

## Recommendations for Improving Housing Design within Dundee from the Conversation Workshop 15<sup>th</sup> June 2023

The following recommendations begin with outlining what are considered firstly to be the 3 fundamental to any proposed development and the others then relate to the basic principles embodied in NPF4:

Recommendation 1. New and retrofit development should take account of the immediate local vernacular, recognising this varies in different parts of the city. This consideration should include the use of local materials where possible, local roof styles, elevation styles and other distinctive architectural features.

Recommendation 2. The opportunity for compatible mixed use development traditionally found in the city should be pursued where appropriate. The general need for higher density development to support the twenty minute neighbourhood concept should be integral to this.

Recommendation 3. Developers and their professional teams should partner with the Council and other organisations to improve the public realm associated with and near to new housing development, combining forces to create better neighbourhoods.

**NPF4 Just Transition.** *We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.*

Recommendation 4: The developer will need to co-produce an appropriate housing development masterplan with the council and local community, based on the following key questions:

- What is the larger vision for the area in terms of climate change, well designed homes, health and wellbeing and local living priorities?
- Who is going to live there?

Recommendation 5: A suitable mix of affordable housing with different tenures must be integrated into the housing development masterplan design and brief from the outset. Developers need to demonstrate a range of integrated social/mid-market and private housing within the masterplan and show that they are working with Housing Associations from the very start.

Recommendation 6: A suitable mix of house types to allow “ageing in place” must be incorporated into the housing development masterplan.

***NPF4 Conserving and recycling assets.*** *We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.*

Recommendation 7: A developer will need to demonstrate that they have first audited the local neighbourhood in which they plan to develop housing, in terms of nature’s needs, people’s needs and the wider context, before doing anything else. The following questions should be addressed:

- What ecosystems already exist in this area?
- What is the natural carrying capacity of these systems and the environment around the site (water etc)?
- What does this place have at the moment in terms of connections, infrastructure, adjacent development?
- What is the landscape character and context?
- What does this place need?
- What are the human needs in terms of health and wellbeing and daily needs?

Recommendation 8: A developer must establish the water and drainage conditions surrounding the proposed development site before doing anything else, drawing on available expertise. Geology cannot be changed and working with existing water courses are fundamental aspects of site planning which cannot be retrofitted later. A report must be provided, demonstrating how the developer intends to minimize impact on existing natural water courses and natural drainage by considering the management of excess water and its scarcity, together.

Recommendation 9: A developer will need to show how they intend to mitigate increasing flood risk and use natural Sustainable Urban Drainage System solutions over pipe and tank solutions as a more sustainable and resilient way forward.

Recommendation 10: A developer will need to indicate that they intend to achieve Net Zero Carbon using embodied and operational carbon measures (specialists may need to be employed) that comply with the RIBA Targets for 2030 – and that construction elements and materials in the development will be designed for re-use and/or recycling purposes at the end of their life. Where appropriate, material passports should be included in this process. A carbon

life-cycle statement of intent must be included as part of the Design and Access Statement.

Recommendation 11: A developer will need to work in partnership with local authorities and agencies to precisely define who owns which part of any new green and blue infrastructure, who will manage it, and who will maintain it for the foreseeable future. Funding needs to be set aside in the development plan for appropriate maintenance within a clearly defined maintenance plan.

Recommendation 12: Developers must demonstrate that they will carry out Post-Occupancy Evaluation and Building Performance Evaluation according to BS40101 (for newbuild housing) and PAS2035 (for retrofit housing) basic levels as a minimum. Certification will be required to show that the work has been undertaken, while the results remain confidential to the developer. Evaluation of landscape and rainfall management should also be undertaken during this period.

***NPF4 Local living.*** *We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.*

Recommendation 13: A developer must demonstrate that there is easy pedestrian access to a public transport route from the development site on all urban sites.

Recommendation 14: Any new housing development must provide active travel routes that connect directly from dwellings to any existing active travel routes. There should be a presumption of Cul-de-sac parking for cars and through routes for active travel modes of transport.

Recommendation 15: There must be a public focal point within any new housing development to encourage a sense of community and local liveability, unless there is an existing focal point that can be demonstrated as such.

Recommendation 16: A developer will need to show, using a biodiversity audit as the baseline, how the development will enhance visible blue green infrastructure and biodiversity in the short, medium and longer terms, and how this in turn will enhance community health and wellbeing as well as mitigating climate change effects.

***NPF4 Compact urban growth.*** *We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.*

Recommendation 17: There will be a presumption of smaller packages of housing per developer within an overall large housing development contract, aiming for 20-50 houses maximum per

development package to show diversity of house types. This only applies for developments above 200 units of housing.

Recommendation 18: A developer will need to show that a range of house types has been included for diversity, ageing in place and resilience: not just bigger houses, but flats, colonies and different housing tenures etc.

Recommendation 19: Car parking must be accommodated either within the structure of the home itself or underground or to the rear of housing, or to the perimeter of the site, but not in front or in between housing, in order to prioritise pedestrians and enable multifunctional use of the street.

Recommendation 20: Based on the Living Streets principle, in order to ensure pedestrian priority, multi purpose parking places beyond the curtilage of an individual housing unit must enable people to socialise and children to play, with surfaces delineated where appropriate to slow traffic.

Recommendation 21: 100% electric charging capacity for vehicles is required on site - this can be demonstrated by provision of an appropriate number of charging hubs.

Recommendation 22: Developers will need to demonstrate careful masterplanning of a development to enhance existing ecosystems and biodiversity, based on an initial audit of natural resources. This should also include potential means of food production to enable local living.

Recommendation 23: Developers must demonstrate that, overall, no productive agricultural land is lost to new housing development.

***NPF4 Rebalanced development.*** *We will target development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.*

Recommendation 24: A developer must demonstrate that the equivalent of Passivhaus Standard for all housing on the site will be delivered by a suitably trained and competent workforce.

Recommendation 25: A developer must demonstrate how a housing development will adapt to predicted changes for the locality over the life of the housing in relation to climate change in terms of its resilience to flooding, drought, extreme weather such as storms and heatwaves.

Recommendation 26: Minimum space standards should be the equivalent of the Housing Design Standards for London (<https://www.london.gov.uk/programmes/strategies/planning/implementing-london-plan/london-plan-guidance/housing-design-standards-lpg> )

Recommendation 27: Key sites are designated within the local Housing Plan as “ambassador” sites which should demonstrate housing with a particularly strong design quality, reflecting the city’s ambition to re-invent itself as a premier waterfront city.

Recommendation 28: A developer is required to demonstrate that they have considered all renewable energy options and provided a detailed renewable energy strategy that maximises the potential of the site and its context.

***NPF4 Rural revitalisation.*** *We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.*

Recommendation 29: Developers wishing to create edge settlements abutting Dundee City’s boundary in adjacent authority areas will be expected to lodge copies of their applications with, to fully collaborate with and seek agreement from DCC officers and the key officers from the relevant adjoining authorities collectively. Such procedures are likely to lead to better decisions being taken and agreed which will also be expected to benefit both urban and rural communities.