

9 AMENDMENTS TO PROPOSED SECTION 75 AGREEMENT FOR VILLAGE 1 - WESTERN GATEWAY (AN78-2008)

A key objective of the development strategy of the approved Dundee and Angus Structure Plan 2001-2016 is "provision for integrated mixed use development west of Dundee capitalising on unique locational strategic advantages and linked brownfield/greenfield opportunities".

This has been further detailed in the Dundee Local Plan 1998 and the Dundee Local Plan Review 2005 by the identification of sites within the Dundee Western Gateway to create a high quality, village type residential environment at the upper end of the housing market.

Members are referred to the planning application in respect of Village 1 of the Western Gateway development (ref 03/00618/FUL) which was reported to the Development Quality Committee on 17th October, 2003. The Committee was minded to approve the application subject to a Section 75 legal agreement between the developers and the City Council to cover a number of requirements including the carrying out of works to Dykes of Gray Road and Swallow Roundabout. Thereafter, the Development Quality Committee on 4th December, 2006 approved Agenda Note AN391-2006, whereby the developer would contribute towards improvements to the Swallow Roundabout.

It is now proposed that the improvements to Dykes of Gray Road will be undertaken by the City Council in order to facilitate the development of the greenfield sites in the Western Gateway and all the developers will be required to make financial contributions to meet the cost of these works. In all other respects the relevant planning circumstances surrounding the decision of 27th October, 2003 are not materially changed.

The approval of Committee is requested to amend the heads of agreement to require the developer to make this contribution.