

# Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H02 - Land at Earn Crescent



# Development Site Assessment

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In the preparation of the Dundee Local Development Plan 2019, a [Development Site Assessments](#) document was prepared to identify development sites for inclusion within the plan.

The [Strategic Environmental Assessment \(SEA\)](#) and [Habitats Regulations Appraisal \(HRA\)](#) have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment which is reflected through the assessments.

In addition each site assessment summarises the position of Key Stakeholders through identifying potential constraints as well as development requirements and opportunities.

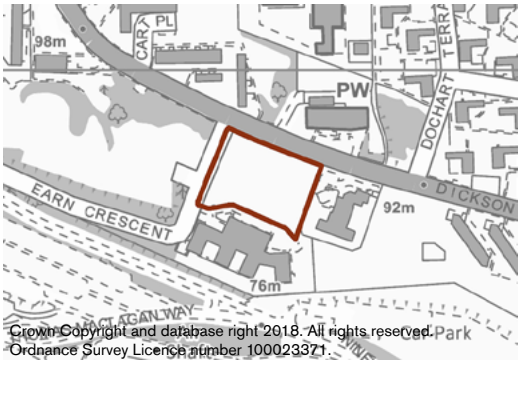
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the assessment process given careful consideration.

The following extract is for site reference H02: Land at Earn Crescent.

Any development proposed on this site needs to consider and comply with the following planning policy documents and material considerations:

- [TAYplan Strategic Development Plan 2017](#)
- [Dundee Local Development Plan 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Green Network Planning Guidance](#)

## H02 - Site Assessment

|   |   |
|---|---|
| Allocation: H02   | Site Name: Land at Earn Crescent  |
|  | Indicative Capacity: 20 homes   |
|   | Address: Earn Crescent  |
|   | Site Area: 0.56 hectares  |
|   | Site Description: Site has recently been cleared of existing multis and car parking blocks. It is quite heavily planted on the southern and north eastern boundaries. There are some other trees scattered throughout the site. |
|   | Housing Land Audit Ref: HLA201205   |
|   | Previous Ref: DLDP2014 H43  |
|   | Last Known Owner: Dundee City Council   |
| Planning History: None  |   |

|                    | ASSESSMENT TOPICS   | NOTES  |
|--------------------|---|--|
| <b>PHYSICAL</b>    | Site Planning/Design Brief  | None   |
|                    | Current Use(s)  | Brownfield   |
|                    | Neighbouring Uses   | North – Residential, community centre, commercial & retail; East – Residential; South – Day care centre; West – Education  |
|                    | Topography & Site Orientation                                       | Slightly sloping, east/west orientation  |
|                    | Physical Constraints (inc. pylons, substations)                     | Electricity substation north/east site   |
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation) | <p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water advise that there is a need to minimise input of surface water into the combined sewer.</p> <p>SUDS by infiltration. Potential to improve biodiversity levels</p> |
|                    | Woodland  | <p>Evaluate trees /woodland where appropriate. Site works should seek to retain existing tree cover and enhance the quantity of woodland provision.</p> <p>Many of the wooded sites around Ninewells, and Balgay contribute to a wooded urban character in views travelling from the west and in the approach to Dundee – which gives a positive impression.</p>   |

|                        | ASSESSMENT TOPICS  | NOTES  |
|------------------------|--|--|
| ENVIRONMENT            | Designated Open Space  | None   |
|                        | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                        | Contamination  | Demolition and site clearance of previous buildings on this and on adjacent sites indicated the presence of asbestos. Applicants should investigate this further and discuss with the Council's contaminated land team prior to submitting a planning application. |
|                        | Air Quality  | The entire Dundee area is an air quality management area   |
|                        | Historic Environment   | None   |
|                        | Green Network  | Contribution to green networks to be considered, see <a href="#">Green Network Planning Guidance</a>   |
| INFRASTRUCTURE & OTHER | Transportation (inc. public transport, cycling, walking)                   | Good links by all modes of transport   |
|                        | Infrastructure (inc. gas, electricity, broadband)                          | No known infrastructure provision constraints  |
|                        | Vacant/ Derelict Land  | None   |
|                        | Efficient Use of Land/ Regeneration Contribution                           | Brownfield   |
|                        | Key Agency Comments  | None   |
|                        | Other  | None   |

## General Design Requirements

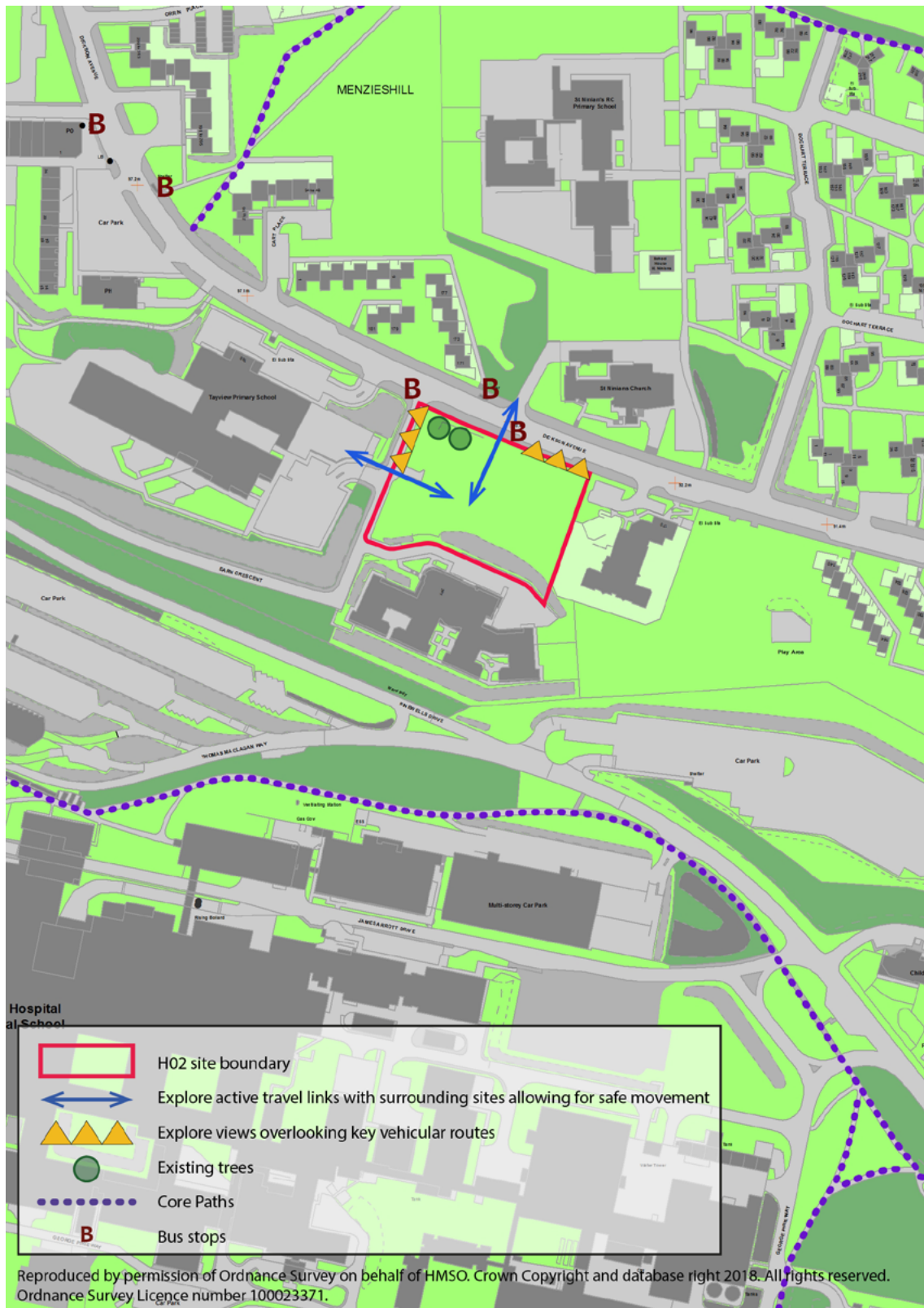
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in full as part of a planning application for this site.

- Policy 1: High Quality Design and Placemaking
- Policy 2: Public Art Contribution
- Policy 9: Housing Land Release
- Policy 10: Design of New Housing (Appendix 4 Standards)
- Policy 28: Protecting and Enhancing the Dundee Green Network
- Policy 35: Trees and Urban Woodland
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- Policy 41: Land Contamination
- Policy 44: Waste Management Requirements for Development
- Policy 46: Delivery of Heat Networks
- Policy 48: Low and Zero Carbon technology in New Development
- Policy 54: Safe and Sustainable Transport
- Policy 56: Parking

The design requirements for the site are set out in policy through the development plan and related documents. Particular consideration should be given to the following site specific design requirements:

- Seek to provide high quality housing in terms of design and layout;
- The layout should promote active travel opportunities and improve access to surrounding services and amenities;
- Consideration should be given to the connection between the site and Tayview Primary School to the west, in order to deliver a safe route to school;
- Existing trees to be retained or replaced within the development;
- Vehicular access should consider gradient and respect school access near the western boundary. Consideration should be given to existing on-street parking provision;
- Early engagement is encouraged with Scottish Water as recent advice indicates that there is a need to minimise input of surface water into the combined sewer and road water will only be accepted into the combined system in exceptional circumstances.

# General Design Requirements



### Contact Details

Dundee City Council Planning Team  
For general advice and information, telephone 01382 433105 or  
email [planning@dundeecity.gov.uk](mailto:planning@dundeecity.gov.uk)

Website:

[https://www.dundeecity.gov.uk/  
service-area/city-development/planning-and-economic-development](https://www.dundeecity.gov.uk/service-area/city-development/planning-and-economic-development)

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| <b>Russian</b>  | Более подробную информацию можно получить позвонив по телефону: 01382 435825 |
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