

Dundee City Council

Dundee Local Development Plan 2019
Development Site Assessment
H45 - Land to East of Ballumbie Road



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.

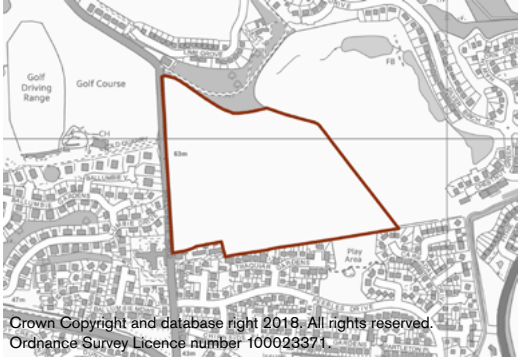
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H45: Land to East of Ballumbie Road.

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](#)

H45 - Site Assessment

Allocation: H45	Site Name: Land to East of Ballumbie Road
 <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</p>	Indicative Capacity: 150 Houses
	Address: Land to East of Ballumbie Road
	Site Area: 11.18 hectares (whole site)
	Site Description: Golf course use to east of Ballumbie Road.
	Housing Land Audit Ref:
	Previous Ref: MIR 78
Last Known Owner: Stewart Milne Homes	
Planning History: 18/00633/PAN - Residential Development, associated infrastructure, open space and landscaping - Submitted August 2018.	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Golf course use, greenfield housing site.
	Neighbouring Uses	North – Golf Course; East – Residential; South – Residential; West - Residential.
	Topography & Site Orientation	Mainly flat, east/west orientation.
	Physical Constraints (inc. pylons, substations)	Not known.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development. A feasibility study is required to assess the opportunity to de-culvert and restore the watercourse.</p> <p>Scottish Water have indicated that a Drainage Impact Assessment may be 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 recommended.</p> <p>In addition Scottish Water have indicated that a flow and pressure test will be required to understand what impact, if any, this site will have on the existing water network. Should an impact be experienced, a full Water Impact Assessment will be required to establish what mitigation measures are required on the network.</p>

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Woodland	None.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	Wildlife Corridor at Fithie Burn to the south-east of the site.
	Contamination	No obvious issues but previously farmland and cannot rule out possibility of contamination.
	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>No direct access to the site but a link could be made with Ballumbie Road. Requirement for active travel links through housing to south and east of site.</p> <p>Upgrading of Ballumbie Road to be reviewed and will include the addition of a pedestrian footway/cycleway on the east side of the road for the full length of the development site. Cycle routes to continue into site and link to all external connections.</p> <p>Road network to permit access for public transport into the development.</p> <p>Transport Scotland have indicated that the site is considered sufficient distance away from the trunk road that it would have a negligible impact.</p>
	Infrastructure (inc. gas, electricity, broadband)	Development of site will require full utility provision.
	Vacant/ Derelict Land	None.
	Efficient Use of Land/ Regeneration Contribution	Greenfield.
	Key Agency Comments	Scottish Water: There is sufficient capacity at both the Water and Wastewater Treatment Works for this development.
	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 33: Local Nature Conservation Designations
Policy 34: National and International 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, with particular consideration given to the landscaping and aesthetics on the western boundary which marks the edge of the Dundee City Council boundary;
- The layout should consider the provision of a path network to encourage active travel and facilitate access to services, amenities and transport links west and south of the site;
- Existing green assets should be retained and enhanced where possible with new green spaces/infrastructure encouraged to contribute to the Green Network in the north east of the city;
- The design should consider the development of SUDS infrastructure and its incorporation into the green network, promoting biodiversity in the area;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes and areas of open space;
- Vehicular access should be taken from Ballumbie Road with consideration of multiple access points to improve permeability.

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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