

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H43 - Dykes of Gray, North East



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.

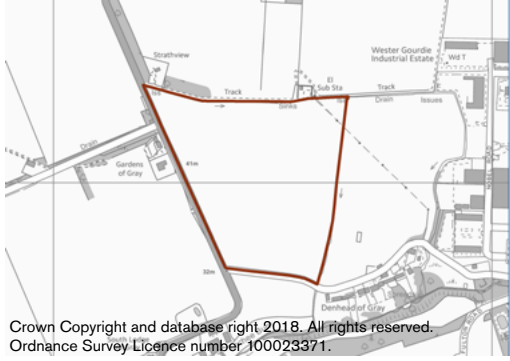
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H43: Dykes of Gray, North East.

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](#)

H43 - Site Assessment

Allocation: H43	Site Name: Dykes of Gray, North East
 <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</p>	Indicative Capacity: 150 homes. This makes an allowance for the potential development of a school within the site boundary.
	Address: Dykes of Gray Road
	Site Area: 13.44 hectares
	Site Description: Farmland to east side of Dykes of Gray Road.
	Housing Land Audit Ref: N/A
	Previous Ref: MIR75
<p>Last Known Owner: Stark brothers / Springfield Properties Ltd.</p> <p>Planning History: 13/00778/PAN –Site included within PAN boundary - development of a new village including residential development for 228 units, village centre, play space, landscaping and infrastructure works. 18/00580/PAN - Proposed residential development with associated landscaping, engineering works and open space - Closed (January 2019) 18/01056/FULM - Proposed residential development with associated engineering works and landscaping - Pending consideration (February 2019)</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Farmland/ Greenfield.
	Neighbouring Uses	North – allocated housing site; East – farmland/open countryside; South – farmland/open countryside and farm buildings; West – housing site with planning permission.
	Topography & Site Orientation	Sloping north to south orientation.
	Physical Constraints (inc. pylons, substations)	Telephone lines across site.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>SEPA has stated a Flood Risk Assessment (FRA) would be required to determine flood risk to site from Lochee Burn and small tributary on east boundary of 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. A feasibility study is required to assess the opportunity to de-culvert and restore the watercourse.</p> <p>A Drainage Impact Assessment is required 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 is highly recommended.</p>

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Woodland	Neighbouring TPO group north of site.
	Designated Open Space	No – designated as Open Countryside.
	Environmental Protection Status (inc. designations and neighbouring sites)	Potential for habitat fragmentation.
	Contamination	Farmland – some potential for contamination depending upon historical use.
	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 Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	<p>Car access would be taken from Dykes of Gray Road. Opportunities to link into cycle and foot access. No existing 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 signalling 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)	Full infrastructure provision required.
	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>
	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;
- Access should be from Dykes of Gray Road with opportunities to explore more than one point of access to increase permeability;
- The layout should encourage connections to cycle and foot paths with links to the core path network which lies to the west of the site to increase the permeability and encourage active travel;
- Consideration should also be given to how the cycle and footpath network connects to the surrounding area and in particular the residential developments that make up the Western Gateway to ensure cohesion and connectivity;
- 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.

General Design Requirements



Contact Details

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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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