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Dear Mr Reid,

Consultation on Developer Contributions Supplementary Guidance
Relevance to Broughty Ferry

As far as Broughty Ferry is concerned the proposed “**Eastern Dundee**” guidance will mainly apply to greenfield housing development north of the Arbroath Road (A92) that currently would be contrary to the local plan. More specifically, this applies to any further development other than the 150 houses allocated for the Linlathen site. Such development would be included in the definition termed ‘**Windfall**’ in the consultation paper

Less specifically the “**Citywide**” guidance will also apply to Broughty Ferry”.

We generally support the proposals for “**Eastern Dundee**” regarding the suggestions for ‘**Education**’ (particularly a new primary school) and also those for ‘**Roads and Transportation**’, and the ‘**Green Network**’

The provision of a temporary bus service during the earlier phases of house building is a good idea. Perhaps it could also be extended to some sort of school bus service.

A problem with any residential provision north of the A92 is that it is essentially cut off from many of the desirable facilities and services south of this road. Consequently it is very car dependent. Such isolation and dependency adds to the problems of congestion, pollution and road safety. Therefore, the aim for all future residential development should be that it is increasingly sustainable/self-sufficient.

This has been recognised regarding the provision for a primary school. However, the door should remain open so that ‘**Windfall**’ development should also make a contribution to a new secondary school if population demographics were to indicate that this would be desirable

There are other factors that would improve sustainability such as health and retail provision. It could be considered that developer contribution is being made by imposing a (less profitable) mixed development on ‘**Windfall**’

proposals north of the A92

Perhaps stretching the idea of developer contribution still further (in that it may cost them more) a better design of housing estates should be encouraged so that they are more permeable to public transport, cyclists and pedestrians resulting in a greater degree of connectivity. Maybe the present 'villages' north of the A92 could be improved in this respect.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]