

7 VILLAGE 1 WESTERN GATEWAY, DUNDEE (AN391-2006)

Reference is made to Article II of the minute of meeting of this Committee of 27th October, 2003 wherein a proposed development of 270 houses, a 60 bed retirement home, associated access, services and landscaping was approved by the Committee subject to the recording of a Section 75 Agreement between the Council and all parties with appropriate interests in the land in respect of various off-site works and subject to a number of planning conditions.

The Heads of Agreement for the Section 75 included off-site road improvements to Dykes of Gray Road and the Swallow Roundabout; off-site footway linkages to adjacent sites; the provision of off-site flood compensation storage areas; the payment by the developer of contributions for improved education provision in the area; the payment of contributions for the creation of a Western Village Recreation Park within the Western Gateway and the future use and maintenance of open space and woodland. The Section 75 Agreement has not yet been concluded and, in the interim, there have been considerable discussions with the developer on the details of many technical issues.

Members are advised that in order to facilitate improvements to the Swallow Roundabout, financial contributions at a defined rate per dwelling are now being sought from all developers of greenfield sites in the Western Gateway. In all other respects the relevant planning circumstances surrounding the decision of 27th October are not materially changed.

Accordingly, in the remaining discussions on the finalisation of the Section 75 Agreement for Village 1 and, in order to release the planning permission, Members are requested to approve the inclusion, in the Heads of Agreement, for the Section 75 Agreement, the payment of a pro rata financial contribution of £3,500 per dwelling in the development of Village 1 to facilitate improvements to the Swallow Roundabout.

The approval of Members to this addition to the Heads of Agreement for the Section 75 Agreement is sought.