

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H07 - Foggyley Gardens



Development Site Assessment

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 H07: Foggyley Gardens.

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](#)
- [Lochee Physical Regeneration Framework](#)
- [Green Network Planning Guidance](#)

H07 - Site Assessment

Allocation: H07	Site Name: Foggyley Gardens
<p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</small></p>	Indicative Capacity: 40 homes
	Address: Foggyley Gardens
	Site Area: 1.18 hectares
	Site Description: Cleared land at Foggyley Gardens - formerly housing.
	Housing Land Audit Ref: 200339
	Previous Ref: DLDP2014 H12
Last Known Owner: Dundee City Council	
Planning History: None	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Greenspace/ Brownfield
	Neighbouring Uses	North – Residential; East – Residential; South – Road Network and vacant leisure buildings; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Brownfield site – potential demolition material
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	No flood risk identified. Need to minimise input of surface water into the combined sewer. SUDS by infiltration
	Woodland	Evaluate/retain trees - with opportunity to strengthen links to Clement Park. Site works should seek to retain existing tree cover.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from previous land use.
	Air Quality	The entire Dundee area is an air quality management area

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Historic Environment	Partially within Lochee Conservation Area. There are Category A listed buildings to the South East and B listed buildings to the East. As such, the setting of these listed buildings should be assessed and taken into account in any redevelopment
	Green Network	Contribution to green networks to be considered, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Bus stops situated to the south of the site and good connection by private car.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	Yes
	Efficient Use of Land/ Regeneration Contribution	Brownfield Contributes towards regeneration activity at Lochee
	Key Agency Comments	None
	Other	None

General Design Requirements

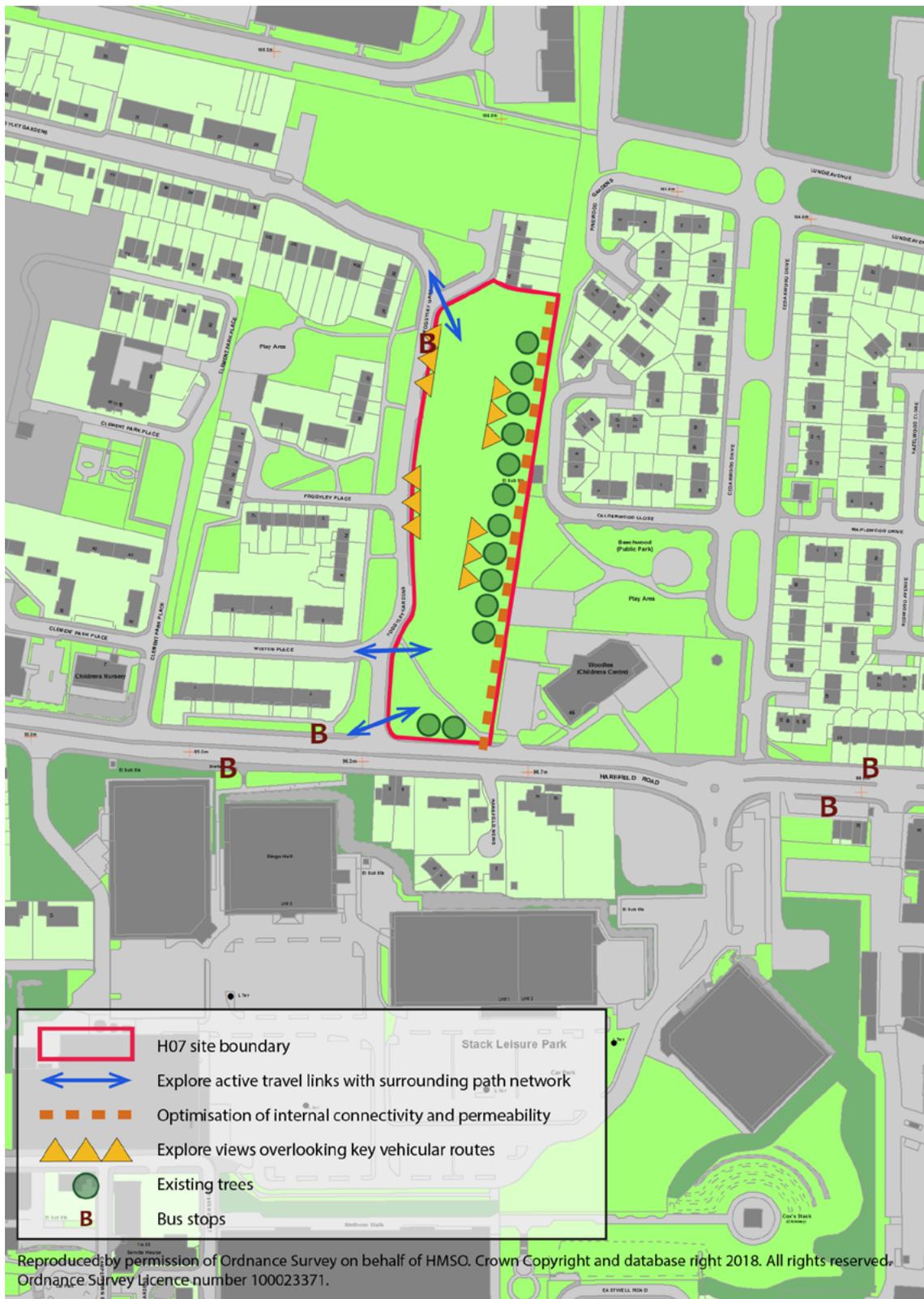
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 49: Listed Buildings
- Policy 51: Development in Conservation Areas
- 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 design should retain all existing mature trees which are protected by a Tree Preservation Order and should be integrated in to the proposed landscape for the development;
- The creation of a pedestrian and cycle route following the historic driveway on the eastern boundary should be considered. Repair and maintenance of the stone wall and the avenue of trees should be completed;
- Natural surveillance should be taken into account, with housing orientated over vehicular routes;
- 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

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)

This information is made available in large print or in an alternative format that meets your needs.	
Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے برائے مہربانی 01382 435825 پر فون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication

