

INTRODUCTION & PLANNING CONTEXT

Marchfield H14, Dumfries

Story Homes is preparing to submit a full planning application for circa 100 homes on land that is located within the Marchfield Area Development Framework.

This site is to be known as Marchfield H14. The wider Marchfield area is allocated for housing within the Dumfries and Galloway Council Local Development Plan 2, dated October 2019 under allocation DFS.H2.

Dumfries and Galloway Council produced a development brief in January 2002, requiring the production of an Area Development Framework (ADF) and associated masterplan. The ADF provides an illustrative masterplan for land allocated within the Nithsdale Local Plan allocated in excess of 100ha for new development at Marchfield.

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. The majority of phases within the ADF are either completed or under construction.

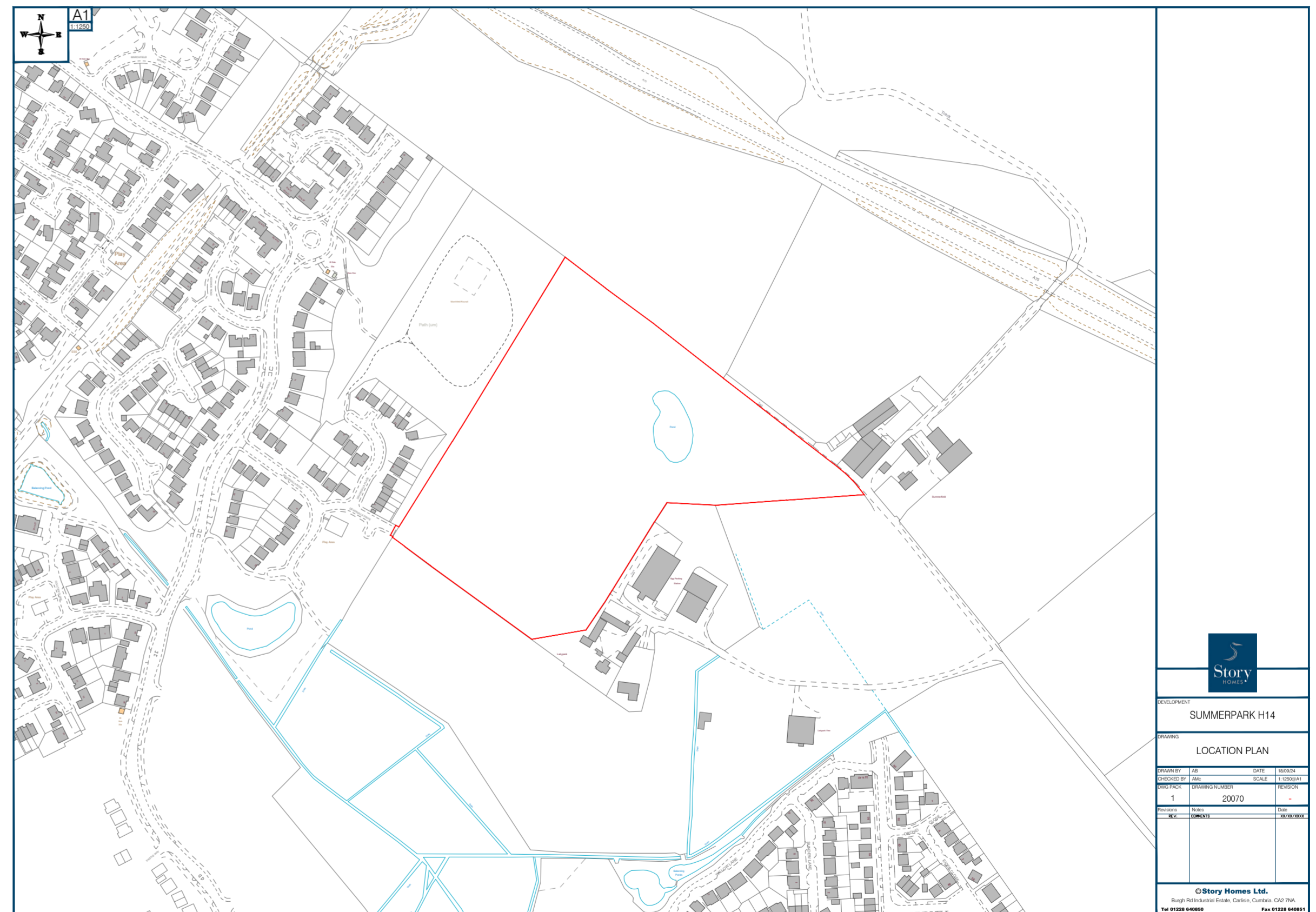


Image: location plan

SITE LOCATION AND CHARACTERISTICS

The site is approximately 5.19 hectares and located to the south of the Persimmon development on Devorgilla Drive.

It is situated between the Marchfield Rounall and Ladypark Farm to the west of Summerfield Lane.

This site is approximately 800 metres from the A709 and the Peel Shopping Centre where there is a Tesco superstore and other superstores. The A709 provides direct access to Dumfries town centre and to the A75 in the other direction.

Lockyards Farm public house is at the entrance to our Summerpark development.



PROPOSED SCHEME

We are proposing a scheme of circa 100 homes with vehicular access via Devorgilla Drive. There are existing pedestrian links serving the site from the north and south, ensuring good permeability to adjacent established residential areas and nearby local services.

The proposed layout will be of similar design and scale to our previously submitted schemes, with a mixture of brick and render as external finishes.

It is proposed that foul water from the new development will be pumped into a new pumping station which then pumps into the nearby foul sewers in the Persimmon estate. Surface water will be dealt with via a gravity drainage system draining to a SuDS pond to the south. The pond will then be adopted by Scottish Water, with a discharge point via a swale downstream into the existing ditch system that conveys water through to the central nature reserve.

There is an area of open space within this scheme as well as a leisure path which will go through the site and up to the Rounall. There will also be landscaping throughout the development.



APPEARANCE AND HOUSING MIX

It is our intention to create a development that respects the style of existing houses in the immediate area, and their residential amenity. The new homes would offer similar details in terms of height and external materials but would also further showcase the distinctive character already demonstrated at our award winning Summerpark development.

Proposed design features would include pitched roofs and gable ends, with some homes potentially including special features such as PV solar panels, dormer windows, bay windows, porch details. The new homes would be finished using brick and render to respect the local context.

The proposed development would offer a mix of detached, semi-detached and a small number of terraced homes, ranging from smaller 3-bedroom properties to larger 5-bedroom homes.



KEY BENEFITS



The proposals would deliver a range of properties to suit local housing need, including 3 to 5-bedroom homes.



The proposal will provide an extensive area of landscaped public open space, alongside areas of incidental open space, totalling 3,271 square metres, that is accessible to all.



The development coming forward will lead to economic benefits in terms of indirect and direct job creation through the construction of new housing.

Following occupation, the new residents will bring additional consumer expenditure into the area, which will contribute positively to the local economy.

NEXT STEPS

Story Homes anticipates submission of the planning application to Dumfries and Galloway Council in February 2025.

We welcome your feedback on the draft proposals so that where possible they can be fed into the detailed layout design.

We would therefore be grateful if you can complete a questionnaire today or take one home and post it to us at the address below by 02 December 2024.

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