

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE - 20 JUNE 2005
REPORT ON: ABERLADY DRAFT SITE PLANNING BRIEF
REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION
REPORT NO: 368-2005

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of the principles of a draft site planning brief as the basis of consultation with the local community and interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approve the draft site planning brief for purposes of consultation;
- b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief;
- c remit the Director of Planning and Transportation to report back on the result of the consultation exercise.

3 FINANCIAL IMPLICATION

3.1 There are no financial implications for the Council in terms of this draft site planning brief.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The purpose of the draft site planning brief is to provide guidance to ensure a high quality environment is achieved by the proposed development of the sites concerned and that it addresses the following key themes of "Dundee 21":

- a Pollution is limited to levels at which natural systems can cope:
 - the draft site planning brief addresses the problem of drainage by recommending natural solutions.
- b The Diversity of nature is valued and protected:
 - the draft site planning brief seeks to protect and increase existing landscaping corridors.
- c Local needs are meet locally:
 - the draft site planning brief identifies sites to be developed to improve the tenure range of housing in this part of the city.

- d Health is protected by creating safe, clean, pleasant environments:
- the purpose of the draft site planning brief is to secure a safe, clean, pleasant environment.
- e All sections of the community are empowered to participate in decision making:
- the purposes of the report is to seek authority to consult the public and report back.
- f Places, spaces and objects combine meaning and beauty with utility:
- the purpose of the draft site planning brief is to secure a quality environment whilst securing appropriate uses for the various parts of the site.
- g Settlements are human in scale and form:
- the draft site planning brief stresses the importance of scale and form within the area.
- h Diversity and local distinctiveness are valued and protected:
- the draft site planning brief seeks to stress the significance of quality in development within the area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to consult appropriate group son those issues, which affect them.
- 5.2 The draft site planning brief is based on tested principles to ensure that future development is secured by design.

6 BACKGROUND

- 6.1 Reference is made to the Report/2005 - Whitfield Masterplan - which seeks authority to consult locally on a proposed Masterplan for Whitfield. This report provides detailed guidance within that Masterplan context for a first site release.
- 6.2 The greenfield appearance of the site is due to post demolition treatment, however, this has resulted in open space that is excessive. The grassed areas following demolition have resulted in a vast area that is an unsupervised "no mans land" site outside the built up area.
- 6.3 The draft site planning brief seeks to address the appearance of the setting of the local shop and makes provision for modest commercial development to supplement that facility.
- 6.4 Access arrangements are impermeable and still based on the old flatted layout, however the draft site planning brief seeks to make provision for a more permeable layout offering improved access to the various facilities within the area.

- 6.5 In order to secure, in part, the sort of environment enjoyed by the western edge "villages", the draft site planning brief seeks to incorporate street trees, tree belts and stands of trees.
- 6.6 The draft site planning brief uses the example of the redevelopment of Ardler. It is proposed that there be a clear hierarchy of circulation with only a few roads being "public" and most roads being "private" to the occupiers so it is not straightforward for non-residents to take short cuts through the area. Streets can also be designed that look and feel like a cul-de-sac but which permit through passage for local residents.
- 6.7 The basic format and principles have been discussed informally with the Police at a senior level and have secured their support.
- 6.8 There could be potential for between 60-70 new units, depending on format.

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.
- 7.2 The draft masterplan will be the subject of consultation with both the community and interested parties, therefore the report seeks appropriate remits to carry out a consultation exercise and report back to Committee.

8 BACKGROUND PAPERS

Dundee City Council - Dundee Local Plan 1998
Dundee City Council - Dundee Local Plan Review 2003
Dundee City Council - Dundee Urban Design Guide 2001
Scottish Executive - Designing Places 2002
Scottish Executive - Housing Quality PAN 67 2003

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WHITFIELD MASTERPLAN

ABERLADY DRAFT SITE PLANNING BRIEF

1 INTRODUCTION

- 1.1 Dundee City Council has declared the cleared sites at Aberlady Crescent surplus to requirements. These sites include the former Greenfield School. As a result a prominent site is available for development.
- 1.2 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.
- 1.3 The site is generally east facing with distant views over the river but closer views to the countryside to the north. It is bounded to the east by recent private development; to the north by Berwick Drive with recent private development beyond on the south facing slopes of the Whitfield Burn; to the west are the flats of Dunbar Park and to the south by the boundary wall of the Kellyfield Housing development. To the south east of the site is the local shop and beyond that the mature landscape setting of the former Kellyfield House.
- 1.4 The site is some 5.08 ha in area and is in 3 parts:
- the larger slightly sloping east facing section bounded by the two arms of Aberlady Crescent, measuring 2.96 ha;
 - a south west section with heavily wooded peripheral landscaping to the former school site and, measuring 1.51 ha;
 - a smaller site to the north west enclosed by the landscaping of the former school site and the landscaping alongside Berwick Drive and overlooked by the flats of Dunbar Park, measuring 0.61 ha.

2 DUNDEE LOCAL PLAN REVIEW

- 2.1 The site is unallocated in the Local Plan Review therefore a residential use would be acceptable. Also acceptable would be any other use which would be compatible with the existing and proposed residential use. In terms of Policy 2 - Housing Land Release - "Proposals for land release additional to the Finalised Local Plan allocations will be acceptable where:
- housing development is in accordance with all other policies in the Local Plan; and
 - it will make a positive contribution to quality and choice of housing available in the local area; and
 - it satisfies all of the housing standards contained in Appendix 1 of the Local Plan or those in any site planning brief approved by the City Council; and

- it will improve tenure mix in areas where there is limited choice and contribute to wider community regeneration objectives.
- 2.2 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. Whilst the brief seeks a development of private housing this will help to secure a balanced mix of tenure through the estate. The brief will interpret the application of Appendix 1 of the Local Plan to these particular sites.
- 2.3 To the south east of the site is the local shop, one of a few "outpost" facilities within Whitfield. In terms of Local Plan Policy 8 - Local Facilities Provision In Major New Housing Developments:
- "Proposals for major new housing developments will be required to incorporate prior provision for local shopping facilities and, where appropriate, other community facilities. Sites will be easily and safely accessible by a range of travel modes and linked to footpath and cycle networks. Where appropriate, they should also be linked to public transport routes. Planning agreements will be sought with developers to ensure the prior provision of local facilities."
- 2.4 There is opportunity for the local shop to be complemented by a small cafe/restaurant. This would be the extent of any additional commercial development. Such a facility would require to be located at least 50m from nearby houses and also have a "cordon sanitaire" of 50m around it within which there would be no residential development.

3 DESIGN GUIDANCE

- 3.1 The Local Plan, at Appendix 1, sets guidelines for residential amenity which will be interpreted with particular regard to the features of this site.

4 HOUSE TYPE/MIX

- 4.1 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 100m². Having regard to site constraints such as the existing trees, the capacity of the site is likely to be approximately 60/70 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.

5 FORM

- 5.1 The 3 sections of the site offer distinct opportunities and require different treatments. The north west section, due to its small size, its position in relation to the mature landscaping and its proximity to the flats of Dunbar Park offers the opportunity for a small courtyard development. The east section offers the opportunity for a self-contained development with its own hierarchy of circulation. The south west section offers opportunity for lower density development within the landscaped boundary of the former school site.

- 5.2 The Tayside Police Architectural Liaison Officer must be consulted in order to achieve security by design consistent with other requirements in the this brief.

6 MATERIALS

- 6.1 It is expected that materials will be of a high quality. The point of reference should be adjacent houses. Harl, wet dash, reconstituted stone or block should be used. Roofs should be dark in colour again using existing properties as a reference. 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 and integrate the fine trees.

7 AMENITY/GARDEN AREA

- 7.1 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 120m² of useable private space. 40% of houses should have more than 160m² 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 150m² should be provided.
- 7.2 A total minimum area of 100m² or 15m² 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.
- 7.3 There must be 18m between facing windows of habitable rooms. Private garden areas must not be overlooked by living room windows of neighbouring houses.

8 PARKING

- 8.1 In terms of Local Plan Appendix 1 each house will have 1car 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.

9 ACCESS

- 9.1 Vehicular access should be taken from Aberlady Crescent. Provision should be made for a vehicular link between the ends of the culs-de-sac to run along the north edge of the boundary wall to the Kellyfield development to the south. This will provide supervision to the existing footway/cycleway. The development will have a

hierarchy of internal roadways including link roads, linked courts and culs-de-sac. 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. The east and south legs of Aberlady will be designed to Local Distributor Type 2 standard.

10 LANDSCAPING

- 10.1 A number of mature trees are located throughout the site and in particular around the edge of the former school 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 Aberlady Crescent, additional tree belts and streets of trees. 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.
- 10.2 Additional trees should be introduced around any commercial development to south east. The avenue of trees forming the drive of the former Kellyfield House forms a very attractive approach to the local shop and this should be enhanced. The area around the local shop should be developed and laid out as a piazza, preferably incorporating a water feature which would complement the sustainable drainage solution. Developers should subtract the area of trees in assessing the net area of the site. 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.
- 10.3 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.

11 DRAINAGE

- 11.1 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 in the form of detention/retention ponds incorporating suitable landscaping features in appropriate locations will be sought. A permanent water feature of minimum depth 0.5m should be incorporated. Overflow will be taken off site to the water course to the north of Berwick Drive.