

# Dundee City Council

## Dundee Local Development Plan 2019

### Development Site Assessment

#### H47 - Land to East of Strathyre Avenue



# Development Site Assessment

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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.

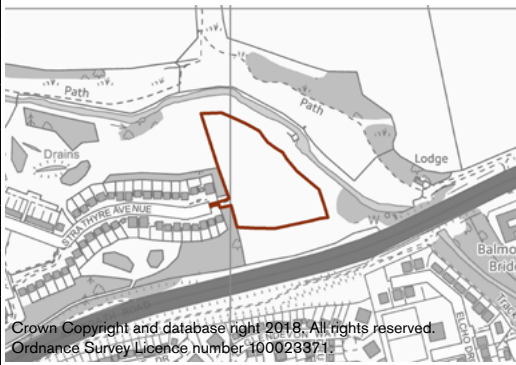
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H47: Land to East of Strathyre Avenue.

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](#)

## H47 - Site Assessment

Allocation: H47	Site Name: Land to East of Strathyre Avenue
 <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100028871</p>	Indicative Capacity: 26 Homes
	Address: Strathyre Avenue
	Site Area: 1.57 hectares
	Site Description: Greenfield site allocated for housing.
	Housing Land Audit Ref: HLA201423
	Previous Ref: DLDP2014 H72
	Last Known Owner: AWG - Taylor Wimpey / KCC Consulting
<p>Planning History: 12/00366/FULL (Erection of 24 dwelling houses, formation of access road and landscaping): Withdrawn 13/00183/FULL (Erection of 19 no. detached dwellings with associated roads, drainage and landscaping works): Declared invalid.</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Greenfield, Agricultural land.
	Neighbouring Uses	North and East – Dighty Watercourse with farmland beyond; South – farmland with A92 road and residential beyond; West – Residential and farmland.
	Topography & Site Orientation	Sloping, north/south orientation.
	Physical Constraints (inc. pylons, substations)	No known.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>SEPA have stated a Flood Risk Assessment (FRA) is required to assess the risk from the Dighty Water which flows along the eastern boundary of the site. Consideration should be given to any bridges or culverts which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent to the site which is to be investigated further. 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> <p>Scottish Water have advised that a Drainage Impact Assessment may be requested to assess impact upon local network. Early engagement recommended.</p>

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Woodland	Some trees on east of site.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	Wildlife Corridor to north and east area of site. Dighty watercourse has known invasive plant species concerns.  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 <a href="#">Green Network Planning Guidance</a>
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Pedestrian, cycle and vehicle access from Strathyre Avenue. No easily accessible public transport.
	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;
- Vehicular access to be taken off Strathyre Avenue;
- A tree planting and landscaping scheme would be required for the development with particular consideration of the southern boundary to provide screening to mitigate noise pollution from the adjacent A92 as well as providing a contribution towards wildlife and green infrastructure in the area;
- The design should provide an internal footpath and cycle network providing a north-south connection and providing links to the surrounding area including the core path network located south of the site;
- 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

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:

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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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