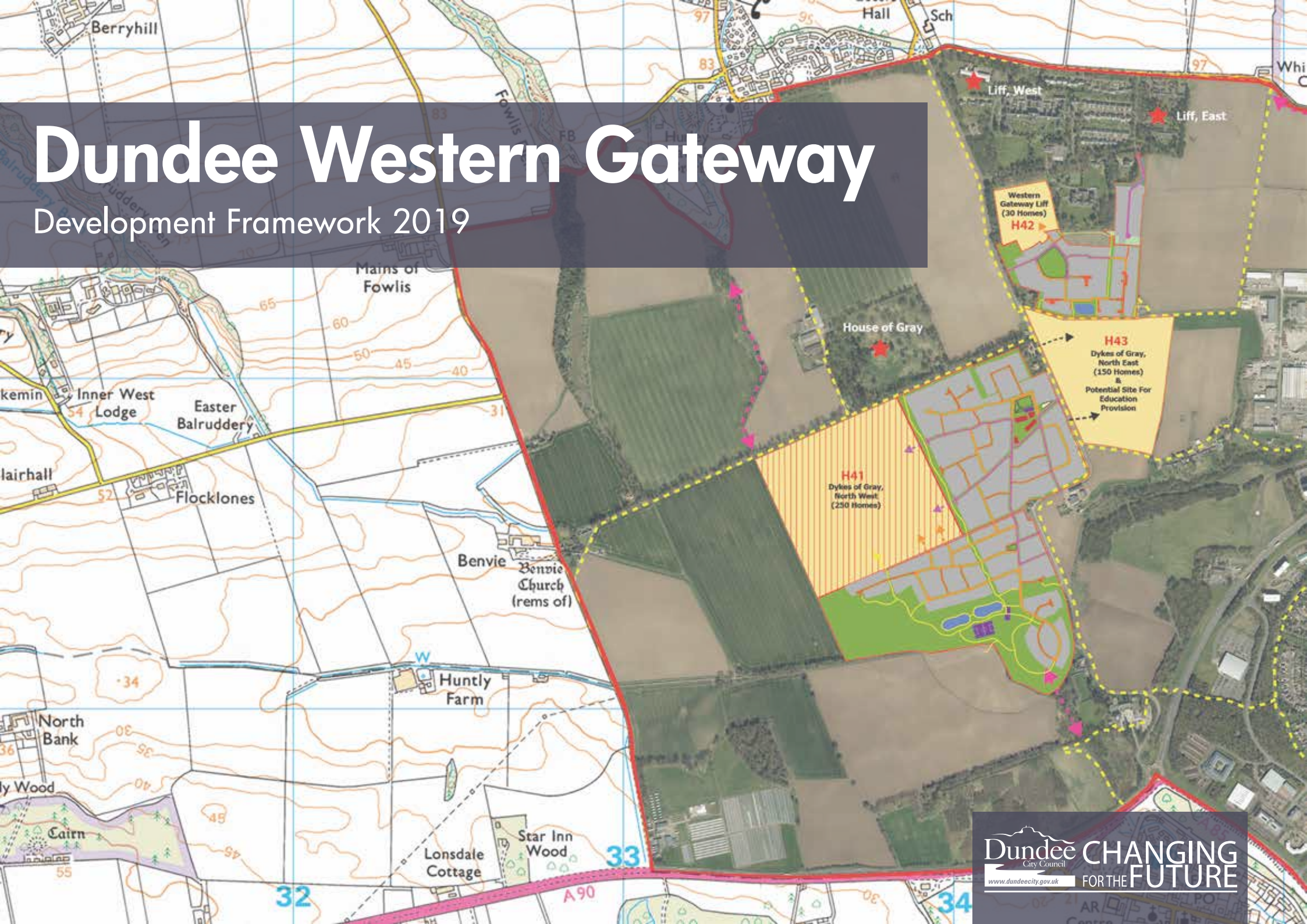


# Dundee Western Gateway

Development Framework 2019



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## Introduction

- 1.1 The Development Framework brings together details of established and approved development at the Western Gateway including the infrastructure necessary to accommodate the planned growth. In addition, the Development Framework details the Dundee Local Development Plan 2019 housing allocations at the Western Gateway and sets out the key planning considerations that developers will require to consider during the submission of further development proposals.
- 1.2 To inform the preparation of the Development Framework a consultation workshop was held in August 2018 and invitations were distributed to circa 300 properties in the Western Gateway area. Appendix 1 - Consultation Workshop provides an overview of the key summary points from the comments and discussions from the workshop. The Development Framework was prepared taking into consideration the comments that were received from residents, landowners as well as from key agencies.

## Background

- 2.1 The principle of development at the Dundee Western Gateway and in particular as a location for strategic housing growth has been a long standing vision for both Dundee City Council and the TAYplan Strategic Development Planning Authority.
- 2.2 The conversion of the former Liff Hospital buildings as well as associated new build residential development established the successful community and high quality development at West Green Park and this was the initial phase of residential growth within the Western Gateway area.
- 2.3 The Council enabled the delivery of housing at this strategic location through front-funding the upgrade and improvement works to the Dykes of Gray Road. The upgrade works to the existing infrastructure provided a key vehicular and active travel route that could serve and connect the Western Gateway development sites with the costs to be received from developer contributions.
- 2.4 Over the past 5 years discussions between the Council and the lead developer Springfield Properties PLC has led to a master planned approach for the development of the area. This has resulted in three major planning applications being approved for the development of over 700 homes with a village centre. The approved village development includes cafe, nursery, village hall, retail and office uses as well as a new recreation ground. A legal agreement detailing the financial contributions towards the establishment of a new primary provision was agreed as part of the approval and the developers have agreed to undertake upgrade and improvement works to the Swallow Roundabout.
- 2.5 The approved Dundee Local Development Plan 2019 allocated additional greenfield housing at the Western Gateway for a total indicative capacity of 430 homes. In order to ensure that forthcoming development proposals would result in a coherent and high quality development the Council recognised the need for a Development Framework for the Dundee Western Gateway.



## Vision

- 3.1 The vision for the development of the Dundee Western Gateway was developed during the late 1990s to seek to provide high quality housing on the west side of the City in a high quality landscape setting to balance the ongoing expansion of the residential areas to the east side of the City.
- 3.2 This approach sought to provide choice of new housing in terms of quality and location and seek to help stem depopulation and grow the overall population of the City. The locational advantages of the west side of the city were recognised with easy access to major employers such as Ninewells and the University of Dundee in close proximity.
- 3.3 The Western Gateway concept has been developed through strategic plans which have sought to create a high quality village concept with a range of housing and supporting community facilities.
- 3.4 The original concept was for three separate villages including the conversion and development of the former Liff Hospital Site. This concept had to be re-thought due to significant constraints in the southern area due to flooding issues. As a result the Council's strategy has been to pursue a single village approach which has required developers to work to a master plan on this basis. All of the subsequent approved developments have followed this revised strategy.



## Dundee Western Gateway – Planning Policy Timeline

4.1 The principle of a residential community at the Dundee Western Gateway has been a long term strategy of the Council that has been established within planning policy since 2001. Early infill development at the former Liff Hospital has been followed by greenfield housing development at Dykes of Gray. The Western Gateway has continued to form a key aspect of the housing strategy for the City.



Dundee and Angus Structure Plan 2001 identified Western Gateway as an area for strategic housing growth within the City.



Dundee Local Plan Review 2005 specifically allocated housing sites at the Western Gateway.



TAYplan Strategic Development Plan 2012 identified the Western Gateway as a Strategic Development Area with the potential for 750+ homes and 50ha employment land.



Dundee Local Development Plan 2014 allocation of housing sites HP01, HP02 and H69 at Western Gateway.



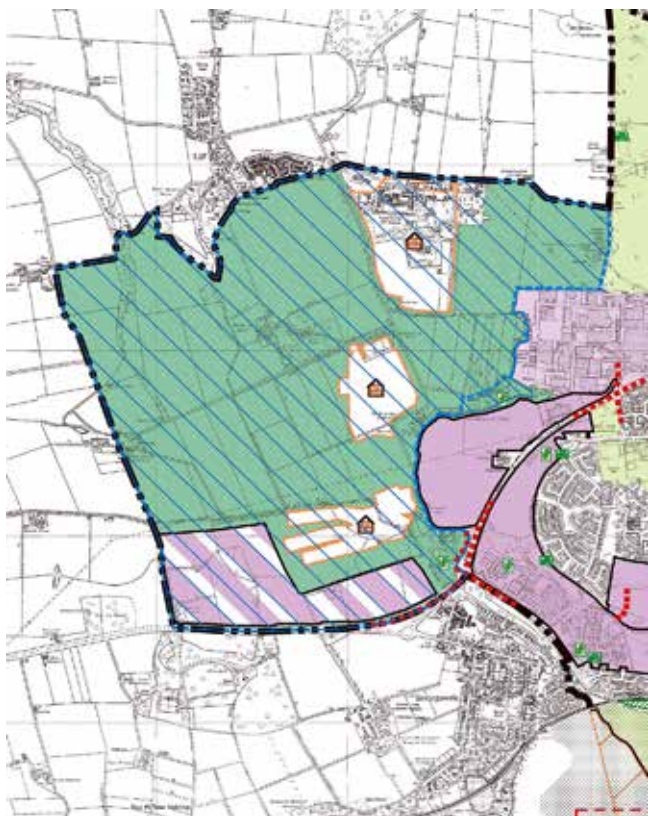
TAYplan Strategic Development Plan 2018 continues to identify Dundee Western Gateway as a Strategic Development Area with potential for 750+ homes and 50ha employment land.



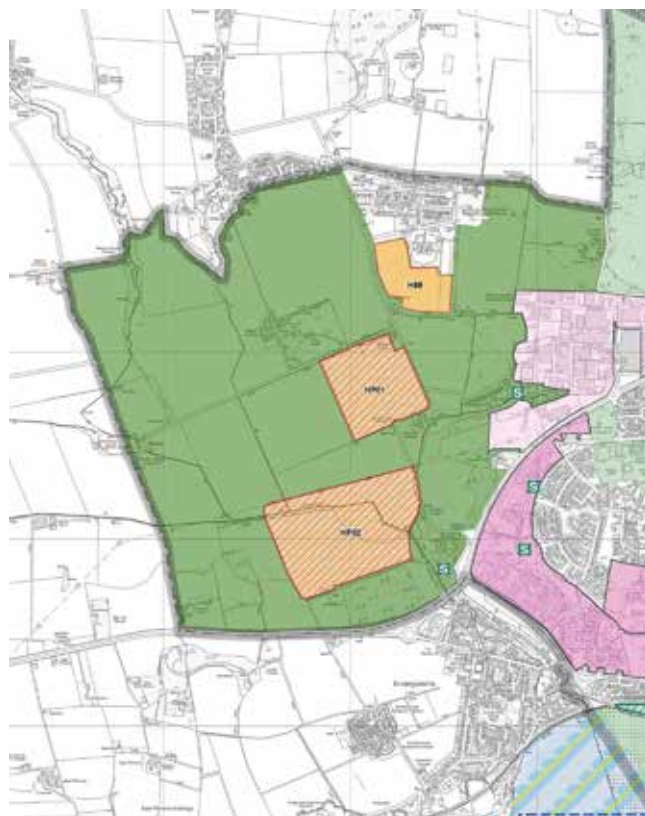
Dundee Local Development Plan 2019 includes the allocation of housing sites H41, H42 and H43 and land for education provision at Western Gateway.

## Western Gateway Housing Allocations

5.1 The Dundee Local Plan Review 2005 established three separate housing allocations at the Dundee Western Gateway. The Scottish Environment Protection Agency (SEPA) published updated flooding information that resulted in the southernmost development site no longer being considered viable for residential development. As a result the approach was required to be reworked in order to deliver housing in this location of the City. Through partnership working and a collaborative design-led approach between the Council and Springfield Properties PLC the proposal was successfully reworked as a new residential development focused around a village core.



Local Plan 2005



Local Development Plan 2014



Local Development Plan 2019

## Development Progress

6.1 The key characteristics of the approved housing developments that have been granted planning permission since the adoption of the Dundee LDP 2014 can be seen in the adjacent map. The map displays the approved developments including the road layout and hierarchy, as well as the location of green space, community facilities and sustainable urban drainage.

### Western Gateway Development Progress

6.2 Over 700 units have been approved at the Western Gateway with development having commenced on two of the major sites which have approval for a total of over 600 homes and over 100 homes have been completed. The Western Gateway, Liff site has approval for 100 homes and development has not yet been commenced at that location.

- ① - Western Gateway Liff (100 homes approved) development not yet commenced
- ② - Western Gateway South Gray (371 homes approved) under construction - 52 homes completed
- ③ - Western Gateway Swallow (230 homes approved) under construction - 118 homes completed
- ④ - East Road, Liff (18 homes approved) - under construction 5 homes completed



Map 1 - Development Progress

## Local Development Plan 2019 – Housing Allocations

- 7.1 The housing sites that have been allocated at the Western Gateway offer the opportunity to provide further choice and location to the housing market within the City. These allocated housing sites relate to the approved Western Gateway village development and also contribute land for the establishment of a new primary provision. The allocation of additional housing land will support the successful growth of the Western Gateway as well as supporting the development and viability of proposed services and community facilities. The allocated housing sites are consistent in establishing a sustainable planned community that would straddle the Dykes of Gray Road. The development of these allocated sites would connect the approved development sites and existing residential areas and enable a critical mass to incorporate the associated social and physical infrastructure.
- 7.2 The Dundee LDP 2019 has phased the allocations at the Western Gateway. Within the first five year period (2019-2024) two sites have been allocated these are H42: Western Gateway, Liff and H43: Dykes of Gray, North East and have a combined indicative capacity of 180 homes. Post 2024 in the second period of the Plan a longer term housing land release has been allocated as H41: Dykes of Gray, North West which has an indicative capacity of 250 homes.
- 7.3 Furthermore, the allocation of H41 in the second period of the Dundee LDP 2019 (2024-2029) offers a logical long-term housing allocation and gives certainty for the continued growth of housing in the Western Gateway.
- 7.4 Local Development Plan Policy 10 requires new housing developments to provide a balanced choice and type of housing. This should include consideration of housing that responds to the needs of our ageing population and to support the Lifetime Communities concept promoted in TAYplan.





## Opportunity Sites

8.1 Further opportunities for high quality development proposals exist within the Western Gateway Area.



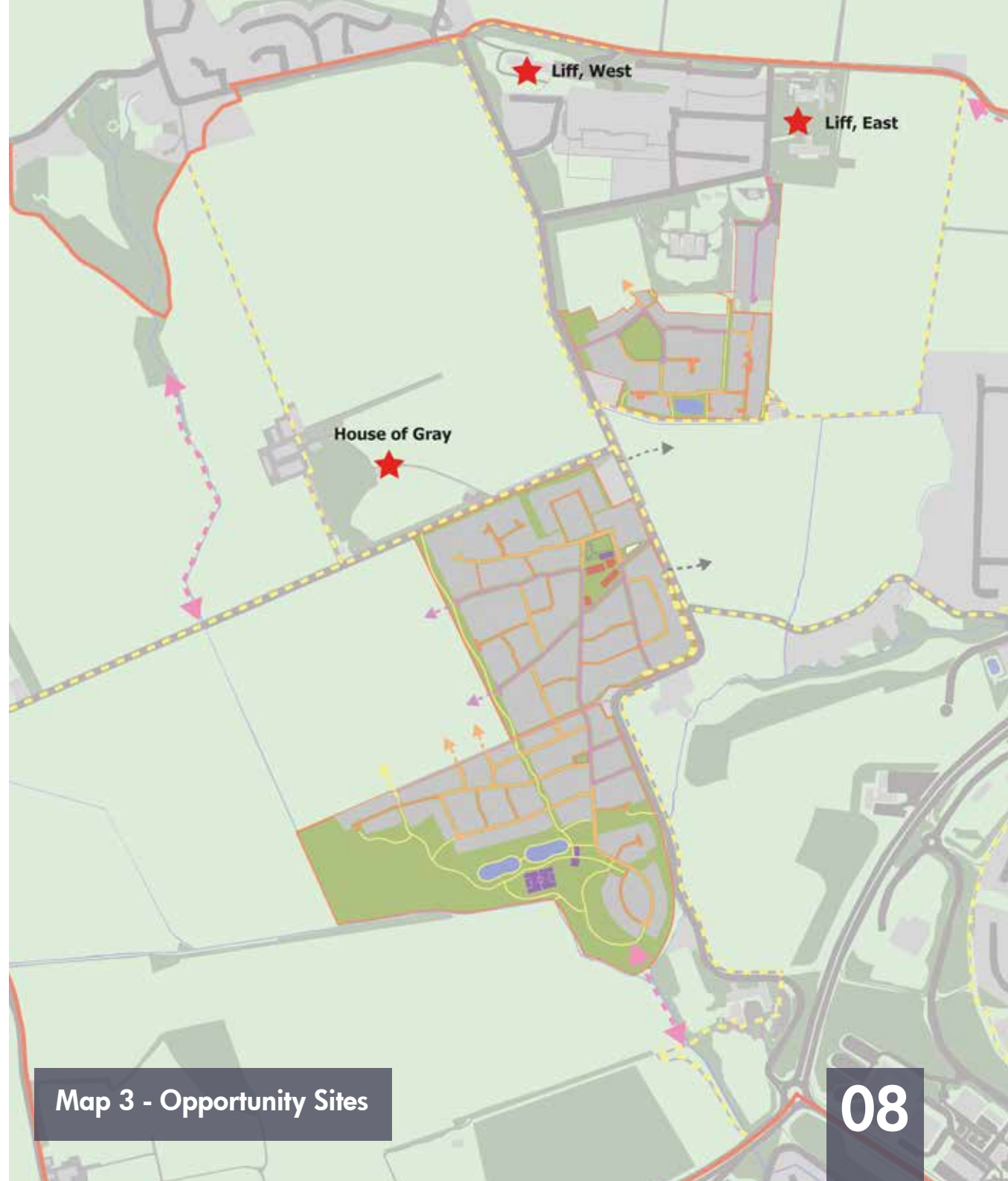
8.2 House of Gray

The House of Gray is a Category A Listed Building built in 1714 and situated within an attractive rural setting. A unique opportunity exists for a proposal that would sensitively restore and bring the listed building back into use. Forthcoming proposals for the House of Gray will be expected to be of a high quality and seek to retain the character and appearance of the listed building.



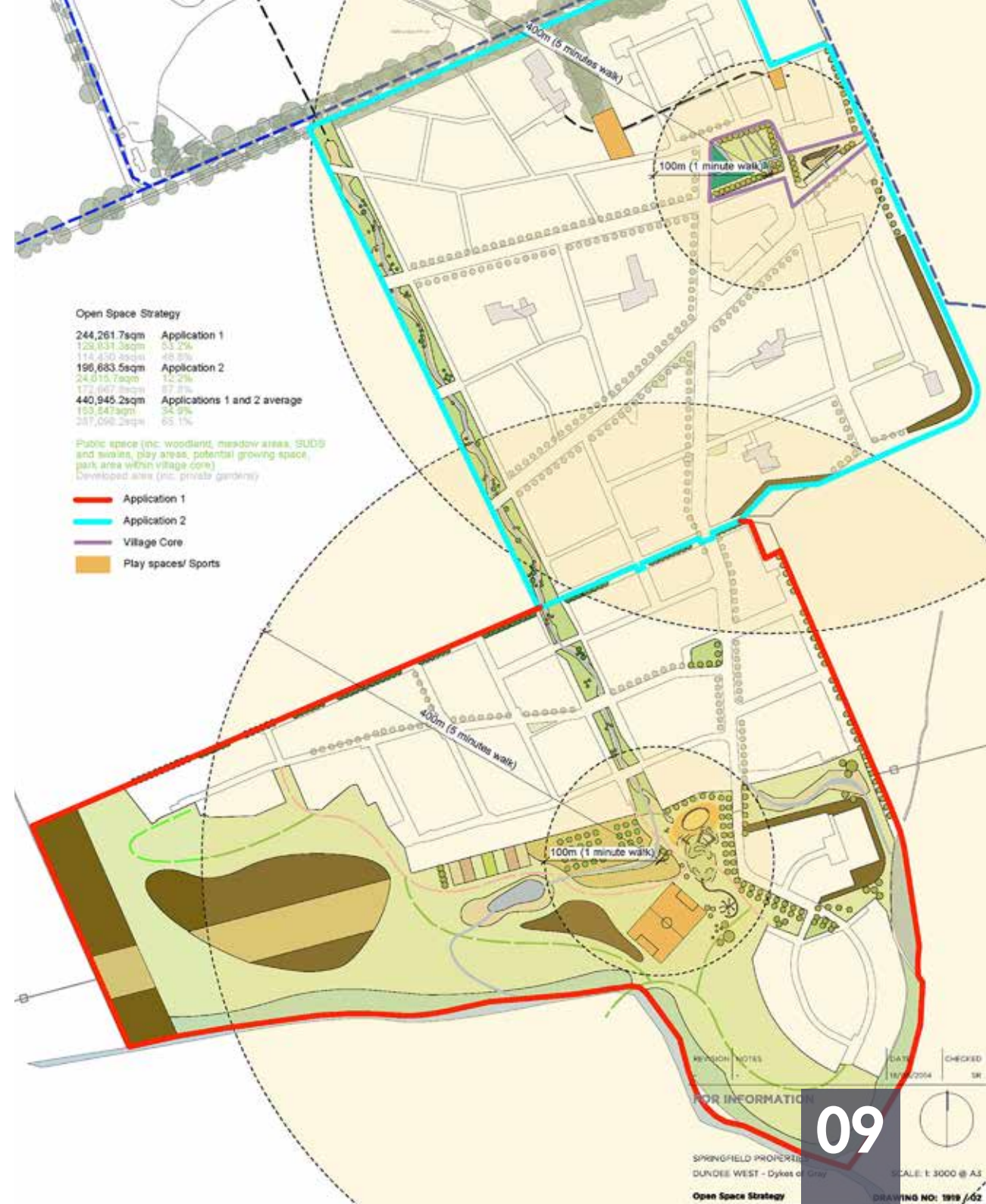
8.3 Land at Former Liff Hospital

An opportunity exists for residential development within the two vacant NHS sites within the former Liff Hospital. In March 2019 Planning Committee agreed to grant planning permission for the development of a total of 54 houses subject to the completion of a legal agreement to secure developer contributions for education provision. Two planning applications for the residential development of these vacant sites have been submitted to the Council. Development proposals will be expected to be of a design that sensitively integrates with the existing mature landscaping and complements the existing development at West Green Park.



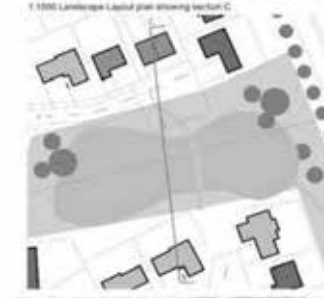
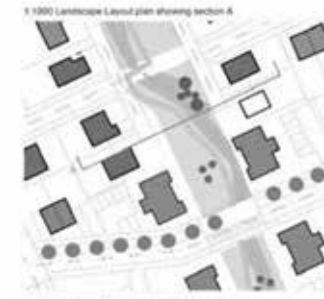
## High Quality Design and Placemaking

- 9.1 The approved Western Gateway developments followed a concept master planned approach that was prepared by Springfield Properties PLC following detailed discussions with the Council. The master plan approach sought to create a contemporary distinct planned development that related to the landscape and had the characteristics of a village. It does this by replicating the key elements of a typical village – the village centre, higher density near the centre, amenity space, landscape framework and footpath links. – but in a contemporary manner. The key principles established the development of a village with access to open space and integrated a varied range of housing-types into character areas with high quality materials and finishing. The master plan approach established the design of a new village centred around a denser core area which would provide a range of higher density housing, a central village green as well as the provision of key amenities and services. A street hierarchy was used as the basis of the master planning exercise. Character areas and a landscaping framework were then used to create a sense of place and identity to the development.
- 9.2 Through the overarching policy framework of both the Strategic Development Plan and Local Development Plan the future expansion of this area of the City will be required to build on this successful master plan approach and will be required to complement and enhance the existing approved developments.
- 9.3 In considering future proposals development will be required to be in accordance with Policy 1: High Quality Design and Placemaking of the Dundee LDP 2019 and in accordance with that policy new development will be required to meet the six qualities of successful place. This will ensure that a design-led approach to future development proposals is adopted with the intended outcome to maintain a positive contribution to placemaking that respects and enhances the character and amenity of the surrounding area.

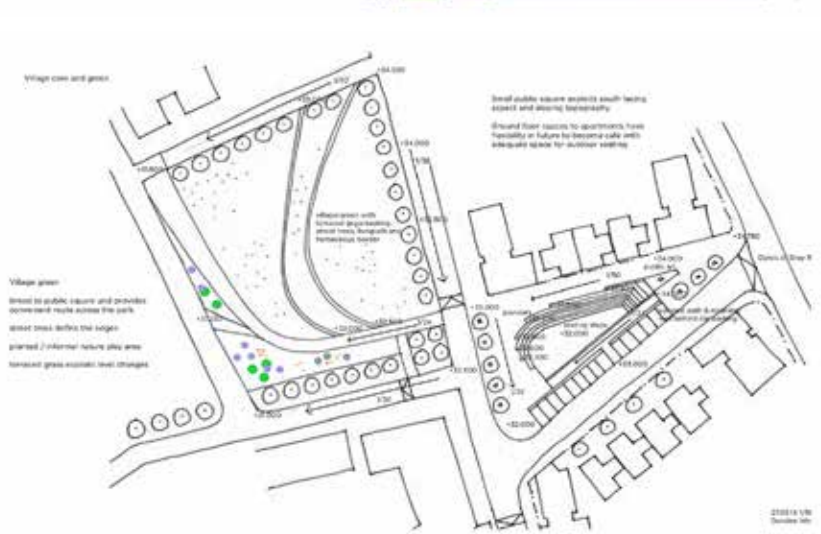


## Design Statements

- 10.1 Future development will be required to clearly set out the design principles and to demonstrate how the proposal integrates with the surroundings, as well as how the character and amenity of the place creates a sense of community and identity.
- 10.2 There is a requirement to continue a master plan approach and as part of this the submission of a design statement will be expected in support of any forthcoming planning application.
- 10.3 The creation of a clear street hierarchy was established early on in the master plan process with the purpose to provide assistance for users in the interpretation and understanding of the site and to create appropriate scaled transport corridors that reflect the purpose of each road. The movement of pedestrians, cyclists and cars through the village development was a clear consideration in the approved development proposals with the focus on creating a safe and well connected environment that was well designed and would function effectively for a range of uses.
- 10.4 The street hierarchy has been an important factor that has contributed towards placemaking at the Western Gateway. Forthcoming development proposals at the Western Gateway will be required to align with the established principles of the street hierarchy and integrate these fundamentals at an early stage of the design process to contribute towards the creation of a distinct high quality village environment.
- 10.5 Furthermore, the approved developments at the Western Gateway have been designed to allow for the planned movement through the village for public transport. New development proposals will be required to facilitate and integrate the potential for the expansion of the public transport network as demand for the services grow. Developers should also seek to explore opportunities for increasing social inclusion through demand responsive transport and community transport initiatives.
- 10.6 A higher level of density of development has been approved towards the village core with lower density housing anticipated moving away from the core area. It will be expected that future development proposals include a variety of plot sizes and housetypes that are in accordance with the LDP 2019 standards and that offer further choice of housing type and location within the City.



Indicative sketch of green, planted streetscapes proposed at South Gray Village



## Community Facilities

- 11.1 The master plan approach sought the delivery of a range of uses that are essential for the formation of a new village. The planning permission for the village centre allows for uses that include a community hall, shop, office, dentist and cafe. A number of these community facilities are under construction and the developer is actively engaged in marketing for occupiers.
- 11.2 A programme for the delivery of the facilities at the village centre has been agreed between the developer and the Council to meet the growing needs of this new community. As the neighbourhood grows Springfield as the lead developer are actively pursuing discussions with prospective operators and there has been significant progress with interest in opening a cafe and a proposed nursery.

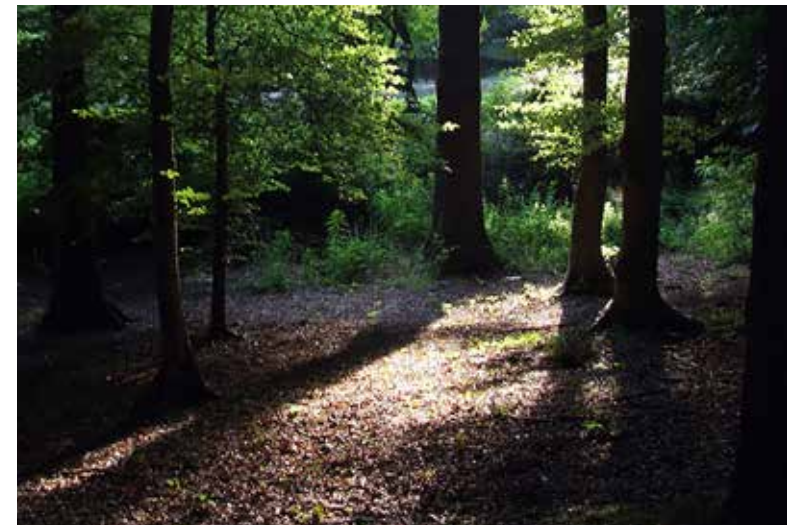
## Education Provision

- 12.1 The Dundee Local Development Plan 2019 housing allocation H43: Dykes of Gray, North East has been allocated with an indicative capacity of 150 homes. The indicative capacity at this site takes into account the potential for primary provision to be developed within the allocation boundary. The site allocated for primary provision is close to approved and planned housing as well as the village core and would offer convenience for existing and future families.
- 12.2 Through imposing Planning Obligations the Council are securing developer contributions towards education provision at the Western Gateway from the approved developments. All developers are required to pay an agreed financial amount towards the cost of constructing the primary provision for Western Gateway. This will allow for, when required, new primary provision to be established to meet the future increase in demand from the development in the Western Gateway.
- 12.3 Forthcoming residential development proposals will also be required to make financial contributions in accordance with the approved Supplementary Guidance on Developer Contributions.
- 12.4 The Council are proactively considering options for education provision and are in discussions with Springfield Properties as well as adjoining authorities of Angus Council and Perth & Kinross Council to determine the best means of providing education services for the wider area.
- 12.5 In April 2019 Dundee City Council's Children and Families Service commenced an informal consultation on the creation of a 2- 18 joint community learning campus to cater for communities in Dundee, Angus and Perth & Kinross and/or the creation of a new primary provision in the Western Gateway area.



## Green Network

- 13.1 The Dundee Green Network is non-statutory planning guidance that was adopted in January 2016. This established key development principles to ensure high quality, multi-functional green infrastructure is delivered in new development that is well connected into the existing network to be enjoyed, cared for and valued. The Dundee Green Network guidance is therefore a material consideration in the determination of planning applications and will be required to be taken into consideration for future development proposals at the Western Gateway.
- 13.2 The Western Gateway is located in a countryside location. Prior to development there were some footpath and cycle connections to and from the City and surrounding open countryside but limited areas of public open space.
- 13.3 The approved developments at the Western Gateway contain landscaping and amenity areas comprising a central village green, local open spaces, landscaped footpath links to enable access to the playing fields and larger amenity spaces which include a 7-a-side football pitch and children's play area to the south of the Springfield development area.
- 13.4 Future development proposals at the Western Gateway will be expected to make a positive influence on the quality of life within the area and to contribute towards a more sustainable and distinct community. Developers should seek to enhance the green network through connecting existing and proposed green infrastructure components such as street trees, open spaces, watercourses and walking and cycling routes.
- 13.5 The design of new development will be required to be based on an understanding of the surrounding landscape and context and result in an appropriate response to the site. Forthcoming development proposals will be required to ensure appropriate levels of accessible and useable multi-functional green network is provided within any proposed residential development.
- 13.6 Given the surrounding countryside, farming land and woodland environment there may be the potential for wildlife in field perimeters, therefore forthcoming proposals will be required to demonstrate that there would be no significant detrimental effect on protected species (including red squirrels) and that there would not be an adverse effect on the integrity of the Firth of Tay & Eden Estuary Special Protection Area.
- 13.7 New development proposals will be required to protect and enhance the environmental assets of the Western Gateway Area avoiding the risk of habitat fragmentation and where possible create new habitat areas that will connect and contribute to the wider green network. This would involve the submission of an ecological assessment to demonstrate that there would be no significant detrimental effect on any protected species as well as the submission of a tree survey and accompanying tree planting and landscaping scheme as supporting justification for significant development proposals.

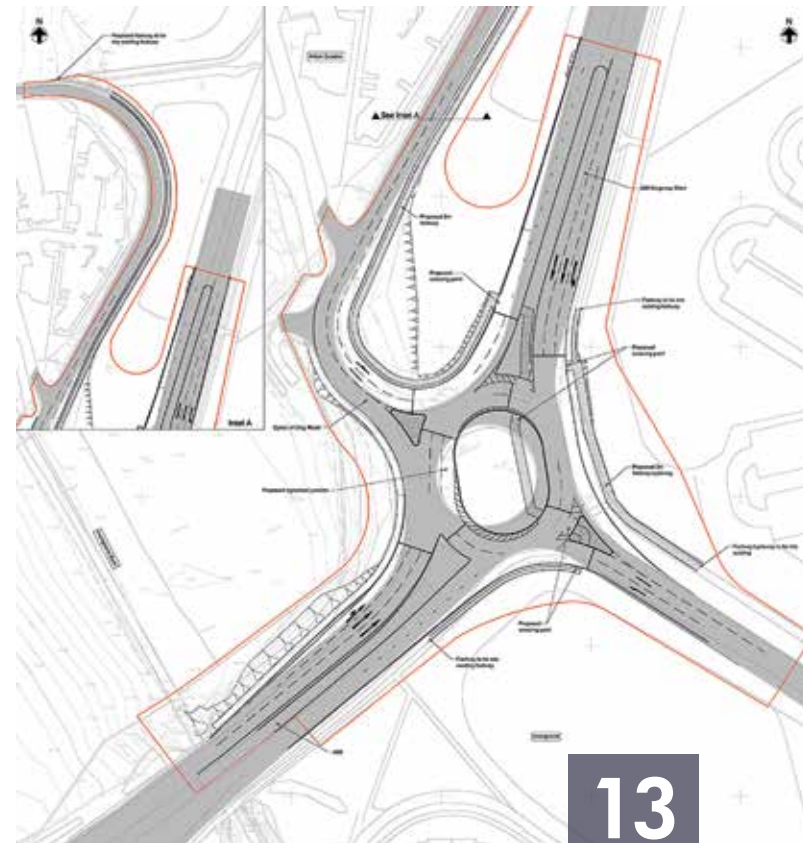


## Active Travel Pedestrian & Cycle Routes

- 14.1 Active travel is a key means by which people can build physical activity into their lives and was designed into the approved Western Gateway development. Map 4 displays the approved core path network and highlights the linkages to the open space and surrounding open countryside.
- 14.2 Any future development proposals would be expected to adhere to the principle of promoting active travel and form an integral basis of the design of the proposed development and the wider areas. As part of this design-led approach it will be expected that opportunities for the expansion of the cycle and pedestrian networks including improved connections to the existing active travel network will be pursued and developed as part of future proposals.

## Permeability & Access

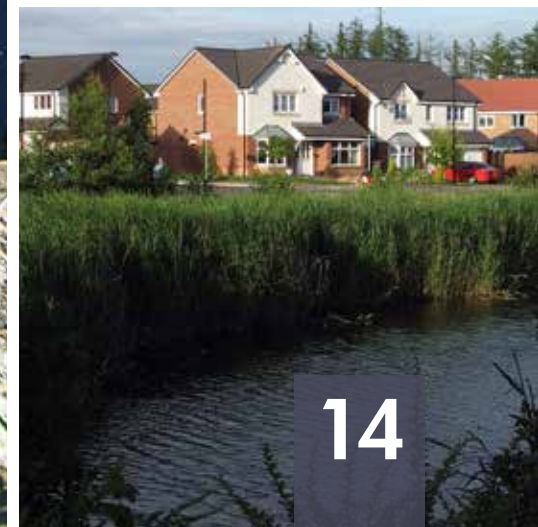
- 15.1 The Council facilitated the first phase of realising the strategic vision of delivering new housing development at the Western Gateway through the front funding of the improvements to the Dykes of Gray Road which included a pedestrian/cycle path segregated from the roadway. This established the key vehicular and active travel route to serve and connect the Western Gateway development sites and enabled the delivery of housing at this location of the City.
- 15.2 It was also recognised that as a result of the level of proposed development at the Western Gateway there would be a requirement for certain upgrading works relating to the Swallow Roundabout junction to take place. This was formalised as part of the approved planning permission for the Western Gateway village developments whereby there is a requirement for upgrade works to the A90 Swallow Roundabout to be undertaken before the completion of the 270th house at the Western Gateway.
- 15.3 The developer has committed to undertaking the delivery of these upgrade works and planning permission for the remodelling of the existing Swallow Roundabout to form a signalised junction has been approved. These works are anticipated to commence in May/June 2019. The approved proposal includes pedestrian crossing points to allow access across the dual carriageway as well as a proposed pedestrian/cycle path that will fully connect the existing segregated path along Dykes of Gray to the Dundee core path network.
- 15.4 The developer has demonstrated through the submission of a supporting Transport Modelling Statement that the proposed remodelling and upgrading of the Swallow roundabout can accommodate the proposed housing numbers at the Western Gateway and that there would be no significant detrimental impact arising as a result.
- 15.5 Forthcoming development proposals would be expected to submit detailed supporting information to demonstrate that there would be no significant impact on the existing transport infrastructure as a result of a proposed residential development.
- 15.6 Developers will provide Residential Travel Plans to occupiers of every new home in order to reduce car use originating from the development.



Proposed Swallow Roundabout Upgrade

## Water Management

- 16.1 The existing developments at the Western Gateway were designed with integral Sustainable Drainage Systems (SUDs). This drainage infrastructure has allowed for the surface water arising from the new development to be dealt with in an environmentally friendly and economical manner. The Sustainable Drainage Systems constructed at the Western Gateway manage surface water run-off and treat it naturally, allowing for the release of good quality surface water into a nearby watercourse and ground water.
- 16.2 During the preparation of the Local Development Plan the Council engaged with Scottish Environment Protection Agency (SEPA) and Scottish Water on the three allocated housing sites within the Western Gateway. During this period SEPA requested that forthcoming planning applications are supported by Flood Risk Assessments. This requirement has been reflected within Appendix 3: Allocated Housing Sites of the Dundee LDP 2019. Neither SEPA nor Scottish Water raised any particular concerns with the proposed allocation of housing sites at the Western Gateway.
- 16.3 The Council will consult with both SEPA and Scottish Water as statutory consultees on any forthcoming development proposals with regards to flooding as well as water and wastewater services. Forthcoming development proposals will be required to integrate Sustainable Drainage Systems sensitively into development sites and to ensure that they are designed to contribute to placemaking and the overall amenity and attractiveness of the area. Proposed SUDS should adopt an ecological approach to surface water management and ensure an appropriate level of treatment and exploit opportunities for the system to form an integral part of the Dundee Green Network.



## Public Art

- 17.1 The Dundee Local Development 2019 requires that all developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development.
- 17.2 Public art was commissioned as part of the Dykes of Gray village development. An artist working with Springfield Properties and Dundee City Council has used a theme of seeds for the new public art and a variety of forms derived from the winged seeds of beech, ash, sycamore and elm trees was commissioned.
- 17.3 A statement piece of public art has been installed at the village centre to celebrate the establishment of the new community.
- 17.4 The public art has been produced using high quality materials such as bronze, stone and oak and this has contributed to a sense of place for the area. The expectation for future development within the Western Gateway is that public art will continue to be an integral aspect to new development.





**Map Key**

- LDP2 Housing Allocation (2019 -2024)
- LDP2 Housing Allocation (2025 -2029)
- Approved Applications
- Green Space
- Amenity Provision
- Sustainable Urban Drainage (SUDS)
- Play Areas
- Opportunity Sites

**Road Network**

- Primary Roads
- Secondary Roads
- Tertiary Roads
- Pedestrian Routes
- Dundee City Council Core Paths Network
- Swallow Roundabout Upgrade
- Potential Path Improvements

**H41** - Dykes of Gray, North West (indicative capacity 250 homes) (2024-2029)

**H42** - Western Gateway, Liff (indicative capacity 30 homes) (2019-2024)

**H43** - Dykes of Gray, North East (indicative capacity 150 homes) (2019-2024)



Map 4 - Western Gateway Development Framework

## Contact Details

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