

DUMFRIES AND
GALLOWAY COUNCIL

Local Development Plan

**Non Statutory
Supplementary
Guidance**

NOVEMBER 2014



*Masterplan Brief:
DFS.H3 Noblehill and
DFS.H7 Brownrigg
Loaning*



DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

Masterplan Brief for DFS.H3: Noblehill and DFS.H7: Brownrigg Loaning, Dumfries

CONTENTS	PAGE
1. Introduction	2
2. Planning Status	2
3. Nature of Development	3
4. Movement	4
5. Greenspace	4
6. Infrastructure	5
7. Natural Heritage	5
8. Cultural Heritage	5
9. Developer Contributions	5
10. Other Considerations	6
11. Further Information	6

1. Introduction

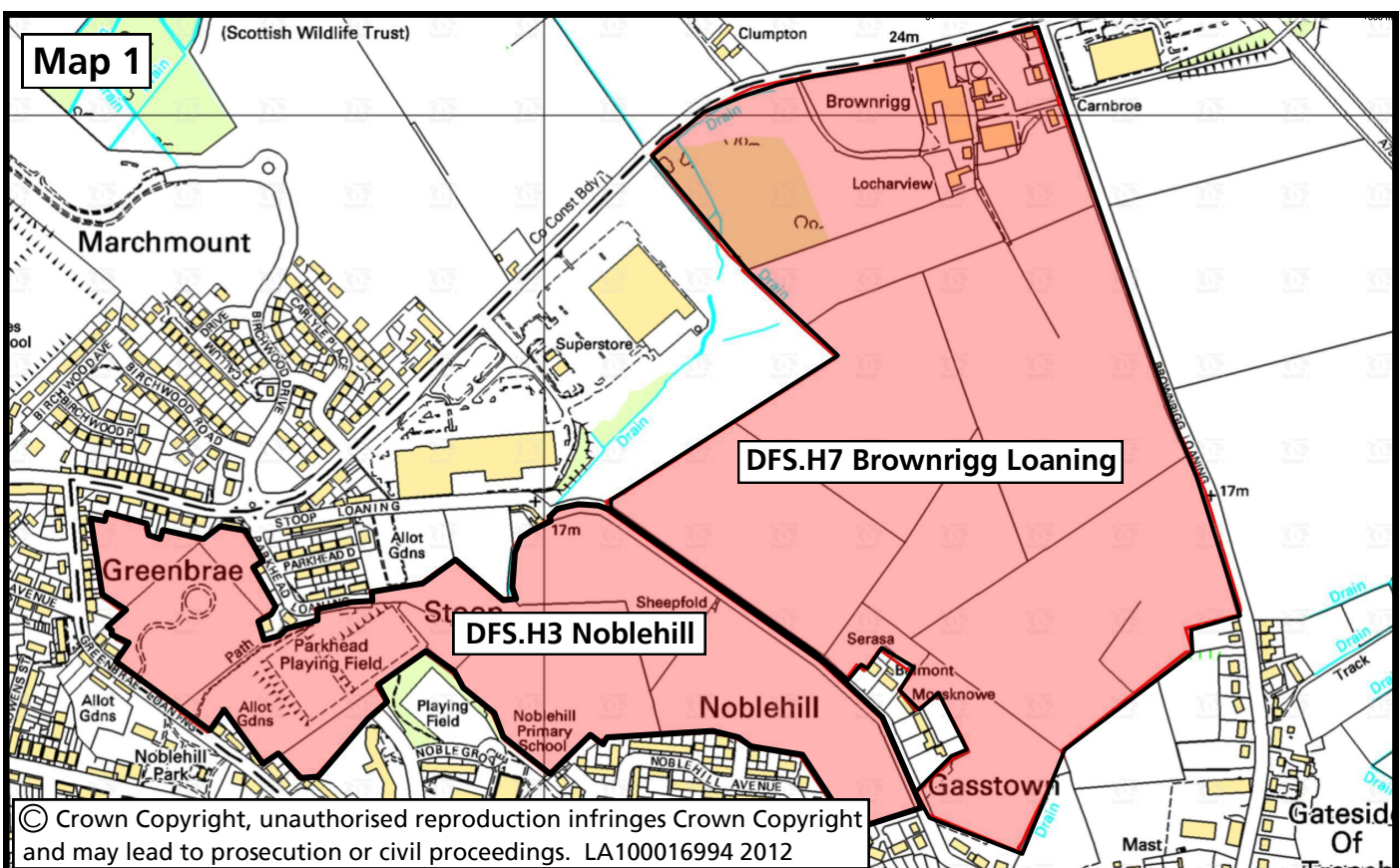
This document has been prepared by officers to provide additional guidance for potential developers of land at Noblehill and Brownrigg Loaning, Dumfries (see Map 1). It expands on the requirements of the Local Development Plan (LDP) site guidance, reducing uncertainty and minimising wasted effort in producing inappropriate development proposals. The purpose of this masterplan brief is to set out the main planning and design principles on which development of the site will be based to inform landowners, developers, local communities and stakeholders as to the development potential of the site.

The LDP makes it clear that no development will be permitted on these sites until a Masterplan that includes the area covered by both of these sites has been prepared. The Masterplan should include the elements laid out below and also take into account links into the Marchfield site DFS.H2 and vice versa in relation to any junctions on the Lockerbie Road.

Its purpose will be to ensure that all of the development sites dovetail seamlessly, do not prejudice each other and provide appropriate permeability of movement by design. Any resulting masterplan that adheres to the principles of the masterplan brief will normally be considered favourably by the planning authority.

Although some aspects of the development are highlighted in the brief as being essential to include in any future development, all aspects laid out below should be taken into account and incorporated in developing a design and layout for the site. Justification will be required for any aspects outlined below which are not incorporated into the overall development proposal.

Please note that all planning proposals will be assessed against all the policies, guidance and advice contained within the Local Development Plan and Supplementary Guidance, where considered relevant by the Council, whether or not they are specifically mentioned in the brief below.





It should also be noted that new or updated information may come to light during the plan period and will also need to be taken into account in developing proposals irrespective of whether they are mentioned below or not.

2. Planning Status

This guidance is based on the LDP, whereby the sites are allocated for housing development. DFS.H7 Brownrigg Loaning is included as a long term site for commencement beyond 2024.

The LDP contains the following site guidance:

DFS.H3 Noblehill (176 units allocated up to 2024)

This site is well located within the town being close to the town centre and local amenities and is served by local transport. The site is currently in a number of ownerships but it is expected that this should be designed and laid out in a manner that allows the incorporation of all parts of the site in a unified manner. The piecemeal development of these sites is unlikely to be acceptable.

A masterplanning exercise will be required jointly for this area and the sites at Marchfield (DFS.H2) and Brownrigg Loaning (DFS.H7) which takes into account such issues as the following:

- Appropriate road network and connections in accordance with Designing Streets;
- The provision of the Parkhead link road, linking Annan Road and Lockerbie Road; and
- Linkages to the wider settlement; and
- Address the potential to retain and integrate the existing area of open space /playing field between the shelter-belt north west of Noble Grove, Parkhead Loaning and Greenbrae Loaning.

A transport assessment would also be required as part of the masterplanning process.

Flood risk will need to be investigated to determine whether the minor water course that runs through the site will have an impact on developing the site. A drainage and ground investigation study should be submitted. An archaeological assessment may also be required for this site.

DFS.H7 Brownrigg Loaning (713 units allocated beyond 2024)

This area is considered to be a long term growth opportunity for the town but it is not envisaged that this area is brought forward until both of the sites at Marchfield and Noblehill are nearing completion. Again this site would help to make the most efficient use of recent infrastructure works and is well related to the town with good access links to local facilities. A masterplanning exercise will be required jointly for this area and the sites at Marchfield (DFS.H2) and Noblehill (DFS.H3) which takes into account such issues as the following:

- Appropriate road network and connections in accordance with Designing Streets;
- The provision of the Parkhead link road, linking Annan Road and Lockerbie Road; and
- Linkages to the wider settlement.

A drainage and ground investigation study should be submitted. A transport assessment would also be required as part of the masterplanning process.

The brief has been agreed by the Council as a material consideration in considering planning applications as non-statutory supplementary guidance.

3. Nature of Development

It is anticipated that DFS.H3 can accommodate 176 units. The number of total units has already taken into account that approximately half the total area of the site will be required for a replacement football pitch and the provision of the Parkhead link road discussed below.



DFS.H7 is included within the Plan as a longer term site for commencement beyond 2024 and planning applications for this site are not expected to be submitted within the current plan period. The site is expected to accommodate 713 units.

Affordable housing will be required on both of the sites, the provision of which should be in line with Policy H5 and the accompanying supplementary guidance.

It is expected that the development will provide for a range and mix in terms of size and type of units.

It is likely that the site will be developed in a number of phases, these phases should be linked into the provision of infrastructure such as road links and open space. No parcel should be designed in such a way as to prevent future phases coming forward in a logical manner particularly as the site is in a number of different ownerships.

4. Movement

In accordance with 'Designing Streets', street patterns should be fully integrated with surrounding networks and thereby promote connectivity and permeability. Designing Streets further states that "*Street design should provide good connectivity for all modes of movement and for all groups of street users ...*".

In order to secure the connectivity and permeability of this and future adjacent developments, the Masterplan should identify major links that are designed to accommodate public transport and minor links (pedestrian, cycle and vehicular) that provide access to development blocks and other existing roads and streets. Desire lines to schools, shops, community facilities, public open space etc should be strongly represented.

Parking provision should be provided in line with discussions with the Council's Roads Officers.

Public transport, walking and cycling routes all need to be identified along clear desire lines within and around the site.

Essential

DFS.H3 Noblehill & DFS.H7 Brownrigg Loaning

- Parkhead Link Road – a distributor type street linking the A780 Annan Road and the A709 Lockerbie Road at the Stoop. (This will, with the Marchfield Distributor Road to the north, ultimately form a continuous link between the A780 Annan Road and the A701 Edinburgh Road).
- A distributor type street to run from Parkhead Link Road through these sites in an easterly direction, and will in future link this site with the A709 east of Tesco's through the land identified DFS.H7 – Brownrigg Loaning.
- That the location of any proposed junctions onto the A709 along the common boundary shared with the Marchfield Masterplan is agreed jointly and provides satisfactory access to both development areas.
- That potential links to Parkhead Loaning, Stoop Loaning, the Peel Centre/Tesco's, Brownrigg Loaning and Greenbrae Loaning be developed.
- There would appear to be other potential pedestrian, cycle and vehicular links that may be exploited and it is expected that exploration of all these links should also form part of any future submission / Masterplan.
- Appropriate parking provision in accordance with Council standards.

5. Greenspace

It is expected, and is likely to be reiterated in the sale of the Council owned land, that for DFS.H3 Noblehill a replacement playing field in the form of 1 full size pitch and associated car parking will be required and that these should be of an acceptable quality and fit for purpose. They should be located in an easily accessible location which limits detrimental impacts to the amenity of residents. Consideration will need to be given to the area outlined in the fourth bullet point of the site guidance to be retained as open space.



Other additional open space will also be required in line with Open Space Supplementary Guidance for both sites. A framework of green infrastructure will be provided across the site, incorporating existing footpaths, connecting the new green spaces with existing green spaces and protecting and enhancing existing wildlife habitats within and adjacent to the site.

There are existing allotments to the north of DFS.H3 at Stoop Loaning and consideration should also be given to the provision of additional allotments in the area.

Essential:

DFS.H3 Noblehill

- Provision of 1 sports pitch.
- Associated parking facilities.
- Retention/incorporation of existing footpath network.

DFS.H7 Brownrigg Loaning

N/A

6. Infrastructure

Surface Water Drainage

There are existing drainage capacity issues to the south of the site and these will need to be taken into account. There are also ongoing land drainage issues to the south of the site.

Provision will need to be made on site for SuDs which should be fully incorporated within the site layout as an integral part of the design of the site. The SuDs scheme should be designed to have a natural form and appearance that can complement the general provision of open space and be integrated into the landscape. Any SuDs scheme should meet the requirements of the relevant supplementary guidance

Any sewerage discharge should be to the Scottish Water network.

Flood Risk Assessment

A Drainage Impact Assessment will be required for this site. An assessment will need to be undertaken to determine what impact the

minor water course and surface water may have on developing the site. Such information should include details of levels of this site along with bank and normal water levels. Simple hydraulic modelling or a full Flood Risk Assessment may be required following such investigation.

Waste Management

Appropriate consideration will need to be given to waste management facilities and bin storage for both individual dwellings and community wide.

7. Natural Heritage

There are no known natural heritage interests, however a habitat assessment may be required should this change

8. Cultural Heritage

There are no known cultural heritage interests.

9. Developer Contributions

The brief outlines the main areas where developer contributions will be required (affordable housing, open space and green networks). However, as a final scheme has not yet been worked up it is unrealistic to expect the brief to highlight every area where a contribution may be required. As the final scheme develops and the potential impacts of the scheme are known the following areas may also require a contribution from the developer, education, community facilities, waste management facilities and any off site infrastructure requirements not already covered in the masterplan brief. The supplementary guidance on developer contributions provides further information.

Traffic modelling has been undertaken on behalf of the Council to consider off-site mitigation measures that will be required as a result of new developments in the area. As a result developer contributions will be required towards the provision of such measures. Work in this respect is still ongoing at the time of writing.



10. Other Considerations

N/A

Further Information

Further information and advice should be obtained from the Council's Planning and Environment Department. For further information please contact:

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