

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H46 - Linlathen



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 H46: Linlathen.

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](#)

H46 - Site Assessment

Allocation: H46	Site Name: Linlathen, Arbroath Road
	Indicative Capacity: 250 Houses
	Address: Linlathen Estate, North of Arbroath Road, Dundee
	Site Area: 15.88 hectares (9.48ha for western section)
	Site Description: Greenfield land at Linlathen Estate, North of Linlathen House and farm buildings.
	Housing Land Audit Ref: HLA200713
	Previous Ref: DLDP2014 H71(2)
	Last Known Owner: Mr H Niven / Kirkwood Homes

Planning History: 10/00710/PAN (Circa 250 dwellinghouses) - Pan closed; 12/00830/FULM (Erection of 271 dwellinghouses) – Withdrawn Registration
 15/00452/PAN - Residential Development comprising 150 dwellinghouses with associated infrastructure, Access, Landscaping, Drainage, SUDS and open space.
 16/00392/FULM - Proposed Residential development comprising of 150 dwelling houses with associated infrastructure, Access, Landscaping , Drainage , SUDS and open space – Planning application refused. Appeal dismissed.
 17/00843/PAN - Residential Development with Associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space - Closed (March 2018)
 18/00115/FULM - Proposed Residential development comprising of 150 dwelling houses with associated infrastructure, access, landscaping, drainage, SUDS and open space - Application refused - Planning permission granted on Appeal (February 2019)

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Greenfield site allocated for housing.
	Neighbouring Uses	North – Open Countryside with developer interest for residential; East – Open Countryside with developer interest for residential; South –Countryside including farm buildings, Linlathen House and Balgillo North Residential Development; West - Open Countryside allocated for employment/business use.
	Topography & Site Orientation	Slightly sloping, east/west orientation.
	Physical Constraints (inc. pylons, substations)	No known.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	A Flood Risk Assessment (FRA) is required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. Site access/egress may be difficult during high floods on the Dighty Water and this should be considered further. Flood resistant and resilient materials and design should be considered due to site being steep.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Water Issues (cont...)	Consideration should be given to mitigation measures to prevent flooding from surface water runoff. Scottish Water have advised that a Drainage Impact Assessment may be requested to assess impact on local network.
	Woodland	Tree preservation order 07/84 is present on site. Existing trees and woodland belts should be protected and enhanced, and connections between these and to habitat corridors outwith the site should be established.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	Dighty watercourse to south has known invasive species problems. Potential for habitat fragmentation. Wildlife corridor to south of site.
	Contamination	Farmland – some potential for contamination depending upon historical use.
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	None.
	Green Network	Site is bounded by Dighty Corridor to the south and linkages to be provided. The contribution to green networks to be considered, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Site has no physical transport connections at this time. Road vehicle access with opportunity to link to Drumsturdy Road. Off-site road improvements will require to be funded by the development to ensure no detriment to the safe and efficient operation of the existing road network. Site should include good cycle routes connecting to and through the development site. Improvements to cycle routes in the wider area will be required in order to ensure good quality connections to the Dundee and Broughty Ferry areas. Site will be required to enable public transport through the site and will include provision of a road network suitable for the turning of buses. Discussions will be required with public transport operators and DCC regarding the support of bus services and provision of infrastructure such as bus shelters.
	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

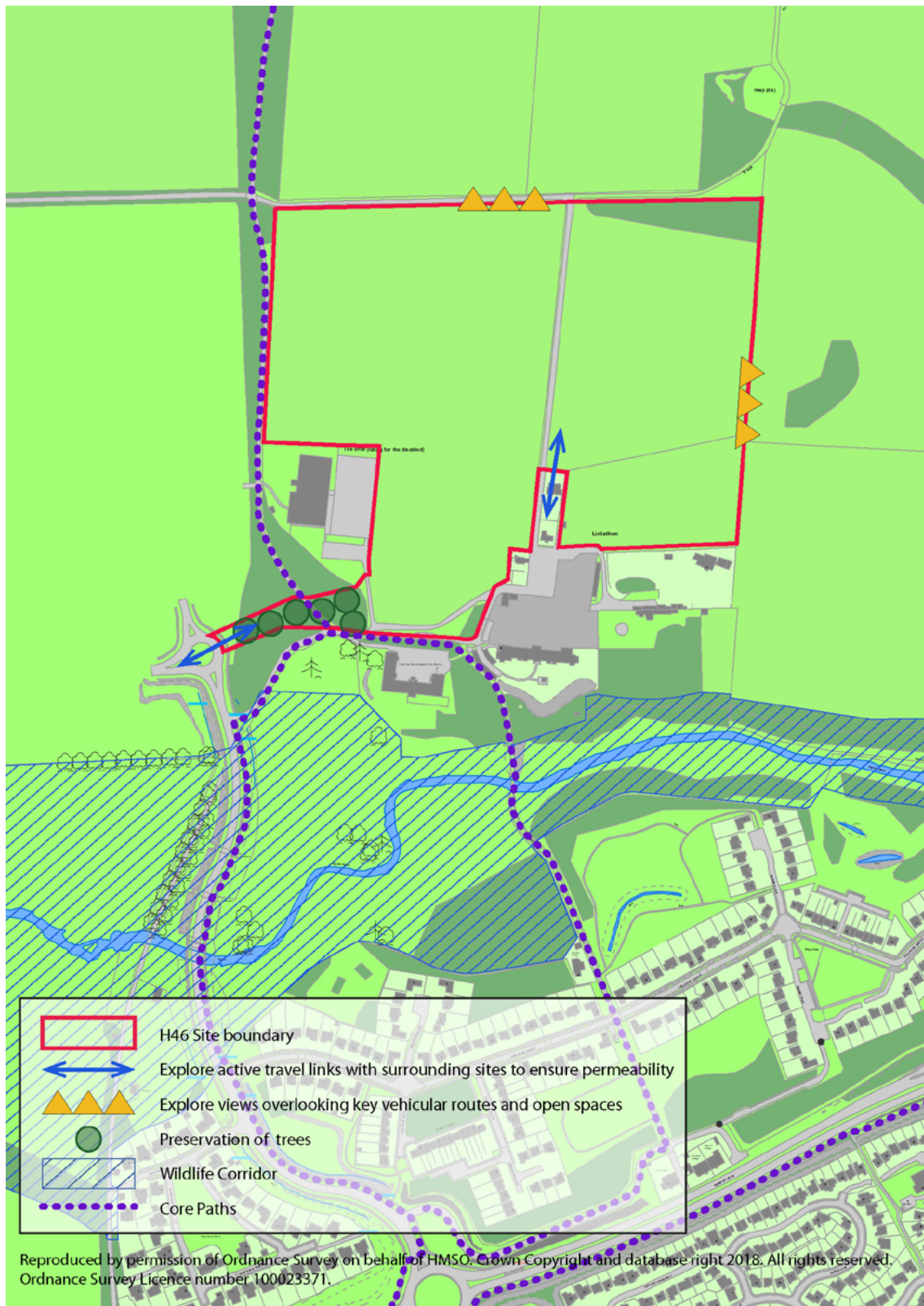
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 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;
- The layout should consider vehicular access from roads which are already established from the roundabout to the south of the site;
- The provision of an internal footpath and cycle network will encourage active travel and ensure permeability through the development and the surrounding area;
- Trees located on the southern boundary of the site should be retained and incorporated into the design to enhance the green infrastructure within the development with opportunities to connect to the Dighty wildlife corridor located south of the site in order to create a well-connected green network;
- The layout should orientate housing to overlook open spaces and vehicular routes to provide natural surveillance;
- 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)

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