

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015
REPORT ON: WHITFIELD PLANNING FRAMEWORK
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 268-2015

ITEM No ...12.....

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Committee of progress with implementation of regeneration proposals in Whitfield and to approve the updated Whitfield Planning Framework.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a note the progress that has been made with the implementation of regeneration proposals in Whitfield;
 - b approve the updates to the Whitfield Planning Framework 2015; and
 - c agree to the updated Whitfield Planning Framework as non-statutory guidance for future development within the Whitfield area.

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 Article IV of the Minute of Meeting of City Development Committee of 8 March 2010, Report No 85-2010 where amendments to the Whitfield Planning Framework were approved.
- 4.2 Since the approval of the original framework a number of key projects have been implemented to enable the ongoing regeneration of the area, including the completion of the spine road (Lothian Crescent) to enable better connectivity through the area. A new community hub has been created within Whitfield with the completion of a new 3-stream school, Ballumbie Primary School and the Crescent Life Services Building providing a mix of facilities including a GP surgery, social work, library and café as well as retail. Further details of these projects can be found in Appendix 1.
- 4.3 In recognition of the high quality contribution the Crescent Life Services Building makes to the community, it has received a number of prestigious awards including: COSLA's 2014 Award for Delivering Excellence, Dundee Civic Trust Award 2014, Scottish Public Services Awards 2014 for Public Service Reform and Scottish Awards for Quality in Planning 2014 for Delivering in Partnership.
- 4.4 A number of private and social housing developments have been approved and are either completed, on site or have recently received planning permission. There has been a high level of interest in the new housing coming forward. Site Planning Briefs have been prepared for various housing sites allocated within the adopted Dundee Local Development Plan 2014 with further briefs currently being prepared for more of the allocated sites within Whitfield. Further details of the housing developments and briefs can be found in Appendix 1.

- 4.5 Progress is also being made on other proposals which will enhance and support the regeneration of the area. These include:
- a Whitfield Green - where the Whitfield Development Group has secured Big Lottery grant funding for environmental improvement works at Whitfield Green including the provision of play equipment, exercise machines, seating as well as landscaping works. The works commenced in June 2015; and
 - b Whitfield Avenue - the Council has secured funding through the Vacant and Derelict Land Fund for environmental improvements to a post-demolition site at Whitfield Avenue including tree planting, seating and play equipment. Consultation has been carried out with local residents on the final design and works are programmed to start in October 2015.

5 PROPOSED UPDATES TO THE WHITFIELD FRAMEWORK

- 5.1 The Framework has been updated to reflect the progress made on the various infrastructure projects set out above including progress on the development of housing sites.
- 5.2 The original concept diagram of the Framework has been replaced with a series of masterplan diagrams showing the various elements that make up the regeneration vision for the area including; housing; roads, greenspace, SUDS and community facilities. Further details on each of these masterplan diagrams can be found in Appendix 2. This approach enables the framework to be easily updated annually as development progresses.
- 5.3 In addition to the Whitfield Planning Framework, two further supplementary documents on SUDS and Green Infrastructure are being prepared to provide details on two important aspects identified within the Framework. These documents will be provided as developer guidance to inform proposals in order to help meet the requirements of the Framework. Further details on the proposed content of these documents can be found in Appendix 3.
- 5.4 The Whitfield Planning Framework has been approved in the past as a material planning consideration to guide decisions on planning applications. The Framework has been updated to reflect progress on the regeneration proposals and will continue to be considered as a material consideration in the determination of future applications within the area.
- 5.5 In summary the Whitfield Planning Framework has been updated to reflect the following:
- a progress of infrastructure and housing projects since the approval of the Framework 2010;
 - b replacement of the original concept diagram with a series of masterplans to provide detail on the key elements of regeneration within the area; and
 - c the provision of two supplementary documents on SUDs and Green Infrastructure to provide developers with detailed guidance in order to fulfil the requirements of the framework.
- 5.6 The updated Whitfield Planning Framework can be found at the following link:
- www.dundeecity.gov.uk/citydevelopment/whitfieldregeneration

6 POLICY IMPLICATIONS

- 6.1 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.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 There are no background papers of relevance to this report.

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21 July 2015

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APPENDIX 1 - UPDATE ON INFRASTRUCTURE AND HOUSING DEVELOPMENT

In accordance with the approved Framework, the following infrastructure projects and housing development sites have made progress:

- the central spine road, Lothian Crescent, was completed in 2011;
- the replacement primary school, Ballumbie Primary, was completed in 2011;
- The Crescent Life Services Building which includes retail and community space was completed and opened in 2014. The building has subsequently won a number of prestigious awards;
- Angus Housing Association received planning permission (13/00611/FULL) for 24 houses and 8 flats at Ormiston Crescent;
- Merchant Homes/Homes for Scotland received planning permission (14/00086/FULL) for 49 units on the western side of Site H22 at Summerfield Avenue. Merchant Homes have recently submitted a planning application (15/00442/FULL) for Phase 2 on this site for 12 dwellings which at the time of writing this report is pending consideration;
- Invertay Homes received planning permission (15/00120/FULL) for 30 houses on Site H01 at Whitfield Terrace/Whitfield Loan;
- planning application submitted for Aberlady Crescent currently pending consideration. Application is Phase 1 for 26 houses as part of a four phase masterplan; and
- in 2009 site planning briefs for Lothian Crescent and Aberlady Crescent were prepared and approved by the Council and in 2011 for Summerfield North and Haddington East.

APPENDIX 2 – MAIN UPDATES TO THE MASTERPLAN

- Housing sites – shows those sites that have received approval, number of units and tenure as well as designated housing sites for future development.
- Roads and Paths Hierarchy – shows the existing road network including the new spine road and the hierarchy of roads within the area. Seeks to encourage good connectivity and permeability through the area and is a key consideration for future development.
- Greenspace and Trees – shows the existing and proposed network of greenspace and trees throughout the area and the need for their integration, retention and improvement as development comes forward.
- Sustainable Urban Drainage Systems – shows the required SUDs for each housing site and is a key tool in pre-application discussion to ensure SUDS is a key consideration in the design and layout of housing development.
- Community Buildings – shows the existing community buildings within the area and should be considered alongside the roads and path network to ensure connectivity to key facilities and services.

APPENDIX 3 – WHITFIELD PLANNING FRAMEWORK – SUPPLEMENTARY ADVICE

- SUDS Guidance – a document is being prepared by City Development between Planning Officers and Engineers to provide developers with clear guidance on the expectations of the level and design of SUDs within developments within the area. The aim of the guidance is to have an integrated approach to SUDs within the area that connects with the established SUDs infrastructure that was implemented by the Council within the area.
- Green Infrastructure – a document which recognises the opportunity to provide an integrated approach to green infrastructure to establish a green network throughout the area between existing and new areas of green space and linkages between them. This document will sit in line with the current non-statutory planning city-wide guidance being prepared by the Council on Green Networks. The implementation of this guidance seeks to not only improve the environment visually but to contribute to active travel and improve the health and well being of current and future residents within Whitfield.

