

## ITEM No ...10...

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 13 MAY 2019

**REPORT ON:** DUNDEE WESTERN GATEWAY DEVELOPMENT FRAMEWORK

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 174-2019

### **1 PURPOSE OF REPORT**

1.1 The purpose of this report is to seek approval for the publication of the finalised Dundee Western Gateway Development Framework 2019.

### **2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a notes the summary of issues raised in the comments received on the Draft Development Framework and the response to these by the Executive Director of City Development; and
- b approves the publication of the Dundee Western Gateway Development Framework 2019.

### **3 FINANCIAL IMPLICATIONS**

3.1 None.

### **4 BACKGROUND**

4.1 Article II of the Minute of the Meeting of the City Development Committee of 22 January 2018 (Report 7-2018) refers to the Executive Director of City Development preparing a Strategic Development Framework for the Western Gateway.

4.2 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. Early infill development at the former Liff Hospital was followed by council led works to upgrade the Dykes of Gray Road to enable the development of the housing sites allocated in the local and strategic development plans.

4.3 Over the past 5 years discussions between the Council and Springfield Properties has led to a masterplan 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.

4.4 To date over 200 new homes have been built within the Dykes of Gray development. Recognising the success of the new housing and to continue to balance the ongoing expansion of the residential areas to the east side of the city the Dundee Local Development Plan 2019 allocated additional greenfield housing at the Western Gateway with a total indicative capacity of 430 houses.

### Development Framework

- 4.5 The Draft Development Framework brings together details of the completed and approved development at the Western Gateway including the infrastructure necessary to accommodate the planned growth. It also 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 preparation of further development proposals.
- 4.6 To inform the preparation of the Draft Development Framework a consultation workshop was held on 28 August 2018. Invitations were distributed to circa 300 properties in the Western Gateway area and over 50 people attended including residents from West Green Park, Denhead of Gray, Benvie, Liff and Invergowrie. Representatives from Springfield Properties also attended. The workshop format involved planning officers facilitating map-based discussions around key themes with participants actively engaged and providing both verbal and written comments.
- 4.7 Before leaving the workshop participants were invited to complete a feedback form. A summary of the comments made on the 54 completed feedback forms as well as the general discussion from the workshop is contained within Appendix 1 of the Development Framework. Comments generally related to housing type, upgrading the transport network, encouraging active travel accessibility, delivering community infrastructure and education provision as well as comments on open space provision and the protection of the natural environment.
- 4.8 The detailed comments and the workshop discussions were used to inform the preparation of a draft framework.
- 4.9 A 6 week period for comments on the contents of the Draft Development Framework ran from 19 February to 2 April 2019. Written comments were received from 11 contributors including SEPA, Scottish Water, residents of Denhead of Gray and West Green Park. These comments are collated and responded to in Appendix 1 of this report.
- 4.10 Supportive comments were received from Scottish Environmental Protection Agency (SEPA) noting that the framework provides a structure for the future development of the area and that it offers a significant opportunity to embed environmental considerations within the development of this part of Dundee.
- 4.11 Scottish Water reviewed the framework and confirmed that it will continue to support the development of the area.
- 4.12 TACTRAN expressed its support in principle for the framework noting that the proposed road junction improvements and sustainable transport measures are contained within the Regional Transport Strategy Delivery Plan.
- 4.13 No comments were received from Transport Scotland, Scottish Natural Heritage, Historic Environment Scotland or Scottish Enterprise.
- 4.14 Springfield Properties PLC support the framework but have asked for a number of amendments. These are primarily requests to include references to Springfield Properties PLC to acknowledge its role as the lead developer and attendance at the consultation workshop. The company requests that the reference to indicative site capacities in the local development plan is also amended to include an acknowledgement that the key consideration of site capacity should be the ability of the site to satisfy local development plan requirements. The company also asks that the framework makes reference to future development building from, reflecting and extending the design philosophies agreed to date.

- 4.15 The framework has been amended to include some reference to Springfield Properties PLC in order to acknowledge its role as the lead developer of the development to date.
- 4.16 The indicative site capacities for each site as set out in Appendix 3 of the Dundee Local Development Plan 2019 have been determined on a site by site basis subject to consideration of individual site characteristics. They are indicative only and it is incumbent on any planning application to demonstrate that the design and layout is in accordance with the Local Development Plan. It is therefore unnecessary to amend this section of the framework.
- 4.17 It is considered that the text within paragraphs 9.1–9.3 adequately conveys the principle of future development building on the design approach to date and for further phases to complement and enhance the existing approved developments. It is therefore unnecessary to amend this section of the framework.
- 4.18 Residents of Denhead of Gray have asked that the framework is amended to relocate the proposed location for the primary provision from housing site H43 to housing site H41.
- 4.19 The potential location of the primary provision within housing site allocation H43 is set within the local development plan. The site was selected as it is immediately opposite the village core in a location which is readily accessible by pedestrian and vehicular traffic. A location within housing site H41 would not be as accessible and would require a larger volume of traffic to move through the housing area. Therefore the proposed location for any primary provision will remain within site H43.
- 4.20 Residents of West Green Park have submitted a range of comments noting their disappointment with the draft framework and to request several amendments. They comment that the draft framework does not take into account comments made at the consultation workshop and West Green Park Residents' & Proprietors' Association (WGPRPA) has provided detailed comments on this. The council's response to the detailed comments from WGPRPA is set out in Appendix 1. One particular point relates to the need for education provision and the need for clarity on what will be provided and when. WGPRPA also comment on the weak vision in the framework and queries the references to a masterplan approach.
- 4.21 Education was the main topic for discussion at the consultation workshops in August 2018. In response to this the framework was drafted to include a section specifically addressing the planning matters relating to education provision. Paragraphs 12.1-12.5 advise where a primary provision could be located; the mechanism for securing developer contributions towards the cost of funding the development of primary provision; and note that the council is 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. The developer contributions from the legal agreements are to be spent on primary provision for the Western Gateway, not the expansion of an existing school. However the location, size and timing of delivery of this are still to be determined.
- 4.22 Paragraph 12.5 of the Draft Development Framework noted that Children and Families Service commenced the first stages of an informal consultation regarding education provision in the west of the city in early 2019. In April 2019 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. Drop-in sessions being held in April and May and a survey open until 7 June 2019. Children and Families Service have advised that the consultation and other preliminary work needs to be completed before it can advise on the timescales for new education provision for the Western Gateway area. Paragraphs 12.1-12.5 provide a clear statement on the planning matters relating to education provision. The framework will be amended to reflect Children and Families Service's consultation on education provision.

- 4.23 Paragraphs 3.1-3.4 discuss the vision for the development of the Dundee Western Gateway. This vision 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. Although the concept and strategy for delivering this vision has changed over time the vision is still relevant and does not need to be updated.
- 4.24 The masterplan approach referred to in the framework describes the collaborative approach taken by the council, Springfield Properties and stakeholders including SEPA to positively respond to the identification of a flooding risk in the southernmost of the Dundee Local Plan Review 2005 development sites. This involved the preparation of concept masterplans in unison with a landscape design strategy for a revised development area and the preparation of a detailed design and access statement to support the planning applications. This masterplan approach helped to demonstrate that the proposed developments would deliver high quality housing on the west side of the City in a high quality landscape setting. The approach has proved successful with the first phase of development creating a new and attractive area of housing set within a landscape framework extending from the village core down to the play areas and sports pitch to the south.
- 4.25 Some amendments have been made to the draft framework to address the points raised through the consultation. These are listed in Appendix 1 of this report. These amendments include:
- a Include reference to Springfield Properties PLC to acknowledge its role as the lead developer of the development to date.
  - b Updating maps to include potential path improvements and legibility.
  - c Noting of current informal consultation on education provision in Western Gateway area and clarification on expectation for development of new primary provision.
  - d Rewording of text to remove jargon and to better explain design approach.
- 4.26 The finalised version of the framework is available to view on the council's website via:  
<https://bit.ly/2vAOSQB>
- 4.27 Approval of the Dundee Western Gateway Development Framework 2019 will establish it as non-statutory planning guidance and a material planning consideration in the determination of planning applications within the Western Gateway.

## **5 POLICY IMPLICATIONS**

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

## **6 CONSULTATIONS**

- 6.1 The Council Management Team were consulted in the preparation of this report.

**7 BACKGROUND PAPERS**

7.1 None.

Gregor Hamilton  
Head of Planning and Economic Development  
Robin Presswood  
Executive Director of City Development

Author: Alistair Hilton

Dundee City Council  
Dundee House  
Dundee

2 May 2019



## APPENDIX 1 – Report 174-2019

## SUMMARY OF COMMENTS RECEIVED FROM PERIOD FOR COMMENTS ON DRAFT DUNDEE WESTERN GATEWAY DEVELOPMENT FRAMEWORK; DUNDEE CITY COUNCIL RESPONSE; AND PROPOSED ALTERATION TO THE DEVELOPMENT FRAMEWORK

Stakeholder	Summary of Stakeholder Comment	DCC Response	Proposed Alteration to Development Framework
SEPA	1) Support Development Framework - provides structure for future development of the area. Welcome the references to Green Network and placemaking, flood risk and SUDS. These build on the requirements of the LDP 2019. No changes requested.	Comment noted.	No alteration proposed.
Scottish Water	2) Support Development Framework - No changes requested.	Comment noted.	No alteration proposed.
TACTRAN	3) Support in principle for Development Framework. The proposed A90/A85 roundabout improvements and transport measures to be implemented are contained within the Regional Transport Strategy Delivery Plan. No changes requested.	Comment noted.	No alteration proposed.
Springfield Properties PLC	4) Requesting that 'Springfield Properties PLC' are named instead of 'the developer' to acknowledge its role as the lead developer and attendance at the consultation workshop.	The framework has been amended to include some reference to Springfield Properties PLC in order to acknowledge its role as the lead developer of the development to date.	<p>a) Paragraph 2.4 - Replace with: 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.</p> <p>b) Paragraph 5.1 – Replace 'the developer' with 'Springfield Properties PLC'.</p>

			c) Paragraph 9.1 – Replace ‘the developer’ with ‘Springfield Properties PLC’.
	5) Future development must build on design philosophies agreed to date.	It is considered that the text within paragraphs 9.1 – 9.3 adequately conveys the principle of future development building on the design approach to date and for further phases to complement and enhance the existing approved developments. It is therefore unnecessary to amend this section of the framework.	No alteration proposed.
	6) Indicative capacities as set out in LDP should be acknowledged as potential capacity only and that the key consideration should be ability of the site's design to meet LDP requirements	The indicative site capacities for each site as set out in Appendix 3 of the Dundee Local Development Plan 2019 have been determined on a site by site basis subject to consideration of individual site characteristics. They are indicative only and it is incumbent on any planning application to demonstrate that the design and layout is in accordance with the Local Development Plan. It is therefore unnecessary to amend this section of the framework.	No alteration proposed.
S. Murphy & P. Scofield; G. Webster & J. Powell; I. Milne; G. Milne & S. Milne; P. Cochrane & S; Cochrane. (All residents of Denhead of Gray)	7) Education Provision – Request that the framework is amended to relocate the proposed location for the primary school from housing site H43 Dykes of Gray, North East to housing site H41 Dykes of Gray, North West.	The proposed location of the primary provision within housing site allocation H43 is contained within the Local Development Plan 2019. The site is proposed as it is immediately opposite the village core where it is readily accessible by pedestrian and vehicular traffic. A location within housing site H41 would not be as accessible and would require a larger volume of traffic to move through the housing area. Whilst this location is contained within the Local Development Plan 2019, any proposal for a primary provision would be subject to the statutory planning	No alteration proposed.



		application process through which all detailed issues would be fully considered. Therefore the proposed location for primary provision should remain within site H43.	
West Green Park Residents' and Proprietors' Association (WGPRPA)	8) Comment that there is no correlation in the Draft Framework with the August 2018 consultation workshop. The consultation comments are not referenced within the document, and no plan is provided to address the many concerns raised.	<p>The purpose of the consultation workshop was to gather participant's views and comments to inform the preparation of the draft framework.</p> <p>Many points were raised and responded to by officers at the workshop, and further points were made on the 54 completed feedback forms. These were all summarised to form Appendix A to the Draft Framework. Where possible they have informed the preparation of, and been incorporated into the document.</p> <p>The framework is intended to provide a summary of the completed and planned development in the Western Gateway and to set out the key planning considerations that developers will require to consider during the preparation of further development proposals. The sections within the framework cover the key points raised at the workshop and will seek to ensure that future development addresses the concerns raised by participants.</p>	No alteration proposed.
	<b>WGPRPA then set out its concerns under several headings. These are set out and responded to below:</b>		
	9) Roads – request an update on the progress of upgrade of Swallow roundabout. April 2019 was given as a start date by Springfield last year.	Springfield Properties has advised that the upgrade works are now planned to commence in May 2019. The framework will be amended to reflect this new information.	d) Paragraph 15.3 – Replace second sentence with: These works are anticipated to commence in May/June 2019.
	10) Path Network – Draft Framework makes no	Maps 2 and 4 display the core path network in the	e) Maps 2 and 4 will be

	<p>specifics at all about the location of the path network. Consultation comments are about linking to the wider area – Invergowrie, Camperdown, Benvie, Birkhill, Muirhead and this is not addressed at all in the Draft Framework.</p>	<p>Western Gateway area, comprising the links from the new development to the open space, surrounding open countryside and to the wider area including Invergowrie and Benvie.</p> <p>Paragraph 14.2 discusses the principle of promoting active travel and an expectation 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. This approach aligns with the local development plan policy approach.</p> <p>The council's access officer is also looking at potential path improvements as part of the Core Path Plan. This shows routes that may be developed in the future. It is agreed that it would be helpful to show these in the framework and the maps will be amended accordingly.</p>	<p>amended to show the Core Path Plan's Potential Path Improvements.</p>
	<p>11) Public Transport – Agree with comments in paragraph 10.5 but see little else happening to promote public transport. Current planning permissions include very high allowances for garages and parking space.</p> <p>What about requirements for electric vehicle charge points?</p> <p>Currently all points towards dependence upon cars – not sustainable or environmentally friendly. Please can the thinking behind this be clarified?</p>	<p>The support for paragraph 10.5 is noted. The approved developments at the Western Gateway have been designed to allow for the planned movement of public transport through the village. Springfield are required to liaise with DCC public transport officers and local bus operators to discuss extending and rerouting services in order to serve Dykes of Gray based on the phasing and completion / occupation of residential units. At this relatively early stage of the development local bus operators have advised that the housing numbers are not at a level that could make a bus service viable.</p> <p>New development proposals will also be required to</p>	<p>f) New Paragraph 15.6 – Developers will provide Residential Travel Plans to occupiers of every new home in order to reduce car use originating from the development.</p>

		<p>facilitate and integrate the potential for the expansion of the public transport network as demand for the services grow. Planning conditions attached to existing planning permissions require the developer to provide each new occupier with a Residential Travel Plan. This is a package of measures designed to reduce car use originating from new housing by supporting alternative forms of transport and reducing the need to travel in the first place. The framework will be amended to highlight the use of travel plans.</p> <p>There is provision for electric car charging points within communal parking areas and in the village centre. Future planning applications will be considered against the Local Development Plan 2019 standards which state that all parking areas should include provision for electric car charging points.</p> <p>The point regarding the high allowances for garages and parking spaces is noted, however the approved developments do all meet the car parking standards set within the Local Development Plan 2019.</p> <p>The council fully supports sustainable transport and active travel but it is acknowledged that motorised vehicles remain the principal mode of transporting goods and people in use today, hence there is need to accommodate parking and roads infrastructure within the developments. The framework at paragraphs 10.5, 13.3, 13.4, 14.2 and 15.3 highlights some of the steps that existing and approved development have taken to encourage alternative modes of transport and further</p>	
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		emphasises that future development will also take similar steps.	
	<p>12) Education Infrastructure – Section 12 gives absolutely no commitment to education provision. It is vague and lacks any clarity. Reading it gives absolutely no reassurance there will even be a primary school in the Western Gateway – just that at some unspecified time the money will be spent. This wording could simply pay for an expansion to Ardler Primary which is not a sustainable solution to the education problem in the Western Gateway. Given the original vision for the Western Gateway, this offers no reassurance that provision will be made.</p>	<p>Education was the main topic for discussion at the consultation workshop in August. In response to this the framework includes a section specifically addressing the planning matters relating to education provision. Paragraphs 12.1-12.5 advise where a primary school could be located; the mechanism for securing developer contributions towards the cost of funding the development of a new primary provision; and note that the council is proactively considering options for education provision and are in discussions with Springfield Properties as well as adjoining authorities of Angus Council and Perth &amp; Kinross Council to determine the best means of providing education services for the wider area.</p> <p>The developer contributions from the legal agreements are to be spent on constructing a primary provision for the Western Gateway, not the expansion of an existing school. However the location, size and timing of delivery of the primary provision is still to be determined. The framework will be amended to clarify this point.</p> <p>Paragraph 12.5 notes that Children and Families Service will commence the first stages of an informal consultation regarding education provision in the west of the city in early 2019. Children and Families Service has commenced an informal consultation on the creation of a 2- 18 joint community learning campus to cater for communities in Dundee, Angus and Perth &amp; Kinross and/or the creation of a new primary provision in the</p>	<p>g) Paragraph 12.2 – Replace second sentence with: All developers are required to pay an agreed financial amount towards the cost of constructing the primary provision for Western Gateway.</p> <p>h) Paragraph 12.5 – Replace with: 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 &amp; Kinross and/or the creation of a new primary provision in the Western Gateway area.</p>

		<p>Western Gateway of Dundee. Drop-in sessions are being held in April and May and a survey open until 7 June 2019.</p> <p>Children and Families Service have advised that the consultation and other preliminary work needs to be completed before it can advise on the timescales for new education provision for the Western Gateway area. Paragraphs 12.1-12.5 provide a clear statement on the planning matters relating to education provision. The framework will be amended to reflect Children and Families Service's consultation on education provision.</p>	
	<p>13) Community Facilities – Section 11 discusses the community facilities already permitted in the Western Gateway. We would have expected in this section to see exactly what facilities should be developed and when. Does not set out clearly what should be developed where and when.</p> <p>It is our understanding from meetings with DCC planners that there are cut-off points for the developers to have delivered XX after YY houses are developed. Surely this is the place to set all this out?</p> <p>What if Springfield walk away? Where is the plan set out for another developer to take up the mantle and ensure delivery of facilities?</p>	<p>Paragraph 11.1 states: <i>'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.'</i></p> <p>The council will continue to work with Springfield or any future developer / landowner to deliver the physical premises for these community facilities. The council does not have a role in securing the business operators.</p> <p>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 of the shop, café and</p>	<p>No alteration proposed.</p>

		<p>children's nursery. The timescales for the opening of these are as yet unknown as Springfield are discussing commercial terms with the business operators.</p> <p>In addition to these buildings Springfield has also provided a landscaped village green area and an amenity space to the south containing a sports pitch, play area and an area of informal greenspace for walking and outdoor activities.</p>	
	<p>14) New Housing – Notes the explanation for change of plan from existing Western Gateway concept of 3 villages. <i>‘Through partnership working and a collaborative design-led approach between the Council and the developer the proposal was successfully reworked as a new residential development focused around a village core.’</i> Reiteration of the LDP 2 housing allocations.</p> <p>The sentence in italics highlights perfectly the lack of consultation in the development of the concept of Dundee's Western Gateway. It has been done purely in collaboration with a developer, and ignores the comments and wishes of Dundee's residents.</p>	<p>Paragraph 5.1 notes the Council's strategy for delivering development following the identification of a significant flooding constraint in the southern area. Collaborative working between the council, Springfield Properties and SEPA led to the submission of planning applications, all of which were subject to public scrutiny through the statutory pre-application community consultation process for a major planning application; the statutory consultation on the planning application; and the planning committee processes.</p> <p>The new housing allocations in the Dundee Local Development Plan 2019 were also subject to public scrutiny through the public consultation on the Main Issues Report and Proposed Plan. Their inclusion in the Plan was then examined and supported by a</p>	<p>i) New Paragraph 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.</p> <p>j) Paragraph 8.3 – Add</p>

	<p>No discussion of housing for the elderly or sheltered housing.</p> <p>Discussion about 'opportunity sites' at Liff Hospital 8.3 already out of date.</p> <p>Map 2 would be much improved if the Tertiary roads were not coloured green, as they are easily confused with the 'green space' and make the Western Gateway look greener than it actually is.</p>	<p>Scottish Government appointed Reporter as one of the key topics in the examination of the Proposed Plan.</p> <p>Dundee Local Development Plan 2019 Policy 10 requires new housing development to provide a balanced choice and type of housing. The planning permissions to date include a range of house type and size. Although largely family housing (3-5 bedroom) they include a number of 2-bedroom apartments which may be attractive to elderly occupiers. The current planning application for site H43 proposes a small number of 2-bed apartments and cottage flats. It is evident that a range of house type and size is being delivered however it would be helpful to emphasise the requirements of Policy 10 to provide a balanced choice and type of housing. The framework will be amended accordingly.</p> <p>Planning Committee has agreed to approve housing development at both the opportunity sites at Liff Hospital subject to the completion of a legal agreement to secure developer contributions. The framework will be updated to reflect this new information.</p> <p>The point regarding the map colours is noted and the maps will be updated.</p>	<p>additional sentence after second sentence: 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.</p> <p>k) All maps will be amended to replace the green colour of the tertiary roads.</p>
	<p>15) Sustainable Natural and Built Environment - In reference to the discussion of Western Gateway having the feeling of a 'historic rural village' the contributor makes the following comment: One of my favourite sentences: 'The street hierarchy principles were key to the master plan</p>	<p>Paragraphs 9.1 – 9.3 convey the principle of future development building on the design approach to date and for further phases to complement and enhance the existing approved developments. This particular sentence refers to the use of a street hierarchy as the basis of the master plan.</p>	<p>l) Paragraph 9.1 – Replace final sentence with: A street hierarchy was used as the basis of the master planning exercise. Character</p>

	<p>and resulting approved developments whereby active travel and vehicular movements were established at an early stage and were designed to assist in providing a sense of character and distinct identity to the new village development.' What does this even mean?!</p> <p>No discussion or justification for Site H42 (Map 2). Given the permissions for Miller Homes to the North West and North East of WGP (55 additional houses not included in the LDP), housing numbers would not suffer if H42 were removed.</p> <p>Incomprehensible that urban sprawl of the current density developed and uniformity and un-imagination of housing design creates the feel of a historic rural village.</p>	<p>Character areas were then created to fit in and around the street hierarchy. It is agreed that this sentence uses a lot of jargon. The framework will be amended to improve the language in this section.</p> <p>Paragraph 7.2 and Map 2 note that site H42 is allocated for housing development in the local development plan with an indicative capacity of 30 units. The site was originally part of a larger housing allocation in the LDP2014. Planning permission was granted for a large part of that site. During the preparation of the LDP2019 the remainder of the site was assessed through the development site assessment process and it was considered that it could still contribute to the housing land supply and was allocated for 30 units. Site H42 has been through public scrutiny as part of the local development process and there is no need to further justify its allocation as a housing site in the framework.</p> <p>The development to date is not considered to be uniform and un-imaginative. 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, footpath links etc. – but in a contemporary manner. The framework proposes that future development continues this design approach. The framework will be amended to improve the language in this section.</p>	<p>areas and a landscaping framework were then used to create a sense of place and identify to the development.</p> <p>m) Paragraph 9.1 – Replace second sentence with: 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.</p>
16)	There has not been a masterplan approach at	The masterplan approach referred to in the	No alteration proposed.



	Western Gateway.	framework describes the collaborative approach taken by the council, Springfield Properties and stakeholders including SEPA to positively respond to the identification of a flooding risk in the southernmost of the Dundee Local Plan Review 2005 development sites. This involved the preparation of concept masterplans in unison with a landscape design strategy for a revised development area and the preparation of a detailed design and access statement to support the planning applications. This masterplan approach helped to demonstrate that the proposed developments would support the long established vision of delivering high quality housing on the west side of the City in a high quality landscape setting. The approach has proved successful with the first phase of development creating a new and attractive area of housing set within a landscape framework extending from the village core down to the play areas and sports pitch to the south.	
	17) Vision - The overall Vision is weak - does not address sustainability, quality or the importance of maintaining the existing rural location.	Paragraphs 3.1-3.4 discuss the vision for the development of the Dundee Western Gateway. This vision 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. Although the concept and strategy for delivering this vision has changed over time the vision is still relevant.	No alteration proposed.
J. Shaw (Resident of West Green Park)	18) Draft Framework has not taken into account the comments from workshop as actions within Framework	The purpose of the consultation workshop was to gather participant's views and comments to inform the preparation of the draft framework.  Many points were raised and responded to by	No alteration proposed.

		<p>officers at the workshop, and further points were made from the response forms. These were all summarised to form Appendix A to the Draft Framework.</p> <p>The framework is intended to provide a summary of the completed and planned development in the Western Gateway and to set out the key planning considerations that developers will require to consider during the preparation of further development proposals. The sections within the framework cover the key points raised at the workshop and will ensure that future development addresses the concerns raised by participants.</p>	
	19) Framework should recognise WGP was the initial development and no money has been invested in estate by DCC and that investment is overdue.	The framework does note the early infill development at Liff hospital. The contributor is referring to the roads and other infrastructure within the former Liff hospital that were not passed to the council for adoption. These still require investment to bring them up to a standard that could be adopted by the council.	No alteration proposed.
	20) Amenity areas should be required as part of new development.	The first phases of development at Dykes of Gray do include amenity areas. Springfield has provided a landscaped village green area and an amenity space to the south containing a sports pitch, play area and an area of informal greenspace for walking and outdoor activities.	No alteration proposed.
	21) Framework should be a live document so can be continually updated to reflect new approved plans and development.	It is intended that the framework is reviewed annually and updated as required to account for new development and any other changes.	No alteration proposed.
	22) Details of timeframe and planning status should be provided.	The Development Progress and the Local Development Plan 2019 – Housing Allocations	No alteration proposed.

		<p>sections of the framework (paragraphs 6.1-7.3) are intended to show the planning status of the Western Gateway. The timescales for delivery are led by the developers and whilst these could be forecasted they are subject to market conditions and could quickly be out of date. As they are not considered necessary for the purposes of the development framework they have not been included.</p>	
	<p>23) The map of current path/cycle network is inaccurate as many paths are blocked or inaccessible. Existing paths should be improved and new paths created to Camperdown.</p>	<p>Maps 2 and 4 display the core path network in the Western Gateway area, comprising the links from the new development to the open space, surrounding open countryside and to the wider area including Invergowrie and Benvie.</p> <p>Paragraph 14.2 discusses the principle of promoting active travel and an expectation 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. This approach aligns with the local development plan policy approach.</p> <p>The council's access officer is also looking at potential path improvements as part of the Core Path Plan. This shows routes that may be developed in the future. It is agreed that it would be helpful to show these in the framework and the maps will be amended accordingly.</p>	<p>n) Maps 2 and 4 will be amended to show the Core Path Plan's Potential Path Improvements.</p>

