

**REPORT TO: PLANNING & TRANSPORT COMMITTEE - 27 OCTOBER 2008**

**REPORT ON: FOGGLEY SITE PLANNING BRIEF - CONSULTATION RESPONSE**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 488-2008**

## **1 PURPOSE OF REPORT**

1.1 This report advises Committee on the results of the consultation stage for the Draft Foggley Site Planning Brief and seeks their approval as guidance to the owners, appropriate design team and developers.

## **2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a notes the response to the consultation stage for the draft Site Planning Brief;
- b confirms the terms of the Site Planning Brief;
- c remits the Director of Planning and Transportation to issue the final approved Site Planning Brief to the owners, appropriate design teams and developers as part of the sale particulars;
- d remits the Director of Planning and Transportation to prepare a Tree Preservation Order on trees on the site for issue to the prospective purchaser; and
- e refers the final Site Planning Brief to the Development Quality Committee as a relevant material planning consideration.

## **3 FINANCIAL IMPLICATIONS**

3.1 There are no financial implications for the City Council arising from the approval of this draft Site Planning Brief.

## **4 BACKGROUND**

4.1 Reference is made to Report 244-2008 and the decision of the Planning and Transport Committee of 12 May 2008 when it was agreed to:

- i approve the Draft Site Planning Brief for consultation purposes;
- ii remit to the Director of Planning and Transportation to consult with the local communities and interested parties on the draft Site Planning Brief; and
- iii remit to the Director of Planning and Transportation to report on the results of the consultation within three months.

4.2 The draft Site Planning Brief was issued to appropriate community representatives and nearby residents, inviting comment on the draft. Two comments were received in response.

- 4.3 One comment related to vehicular access from Foggyley Drive to the part of the development site to the north. The consultee generally supported the objectives of the brief, however, suggested that access be located at the widest part of the street. The brief is not prescriptive in terms of access. Details of access will be considered at the draft layout stage. It is not considered necessary to amend the brief.
- 4.4 Sanctuary Scotland Housing Association also commented on the Draft Brief on behalf of their tenants in the site adjacent who are anxious that the stone boundary wall be retained. The brief requires that this wall be retained. Sanctuary also note the reference to affordable housing in the draft brief and on the basis of their adjacent housing stock and management facility seek to express an interest in developing the brief site. The issue of prospective developers is not appropriate for the Planning Brief stage.
- 4.5 The draft site Planning Brief identified a number of important trees on the site. These had formed the drive of the original Foggyley House. The City Council cannot serve a Tree Preservation Order on itself, however since the site is to be disposed of it would be appropriate to prepare a Tree Preservation Order to serve on the new owner of the site.

## **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, Depute Chief Executive (Finance), Head of Finance, Depute Chief Executive (Support Services), Assistant Chief Executive (Community Planning), Director of Housing, Director of Leisure & Communities and Director of Economic Development have been consulted and are in agreement with the contents of this report.

## **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 - Lochee Physical Regeneration Framework 2007  
7.5 Scottish Executive - Designing Places 2002  
7.6 Scottish Executive - Pan 67 Housing Quality 2003

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## **APPENDIX 1**

### **FOGGYLEY GARDENS - DRAFT SITE PLANNING BRIEF**

#### **Introduction**

This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005.

Foggyley Gardens is a historic site in the context of jute and linen production in Dundee as well as being home to the Cox Brothers family residences. The firm of Cox Brothers was established by the four brothers James, William, Thomas and George in 1841 and became a limited company in 1893. In 1849 the original site at Foggyley became too small and the firm moved to Camperdown Works. The Cox brothers built large houses at Clement Park, Foggyley, Beechwood and Harefield. These formed an original designed landscape, the remnants of which we can still see today with the area characterised by its mature landscape setting and significant stone boundary walls. Clement Park House is the only remaining building of the four to remain and is currently undergoing a sympathetic redevelopment. The other family homes made way for residential development during the 1960s.

The Draft Brief comprises of 2 sites. Site 1 (0.79 hectares) was occupied by 4 ten-storey T-shaped flat roofed blocks until early 2008. Site 2 (0.79 hectares) is allocated in the Dundee Local Plan Review 2005 as a suburban brownfield housing development proposal. The site was previously occupied by two 16-storey blocks that were demolished in 1999. Both sites are also included in the Lochee Physical Regeneration Framework as Potential Housing Development Sites.

An exciting opportunity exists for a residential development that will provide a mix of house types and sizes on this attractive and historic site.

#### **Location**

Foggyley Gardens is located on Harefield Road, north of the Stack Leisure Park and south of Dunsinane Business Area. In terms of site 1, residential properties lie to the east of the site. This comprises of a mixture of 2, 3 and 4 storey 1960s Council Housing that has experienced a significant numbers of right to buy sales. To the west is predominantly 2-storey residential property. However, these properties are screened by an unbreached boundary wall which dates back to the Cox Brothers estate of the 1800s. To the north are four 1 1/2 storey terraced cottages and site 2 beyond that. To the south is the Stack Leisure Park. Site 2 is bounded by Dunsinane Business Area to the north with residential properties the predominant neighbouring land use.

#### **House Type/Mix**

The Foggyley Gardens sites are located within the suburban area identified in the Local Plan. Whilst the Local Plan encourages the development of houses in suburban areas, to ensure the preservation and successful incorporation of the cluster of mature Lime trees to the south of site 1, a flatted solution will be considered in this location. The flats, associated car parking and communal garden ground will not exceed more than 30% of the total area of site 1. The flatted block will not exceed 4 stories and will only be deemed acceptable if the existing landscaped setting is retained and enhanced to provide usable communal garden

area. Flat will only be permissible on this part of site 1 if they do not prejudice the residential amenity of the 2-storey terraced housing to the east.

To create a diverse environment and to meet the demand for affordable housing, the development will provide a mix of house types and sizes with a minimum of 50% semi-detached and/or terraced houses.

75% of houses in the new development will contain, as a minimum, 3 or more bedrooms or a minimum gross internal floor area of 100m<sup>2</sup>.

Flats should have a minimum gross internal floor area of 60m<sup>2</sup>.

### **Movement, Access and Parking**

A pedestrian route will be created along the line of the historic driveway on the eastern edge of the site. It is very unlikely that this footway will be used by pedestrians other than those who will occupy the properties on site 1. However it is imperative that this avenue is restored and maintained to offer a quality pedestrian link to Harefield Road and beyond. This footway should be overlooked by the new development to ensure that the route is attractive, well lit, interesting and ultimately benefit from natural surveillance.

All houses must provide 1 car parking space within the curtilage whilst houses with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of houses should have a garage or provide space for a garage. It is recognised that accommodating these standards in an innovative housing design that achieves the overlooking of the proposed new pedestrian route may be difficult and as such the Council may consider solutions that include well designed out of curtilage parking.

The flats will require to have 130% parking provision. Innovative design solutions incorporating secure parking will be encouraged. Secure indoor storage for bikes will require to be provided.

### **Amenity/Garden Space**

A minimum private useable garden ground of 100m<sup>2</sup> will be provided for terraced dwellings. Rear service access will require to be provided for all terraced properties. The new pedestrian route that would be created could perhaps be utilised to achieve this requirement.

A minimum private useable garden ground of 120m<sup>2</sup> will be provided for semi-detached and detached dwellings.

Flat will require to provide usable communal garden area that equates 100m<sup>2</sup> or 10m<sup>2</sup> per flat, whichever is greater.

### **Landscaping**

Any development on these sites must have regard to the existing healthy mature trees (during and after construction), the survival and retention of which will be strongly encouraged through sensitive site layouts. Development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangement thereafter.

Substantial and mature planting skirts the eastern perimeter of site 1 with an avenue of Lime and Wellingtonia evident. This avenue will be retained and utilised as a pedestrian footway.

A cluster of mature Limes are present on the southern boundary of site 1. These are of visual streetscape importance in respect to views along Harefield Road and will be retained. It is suggested that the most appropriate way of maximising the potential of this particular space would be as communal garden ground for flats.

### **Form**

The Council has recently approved a Physical Regeneration Framework for Lochee that sets down a vision for the area. Among the proposals, the Council desires that Lochee is a place with a range and choice of housing. With this in mind it is suggested that 2-3 bedroom houses and a low density flatted development may offer the best mix for the site.

Architectural innovation will be required to create an identity for this site incorporating the natural features of the existing landscaping. Quality boundary treatments will be of paramount importance to ensure the historic integrity of this area is retained, new development is not dominated by parked cars and that blank facades are avoided.

The garden boundaries of those properties overlooking the new footway created on the eastern edge will not exceed 1m to ensure natural surveillance is achieved.

The boundary treatment to the north of site 2 will need to take account of the industrial uses to the north.

### **Materials**

There is no typical building material that prevails in the immediate vicinity of the site and as a consequence the Council will remain open minded in terms of the use of high quality and innovative building materials.

### **Sustainability**

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 exceeds the current Building Standards in relation to energy efficiency and water use. To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

APPENDIX 2 - LOCATION PLAN & HISTORIC MAPS











