

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H41 - Dykes of Gray, North West



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.

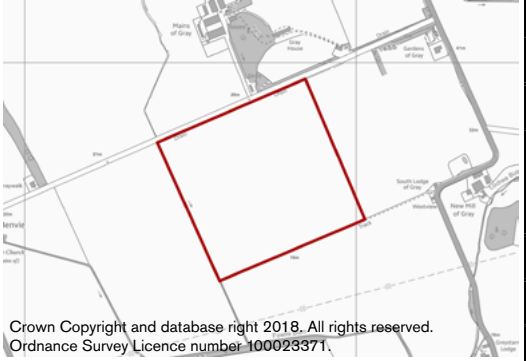
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H41: Dykes of Gray, North West.

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](#)

H41 - Site Assessment

Allocation: H41	Site Name: Dykes of Gray, North West
 <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</p>	Indicative Capacity: 250 homes
	Address: Dykes of Gray Road
	Site Area: 21.98 hectares
	Site Description: Farmland to west side of Dykes of Gray Road
	Housing Land Audit Ref:
	Previous Ref: MIR76
	Last Known Owner: Dundee City Council
<p>Planning History: 13/00778/PAN - Development of a new village including residential development for 365 units, village centre, play space, landscaping and infrastructure works. 14/00514/FULM - Development of village including residential development, village centre, play space, landscaping and infrastructure works.</p> <p>Adjacent site to east - 15/00121/FULM – approved - Development of village including residential development, village centre, play space, landscaping and infrastructure works. Village centre to include commercial area incorporating Class 1 (retail), Class 2 (service), Class 3 (cafe), Class 4 (office) and Class 10 (non-residential institution) Dykes Of Gray South Gray Dykes Of Gray Road Dundee</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Farmland/ Greenfield.
	Neighbouring Uses	North – farmland including House of Gray; East – housing site under construction; South – farmland; West - farmland.
	Topography & Site Orientation	Flat, east/west orientation.
	Physical Constraints (inc. pylons, substations)	None known.

ENVIRONMENT	<p>Water Issues (inc. flood risk, drainage and on/off site mitigation)</p> <p>Known flood risk associated with Dykes Of Gray road – road reconstruction underway to assist in addressing this.</p> <p>SEPA has stated a Flood Risk Assessment (FRA) would be required to determine flood risk to site from small watercourses running along north and east site boundaries. It is likely the majority of the site is developable. 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. The watercourse should not be culverted.</p>
-------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Water Issues (cont....)	A Drainage Impact Assessment may be required to confirm existing infrastructure's capacity to handle additional flows. Off site mitigation may be required.
	Woodland	Tree preservation order adjacent to site.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	HRA identified potential impact on Firth of Tay SPA and Natura site. Development should not have an adverse effect, either alone or in combination with other proposals or projects, on the integrity of any Natura site. Avoidance of significant disturbance to the qualifying interests of the SPA can be controlled at the project stage through demonstration that the development would not adversely affect greylag geese of the Firth of Tay SPA either alone or in combination with other plans or projects.
	Contamination	Farmland – some potential for contamination depending upon historical use however developer investigations in the area have not raised any concerns in this regard.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Category A Listed House of Gray to the north of the site – development needs to consider potential impact on the setting of the listed building.
	Green Network	Contribution to green networks to be considered, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	<p>Only car, cycle and foot access. No public transport links.</p> <p>Springfield Properties commissioned ARUP in December 2016 to undertake traffic modelling of the likely traffic effects arising from further development at Western Gateway. Using a 1,348 unit development scenario (total including existing consents) the modelling demonstrates that the addition of any new trips associated with the continued expansion of the Dundee Western Villages development will have a minimal impact on the operation of the signalised 'Swallow Hotel' roundabout. Furthermore, the modelling results have shown that by signalising the roundabout, the total vehicle throughput of this junction can be increased when compared to the existing non-signalised roundabout configuration found under the Reference Case scenario. Transport Scotland has reviewed the report and are comfortable with the report's conclusions.</p>
	Infrastructure (inc. gas, electricity, broadband)	Development of site will require full utility provision.

	ASSESSMENT TOPICS	NOTES
INFRASTRUCTURE & OTHER	Vacant/ Derelict Land	None.
	Efficient Use of Land/ Regeneration Contribution	Greenfield.
	Key Agency Comments	<p>Scottish Water have indicated that there is sufficient capacity at both the Water and Wastewater Treatment Works for these developments.</p> <p>There are existing Scottish Water assets in the footprint of some of the site that will need to be respected when commencing development. Notable trunk mains or sewers have not been identified and developers should follow normal Scottish Water procedures in this respect.</p> <p>SEPA – in vicinity of PD01 - All the following regulated sites are within the boundary of this allocation: Healthcare Environmental Services PPC/A/1033633 treat hazardous clinical waste historic complaints which have been addressed with regards odour, site monitors for bioaerosols no perceived issues with results, potential for noise, WML/E/220117 NWH waste transfer station litter, fire, vermin, odour complaints. PPC/A/1000059 Rockwell solutions solvent coating activity, VOC emissions from stack understood to be compliant potential for odours but currently no complaints, potential for noise (site works 24 hours for 3-4 consecutive days), exemption for waste plastic storage at top of Nobel road and another in the south east area of the allocation for tyres and WEEE.</p>
	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 32: National and International Nature Conservation Designations
Policy 34: Protected Species
Policy 35: Trees and Urban Woodland
Policy 36: Flood Risk Management
Policy 37: Sustainable Drainage Systems
Policy 39: Environmental Quality
Policy 40: Air Quality
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 layout should consider the category A listed building, House of Gray, which is located to the north of the site, ensuring that the final design preserves and enhances the character of the listed building;
- Access to the site should be from the development site to the east with the road layout designed to ensure adequate permeability through the site;
- The layout should contribute to and enhance the cycle and footpath network encouraging active travel routes through the development as well as links to the surrounding network including the core path to the north and east of the site;

General Design Requirements

- SUDS infrastructure should be integrated in to the design of the development with opportunities to contribute to local biodiversity and the wider green infrastructure of the area;
- 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.



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

