

# Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H03 - Land at Clatto



# 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 H03: Land at Clatto.

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

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

## H03 - Site Assessment

Allocation: H03	Site Name: Land at Clatto
<p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</p>	Indicative Capacity: 60 homes
	Address: Adjacent to Clatto Country Park
	Site Area: 3.4 hectares
	Site Description: Scottish Water depot site near Clatto Reservoir
	Housing Land Audit Ref: HLA201413
	Previous Ref: DLDP2014 H66
Last Known Owner: Scottish Water	
Planning History: 16/00349/PPPM (Planning Permission in Principle for residential development with access from Clatto Gardens): Approved subject to conditions	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Open Space
	Neighbouring Uses	North – Clatto Reservoir (Country Park); East – Scottish Water Waste Treatment Works; South – Residential; West - Country Park and Open Countryside
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Existing telecoms masts which will require to be relocated. Waste Water works and underground infrastructure to east of site
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>SEPA have indicated that the site appears to be elevated above Clatto Reservoir this reduces the risk from this source, however, a Flood Risk Assessment is required to assess the risk from the outlet of Clatto Reservoir which would appear to flow along the northern boundary of the site. For watercourses flowing through the site or along the site boundary SEPA require a buffer strip (6m either side of the watercourse from top of the bank) along the watercourse to help protect and improve the water environment.</p> <p>Scottish Water indicates that the site may require Drainage Impact Assessment to confirm existing infrastructure's capacity to handle additional flows. Off-site mitigation measures may be required. All surface water to SUDS prior to discharge to local watercourse. Early engagement with Scottish Water via Pre-Development Enquiry process is highly recommended.</p>

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Water Issues (cont....)	Proximity of development to Scottish Water Clatto Water Treatment Works should be considered. Whilst no live infrastructure clashes with the site footprint, uninterrupted 24 access to the adjacent Water Treatment Works must be respected at all times during construction.
	Woodland	Mature trees to north of site worthy of retention. Existing mature vegetation on southern edge should be retained/enhanced.
	Designated Open Space	Yes.
	Environmental Protection Status (inc. designations and neighbouring sites)	Clatto Country Park adjacent and Open Countryside.
	Contamination	Potential for contamination from historical land use on site and in vicinity. (12/00372/PAN – predetermination preliminary risk assessment requested).
	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	Category B listed cottage and walled garden. There are a number of Scheduled monuments and other items in the general area but all are outwith the boundary (typically 700m+ distant)
	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)	Road access available from south, which also includes the Green Circular cycle route.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Scottish water facility directly adjacent to the east of the site which has been subject to previous surface water, odour issues.  SNH – Adjacent to Scottish Waste Water treatment works and design should consider potential noise implications
	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 29: Outdoor access and the Dundee Green Network
- Policy 33: Local Nature Conservation Designations
- 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;
- Connections to existing path network to the south, west and north should be considered in order to promote active travel;
- The site should provide a permeable network of streets and paths to provide choice of routes;
- The layout should offer natural surveillance with housing overlooking vehicular routes;
- Existing trees to be retained or replaced within the development;
- An adoptable road should be created between the site and Dalmahoy Drive;
- 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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