

# Dundee City Council

## Dundee Local Development Plan 2019

### Development Site Assessment

#### H42 - Western Gateway, Liff



# 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.

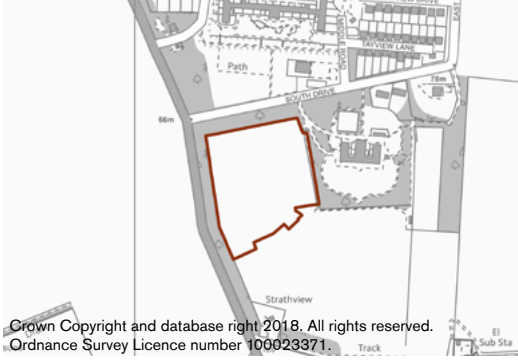
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H42: Western Gateway, Liff.

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](#)

## H42 - Site Assessment

Allocation: H42	Site Name: Western Gateway, Liff
	Indicative Capacity: 30 homes
	Address: Land to south of former Liff Hospital
	Site Area: 3.28 hectares
	Site Description: Greenfield site located to the west of the city.
	Housing Land Audit Ref: HLA200738
	Previous Ref: DLDP2014 H69
	Last Known Owner: Springfield / NHS
<p>Planning History: 13/00778/PAN - Development of a new village including residential development, village centre, play space, landscaping and infrastructure works</p> <p>15/00410/FULM – Approved subject to S75 (S75 has been issued) - Application for residential development with associated landscaping, open space and infrastructure works. (100 units across south part of LDP 2014 allocated site)</p> <p>18/00992/FULL - Erection of 44 houses (change of house types and minor changes to site layout of planning application 15/00410/FULM) - Pending decision (February 2019)</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Greenfield.
	Neighbouring Uses	North – residential/ farmland; East – open fields with industrial estate/residential further away; South – open space/residential; West – farmland with some residential units.
	Topography & Site Orientation	Flat, east/west orientation.
	Physical Constraints (inc. pylons, substations)	Substation to south east corner just outwith site.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, unless appropriate defences are in place.
	Woodland	Tree Preservation Order 06/03 is present on site. Protect existing woodland to northern and western boundaries and extend by new tree planting along eastern and southern boundaries to improve habitat connectivity and to enhance surrounding woodland framework.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Designated Open Space	Designated as open countryside.
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Site investigations carried out as part of the above planning application.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Listed buildings of Liff Hospital and Gowrie House are situated to the north of the site. Any development must ensure it protects their setting.
	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)	<p>Access is primarily by private car but the core paths network perimeters part of the site and there is a bus stop just north of the site.</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)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None.
	Efficient Use of Land/ Regeneration Contribution	Greenfield.
	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 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 retain the trees in the north and west of the site which contribute to the landscape framework providing opportunities for wildlife and make a contribution to the green network in the area;
- The layout should consider the adjacent listed buildings at Liff Hospital and Gowrie House which are located to the north of the site, ensuring that the final design preserves and enhances the character of the listed buildings;
- The layout should contribute to and enhance the cycle and footpath network with links to the core path network to the south of the site and surrounding bus network at Liff;
- The layout should encourage active travel links to services and facilities within the Western Gateway village core;
- 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)

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

