_2018_update.pdf).

The Framework will continue to be reviewed and updated on a regular basis to reflect the ongoing regeneration activity within the area. If any change to the strategy or policy direction of the Framework is proposed, this will be reported to the City Development Committee for approval.

## 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 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

## 7 BACKGROUND PAPERS

- 7.1 None.

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GH/JR/EC

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Dundee City Council  
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