

AREA DEVELOPMENT FRAMEWORK

(SEVENTH EDITION [A] – JULY 2005)



MARCHFIELD, DUMFRIES

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APPENDICES	TITLE
A	Transport Assessment (September 2004)
B	Hydrological Assessment Report (September 2004)
C	<i>Draft</i> Surface Water Drainage Strategy Report (June 2004)
D	Landscape and Visual Assessment (September 1998)
E	Topographical Survey (A0 size)
F	Illustrative Master Plan (A0 size)

1.0 Background

- 1.1 The Finalised Nithsdale Local Plan allocates in excess of 100 ha (250 acres) for new development at Marchfield. Dumfries and Galloway Council (DGC) prepared a Development Brief in January 2002 requiring the production of an Area Development Framework (ADF) and associated Masterplan. The aim of the ADF is to secure a comprehensive approach to the detailed development of the site and ensure key infrastructure and associated social and community services are provided in support of new housing and other land uses.
- 1.2 This ADF document has been produced by the Marchfield Consortium, who are the joint landowners controlling the site. The Consortium comprises:
 - R & J Kennedy
 - R & J Kerr
 - Senator Homes (Cumbria) Ltd
 - Story Construction Ltd

Story Construction Ltd are Lead Developer working for the interests of all members of the Marchfield Consortium. The land interests of Consortium Members are identified in *Figure 1*.
- 1.3 In addition to Consortium members, it is intended to offer third party developers the opportunity to acquire land within Marchfield, to increase availability and choice for prospective home purchasers. All developers will be required to follow the principles laid out in this document.
- 1.4 Development of Marchfield has begun on Lockerbie Road and Edinburgh Road where the completed initial phases of residential development now define the future accesses to the site.
- 1.5 Outline Planning Consents have been granted for Birchwood (Phase 2) and Marchfield (Phase 2).
- 1.6 The Appendices contains several specialist reports prepared by consultants working on behalf of the Consortium. Although key issues arising from those

1.0 Background

reports are included within the text of the ADF, DESIGNERS SHOULD REFER DIRECTLY TO EACH SPECIFIC REPORT WHEN CONSIDERING DESIGN SOLUTIONS FOR THE MARCHFIELD PROJECT.



1.0 Background

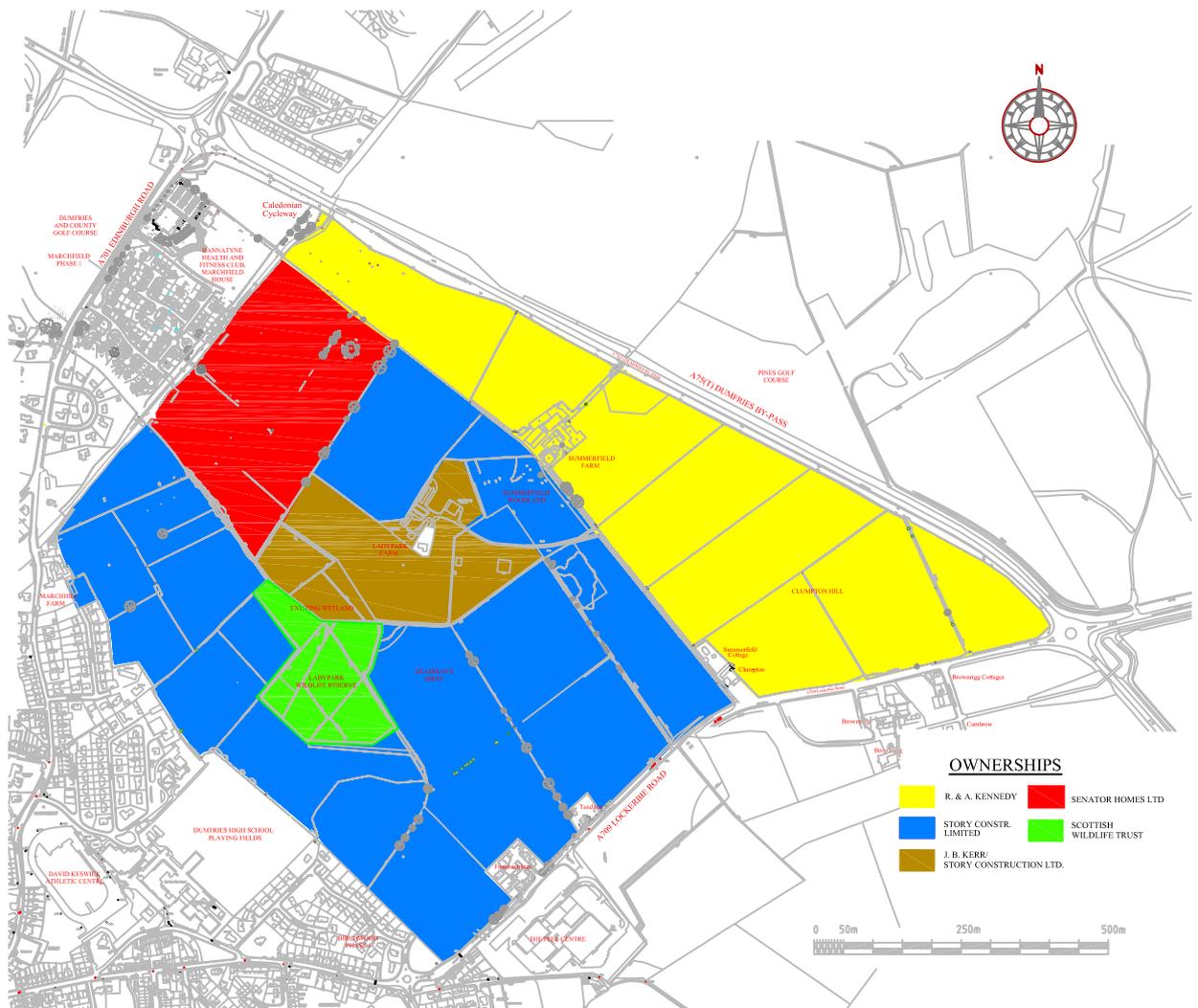


FIGURE 1 - LAND OWNERSHIP

2.0 Development Plan Context

- 2.1 The Dumfries and Galloway Structure Plan approved in 1999, identifies a need for 2250 new residential dwellings in Dumfries to meet the identified housing need for the period 1998 to 2009. The Nithsdale Local Plan will identify land to accommodate these additional dwellings, and meet the additional housing land requirement for the 5-year period from the estimated date of adoption of the new plan i.e. 2006-2011. The major development proposals for the Marchfield site are a strategic response to this identified need for new housing, providing this within a sustainable location, rather than through piecemeal development.
- 2.2 The Marchfield site is identified in the Finalised Local Plan (as modified) as being capable of accommodating 920 new residential units. However, the site has scope to accommodate further housing or alternative development in addition to this initial allocation. The modified plan requires this ADF to identify land capable of development and land that needs to be safeguarded. Therefore, land for the development of 920 dwellings is now identified in detail and development opportunities for additional housing development and/or alternative uses are also identified. A commitment to the principle and timing of this additional development will be the subject of ongoing discussions with DGC.



3.0 Site and Surroundings

3.1 Topographical Survey

3.1.1 Ordnance Survey data for the surrounding area to the site has been obtained and spliced with topographical survey data to provide the baseline survey master on which all subsequent drawings are based. Refer to *Figure 2* and *Appendix E*. The ground surrounding Ladypark Nature Reserve and Summerfield is undulating, rising to the western boundary at Marchhill and to the rear of the Dumfries High School playing fields and to high points at Marchfield Rounall (38m AOD), Clumpton Hill (31m AOD) and Deadman's Hirst (21m AOD).

3.2 Archaeology

3.2.1 Marchfield Rounall is an archaeological monument, most probably a funerary cairn. The area around the Rounall will be maintained as passive Public Open Space, with a minimum of change to the landform and vegetation allowing for passive conservation of the monument.

3.3 Hydrological Background

3.3.1 A Hydrological Assessment Report has been produced as a precursor to the production of a Surface Water Drainage Strategy for the whole development.

3.3.2 The Report was prepared in consultation with key stakeholders including DGC, the Scottish Environmental Protection Agency (SEPA), Scottish Water (SW), Scottish Natural Heritage (SNH) and Scottish Wildlife Trust (SWT).

3.3.3 The Consortium is aware of the need to deal sensitively with the central low-lying portion of the Marchfield site now known as Ladypark Nature Reserve.

3.3.4 The large majority of the site (the southern catchment) drains via a partly culverted channel into a newly constructed drain leading under the Caledonian Cycleway, north under Edinburgh Road into the Golf Course, and discharges via an open channel into the River Nith.

3.0 Site and Surroundings

3.3.5 A smaller northern catchment drains via a concrete culvert under the A75 Dumfries Bypass heading towards Barrows Burn.

3.3.6 Reference should be made to the Hydrological Assessment Report, Final Issue (September 2004) for further background information.

3.4 Landscape Assessment and Visual Impact

3.4.1 A Landscape and Visual Assessment Report (*Appendix D*) has been prepared by James Cunning Young and Partners to assess the potential impact of the development in landscape and visual terms and to propose measures to mitigate impact and integrate the development into the wider area. In particular, reference should be made to the Landscape Principles set out in the Report which remain relevant to the land-uses identified on the Illustrative Masterplan.

3.4.2 The development area is predominantly agricultural pasture with fragments of hedgerows and trees along what are now mainly post and wire field boundaries. Pockets of deciduous woodland and the central Nature Reserve form natural breaks in this landscape whilst the Rounall and Clumpton Hill create the most significant focal points.

3.4.3 Overall landscape quality is considered to be no more than medium due to the influence of the A75, existing overhead power lines and the existing urban edge.

3.4.4 The development will change the character of the landscape from predominantly rural to urban although opportunities exist to present a semi-rural character and high quality urban edge through sensitive siting and design. The more valuable landscape features within the site: Marchfield Rounall, Clumpton Hill and Ladypark Reserve will be retained and their character protected.

3.0 Site and Surroundings

3.4.5 Due to the existing landform, visual impact of the development is generally no greater than moderate-slight-negligible although there are some small areas of high visual impact in the immediate vicinity of the site from sections of the A75, A701 and A709.



4.0 Proposed Land Uses

- 4.1 The Masterplan (see *Figure 3* and *Appendix F*) provides a comprehensive land-use framework for **all** land within the Marchfield site controlled by Consortium Members.
- 4.2 A small area of land in the vicinity of Marchfield House is in separate ownership. This land is accessed from an existing section of the Marchfield highway network and can therefore be developed separately, however the Marchfield Consortium would anticipate that DGC refer to this ADF document when considering planning applications, thus ensuring successful integration of this site into the wider Marchfield development.
- 4.3 The majority of the site is allocated to residential housing in fifteen individual phases. Strategic transport corridors across the site have been identified and indicative accesses into each phase are shown.
- 4.4 The existing Ladypark Nature Reserve will remain in its current form and continue to be managed by Scottish Wildlife Trust. It will be important to coordinate management of Ladypark Nature Reserve with wider site management issues relating to Public Open Space (see 9.7) and Landscaping (see 10.5).
- 4.5 SUDS features including detention basins, stilling basins, wetlands and ponds are integrated into the development, primarily located adjacent to the Ladypark Nature Reserve and along current drainage paths.
- 4.6 There are substantial passive and active Public Open Space areas: Marchfield Rounall, Clumpton Hill and publicly accessible woodland areas provide the majority of passive open space whilst a centrally located football pitch, children's play area, separate secondary active open space area and multiple toddler play areas provide active open space requirements.
- 4.7 An area for community facilities is identified adjacent to the football pitch in Area H9.

4.0 Proposed Land Uses

4.8 In addition to providing land for an initial development of 920 new dwellings as shaded yellow on the Masterplan, the Marchfield site provides the capacity to accommodate additional residential dwellings and/or alternative land uses. Land for additional development opportunities is identified. The principle and timing of additional housing land release will be based on a review of the housing land supply. Uses other than residential will be the subject of further discussions with DGC, and will require to be justified in relation to the following:

- Suitability and availability of alternative sites allocated in the local plan for business use;
- No adverse effect on town centre regeneration proposals;
- No adverse environmental or visual impact;
- Traffic generation and transportation policy issues are addressed;
- Compatibility with other local plan policies

4.0 Proposed Land Uses

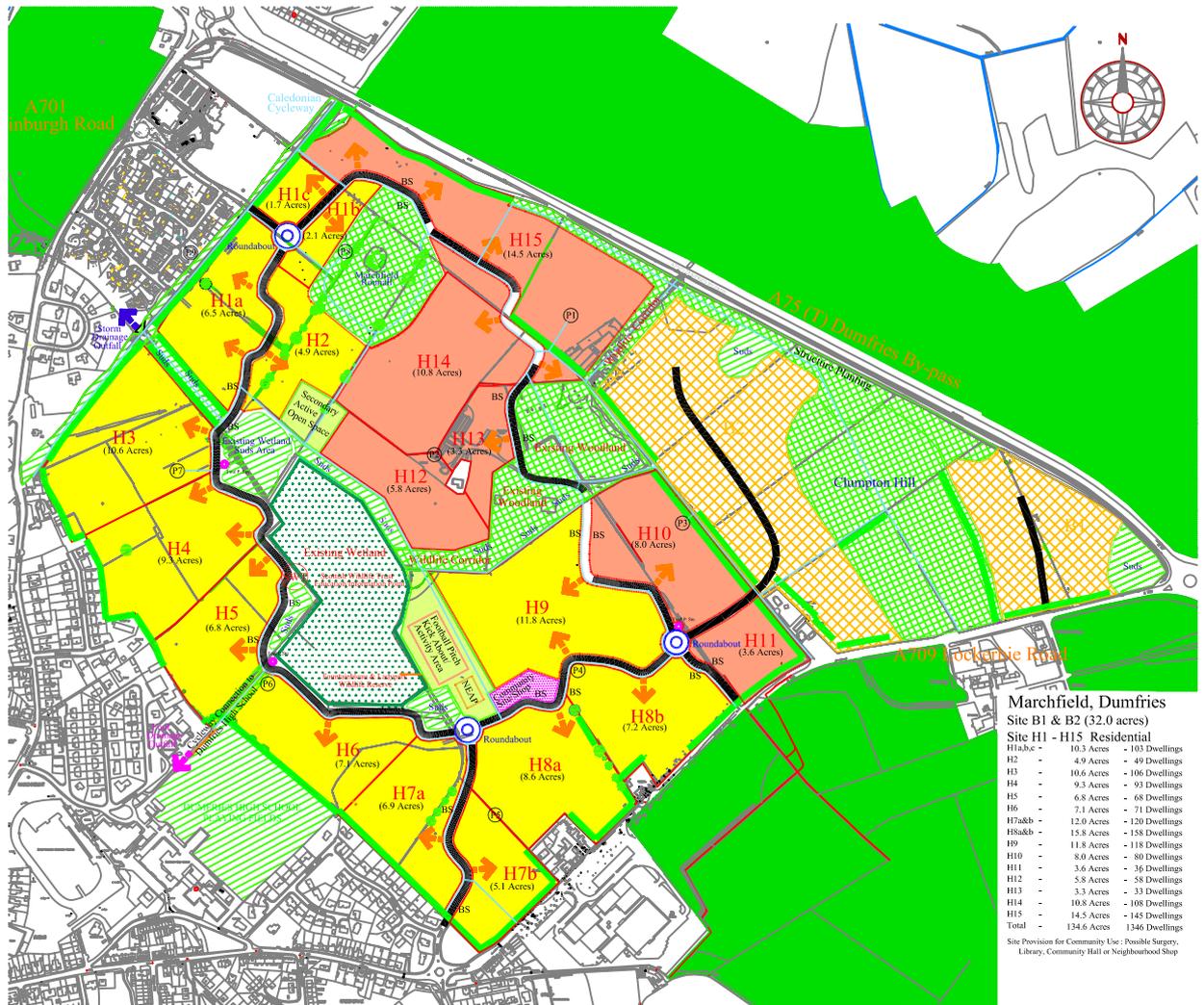


FIGURE 3 - ILLUSTRATIVE MASTERPLAN

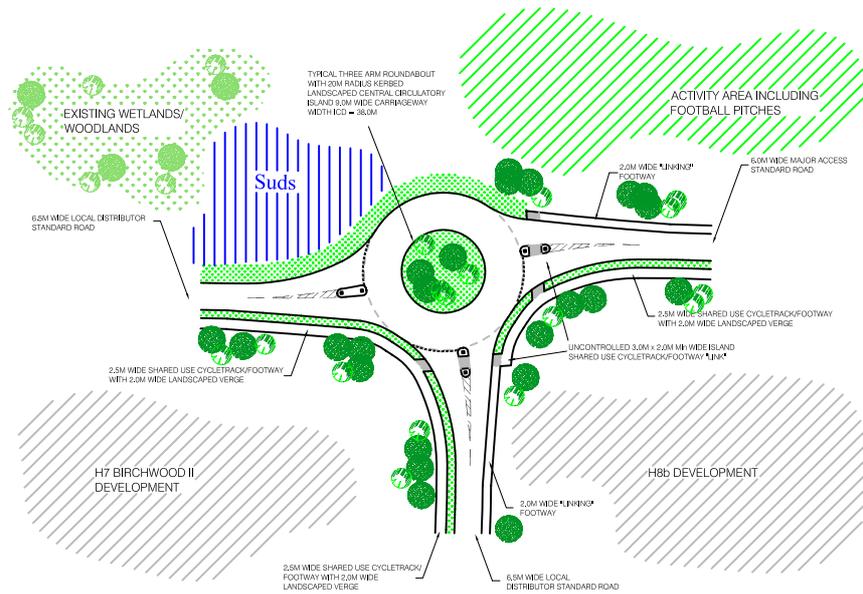
5.0 Access and Transportation

- 5.1 The Transport Study (*Appendix A*) examines the accessibility of the site by all appropriate modes of transport and considers how the development proposals for Marchfield comply with current Local and Central Government policies and guidance.
- 5.2 The scope of the Transport Study has been agreed with relevant bodies.
- 5.3 The Transport Study considers the impact of 920 residential units as allocated plus further potential development of residential units and business units on the longer-term land. (See also 5.13)
- 5.4 The development is well served by public transport and has been designed to facilitate potential future bus routes with indicative Bus Stops identified along the primary road network.
- 5.5 The development incorporates a comprehensive cycle and footpath network linking the various elements together. Cycle and footpath routes will be adequately lit and be designed with natural surveillance principles in mind so as to promote high standards of safety and security. Standards are to be agreed with DGC in consultation with other interested organisations including the Police. Details of all remote footpaths through the longer-term land indicated as B1/B2 and Clumpton Hill will be the subject of future review.
- 5.6 The Marchfield development is particularly sustainable in transport terms as it integrates well into the existing footpath and cycleway networks serving Dumfries town centre and local facilities such as Dumfries High School.
- 5.7 The residential site is accessed from both Edinburgh Road and Lockerbie Road, with new link roads being created through the site to the northeast and southwest of Ladypark Nature Reserve. The new links will ultimately form part of the strategic road network within Dumfries and provide access to all residential areas within Marchfield.

5.0 Access and Transportation

- 5.8 For vehicular access, the development will utilise an existing roundabout at Birchwood, a new junction or roundabout on Lockerbie Road together with an improved junction or roundabout off Edinburgh Road.
- 5.9 Longer-term development land is accessed either from the proposed new internal link road or, for potential development to the east of Clumpton Hill, via a separate entrance on Lockerbie Road.
- 5.10 Improvements are required to the western approach of the A75/Edinburgh Road roundabout. As these are relatively minor in nature and can be accommodated within the existing highway boundary, it is proposed that they are undertaken early in the development programme, in consultation with the Scottish Executive.
- 5.11 Capacity issues have been identified at three local road junctions: the roundabout at Edinburgh Road/Tinwald Downs Road; the roundabout at Edinburgh Road/Moffat Road; and the signalised junction at Edinburgh Road/Lovers Walk. The scope of additional assessment work for these junctions will be agreed with DGC as part of the Outline or Detailed Planning Approval process.
- 5.12 Further consideration of the existing junction into the development on Edinburgh Road will take place in conjunction with the above. This will determine the most appropriate improvements to the junction format to cater for traffic flows from the whole development.
- 5.13 Trigger points for improvements to the local road network will be considered at Outline Planning Application stage.
- 5.14 Further assessment of transport issues will be necessary to bring forward development of the longer-term land. These will be more relevant and appropriate when acceptable land uses and development timescales have been agreed with DGC for the longer-term land.

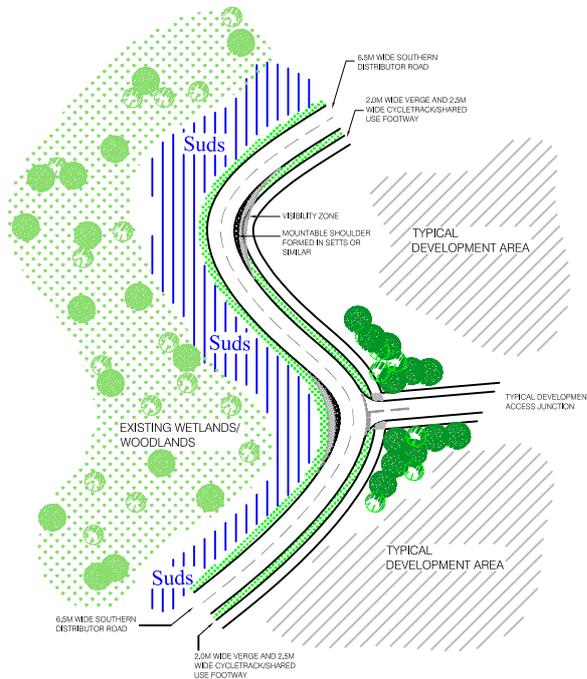
5.0 Access and Transportation



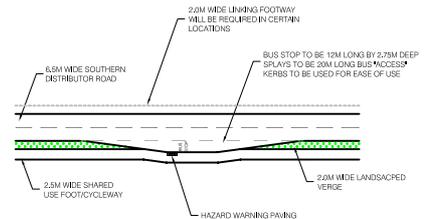
TYPICAL "NORMAL" ROUNDABOUT- TO BE USED ON SOUTHERN DISTRIBUTOR JUNCTIONS

NOTES:

1. ROUNDABOUTS TO BE DESIGNED IN ACCORDANCE WITH TO 16/93 & TA 23/81 OF THE DMRB.
2. TYPICAL LAYOUTS SHOWN ONLY. DETAILED DESIGNS TO FOLLOW AS PART OF THE PLANNING AND ADOPTION PROCESS.
3. ALL HIGHWAY STANDARDS AND GEOMETRIC DESIGNS TO BE CHECKED AND AGREED WITH DUMFRIES AND GALLOWAY COUNCIL.
4. SUDS - SUSTAINABLE URBAN DRAINAGE SYSTEM.



TYPICAL SOUTHERN DISTRIBUTOR ROAD LAYOUT WITH SPEED REDUCING CORNERS, CYCLETRACK/COMBINED FOOTWAY AND DEVELOPMENT AREA ACCESS



TYPICAL INTEGRATED BUS STOP FACILITY

FIGURE 4 - INDICATIVE HIGHWAY DETAILS

6.0 Foul Sewerage

- 6.1 Scottish Water requires a comprehensive foul sewerage solution for the whole site and has agreed a foul sewerage connection point, subject to legal agreement.
- 6.2 There is adequate capacity at Troqueer Waste Water Treatment Works for the whole Marchfield development. However, because the Marchfield site is relatively flat and low-lying in relation to the Troqueer drainage network, it is necessary to pump foul flows from Marchfield to the agreed connection point with the existing foul sewerage system at the junction of St Mary's Street/Huntingdon Road.
- 6.3 Mitigation works will be required to attenuate any increased flow through the existing sewer network during storm conditions.
- 6.4 All foul sewers and associated pumping stations will be constructed to Scottish Water standards for adoption.



7.0 Surface Water Drainage

- 7.1 A detailed Hydrological Assessment (*Appendix B*) has been produced on behalf of the Consortium by specialist consultants. This is supplemented and developed within the Surface Water Drainage Strategy Report (*Appendix C*). Both reports have been prepared in consultation with key stakeholders including SEPA and DGC. Together, they outline principles which designers must consider when developing detailed technical solutions for surface water issues.
- 7.2 The Hydrological Report includes an assessment of existing pre-development hydrological conditions as briefly outlined in Section 3.3
- 7.3 In determining a surface water drainage strategy for Marchfield, the recommendations have focused on three main issues: managing water quantity and quality using sustainable urban drainage systems in accordance with the SUDS design manual for Scotland and Northern Ireland; doing so without compromising public health and safety, and; minimising the environmental footprint of the proposed development by improving the current biodiversity of the site, inline with SEPA's Habitat Enhancement Initiative.
- 7.4 In order to minimise the effect of the proposed development on receiving waters, as far as practicably possible, post development flows will be controlled and discharged into the same predevelopment receiving waters. Predevelopment water levels within the Ladypark Nature Reserve will be maintained.
- 7.5 Both catchments will utilise a SUDS surface water management system prior to discharging storm water runoff at a controlled rate.
- 7.6 Southern Catchment
- 7.6.1 The flood risk can be managed to address the 1-in-200 year storm event by improvements to the watercourse between the Nature Reserve and the new culvert under the Caledonian Cycleway involving 'daylighting' or removal of old culverts, construction of a 'semi-natural' weir and by upgrading the existing headwall structure. Minimum levels of 15.3m, 14.9m and 15.0m AOD are

7.0 Surface Water Drainage

proposed for house floor levels, internal roads and distributor roads respectively.

7.6.2 To facilitate the location of SUDS and Amenity Open Space around Ladypark Nature Reserve, it is proposed that post development discharge from each development phase be limited individually. This will reduce the development flood risk and allow the low-lying areas of the site to be utilised for SUDS and Amenity Open Space whilst maintaining an acceptable risk of flooding.

7.7 Northern Catchment

7.7.1 Minor improvements to the existing culvert and headwall combined with a minimum floor level of 16.7m AOD will address the 1-in-200 year storm event for commercial and residential premises.

7.7.2 A minimum design level of 16.3m AOD will be used for distributor roads.

7.7.3 The surface water drainage from each phase will be limited individually.

7.8 General Principles

7.8.1 Due to the sensitivity of the Ladypark Nature Reserve, Method Statements will be agreed with SNH/SEPA/SWT prior to construction detailing protection measures to limit the risk of water pollution during the construction phase of development and eliminate cross-connections during development. A programme for the implementation of protection measures is also to be agreed prior to commencement of construction in consultation with these parties.

7.8.2 To facilitate construction, maintenance and post-development monitoring of the SUDS management train, the development will be drained in a similar manner throughout.

7.8.3 New ponds and wetlands will be created adjacent to Ladypark Nature Reserve and in the northern drainage catchment by enhancing low-lying

7.0 Surface Water Drainage

areas adjacent to the A75 and A75/A709 roundabout. These will form a complex mosaic of permanent, semi-permanent and seasonal ponds to provide the best possible treatment and habitat diversity and will resemble natural features as an extension to the Nature Reserve.

- 7.8.4 A regular maintenance and monitoring programme for SUDS features will be established in conjunction with DGC, SEPA, SW, SWT and SNH.



8.0 Proposed Housing Mix

- 8.1 The Council encourage 'inclusive communities' and promote a range of choice in terms of house type, size and tenure. The Marchfield site will include terraced, semi-detached and detached houses and apartments including potential 'starter' homes to satisfy this requirement.
- 8.2 As stated in 1.3, in addition to development proposed by Consortium members, it is intended to market residential development land to external house-building organisations, including private developers and social housing providers.
- 8.3 All developers will be encouraged to adopt the 'Secure by Design' principles while also satisfying more fundamental planning issues. Secure by Design seeks to address issues of public safety and security by applying design against crime principles to the built environment including individual properties and also the layout and form of the development itself.



9.0 Community Facilities and Public Open Space

- 9.1 At the intersection of areas H7, H8 and H9, an area of land has been designated as a Community Site. It is envisaged that a neighbourhood shop and community hall may be constructed here. Other uses may include a doctor's surgery or place of worship. Central waste recycling facilities, as may be required under the emerging Dumfries & Galloway Waste Management Plan, could also be located in this area. The Community Site is located adjacent to the primary road and cycleway network and the primary area of active open space for the Marchfield development.
- 9.2 The primary active open space area, located adjacent to the Community Site, will include a full-sized football pitch, a kick-about area and a neighbourhood equipped play area suitable for use by juniors and teenagers. It is intended to ground model this area to provide a high quality flat open space for recreational use. The material arising from this remodelling exercise will be used on site in the construction of the primary road network. This will reduce the environmental impact of development through reduction of the importation of materials onto site. A 7.5m wide barrier planted earth bank will run adjacent to the Nature Reserve to discourage inappropriate access to the Reserve from active open space areas.
- 9.3 A secondary area of active open space is located between Marchfield Rounall and Ladypark Nature Reserve. This area provides active open space for those residents in the northwestern area of the site.
- 9.4 A number of local equipped play areas, for use by toddlers, are located throughout the development. Travel distances from dwellings to toddler play areas are generally no more than 200m maximum.
- 9.5 Large areas of passive open space are provided at Marchfield Rounall and Clumpton Hill, supplemented by new wildlife corridors linking Ladypark Nature Reserve with the existing woodland at Summerfield then extending towards and along the boundary of the A75.

9.0 Community Facilities and Public Open Space

- 9.6 It is anticipated that SUDS features, such as permanent ponds, might also be used for passive recreation.
- 9.7 A comprehensive cycle and footpath network extends throughout the site providing real opportunities to reduce reliance on vehicular modes of transport. The network will interlink residential areas and areas of Public Open Space such as the play areas, Marchfield Rounall and Clumpton Hill with the Caledonian Cycleway, Dumfries High School and the Community Site.
- 9.8 The Consortium will work closely with DGC to ensure positive and effective long-term maintenance of Public Open Space areas either directly by DGC or through specialist maintenance organisations such as The Scottish Greenbelt Company.



11.0 Development Form and Detail

- 10.1 The landscape strategy proposed for the Marchfield site draws on guidance contained in the Marchfield Development Brief (January 2002) and on the Landscape and Visual Assessment carried out on behalf of the Consortium (*Appendix D*). It is intended to ensure an attractive setting for the development and integrate it with the adjacent urban edge of Dumfries and the wider countryside beyond.
- 10.2 The Landscape and Visual Assessment reviewed the likely impact of development on local landscape character and on views from various roads, properties and other locations. It concluded that there are relatively few landscape constraints and many opportunities to successfully integrate the development within a high quality landscape setting.
- 10.3 The general objectives of the landscape strategy have been pursued as follows:
- 10.3.1 Retain Marchfield Rounall and Clumpton Hill as distinctive landscape features characterised by an open undeveloped setting. The Rounall, in particular, provides a superb viewpoint over this part of Dumfries. Summerfield Wood is also retained as a significant existing landscape feature.
- 10.3.2 Establish a network of footpaths and cycleways linking areas of open space within Marchfield providing access to adjacent urban areas, Dumfries High School and the countryside.
- 10.3.3 Create an undeveloped 'green' buffer zone around Ladypark Nature Reserve to protect its habitat and wildlife value. The buffer zone will be a minimum of 7.5m wide measured from the boundary of the Nature Reserve to the edge of the carriageway. SUDS features and landscape planting may be located within the buffer zone.
- 10.3.4 Establish new 'wildlife corridors' a minimum of 30m wide incorporating belts of tree, shrub and hedgerow planting to link Ladypark Nature Reserve with Summerfield Wood and extending to the A75 bypass. SUDS features or open drainage channels within these areas will increase opportunities for

11.0 Development Form and Detail

biodiversity. Where wildlife corridors are split by access routes, provide appropriate below-road passageways for small mammals and amphibians.

10.3.5 Integrate existing remnant hedgerows and individual mature trees within new belts of tree, shrub and hedgerow planting at key points between or within phases of residential development.

10.3.6 Establish a substantial belt of structural planting adjacent to prominent sections of the A75 bypass to filter views of the Marchfield development from the road and help mitigate visual and audible traffic impacts. An opportunity exists to extend the 'wildlife corridors' and foot/cycleway networks into these areas to further increase public access to open space. They will also enhance habitat provision and mitigate the landscape and visual impacts of the development.

10.3.7 Retain and reinforce the existing pattern of trees and hedgerows established along the A701 and A709 roads in order to mitigate the impact of the development from the road and protect existing landscape character and quality.

10.3.8 Provide appropriate landscape treatment to the existing urban edge to mitigate impact in views and provide a reasonable degree of privacy to residents while allowing filtered views across Marchfield.

10.3.9 Provide habitat linkage from Summerfield Wood to the A709 via the proposed SUDS network/existing drainage route alongside the access corridor through Areas H8b, H9, H10 and H11.

10.3.10 Establish a 'green corridor' along the link to the High School.

10.3.11 Retain and reinforce the existing planted boundaries along the foot/cycleway link from Clumpton to Summerfield Farm.

11.0 Development Form and Detail

- 10.3.12 Planting mixes of semi-natural tree and shrub species will be agreed with DGC's Landscape Architect and used throughout the development to develop and reinforce the identity of individual 'neighbourhoods' within Marchfield.
- 10.4 The strategic landscape proposals will ensure an acceptable environmental 'fit' between the development and its surroundings on the edge of Dumfries, create valuable new landscape and wildlife resources and enhance local opportunities for access and informal recreation.
- 10.5 Measures to secure positive and effective long-term maintenance of key landscape assets will be considered alongside similar requirements in respect of Public Open Space (see 9.7). This will be supplemented by a Woodland Management Plan, to be agreed in consultation with Forestry Commission Scotland, for existing woodland at Summerfield.
- 10.6 As recommended within the Landscape and Visual Assessment, a Landscape Architect will be involved in the detailed design and planning process to ensure the broad objectives of the landscape strategy are achieved in a way which strengthens the Masterplan and capitalises upon opportunities.



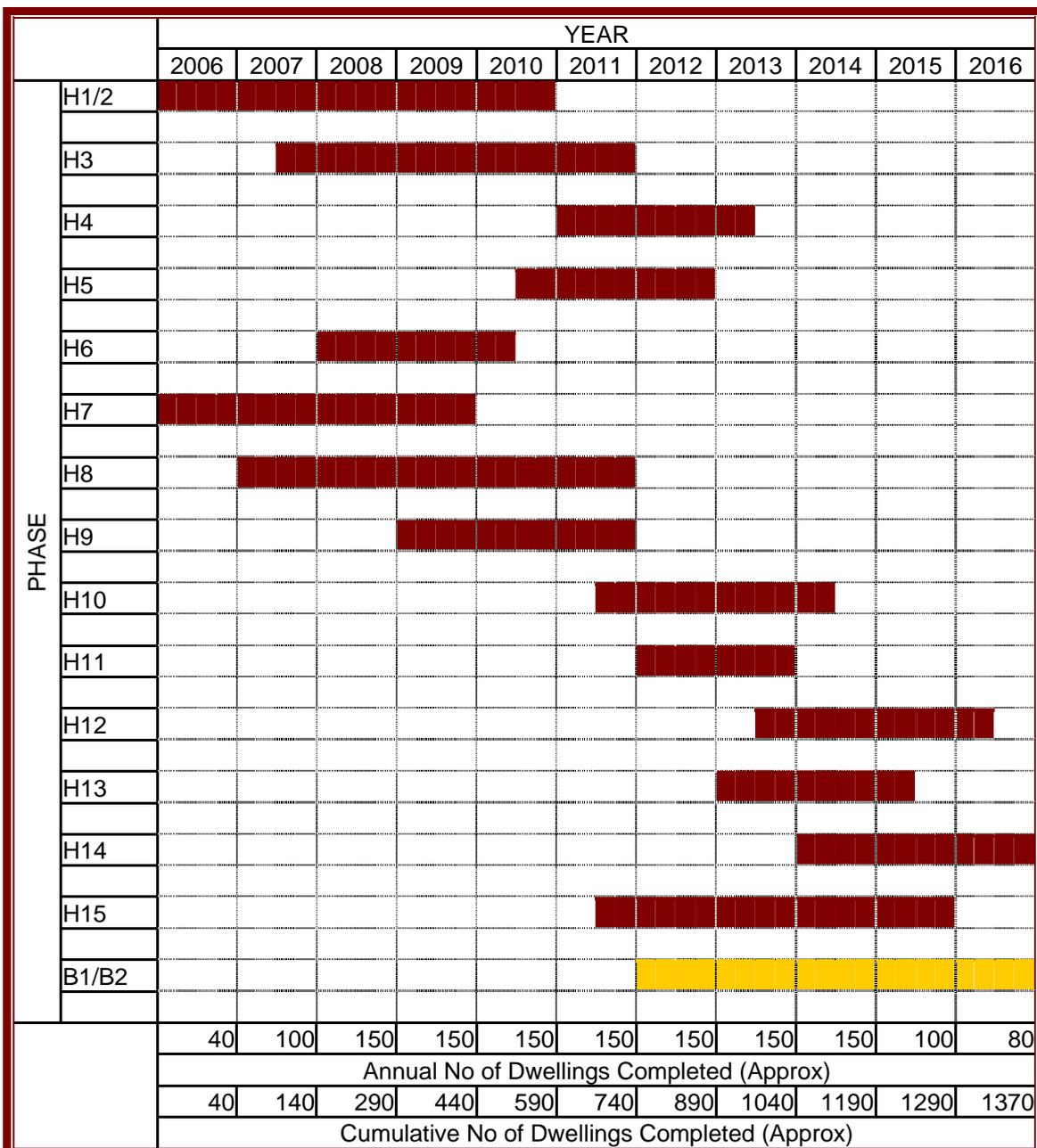
11.0 Development Form and Detail

- 11.1 The Area Development Framework and Masterplan provide a structure for development and the Consortium accepts that successful delivery of the Marchfield project is dependent upon adhering to the principles set out in this document. The delivery of key primary infrastructure including transportation networks, Public Open Space and landscaping are central to this philosophy.
- 11.2 The Consortium believes a prescriptive approach to design and use of materials would be an unnecessary constraint to creative design. However, the Consortium agrees with DGC that the development should not be one continuous mass of housing. Within specific phases, distinctive character can be achieved through creative use of building orientation, design and massing utilising appropriate finishes, combined with new and existing landscaping features to produce notable focal points and key views into and through the site.
- 11.3 The development will retain key landscaping features where appropriate and maintain the integrity of the rolling landscape by avoiding unnecessary ground engineering and modelling.
- 11.4 DGC should control detailed design of individual phases at Full or Reserved Matters planning stage within the overall development context established in this document.

12.0 Phasing and Implementation

12.1 It is the intention of the Consortium that the rate of delivery of primary infrastructure, land for Community Facilities and Public Open Space is consistent with the progression of the overall development. It will be necessary to agree a flexible yet robust mechanism with DGC to ensure this occurs.

12.2 Indicative phasing information is included below and shown in *Figure 5*.



12.0 Phasing and Implementation

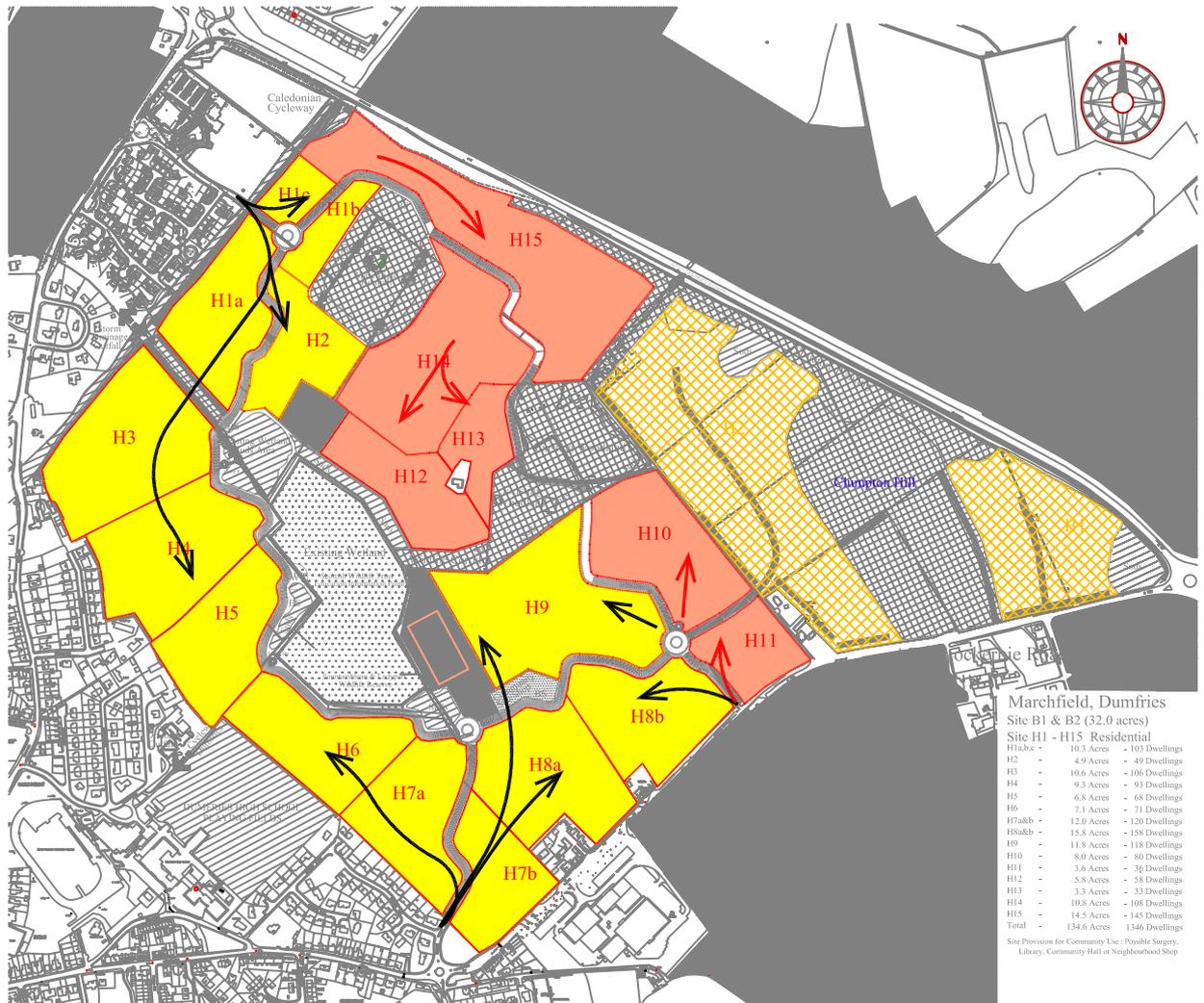


FIGURE 5 - ILLUSTRATIVE PHASING PLAN

12.0 Phasing and Implementation

12.3 Specific 'trigger points' for delivery of key infrastructure will be agreed with DGC. Trigger points will be related to the actual progression of development on site rather than to specific dates. This will ensure that infrastructure is developed to meet actual need as it arises.

12.4 Proposed trigger points are:

Passive Open Space:

Marchfield Rounall	no later than completion of areas H1 and H2
SUDS features	no later than completion of adjacent associated phase(s)
Woodland Areas	no later than completion of adjacent associated phase(s)
Structure Planting (Bypass)	prior to or at commencement of H15
Structure Planting (Other)	at commencement of adjacent associated phase(s)

[Note: Clumpton Hill is related to development of areas B1 and B2 and an appropriate trigger point will be established during Outline Planning Stage for those areas]

Active Open Space:

Football Pitch & Play Area	to be delivered during construction of areas H6, H7, H8 & H9
Toddler Play Areas	no later than completion of each associated phase

Road Improvements:

A75 Roundabout	within 6 months of H1/H7 commencing
Local Road Network	to be agreed during Outline Planning Stage

12.5 The Consortium anticipates that more specific agreement on delivery of infrastructure will be agreed with DGC during the Planning Application process and that appropriate conditions will be incorporated into any Planning Consent.

13.0 Summary and Conclusions

- 13.1 The Area Development Framework (ADF) and associated Masterplan have been produced in response to the allocation of land at Marchfield in the Finalised Nithsdale Local Plan for a major housing based development.
- 13.2 The Marchfield Consortium will ensure a strategic and holistic approach is taken to the development of the Marchfield site.
- 13.3 With housing as its core driver, the ADF responds to land-use policy and the Development Brief prepared for the site by setting this at the heart of a mixed-use scheme. Longer-term development land at Clumpton and adjacent the A75/Lockerbie Road roundabout provides the potential opportunity to secure additional residential or high quality business and commercial development, subject to agreement with DGC.
- 13.4 Extensive investigation has been undertaken to ensure a comprehensive SUDS philosophy will deal satisfactorily with surface water and potential flooding issues. A network of gravity and pumped foul sewers will connect to the existing sewer network within Dumfries where suitable capacity will be created by minor modifications to existing infrastructure.
- 13.5 An access strategy has been established to ensure safe access to the site from the existing road network, with associated improvements to the A75 roundabout on Edinburgh Road. An integrated network of footpaths and cycleways provides sustainable links to Dumfries and adjacent community facilities.
- 13.6 New facilities for active and passive recreation will be an integral part of the development together with land for supporting community uses.
- 13.7 The development layout minimises the impact on natural heritage, secures the passive conservation of the Marchfield Rounall and Clumpton Hill makes positive provision for the long-term future of Ladypark Nature Reserve.

Area Development Framework

MARCHFIELD, DUMFRIES