

**REPORT TO:** CITY DEVELOPMENT COMMITTEE - 27 JUNE 2011

**REPORT ON:** WHITFIELD SITE 6 - SITE PLANNING BRIEF

**REPORT BY:** DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 315-2011

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to inform the Committee of the findings of the public consultation on the draft Whitfield Site 6 Site Planning Brief and to seek approval of the Finalised Brief (copies of the Brief have been circulated to Group Leaders, the Lord Provost and Depute Lord Provost Borthwick).

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a notes the findings from the public consultation;
  - b approves the Whitfield Site 6 Site Planning Brief as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of the site; and
  - c refers the approved Site Planning Brief to the Development Management Committee as a relevant material planning consideration.

## **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 Report 85-2010 and the decision of the City Development Committee of 8 March 2010 when it was agreed to approve the draft Whitfield Planning framework 2010 as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development within the Whitfield area.
- 4.2 Reference is made to Report 595-2010 and the decision of the City Development Committee of 25 October 2010 when it was agreed to approve the draft Whitfield Site 6 Site Planning Brief for the purpose of consultation and to report back to Committee on completion of this consultation exercise.
- 4.3 Copies of the Draft Brief were sent to all residential properties surrounding the site and further copies were sent out to interested parties. These included the Scottish Ambulance Service, Scottish Water and SportScotland. The Draft Brief was also hosted on the City Council website and comments invited. Recipients were given a period of seven weeks (to 17 December 2010) in which to submit comments on the content of the draft brief.
- 4.4 One comment was received from SportScotland. Small changes were made to the Brief due to the nature of these comments and the comments are appended to this report.

- 4.5 Comments were received from the Landscape Design Team soft landscape management plan should be a requirement with any future planning applications and play space should be a consideration within the Brief. The Brief has been amended to include these comments.

## **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. The major issues as set out below:

a Sustainability

The Draft Site Planning Brief accords with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The draft Brief anticipates the redevelopment of brownfield land, and highlights the opportunity to provide pedestrian links within a location already accessible by public transport and close to local services and amenities.

b Strategic Environmental Assessment

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation", and "Energy and Water use".

c Anti-Poverty

The Draft Brief promotes the provision of a range of different types and sizes of housing to provide choice.

d Equality Impact Assessment

The Brief falls outwith the need for an Equality Impact Assessment and its contents are believed to have no effect on equal opportunities.

e Risk Management

The Brief has no implications on Risk Management.

## **6 CONSULTATIONS**

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance, Assistant Chief Executive and Director of Education have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

- 7.1 Dundee Local Plan Review 2005

- 7.2 Report 595-2010

Mike Galloway  
Director of City Development

## **APPENDIX 1**

### **WHITFIELD SITE 6 SITE PLANNING BRIEF - SUMMARY OF RESPONSES TO PUBLIC CONSULTATION EXERCISE**

#### **Respondent 1 - SportScotland**

**Summary of Comments** - SportScotland were consulted when the Whitfield Primary School came forward as a planning application. At this time SportScotland were informed that Site 6 (to the east of the bowling green) would be retained as a 7-a-side pitch for use by the primary school. If this playing field is to be removed then an alternative pitch will need to be provided in the local vicinity of the new school. SportScotland would seek assurances from the Council, Section 69 agreement or a Letter of Undertaking, that the Council will provide an alternative 7-a-side pitch.

In this respect the loss of the pitch would need to be compensated for by the provision of a pitch of comparable or better quality in the local vicinity. In the absence of an agreement to compensate for the loss of the pitch SportScotland would object to the development on the grounds that it would be contrary to the SPP and would result in a reduction of pitch capacity in the local area and inadequate playing field provision for the proposed Whitfield Primary.

In order to comply with the SPP the playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area.

The pitch at Whitfield is not used for match purposes at the present but does offer local residents a valuable sporting resource. I would seek confirmation that at least one 7-a-side pitch would be provided in the vicinity as part of the open space improvements, outwith the requirement for a single pitch in the new school.

**Response** - Through the Whitfield Planning Framework 2010, which was approved at Committee on 8 March 2010, this site was identified as a housing site. Various other sites within Whitfield were identified at this time for kick about, play and open space areas. Further negotiation will take place with SportScotland regarding provision of pitches within Whitfield and two areas have been identified as potential for 7-a-side pitches close to the new primary school.

**Revision to the Brief** - The Brief has been amended to include a section on pitch provision and the further discussions that are required with SportScotland and the Leisure and Communities Department.

## **APPENDIX 2**

### **SITE PLANNING BRIEF**

#### **LAND TO EAST OF THE BOWLING GREEN (SITE 6), WHITFIELD**

### **INTRODUCTION**

Dundee City Council has declared the Greenfield site at Summerfield Avenue surplus to requirements. This site includes the previously used but redundant 7-aside football pitch. As a result a prominent site is available for development. 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. The site is generally flat over the entire pitch area with distant views over Dundee to the south. The site is bounded to the west by the bowling green, to the south by Summerfield Avenue and to the east by social rented housing at Kellyfield. The Aberlady site is to the north and the flats at Dunbar Park are to the North West. The site is laid out with a 7-aside pitch. The site slopes down at the edges towards the east and south and slopes upwards towards the western edge. The site is 0.13 ha in area, inclusive of mature tree area and to heel of the road. The new village street is to curve around the north and east sides of the site. Those parts of the site adjacent to the new road will be graded back to facilitate development as part of the road construction project. The site is heavily wooded along its west boundary with the Bowling Green. Trees in the north east corner have been removed for the construction of the road. They will be replaced as part of a wider strategy to replace trees affected by the school and road. In addition mature trees throughout the estate will be replaced if considered over mature.

### **DUNDEE LOCAL PLAN REVIEW**

#### **Open Space**

The site is allocated as a playing field in the Local Plan Review therefore in terms of Policy 6 a justification would be required to remove this facility. However, in terms of the "Whitfield Design Guide - Planning Framework", now a "material consideration", this site was allocated for housing purposes and the loss of any open space justified by the allocation of alternative sites within an open space strategy which has been developed with the Whitfield Development Group.

The open space strategy for Whitfield includes play areas, and this site must include a Local Area for Play which will be provided by the developer through discussion with the City Council and Development Group.

#### **Housing**

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.

## **DESIGN GUIDANCE**

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

## **SETTING**

The site is bounded on the north and east by the “village street”; Summerfield Avenue to the south is a “linking street”. Individual driveway access will be permitted for dwellings facing both these streets. The hierarchy should continue with lanes and courts within the layout. To the east of the site pedestrian access to the countryside and to the Dighty Linear Park is provided.

## **HOUSE TYPE/MIX**

In this suburban location the site will be developed with houses. 75% of houses should have three or more bedrooms or a minimum gross internal floor area of living accommodation of 100m<sup>2</sup>. Having regard to site constraints such as the existing trees, the capacity of the site is likely to be around 25 units. The proximity of the countryside offers an opportunity for a high quality development.

## **FORM**

The west side of the site will require a different treatment to the east. Due to the mature landscaping and the proximity to the bowling green, the west side of the site will require an innovative layout of housing, while the north and east side of the site will have driveway access onto the new village street and therefore require an imaginative built form to retain variety and interest to the built form and the development edge. The Tayside Police Architectural Liaison Officer must be consulted in order to achieve security by design consistent with all other requirements in this brief. Architectural innovation will be required to maximise privacy, maximise the number of plots whilst adhering to the policy standard and to integrate the existing mature trees to the west side of the site. Dwellings should be detached, semi-detached or terraced where each dwelling, or at least mid terraced houses, have a wide frontage to avoid gardens of awkward shape to conform to policy.

## **MATERIALS**

It is expected that the 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 and of a single colour. Consideration must be given to the sustainability of materials to be used. Boundaries should be solid and 1.5-1.8m around gardens to secure privacy.

## **AMENITY/GARDEN AREA**

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 120m<sup>2</sup> of useable private space. 40% of plots should have more than 160m<sup>2</sup> of useable garden ground. The site is considered “Greenfield” because of its previous use as a playing field, therefore an average useable garden ground of 150m<sup>2</sup> should be provided. Mid terraced houses should have separate

rear pedestrian access. There must be 18m between directly facing windows of habitable rooms. This may be reduced when windows are not directly opposite. Private garden areas must not be overlooked by habitable room windows of neighbouring houses, ie all rooms within a dwelling excluding kitchens and bathrooms.

## **PARKING**

In terms of Local Plan Appendix 1 each house will have one car space within the curtilage. Houses with three or more bedrooms should have one additional space. Each house should have a garage (or space capable of accommodating 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. (Visitor space will be provided at a rate of one space per dwelling and be suitably distributed throughout the layout). Large areas of open parking are not acceptable.

## **ACCESS**

Vehicular access should follow a network of streets forming a permeable hierarchy of routes. The new 'village street' will run to the northern and eastern boundaries of the site, connecting into Summerfield Avenue at the south east corner. Many of the dwellings should front onto the Village Street or Summerfield Avenue. Culs de sac should be avoided however it is possible that these could be linked to achieve permeability without encouraging through access. A network of pedestrian routes should focus on the open space and the 'Village Street'. Appropriate road standards will be used throughout the site. Homezone principles will be applied and actively encouraged as will the use of driveway/access and short culs de sac for small groups of houses. In particular "Designing Streets" should be the guiding principle. 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.

## **LANDSCAPING**

A number of mature trees are located around to the west of the 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 Summerfield Avenue and the new village street, additional tree belts and street trees of an appropriate variety. 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.

A full tree survey and plan must be submitted with any application for planning permission as must a comprehensive landscape plan and a soft landscaping management 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 two for one basis. 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.

The landscape around the bowling green should be a consideration for future development. In its current state it may negatively affect the quality of a new development of the site. Developers should not turn their backs on the bowling green.

## **DRAINAGE**

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 will be sought. Each plot will be expected to provide initial treatment and run-off and each site, or group of sites, 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. The treatment will take the form of porous driveways, soakaways, swales, underground storage tanks and detention/retention ponds/basins incorporating suitable landscaping features in appropriate locations. SUDS should be part of the landscape and open space strategy. Should a permanent water feature be incorporated it should be of minimum depth of 0.5m.

## **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 exceed the Building Standards in relation to energy efficiency and water use. 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.

## **SUSTAINABLE WASTE RECYCLING**

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

## **INFRASTRUCTURE**

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 new community facilities will be funded by means of a charge levied against each plot to be developed.

## **SUBMISSIONS**

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

## **CONSULTATION**

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

## **ADDITIONAL INFORMATION**

**Dundee Local Plan Review 2005** (Approved August 2005)

**Dundee and Angus Structure Plan 2001-2016** (Approved October 2002)

**Dundee Urban Design Guide**, Planning and Transportation Department, Dundee City Council, 2002

**Dundee Sustainable Development Guide for Construction**, Sustainable Construction Working Group, Dundee City Council, 2006

**Dundee - Streets Ahead**, Planning and Transportation Department, Dundee City Council, 2005

**The Development Quality Service: A User's Guide**, Planning and Transportation Department, Dundee City Council, 1998 (revised September 2006).

All available to download via the City Development section of the City Council website - [www.dundee.gov.uk](http://www.dundee.gov.uk)

## **Useful Links**

Locate Dundee [www.locate-dundee.com](http://www.locate-dundee.com)

Dundee Information Portal [www.dundee.com](http://www.dundee.com)

Dundee City of Discovery [www.cityofdiscovery.com](http://www.cityofdiscovery.com)

Dundee Partnership [www.dundeepartnership.com](http://www.dundeepartnership.com)