

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 8 SEPTEMBER 2008

**REPORT ON: WHITFIELD DESIGN FRAMEWORK
ABERLADY DRAFT SITE PLANNING BRIEF
LOTHIAN DRAFT SITE PLANNING BRIEF**

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 419-2008

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of the principles of Draft Site Planning Briefs for two sites within Whitfield as the basis of consultation with the local community and interested parties.

2 RECOMMENDATION

- 3.1 It is recommended that the committee:
- a approve the draft Site Planning Briefs 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 Briefs;
 - c remit the Director of Planning and Transportation to report back on the result of the consultation exercise, within a period of two months.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of these draft Site Planning Briefs. However the disposal of the sites to which the briefs apply will generate a capital receipt to the Council.

4 BACKGROUND

- 4.1 Reference is made to the Report 499/2007 - Whitfield Masterplan - which sought approval of the preferred means for making available the Council's land interests and securing the full implementation of the revised Whitfield Design Framework. This report relates to Site Planning Briefs for two sites at Aberlady and Lothian, proposed to provide detailed guidance within that Masterplan context for their development.
- 4.2 The City Council has identified a number of sites as being surplus to requirements and a number have been identified within the Whitfield Design Framework as being suitable for housing development. Four sites have been identified for early release and this report refers to these.
- 4.3 Two sites are located in the east of Whitfield, the former Aberlady Crescent Skarne site and the adjoining former Greenfield school site, will be released together and the subject of the Aberlady Draft Site Planning Brief.
- 4.4 Two sites are located in the west of Whitfield, the former multi storey site and the adjoining former Salton Skarne site, will be released together and the subject of the Lothian Draft Site Planning Brief.

- 4.5 The greenfield appearance of the sites 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' sited outside the built up area.
- 4.6 The draft Site Planning Brief for the Aberlady sites seeks to address the appearance of the setting of the local shop at Kellyfield and makes provision for modest community development to supplement that facility.
- 4.7 Provision is made at Lothian for a satellite corner shop should the existing centre be removed or a new centre be located elsewhere.
- 4.8 The community's views on these particular proposals will be sought as part of the wider consultation on the draft Site Planning Briefs.
- 4.9 Access arrangements within Whitfield are currently impermeable and still based on the old flatted layout. However the draft Site Planning Briefs seek to make provision for a more connected layout offering improved access to the various facilities within the area.
- 4.10 In order to secure, in part, the sort of environment enjoyed by other popular communities the draft Site Planning Briefs seek to incorporate street trees, tree belts and stands of trees.
- 4.11 The draft Site Planning Briefs use the example of the redevelopment of Ardler. It is proposed 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 culs-de-sac but which permit through passage for local residents.
- 4.12 The Masterplan proposes linking some existing culs-de-sac across the neighbourhood to create a "High Street" with connections. The draft Site Planning Briefs seek to make provision for Aberlady Crescent to be linked to the "High Street" and access to the Lothian site to make use of the "High Street".
- 4.13 The basic format and principles of the masterplan have been discussed informally with the Police at a senior level and have secured their Support.
- 4.14 There could be potential for between 60-70 new units at both Aberlady and at Lothian depending on format.

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.
- 5.2 There are no major issues

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.
- 6.2 The Report seeks appropriate remits to carry out a consultation exercise and report back to committee.

7 BACKGROUND PAPERS

- 7.1 Dundee City Council – Dundee Local Plan 1998.
- 7.2 Dundee City Council – Dundee Local Plan Review 2005.
- 7.3 Dundee City Council – Dundee Urban Design Guide 2001.
- 7.4 Dundee City Council – Whitfield Design Framework 2.
- 7.5 Dundee City Council – Whitfield Design Guide 2007.
- 7.6 Scottish Executive – Designing Places 2002.
- 7.7 Scottish Executive – Housing Quality PAN 67 2003.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/DMacD/EC

8 August 2008

Dundee City Council
Tayside House
Dundee

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 flat with distant views south over the river but closer views to the countryside to the north. It is bounded to the east by recent private development at Duns Crescent; 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 with post office and beyond that the mature landscape drive and 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 outwith the built up area. The brief will interpret the application of Appendix 1 of the Local Plan to these particular sites.

- 2.3 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 private housing this will help to secure a balanced mix of tenure through the estate.
- 2.4 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."

- 2.5 There is opportunity for the local shop to be complemented by the provision of a small community facility. 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 to have a "cordon sanitaire" of 50m around it within which there would be no residential development. Whilst there may be no immediate demand for such a facility the site will be reserved for the provision such a use in the future.

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 100 sqm. Having regard to site constraints such as the existing trees, the capacity of the site is likely to be approximately 60/70 units.
- 4.2 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 this brief.

6 MATERIALS

- 6.1 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.

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 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.
- 7.2 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.
- 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 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.

9 ACCESS

- 9.1 Vehicular access should follow a network of streets forming a permeable hierarchy of routes. Principal access will be taken from Aberlady Crescent (east) which forms part of the proposed "village street". Aberlady Crescent (east) will be extended to an appropriate width to create the "village street" westward following a route to the north

of the Kellyfield development and south of the former Greenfield School site. Vehicular access should be taken from Aberlady Crescent. Access may also be taken from Aberlady Crescent (north) This route will provide supervision to the existing footway/cycleway. 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.

- 9.2 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 Crescent 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.
- 10.3 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.
- 10.4 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.
- 11.2 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

- 11.3 Should a permanent water feature be incorporated it should be of minimum depth of 0.5m.

12 SUSTAINABILITY

- 12.1 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.

- 12.2 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.

13 SUSTAINABLE WASTE RECYCLING

- 13.1 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.

- 13.2 To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

14 INFRASTRUCTURE

- 14.1 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.

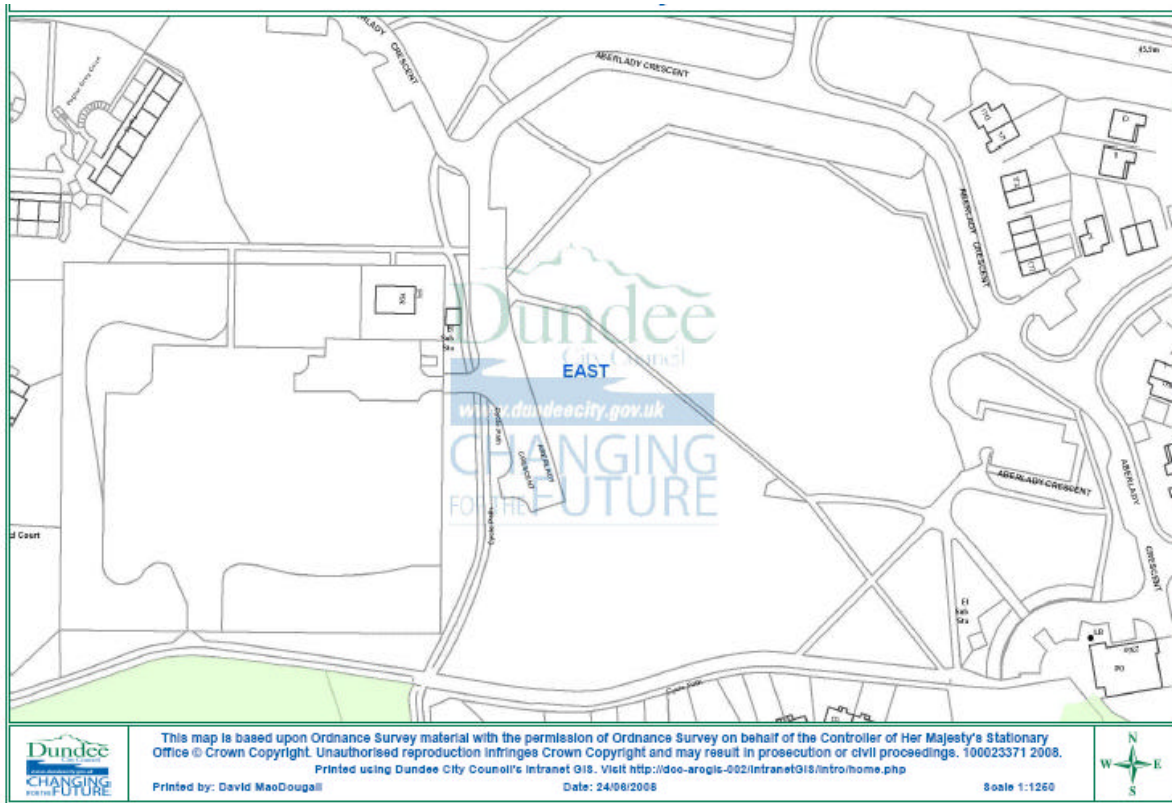
15 SUBMISSIONS

- 15.1 Drawings will require to be submitted, showing in plan and axonometric form, the relationship of the proposed buildings to existing buildings.

16 CONSULTATION

- 16.1 All submitted proposals will be the subject of consultation with local community representative bodies and local amenity organisations in addition to normal neighbour notification.

Planning & Transportation Department
Tayside House
Crichton Street
Dundee



Aberlady Crescent - Local Plan extract



Aberlady Crescent - Whitfield Design Framework context



Aberlady Crescent - Whitfield Design Framework notional layout





WHITFIELD MASTERPLAN

LOTHIAN DRAFT SITE PLANNING BRIEF

1 INTRODUCTION

- 1.1 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.
- 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 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 Castlecary 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.
- 1.4 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.

2 DUNDEE LOCAL PLAN REVIEW

- 2.1 The southern part of the site is allocated in the Local Plan Review for residential use. (site H60 refers) Development is therefore acceptable.
- 2.2 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.
- 2.3 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.

- 2.4 The site is identified in the approved Whitfield Design Framework for housing and open space purposes with an associated network of footpaths/cycleways.
- 2.5 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.

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 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.
- 4.2 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 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.
- 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. Innovative materials which aid sustainability will be considered. 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, maximise the number of plots whilst adhering to the policy standard and to integrate the fine trees.

7 AMENITY/GARDEN AREA

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- 7.2 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.
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9 ACCESS

- 9.1 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 Castlecary 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.
- 9.2 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.

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- 11.3 Should a permanent water feature be incorporated it should be of minimum depth of 0.5m.

12 SUSTAINABILITY

- 12.1 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.
- 12.2 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.

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- 13.1 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.

- 13.2 To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

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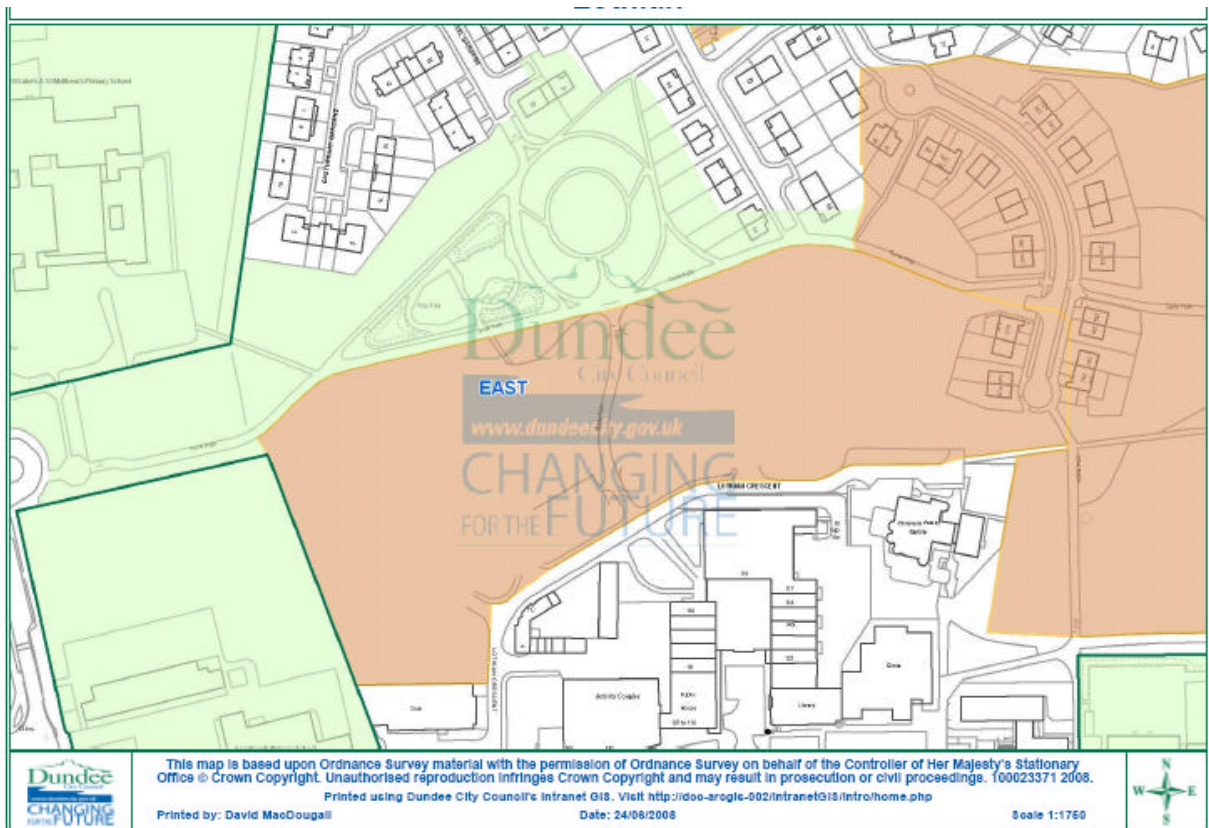
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Whitfield Design Framework - extract indicating context



Whitfield Design Framework - extract indicating notional layout and circulation



Dundee
City Council
CHANGING FOR THE FUTURE

EAST
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CHANGING FOR THE FUTURE

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Dundee Local Plan Review - extract



Aerial view of site