

# Dundee City Council

Proposed Local Development Plan 2  
Development Site Assessments  
February 2018



This document has been prepared to identify the development sites for inclusion in the Proposed Dundee Local Development Plan 2 (LDP2). Dundee City Council have sought to identify and assess potential development sites within the Council area. Such sites have been identified by a variety of means, including:

- The Housing Land Audit process which monitors sites which are identified as suitable for housing.
- Dundee City Council owned sites which have become surplus to requirements or scheduled for demolition and clearance work. This includes, for example, former or forthcoming school sites.
- Sites identified as part of ongoing physical regeneration works or other Council activities - e.g. the Central Waterfront Area.
- Sites nominated by developers and landowners, including sites identified as part of a pre-MIR Call for Sites and Main Issues Report consultation process.
- Other sites brought to the attention of the Council, including sites from the existing Dundee Local Development Plan 2014.

The Strategic Environmental Assessment (SEA) process and the Habitats Regulations Appraisal (HRA) have been used to assess the environmental impacts of implementing the preferred spatial strategy of the Proposed Dundee LDP2. The SEA and HRA have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment. The site assessment results contained in this document are part of this process and have helped to ensure that the decisions on individual sites were not taken in isolation but considered a range of planning and environmental considerations and the potential cumulative effects of the developments proposed.

The result of the detailed assessment process has been to determine which sites are to be allocated for specific purposes in the Proposed Dundee LDP2 and those which are not to be taken forward as an allocation.

Sites which were identified but are not taken forward as an allocation are also included for information and could be reconsidered should the proposed spatial strategy be changed or amended or if a particular site raises concerns and is not to be supported as a result of the Examination process.

It is intended that this document will provide an informed basis for the consideration of any proposals that come forward for the particular sites over the period of the Local Development Plan 2. This will include the need to consider whether certain studies need to be carried out or important features identified through the assessment process given careful consideration.

This Development Site Assessments document serves as an Urban Capacity Study for the purposes of the Proposed Dundee LDP2. It should be noted that Dundee is an ever changing city and it is likely that there are sites within the urban area which have not been identified through this process.

The last section contains area specific flood risk information for Economic Development Area, Commercial Centres and Leisure Parks

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H03	- Land At Clatto
H04	- Quarry Gardens
H05	- Former Lochee PS, South Road
H06	- Highgate, Lochee
H07	- Foggyley Gardens
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**2) Sites to be allocated for other uses in the Proposed Local Development Plan 2 101**

Gallagher Retail Park Extension

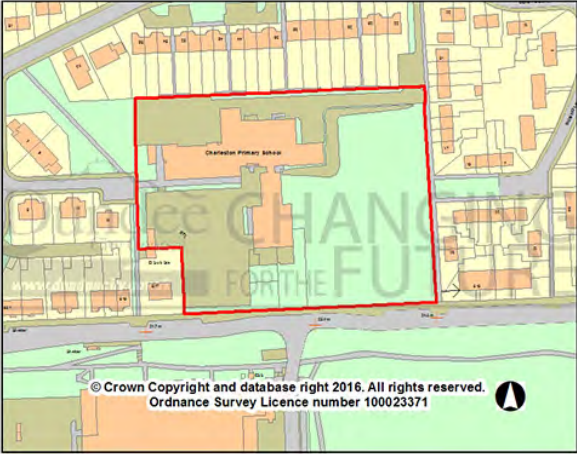
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 Land at Balgarthno  
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 Pitempton  
 South Auchray  
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 Land at Dunsinane  
 Brook Street, Broughty Ferry  
 BOC Ballindean Road  
 Benvie Road/Mitchell Street  
 Coldside Road  
 Morrisons, Forfar Road  
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 Dock Street, Gas Holder  
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**1) Sites to be allocated for housing in the  
Proposed Dundee Local Development Plan 2**

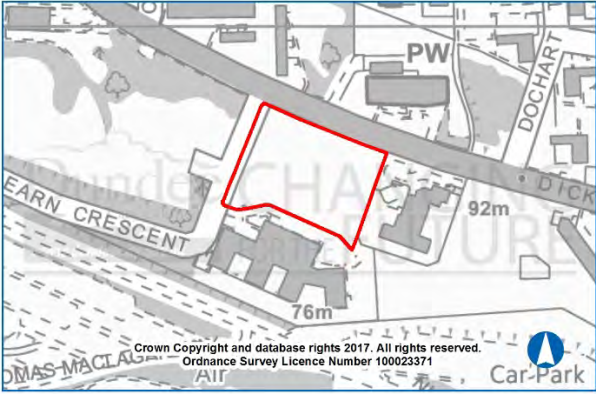
<b>Allocation: H01</b>	<b>Site Name:</b> Former Charleston Primary School Dunholm Place
	<b>Indicative Capacity:</b> 40 homes
	<b>Address:</b> Dunholm Place
	<b>Site Area:</b> 1.42 hectares
	<b>Site Description:</b> Former primary school
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> DLDP2014 H65
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant cleared site (Former school)
	Neighbouring Uses	North – Residential; East – Residential; South – Retail and playing fields; West – Residential
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochlee Burn) to the north of the area which should be avoided. Need to mitigate effects of surface water (SUDS source control and ponds)
	Woodland	Mature woodland on boundary worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil)
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
Green Network	Contribution to green networks to be considered with opportunity to link to adjacent South Road park and adjacent sports facilities and play fields, see <a href="#">Green Network Planning Guidance</a> .	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Public transport access immediately to south of site, no dedicated cycle facilities however there is an opportunity to facilitate a link to facility on opposite side of South Road
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant & Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



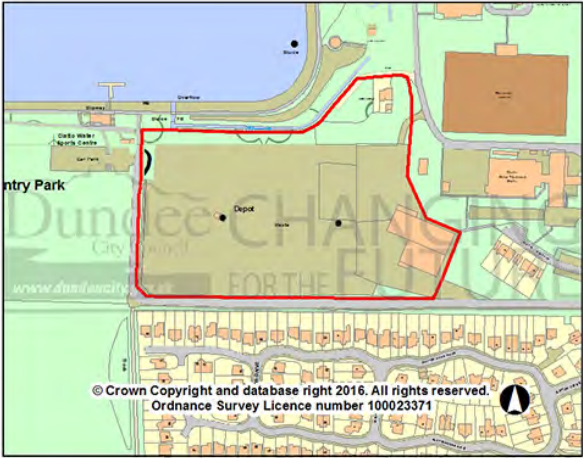
<b>Allocation: H02</b>	<b>Site Name:</b> Land at Earn Crescent
	<b>Indicative Capacity:</b> 20 homes
	<b>Address:</b> Earn Crescent
	<b>Site Area:</b> 0.56 hectares
	<b>Site Description:</b> Site has recently been cleared of existing multis and car parking blocks. It is quite heavily planted on the southern and north eastern boundaries. There are some other trees scattered throughout the site.
	<b>Housing Land Audit Ref:</b> HLA201205
	<b>Previous Ref:</b> DLDP2014 H43
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Brownfield
	Neighbouring Uses	North – Residential, community centre, commercial & retail; East – Residential; South – Day care centre; West – Education
	Topography & Site Orientation	Slightly sloping, east/west orientation
	Physical Constraints (inc. pylons, substations)	Electricity substation north/east site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water advise that there is a need to minimise input of surface water into the combined sewer.</p> <p>SUDS by infiltration. Potential to improve biodiversity levels.</p>
	Woodland	<p>Evaluate trees /woodland where appropriate. Site works should seek to retain existing tree cover and enhance the quantity of woodland provision.</p> <p>Many of the wooded sites around Ninewells, and Balgay contribute to a wooded urban character in views travelling from the west and in the approach to Dundee – which gives a positive impression.</p>
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Demolition and site clearance of previous buildings on

		this and on adjacent sites indicated the presence of asbestos. Applicants should investigate this further and discuss with the Council's contaminated land team prior to submitting a planning application.
	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)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Yes- Brownfield
	Key Agency Comments	None
	Other	None

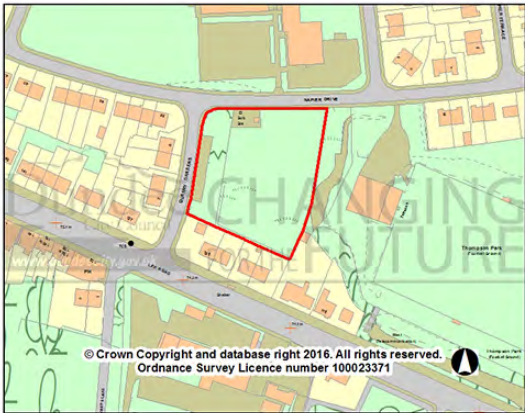
<b>Allocation: H03</b>	<b>Site Name:</b> Land at Clatto
	<b>Indicative Capacity:</b> 60 homes
	<b>Address:</b> Adjacent to Clatto Country Park
	<b>Site Area:</b> 3.4 hectares
	<b>Site Description:</b> Scottish Water depot site near Clatto Reservoir
	<b>Housing Land Audit Ref:</b> HLA201413
	<b>Previous Ref:</b> DLDP2014 H66
	<b>Last Known Owner:</b> Scottish Water
<b>Planning History:</b> 16/00349/PPPM (Planning Permission in Principle for residential development with access from Clatto Gardens): Approved subject to conditions	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Open Space
	Neighbouring Uses	North – Clatto Reservoir (Country Park); East – Scottish Water Waste Treatment Works; South – Residential; West - Country Park and Open Countryside
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Existing telecoms masts which will require to be relocated. Waste Water works and underground infrastructure to east of site

<b>ENVIRONMENT</b>	<p>Water Issues (inc. flood risk, drainage and on/off site mitigation)</p>	<p>The site is elevated above Clatto Reservoir this reduces the flood risk from this source, however, a Flood Risk Assessment is required to assess the risk from the outlet of Clatto Reservoir which would appear to flow along the northern boundary of the 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 is required.</p> <p>Scottish Water indicates that the site may require Drainage Impact Assessment 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 via Pre-Development Enquiry process is highly recommended. Proximity of development to Scottish Water Clatto Water Treatment Works should be considered. Whilst no live infrastructure clashes with the site footprint, uninterrupted 24 access to the adjacent Water</p>
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		Treatment Works must be respected at all times during construction.
	Woodland	Mature trees to north of site worthy of retention. Existing mature vegetation on southern edge should be retained/enhanced
	Designated Open Space	Yes
	Environmental Protection Status (inc. designations and neighbouring sites)	Clatto Country Park adjacent and Open Countryside
	Contamination	Potential for contamination from historical land use on site and in vicinity. (12/00372/PAN – predetermination preliminary risk assessment requested)
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Category B listed cottage and walled garden: protect views. There are a number of Scheduled monuments and other items in the general area but all are outwith the boundary (typically 700m+ distant)
	Green Network	Contribution to green networks to be considered, see <a href="#">Green Network Planning Guidance</a> .

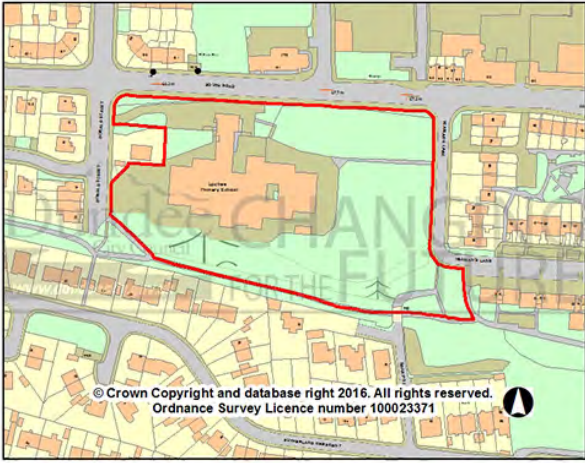
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Road access available from south, which also includes the Green Circular cycle route
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Scottish water facility directly adjacent to the east of the site which has been subject to previous surface water, odour issues. SNH – Adjacent to Scottish Waste Water treatment works and design should consider potential noise implications
	Other	None

<b>Allocation: H04</b>	<b>Site Name:</b> Quarry Gardens
	<b>Indicative Capacity:</b> 15 homes
	<b>Address:</b> Quarry Gardens
	<b>Site Area:</b> 0.44 hectares
	<b>Site Description:</b> Grassed area fenced off
	<b>Housing Land Audit Ref:</b> HLA200807
	<b>Previous Ref:</b> DLDP2014 H24
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Green space
	Neighbouring Uses	North – Education and Residential; East – Recreational (Sports Ground); South – Residential; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Land may be contaminated and may require SUDS infrastructure to be lined. Applicants should investigate these issues further and discuss with the Council's flood team prior to submitting a planning application.
	Woodland	The retention of the mature trees on the western boundary should be fully assessed.
	Designated Open Space	None
	Environmental Protection Status (inc. designations, constraints and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (infilled quarry) therefore an investigation of soil conditions would be advisable. Some previous investigation has been carried out by DCC under Part IIA and the VDLF, site pending further investigation
	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)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Included within vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Two licenced sites nearby. WML/E/0220255 - Phinn Autobreakers. History of noise complaints. WML/E/0220186 - Kelbie's Scrapyard. History of noise and odour complaints
	Other	None

<b>Allocation: H05</b>	<b>Site Name:</b> Former Lochee PS, South Road
 <p>© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100023371</p>	<b>Indicative Capacity:</b> 30 homes
	<b>Address:</b> South Road/ Donald Street
	<b>Site Area:</b> 1.78 hectares
	<b>Site Description:</b> School set in grassed playing fields with trees around boundary
	<b>Housing Land Audit Ref:</b> HLA201417
	<b>Previous Ref:</b> DLDP2014 H60
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

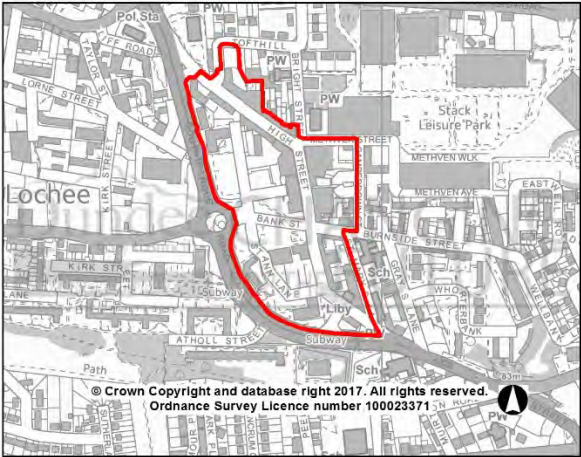
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school
	Neighbouring Uses	North – residential; East – residential; South – residential; West – residential
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Existing buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>The surface water 1 in 200 year flood map shows there may be flooding in the area. Site is elevated above nearby South Road and should be protected from the nearby culverted watercourse (Lochee) surcharge. Applicants should investigate this further as well as the requirement for SUDS and discuss with the Council's flood and drainage team prior to submitting a planning application.</p> <p>Scottish Water have indicated that there is sufficient capacity within the network to support this development however, consideration needs to be given to the management and attenuation of surface water flows.</p>
	Woodland	Need to evaluate /retain woodland within site boundary
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. heap and bedding factory onsite, sawmills to W)
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None

	Green Network	Open space nearby and opportunity to link in to the green networks to be considered, see <a href="#">Green Network Planning Guidance</a> .
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INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Need to retain, and provide access to pathway on south side of site (old railway line). Good transportation links and opportunity to link into active travel links in the area including new Greenway.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA. Co-location issue: Aspect Asbestos to north of site.
	Other	None

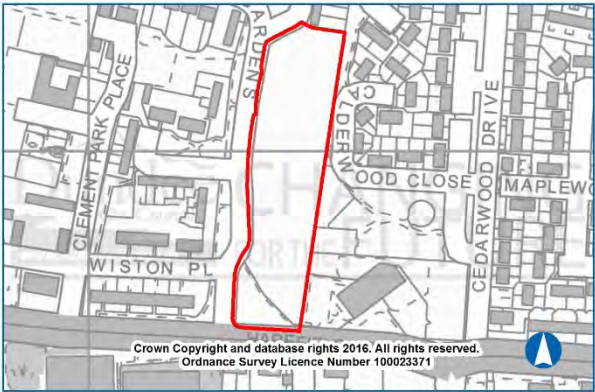


<b>Allocation: H06</b>	<b>Site Name:</b> Highgate, Lochee
	<b>Indicative Capacity:</b> 40 homes
	<b>Address:</b> High Street, Lochee
	<b>Site Area:</b> 6.64 hectares
	<b>Site Description:</b> Shopping centre and car parks to be redeveloped as part of regeneration plans
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> DLDP2014 H63
	<b>Last Known Owner:</b> Dundee City Council
<p><b>Planning History:</b> 12/00798/FULL - Erection of two new retail units – Approved, complete and occupied.  13/00678/FULL - Erection of 32 new build flats together with associated car parking facilities – Approved, complete and occupied.  15/00079/FULL – Erection of 18 homes – Approved and under construction.</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Lochee Physical Regeneration Framework 2009</a> <a href="#">Highgate Area Masterplan approved January 2012</a>
	Current Use(s)	District Centre, Mix use
	Neighbouring Uses	North – retail; East – retail with residential above; South – healthcare, retail and residential; West – offices, residential and road network
	Topography & Site Orientation	Different levels, north/south orientation
	Physical Constraints (inc. pylons, substations)	Buildings, car parks, substation
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>A Flood Risk Assessment would be required to inform the scale and layout of development.</p> <p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochlee) under the site which should be avoided. Watercourse found during demolition of Highgate Centre in 2014 - located under development sites E and F on the Highgate Area Masterplan.</p> <p>Potential contamination due to previous land uses lined SUDS may be required.</p> <p>Applicants should investigate these issues further and discuss with the Council's flood team prior to submitting a planning application.</p>

	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. smithy onsite and tramway depot to N)
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Partially within Lochee Conservation Area. There are Category A listed buildings to the South East and B listed buildings to the East. As such, the setting of these listed buildings should be assessed and taken into account in any redevelopment
	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)	New Bank Street opened which includes a 'transport hub' incorporating access to public transport and taxis. Cycle storage incorporated into redeveloped community space and 'greenway' being developed linking through High Street/Burnside Street and to The Miley. New one way system in operation on the High Street and junction improvements at north end of High Street linking to Lochee Bypass. Good pedestrian access.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Area to south is included on vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

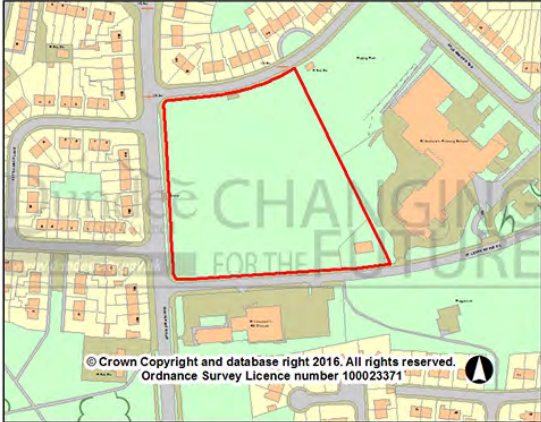
<b>Allocation: H07</b>	<b>Site Name:</b> Foggyley Gardens
	<b>Indicative Capacity:</b> 40 homes
	<b>Address:</b> Foggyley Gardens
	<b>Site Area:</b> 1.18 hectares
	<b>Site Description:</b> Cleared land at Foggyley Gardens - formerly housing.
	<b>Housing Land Audit Ref:</b> 200339
	<b>Previous Ref:</b> DLDP2014 H12
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Site Planning Brief</a>
	Current Use(s)	Greenspace/ Brownfield
	Neighbouring Uses	North – Residential; East – Residential; South – Road Network and vacant leisure buildings; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Brownfield site – potential demolition material

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	No flood risk identified.  Need to minimise input of surface water into the combined sewer. SUDS by infiltration
	Woodland	Evaluate/retain trees - with opportunity to strengthen links to Clement Park. Site works should seek to retain existing tree cover.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from previous land use.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
Green Network	Contribution to green network to be considered, see <a href="#">Green Network Planning Guidance</a> .	

<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Bus stops situated to the south of the site and good connection by private car
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Yes
	Efficient Use of Land/	Brownfield

	Regeneration Contribution	Contributes towards regeneration activity at Lochee
	Key Agency Comments	None
	Other	None

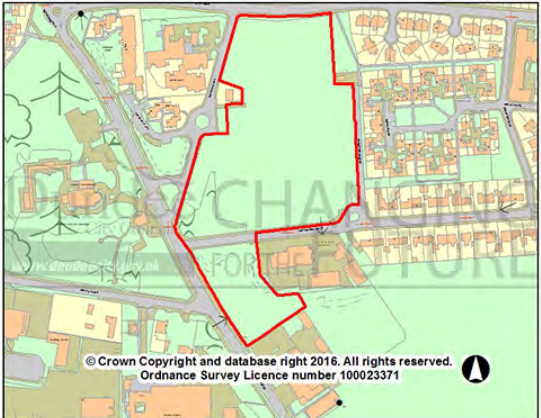
<b>Allocation: H08</b>	<b>Site Name:</b> Former Macalpine PS, St Leonard Place
	<b>Indicative Capacity:</b> 25 homes
	<b>Address:</b> St Leonard Place
	<b>Site Area:</b> 1.58 hectares
	<b>Site Description:</b> Site cleared of former school buildings with grass playing fields now covering site; house in southeast corner
	<b>Housing Land Audit Ref:</b> HLA200911
	<b>Previous Ref:</b> DLDP2014 H30
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Site Planning Brief</a>
	Current Use(s)	Former school playing fields
	Neighbouring Uses	North – Residential; East – Education; South – Church and open space with residential beyond; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation within site boundary

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate these issues further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated sufficient capacity within the network to support foul only connections. Early engagement recommended. In particular, consideration should be given to the management and attenuation of surface water flows.</p> <p>Lined SUDS may be required due to potential contamination.</p>
	Woodland	Mature trees on south boundary which may be worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).

	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)	Good links by all modes of transport to the west of the site
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

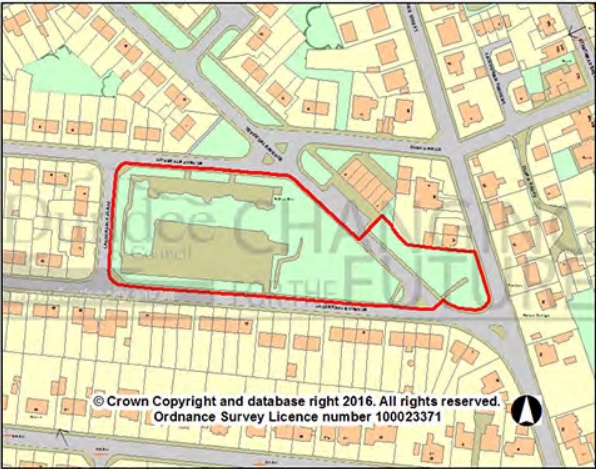
<b>Allocation: H09</b>	<b>Site Name:</b> Former Lawside Academy, Rannoch Road
	<b>Indicative Capacity:</b> 70 homes
	<b>Address:</b> West School Road
	<b>Site Area:</b> 4.02 hectares
	<b>Site Description:</b> Former secondary school, site now cleared of buildings
	<b>Housing Land Audit Ref:</b> HLA200913
	<b>Previous Ref:</b> DLDP2014 H31
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school
	Neighbouring Uses	North – Residential; East – Residential; South – Ambulance Station / Fire Station with open sports grounds beyond; West – residential and crematorium in woodland setting
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation north east of site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	A Flood Risk Assessment would be required to inform the scale and layout of development and assesses the risk from the culverted Gelly Burn. Avoid building over culvert. SUDS required on site.
	Woodland	Mature tree cover exists at junction of Rannoch Road and West School Road which would be worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil)
	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)	Good access by private car and bus service. No dedicated cycle routes. Core Path network on Camperdown Road and Macalpine Road.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



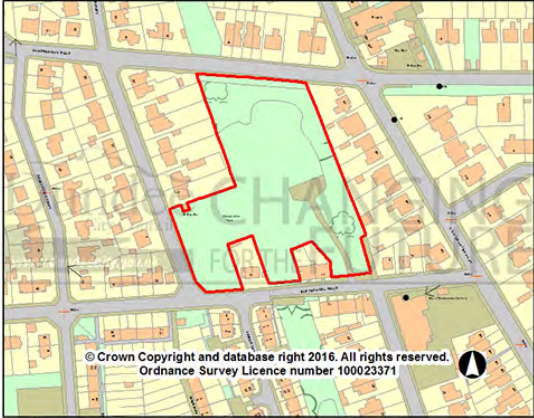
<b>Allocation: H10</b>	<b>Site Name:</b> Lauderdale Avenue
	<b>Indicative Capacity:</b> 35 homes
	<b>Address:</b> Lauderdale Avenue
	<b>Site Area:</b> 1.09 hectares
	<b>Site Description:</b> Site of former St Margaret's Primary School
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> DLDP2014 H61
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school
	Neighbouring Uses	North – housing and shopping parade; East – housing; South – housing; West –housing
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	No flood risk identified. Scottish Water have indicated that there is sufficient capacity within the network to support this development, however, consideration should be given to the management and attenuation of surface water flows.  SUDS by infiltration
	Woodland	Need to evaluate and retain existing trees
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	The potential that former school foundations may still be in place. Potential of contamination from heating oil associated with school 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> .	

<b>INF RAS</b>	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
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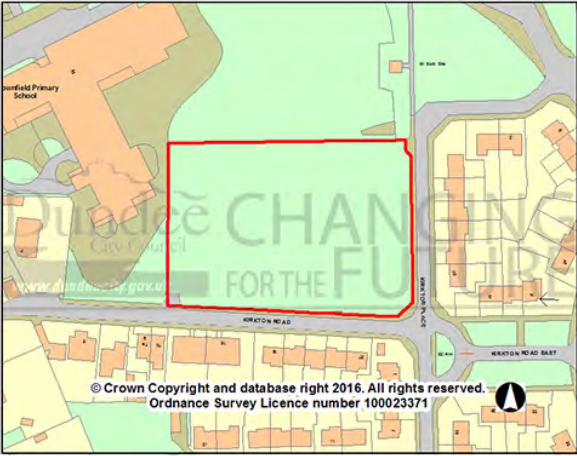
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Allocation: H11</b>	<b>Site Name:</b> Former Downfield PS, East School Road <b>Indicative Capacity:</b> 25 homes <b>Address:</b> East School Road <b>Site Area:</b> 1.28 hectares <b>Site Description:</b> Site cleared of former school buildings <b>Housing Land Audit Ref:</b> HLA200909 <b>Previous Ref:</b> DLDP2014 H28 <b>Last Known Owner:</b> Dundee City Council
	
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Site Planning Brief</a>
	Current Use(s)	Former school
	Neighbouring Uses	North – Residential; East – Residential; South – Residential; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation adjacent to west of the site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>A Flood Risk Assessment would be required to inform the scale and layout of development. Known flood risk to north of site on Camperdown Road (Gelly Burn). Avoid building over culvert. SUDS is required on the site.</p> <p>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.</p>
	Woodland	Mature trees scattered through site which may be worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil and corporation yard)
	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> .	

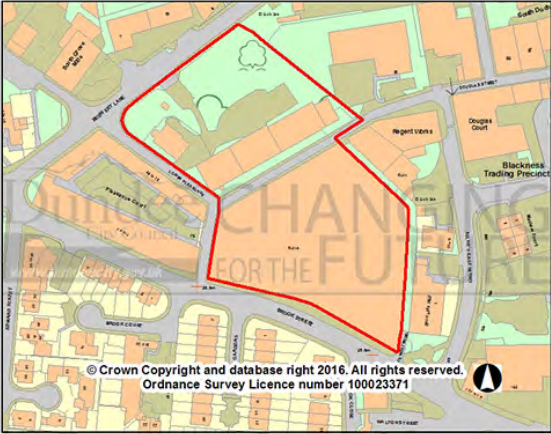
<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good Public transport access
	Infrastructure (inc. gas, electricity, broadband)	SSE Service map shows power cable through centre of the site from north to south. Broadband cable service map shows cable from north to south on the western edge of the site
	Vacant/ Derelict Land	On vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Allocation: H12</b>	<b>Site Name:</b> Former St Columba's PS, Kirkton Road
	<b>Indicative Capacity:</b> 22 homes
	<b>Address:</b> Kirkton Road/ Kirkton Place
	<b>Site Area:</b> 0.67 hectares
	<b>Site Description:</b> Former school with hard surfaces
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> DLDP2014 H67
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school
	Neighbouring Uses	North – School / Playing Fields; East – Residential; South – Residential; West - School
	Topography & Site Orientation	Generally flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.  Scottish Water have indicated that there is sufficient capacity within the network to support this development. Early engagement with Scottish Water via the Pre-Development Enquiry process is highly recommended.
	Woodland	None
	Designated Open Space	Yes, as part of former school grounds.
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (school heating oil)
	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 Networks Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Road access to East and South.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Allocation: H13</b>	<b>Site Name:</b> Queen Victoria Works
	<b>Indicative Capacity:</b> 50 homes
	<b>Address:</b> Brook Street/ Lower Pleasance
	<b>Site Area:</b> 1.25 hectares
	<b>Site Description:</b> Former Jute Mill to North side of Brook Street
	<b>Housing Land Audit Ref:</b> HLA200321
	<b>Previous Ref:</b> DLDP2014 H09
	<b>Last Known Owner:</b> McGregor Balfour
<b>Planning History:</b> None	

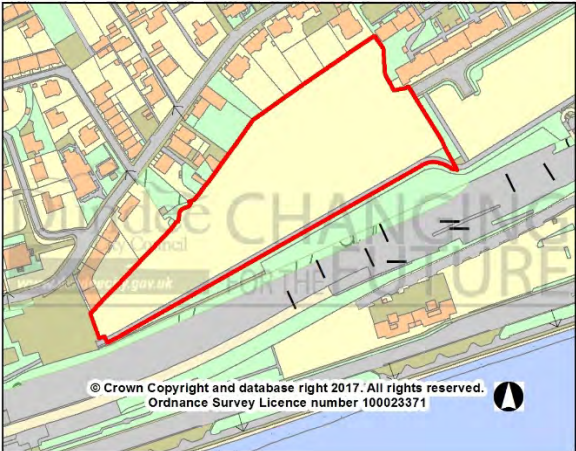
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Site Planning Brief</a>
	Current Use(s)	Brownfield
	Neighbouring Uses	North – Business / Industrial uses; East – Business / Industrial uses with residential; South – Residential; West – Residential
	Topography & Site Orientation	Slightly sloping, north/south orientation
	Physical Constraints (inc. pylons, substations)	Culverted burn runs through site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development.  There may be a culverted watercourse (Scourin' Burn) under or close to the site. SNH have advised that where appropriate and practical with respect to the urban environment consideration should be given to de-culverting the burn. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.  Contamination potential due to previous land uses- lined SUDS recommended.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential contamination due to previous industrial uses (e.g. Queen Victoria (jute) works).
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Within Blackness Conservation Area. The site contains the Category B listed Queen Victoria Works and B

		Listed wall, some of which is in poor condition. A presumption exists to repair and reuse the listed building.
	Green Network	Potential to contribute to green network to be considered, see <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access by private car. Bus routes relatively close, on Lochee Road to the north and Blackness Road to the south.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints. Possible culverted burn.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield - the renewal of this site would be beneficial to the area.
	Key Agency Comments	SEPA regulated site to the south east of the site - PPC/E/0020031 - Halley Stevenson
	Other	None



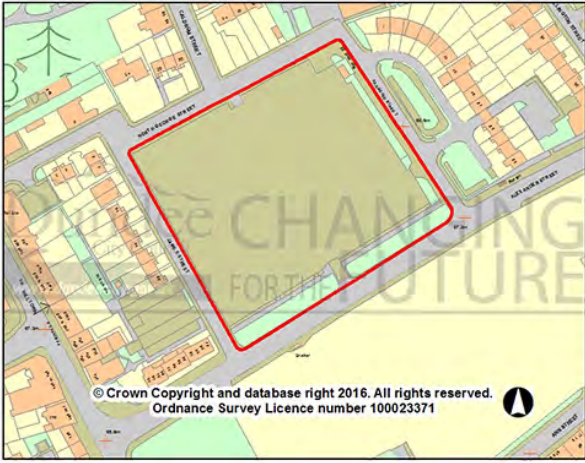
<b>Allocation: H14</b>	<b>Site Name:</b> Railyards
	<b>Indicative Capacity:</b> 110 homes
	<b>Address:</b> Greenmarket
	<b>Site Area:</b> 2.18 hectares
	<b>Site Description:</b> Former Railyards at Greenmarket
	<b>Housing Land Audit Ref:</b> HLA199524
	<b>Previous Ref:</b> DLDP2014 H02
	<b>Last Known Owner:</b> Scottish Enterprise
<b>Planning History:</b> Planning permission granted (09/00467/FUL) for the Importation of material, surcharging site and profiling of site to formation level. Work carried out in 2014.	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Brownfield
	Neighbouring Uses	North – residential, business and university uses; East – Business, tourist attraction; South – railway line with landscape corridor beyond; West – residential and car parking.
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None known

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Flood Risk Assessment required to demonstrate that the site is free from risk of coastal flooding given that the majority of the site is within the 1:200 year coastal flood area. Contamination potential due to previous land uses therefore lined SUDS recommended.
	Woodland	Retain existing planting to cycleway corridor - and enhance landscaping/amenity. Opportunity to create a strong landscape and townscape connection.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Tay Estuary SAC to the south, Roseangle Community Wildlife Site to south and west.
	Contamination	This area has been well investigated, and gross contamination has been remediated. Area is now subject to the 'Residential Reclamation Framework.'
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	West End Lanes Conservation Area to the north and west of the site. Adjacent to several B and C(S) listed buildings, including

		boundary walls and the setting of which to be protected..
	Green Network	Potential to link into and contribute to existing green infrastructure, see <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good cycle route exists within site with pedestrian/cycle bridge over railway nearby. Provide access to cycleway from development. Good pedestrian linkages No bus services
	Infrastructure (inc. gas, electricity, broadband)	No constraints to provision of infrastructure known.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

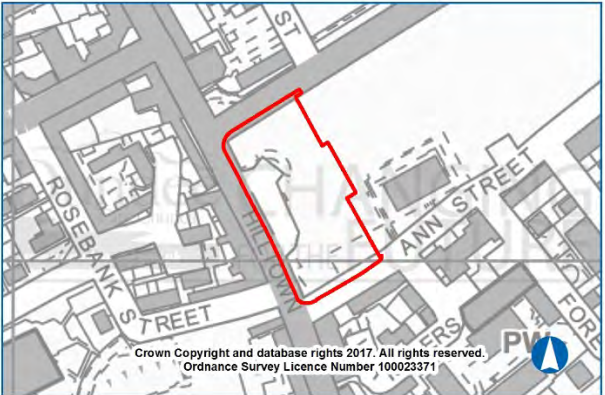
<b>Allocation: H15</b>	<b>Site Name:</b> Maxwelltown Works
	<b>Indicative Capacity:</b> 50 homes
	<b>Address:</b> Alexander Street
	<b>Site Area:</b> 1.25 hectares
	<b>Site Description:</b> Currently an industrial site
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> DLDP2014 H62
	<b>Last Known Owner:</b> Colville Limited
<b>Planning History:</b> 08/00680/OUT (Outline application for residential development): Approved subject to conditions December 2008.	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Hilltown Physical Regeneration Framework Site Planning Brief</a>
	Current Use(s)	Industrial site
	Neighbouring Uses	North – Residential; East – Residential; South – Residential; West – Residential
	Topography & Site Orientation	Slightly sloping
	Physical Constraints (inc. pylons, substations)	Electric substation located in the north corner of the site.

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated that there is sufficient capacity within the network to support this development, however, consideration should be given to the management and attenuation of surface water flows.</p> <p>Potential contamination due to previous land uses, lined SUDS may be required.</p>
	Woodland	Established tree edge to south of site along Alexander Street. This feature should be retained and integrated into any future development. Footway along Alexander Street is located to the north of the tree line.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Maxwelltown Works).

	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	The Category A listed St Salvador's Church and hall are to the North East of the site. The setting of these listed buildings should be taken into account in any redevelopment
	Green Network	Contribution to green networks to be considered, see <a href="#">Green Network Planning Guidance</a> .

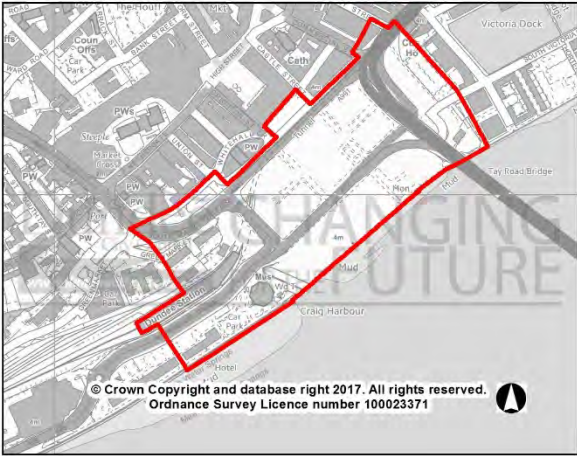
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Access predominantly from North George St and Carnegie Street. Historic former road within the site is the only acceptable road access off Alexander Street. Good links to other modes of transport from site.
	Infrastructure (inc. gas, electricity, broadband)	Electric substation located in the north corner of the site.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Allocation: H16</b>	<b>Site Name:</b> Maxwelltown Multis
	<b>Indicative Capacity:</b> Mixed use development site including health centre and residential use – 30 homes
	<b>Address:</b> Alexander Street and Ann Street
	<b>Site Area:</b> 0.61 hectares
	<b>Site Description:</b> Former high rise residential, demolished in summer 2011
	<b>Housing Land Audit Ref:</b> HLA201107
	<b>Previous Ref:</b> DLDP2014 H39
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> 16/00157/PAN – Construction of New Primary Schools and a Pre-School Centre/Nursery for 500 primary pupils and 114 pre-school and nursery pupils respectively. No planning application has yet been submitted for this part of the site (May 2017).	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Hilltown Physical Regeneration Framework</a>
	Current Use(s)	Brownfield
	Neighbouring Uses	North – Predominantly Residential; East – Education; South – predominantly residential; West – Retail and residential
	Topography & Site Orientation	Split level, east/west orientation
	Physical Constraints (inc. pylons, substations)	Substation and site levels

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this and the requirement for SUDS further and discuss with the Council's flood and drainage team prior to submitting a planning application.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential asbestos contamination on site
	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)	Public transport to north side, no dedicated cycle facilities
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Part of site included within Vacant and Derelict land register 2016
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

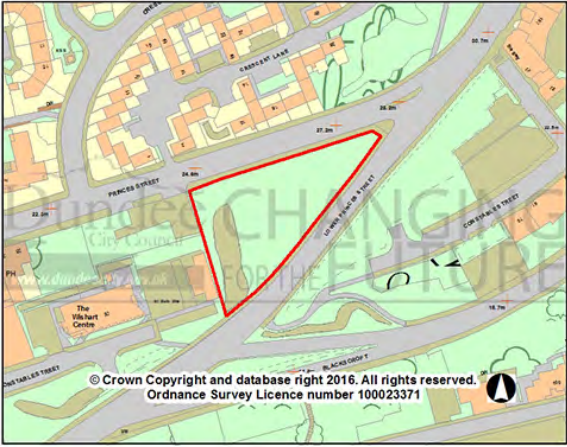
<b>Allocation: H17</b>	<b>Site Name:</b> Central Waterfront
	<b>Indicative Capacity:</b> 375 homes
	<b>Address:</b> Central Waterfront Area
	<b>Site Area:</b> 17.54 hectares
	<b>Site Description:</b> Major regeneration area with various existing uses eg rail station, Discovery point etc.
	<b>Housing Land Audit Ref:</b> HLA201109
	<b>Previous Ref:</b> DLDP2014 H41
	<b>Last Known Owner:</b> DCC, Network Rail
<p><b>Planning History:</b> 12/00770/FULM – New mixed use station concourse building incorporating ticket office, café/restaurant, newsagent, retail unit and hotel – Approved with conditions (January 2013)</p> <p>13/00224/FULM – Construction of the V&amp;A at Dundee Museum building and extension to Riverside Walk – Approved with conditions (August 2013)</p> <p>16/00757/PAN – Major Development: Mixed use development of co-working hub, office space, residential units, museum, cafes, site access, landscaping and associated works – Pending consideration (March 2017)</p> <p>17/00113/FULM – Erection of new offices, residential units, a hotel, retail units and associated vehicular access and parking spaces – Pending Consideration (March 2017)</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Central Waterfront Masterplan</a> <a href="#">Development Briefs</a> <a href="#">Design Framework</a>
	Current Use(s)	Mixed use
	Neighbouring Uses	North – Predominantly Retail and other employment with Residential on upper floors East – Port Area South – River Tay West – transport / Employment
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Previous buildings have been demolished. Overall roads and infrastructure is now in place in accordance with masterplan. No physical constraints now present on the site.
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated that a Flood Risk Assessment is required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration.

	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	No designation Close to Tay Estuary SAC and SPA
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled docks and docklands). There has been considerable investigation carried out to date by DCC, and site specific risk assessments will be required as more details of specific proposals emerge.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Adjacent to Central Dundee Conservation Area and several B listed buildings. Also adjacent to the Category A listed former Exchange Coffee house. B Listed Telford Light within site.
	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)	Transportation network is now complete. The green cycleway/circular passes along Tay which should be safeguarded/protected and opportunities for linkages from within the Central Waterfront. Opportunity to improve cycle/pedestrian linkages.
	Infrastructure (inc. gas, electricity, broadband)	No infrastructure provision constraints. Detailed infrastructure information available
	Vacant/ Derelict Land	Majority of site included in vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

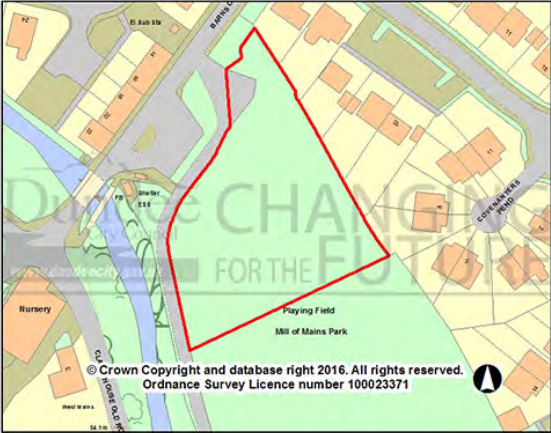


<b>Allocation: H18</b>	<b>Site Name:</b> Princes Street
	<b>Indicative Capacity:</b> 20 homes
	<b>Address:</b> Princes Street
	<b>Site Area:</b> 0.25 hectares
	<b>Site Description:</b> Grassed area with boundary trees on south and street lighting along Princes Street
	<b>Housing Land Audit Ref:</b> HLA200728
	<b>Previous Ref:</b> DLDP2014 H18
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant brownfield site allocated for housing
	Neighbouring Uses	North – Residential; East – Road Network with vacant land beyond; South – Road Network; West –vacant land and business uses
	Topography & Site Orientation	Slightly sloping, east/west orientation
	Physical Constraints (inc. pylons, substations)	Trees on site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Assess flood risk. Avoid building over culvert if present. SUDS source control and infiltration
	Woodland	Woodland on western boundary which would be worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use in vicinity (e.g. service station to West)
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Listed buildings in area - consideration to the setting of such buildings is required
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)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

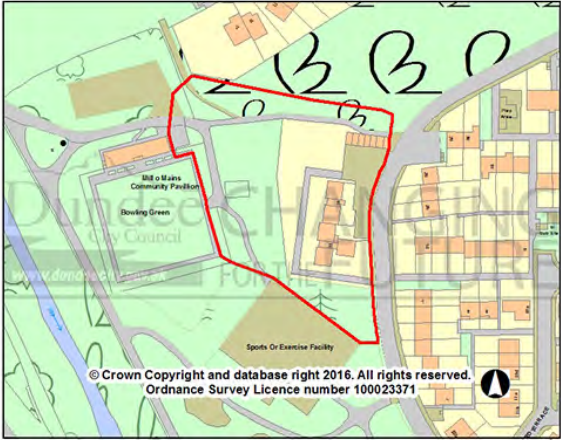
<b>Allocation: H19</b>	<b>Site Name:</b> Land at Barns of Claverhouse Road
	<b>Indicative Capacity:</b> 12 homes
	<b>Address:</b> Land north of Claverhouse Road
	<b>Site Area:</b> 0.41 hectares
	<b>Site Description:</b> Flat site allocated for housing redevelopment within the Mill o' Mains Masterplan
	<b>Housing Land Audit Ref:</b> HLA201220
	<b>Previous Ref:</b> DLDP2014 H55
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Mill o' Mains Community Regeneration Masterplan</a>
	Current Use(s)	Vacant site allocated for housing
	Neighbouring Uses	North – residential; East – residential; South – open space; West – open space
	Topography & Site Orientation	Slightly sloping at southern edge of site, north/south orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development and assess the risk from the Dighty Water which flows along the western boundary of the site. Consideration should be given to any bridges or culverts which may exacerbate flood risk. There is a surface water flood risk to the site which also needs to be taken into consideration. No development would take place within the functional flood plain, or within an area of coastal flood risk, unless a FPS is designed and constructed to a standard of 0.5% AP plus climate change allowance.  Scottish Water have indicated that there is sufficient capacity within the network to support this development
	Woodland	Woodland around the perimeter
	Designated Open Space	Yes
	Environmental Protection Status (inc. designations and neighbouring sites)	Yes, within Dighty Wildlife Corridor and neighbouring site(s). Retain existing planting, integrate site into surroundings including through links to adjacent core paths.
	Contamination	None
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Site located to the south east of Trottick Conservation

		Area.
	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)	No direct road access to site. Bus stop and shelter located to west of site.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Partly Greenfield Partly Brownfield. Northern part of the site has previously had buildings located on it
	Key Agency Comments	SNH: Within Dighty Wildlife corridor  SEPA - Future development should be aware of operational issue with existing SUDS pond.
	Other	No

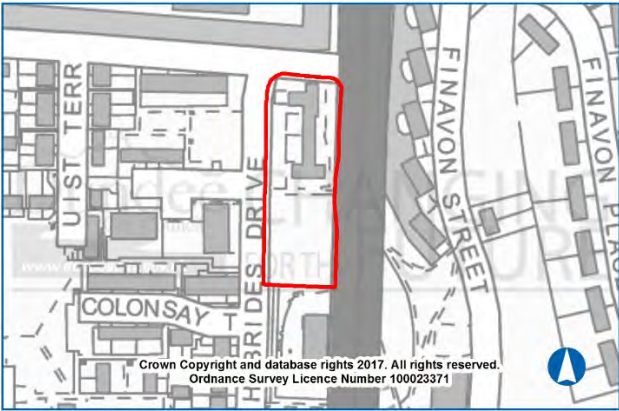
<b>Allocation: H20</b>	<b>Site Name:</b> Hebrides Drive, West
	<b>Indicative Capacity:</b> 10 homes
	<b>Address:</b> Hebrides Drive, Mill O'Mains
	<b>Site Area:</b> 0.64 hectares
	<b>Site Description:</b> Flat site, east facing, part of Mill O'Mains Masterplan
	<b>Housing Land Audit Ref:</b> HLA201221
	<b>Previous Ref:</b> DLDP2014 H56
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Mill o' Mains Community Regeneration Masterplan</a>
	Current Use(s)	Vacant brownfield
	Neighbouring Uses	North – Green space; East – housing; South – Designated open space and sports facilities; West – Designated open space and sports facilities
	Topography & Site Orientation	Generally flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Existing buildings, hard standing, lock ups

<b>ENVIRONMENT</b>	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.</p> <p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated that foul only connections will be permitted, with all surface water via SUDS to Dighty Burn.</p>
	Woodland	Opportunity to contribute to the Dighty Wildlife Corridor located to the south of the site with native tree planting on southern boundary to enhance wildlife corridor. This should also function as a buffer strip between the Dighty and development of the site.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Adjacent to Dighty Wildlife Corridor
	Contamination	Potential for contamination from historical land use in vicinity (e.g. textile manufacture and quarry)
	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 Networks Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA: Future development should be aware of operational issue with existing SUDS pond.
	Other	No

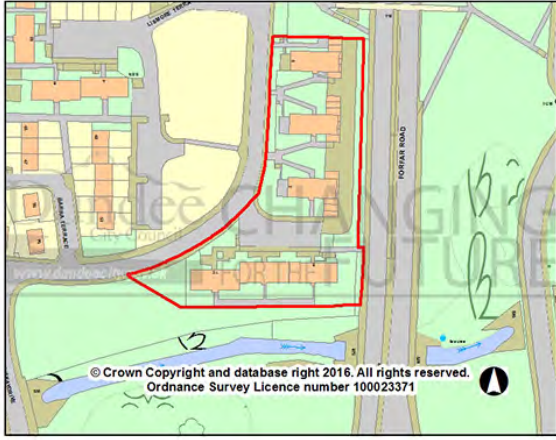
<b>Allocation: H21</b>	<b>Site Name:</b> Hebrides Drive, North East
	<b>Indicative Capacity:</b> 15 homes
	<b>Address:</b> Hebrides Drive, Mill O'Mains
	<b>Site Area:</b> 0.45 hectares
	<b>Site Description:</b> Brownfield site allocated for housing redevelopment within the Mill O'Mains Masterplan
	<b>Housing Land Audit Ref:</b> HLA201214 & HLA201215
	<b>Previous Ref:</b> DLDP2014 H50 & H52
	<b>Last Known Owner:</b> Dundee City Council / Home Scotland
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Mill o' Mains Community Regeneration Masterplan</a>
	Current Use(s)	Vacant brownfield site
	Neighbouring Uses	North – Industry; East – arterial route (Forfar Road); South – retail; West –residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Demolition of housing on north section of the site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development and assess the risk from surface water flooding to ensure the site and nearby properties are not at risk from flooding from this development.  Development of wider Mill O'Mains masterplan is underway with drainage strategy agreed. Scottish Water have indicated that foul only connections will be permitted, with all surface water via SUDS to Dighty Burn.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	No obvious issues on site. Industrial area to North and petrol station to South
	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)	Good links by all modes of transport, with bus stop and shelter located to the north-east corner of the site. Green circular is located to the south of the site
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Future development should be aware of operational issue with existing SUDS pond.
	Other	None



<b>Allocation: H22</b>	<b>Site Name:</b> Hebrides Drive, South East
	<b>Indicative Capacity:</b> 20 homes
	<b>Address:</b> Hebrides Drive
	<b>Site Area:</b> 0.58 hectares
	<b>Site Description:</b> Housing site for redevelopment, part of Mill o'Mains Masterplan
	<b>Housing Land Audit Ref:</b> HLA201213
	<b>Previous Ref:</b> DLDP2014 H49
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Mill o' Mains Community Regeneration Masterplan</a>
	Current Use(s)	Residential
	Neighbouring Uses	North – housing; East – open space; South – wildlife corridor; West –housing
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Demolition has commenced on site.

<b>ENVIRONMENT</b>	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.</p> <p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated that foul only connections will be permitted, with all surface water via SUDS to Dighty Burn.</p>
	Woodland	Opportunity to contribute to the Dighty Wildlife Corridor located to the south of the site with native tree planting on southern boundary to enhance wildlife corridor.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Dighty Wildlife corridor to the south of the site.
	Contamination	No known issues. Likely to be housing demolition material underground. Cancelled petroleum Licence and Service Station to N. Mill O' Mains Pi, II, III of relevance
	Air Quality	The entire Dundee area is an air quality management area.

	Historic Environment	None
	Green Network	Opportunity to create access to wildlife corridor Contribution to green networks to be considered, see <a href="#">Green Network Planning Guidance</a> .

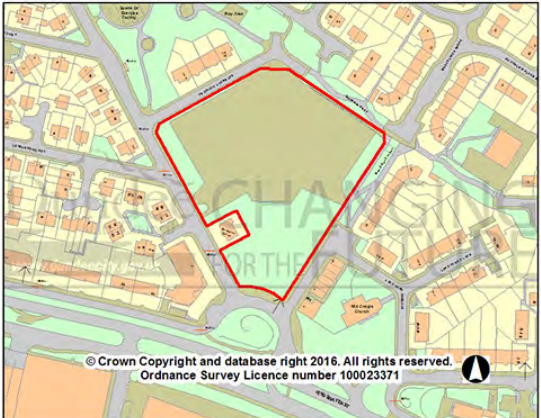
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Future development should be aware of operational issue with existing SUDS pond.
	Other	None

<b>Allocation: H23</b>	<b>Site Name:</b> Former Mossgiel PS, Alloway Place
	<b>Indicative Capacity:</b> 35 homes
	<b>Address:</b> Alloway Place/ Ballochmyle Drive
	<b>Site Area:</b> 1.75 hectares
	<b>Site Description:</b> Former Primary School
	<b>Housing Land Audit Ref:</b> HLA200912
	<b>Previous Ref:</b> DLDP2014 H42
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant brownfield site, former primary school
	Neighbouring Uses	North – Residential and Retail; East – Residential; South – Residential; West – Open ground (Playing Fields)
	Topography & Site Orientation	flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment (FRA) 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 a FPS is designed and constructed to a standard of 0.5% AP plus climate change allowance. SUDS source controls and ponds work started on site localised flooding following development of superstore
	Woodland	Mature tree belt exists within site and may be worthy of retention. Site works should seek to retain existing tree cover
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
	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)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

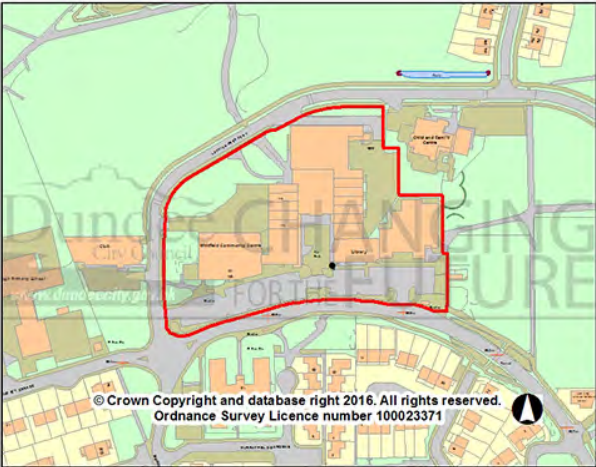
<b>Allocation: H24</b>	<b>Site Name:</b> Former Mid Craigie PS, Pitairlie Road
	<b>Indicative Capacity:</b> 37 homes
	<b>Address:</b> Pitairlie Road
	<b>Site Area:</b> 1.44 hectares
	<b>Site Description:</b> Vacant brownfield site, former primary school
	<b>Housing Land Audit Ref:</b> HLA200910
	<b>Previous Ref:</b> DLDP2014 H29
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> 17/00315/FULL – Erection of 34 houses and 8 flats with associated access road and drainage works – Pending Consideration.	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant brownfield site, former primary school
	Neighbouring Uses	North – Residential and Open Space; East – Residential; South – Residential and Road Network; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	School house building

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and requirements for SUDS and discuss with the Council's flood and drainage team prior to submitting a planning application.  Scottish Water have indicated that there is sufficient capacity within the network to support foul only connections. Early engagement is recommended. Consideration should be given to the management and attenuation of surface water flows.
	Woodland	Mature trees on boundary of site worthy of retention
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil)
	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>
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<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Allocation: H25</b>	<b>Site Name:</b> Former Whitfield Shopping Centre <b>Indicative Capacity:</b> 30 homes <b>Address:</b> Lothian Crescent/ Whitfield Drive <b>Site Area:</b> 1.83 hectares <b>Site Description:</b> Vacant brownfield site <b>Housing Land Audit Ref:</b> HLA201011 <b>Previous Ref:</b> DLDP2014 H36 <b>Last Known Owner:</b> Dundee City Council
	
<b>Planning History:</b> None	

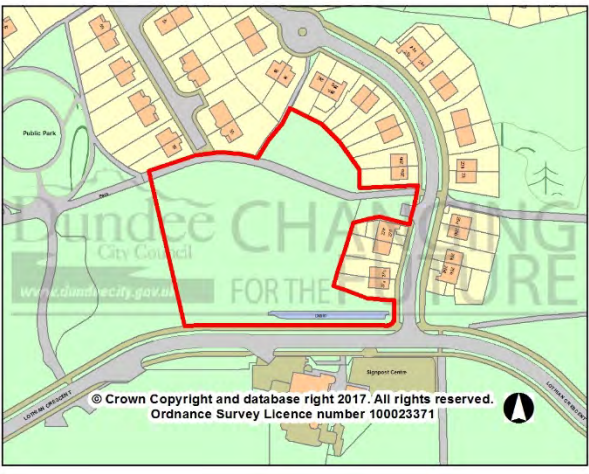
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Vacant brownfield site
	Neighbouring Uses	North – open space; East – open space/ school; South – residential; West – open space/ school
	Topography & Site Orientation	Flat site, east/west orientation
	Physical Constraints (inc. pylons, substations)	Demolition of shopping centre now complete. No physical constraints on site.

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should further investigate the potential drainage or SUDS feature located adjacent to the site and potential for surface water flooding.</p> <p>Scottish Water have indicated that existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	No known
	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="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .
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<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good access by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



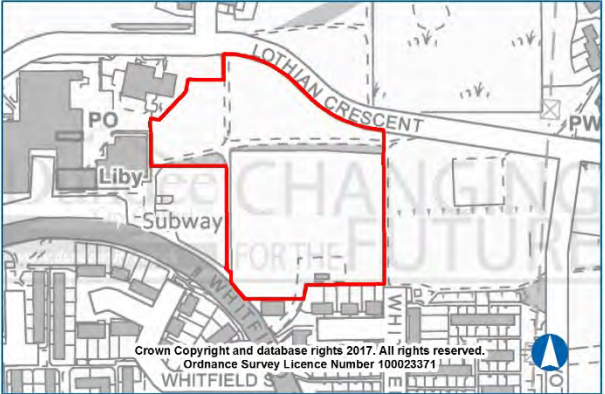
<b>Allocation: H26</b>	<b>Site Name:</b> Lothian Crescent
	<b>Indicative Capacity:</b> 15 homes
	<b>Address:</b> Lothian Crescent
	<b>Site Area:</b> 0.83 hectares
	<b>Site Description:</b> Vacant brownfield housing site
	<b>Housing Land Audit Ref:</b> HLA200353
	<b>Previous Ref:</b> DLDP2014 H15
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a> <a href="#">Site Planning Brief</a>
	Current Use(s)	Vacant site allocated for housing redevelopment
	Neighbouring Uses	North – Residential; East – Residential ; South – Housing site; West – Education
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Substation to the east. Path network running through site. SUDS in south east of site.

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate the drainage feature located on the eastern boundary of the site and potential for surface water flooding.</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	Any existing trees on the site to be retained or replaced as part of landscape strategy for new development
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	None

	Contamination	Former residential, cannot rule out contamination potential.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Majority of site is contained within the vacant and derelict land register.
	Efficient Use of Land/ Regeneration Contribution	Brownfield within a regeneration priority area.
	Key Agency Comments	None
	Other	None

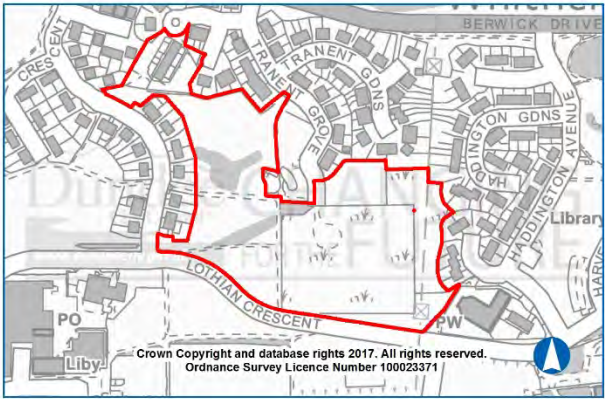
<b>Allocation: H27</b>	<b>Site Name:</b> Former Whitfield Primary School , Whitfield Drive
	<b>Indicative Capacity:</b> 25 homes
	<b>Address:</b> Whitfield Drive
	<b>Site Area:</b> 1.92 hectares
	<b>Site Description:</b> Former school and playing fields with games court – mature planting on boundary along Whitfield Drive. Designated brownfield housing site.
	<b>Housing Land Audit Ref:</b> HLA201011
	<b>Previous Ref:</b> DLDP2014 H35
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Former school
	Neighbouring Uses	North – Open Space / Residential; East – Open Space; South – Residential; West – Residential / Commercial
	Topography & Site Orientation	East/west orientation
	Physical Constraints (inc. pylons, substations)	Substation

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should further investigate the potential drainage or SUDS feature located adjacent to the site and potential for surface water flooding.</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	Landscape strategy for the redevelopment of the site should incorporate the existing mature trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on

		site (e.g. school heating oil)
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good connections by car, cycle and foot. Bus stops are located to the south of the site and to the north east at the Whitfield Crescent.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Majority of site is on Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	None
	Other	None

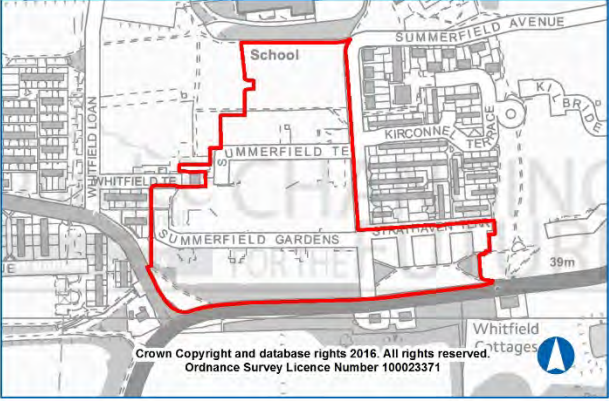
<b>Allocation: H28</b>	<b>Site Name:</b> Tranent Grove
	<b>Indicative Capacity:</b> 70 homes
	<b>Address:</b> Tranent Grove
	<b>Site Area:</b> 3.76 hectares
	<b>Site Description:</b> Vacant site with mature planting. Designated brownfield housing site.
	<b>Housing Land Audit Ref:</b> HLA201010
	<b>Previous Ref:</b> DLDP2014 H34
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

	<u>ASSESSMENT TOPIC</u>	<u>NOTES</u>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Vacant brownfield site, allocated housing site
	Neighbouring Uses	North – Residential; East – Residential; South – Open Space / Residential; West – Residential
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Substation

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Indications of a drain or SUDS feature adjacent to the site requires investigation. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	Landscape strategy for the redevelopment of the site should incorporate the existing mature trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Formerly residential and primary school, potential for contamination within the site.

	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	None
	Green Network	Contribution to green networks and retention or relocation of existing play area to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good connections by car, cycle and foot. Bus stops are located to the north of the site and to the east at the Whitfield Crescent.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Part of site is within vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	None
	Other	None

<b>Allocation: H29</b>	<b>Site Name:</b> Summerfield Gardens
	<b>Indicative Capacity:</b> 80 homes
	<b>Address:</b> Summerfield Terrace/Summerfield Gardens/Drumgeith Road
	<b>Site Area:</b> 5.75 hectares
	<b>Site Description:</b> Brownfield housing site
	<b>Housing Land Audit Ref:</b> HLA199133 & HLA200739
	<b>Previous Ref:</b> DLDP2014 H01 & H22
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

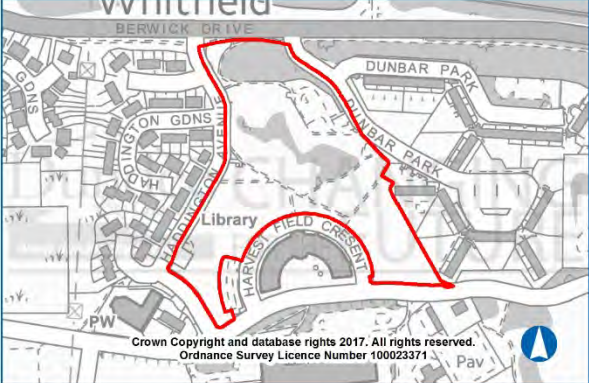
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Vacant brownfield site
	Neighbouring Uses	North- education; East- residential; South- greenspace; West- residential
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Substations

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Flood Risk Assessment (FRA) required with consideration given to the bridges/culverts which may exacerbate flood risk. The regional SUDS system which has been developed drains to a pond on south side of the road prior to discharge into the Dighty via an open ditch. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	Given the quality of the existing environment a tree and vegetation survey along with a landscape and visual analysis should be carried out. The Landscape strategy for the redevelopment of the site should incorporate existing trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning</a>

		<a href="#">Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	Dighty Wildlife Corridor located to the south of the site on the south side of Drumgeith Road
	Contamination	Formerly residential but still potential for contamination.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Opportunities to contribute to existing network, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> . Development proposals to ensure permeability through the site.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good connections by car, foot and cyclists. Bus stops are located to the south of the site with several through the site on Summerfield Avenue.
	Infrastructure (inc. gas, electricity, broadband)	Previously in residential use, existing services available in surrounding area.
	Vacant/ Derelict Land	Part of the site is within vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	None
	Other	None



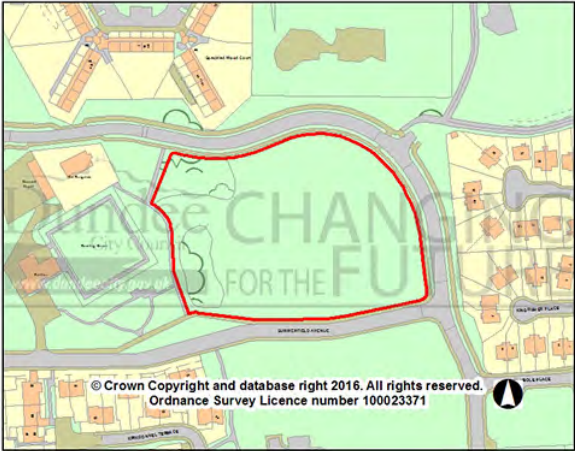
<b>Allocation: H30</b>	<b>Site Name:</b> Haddington Avenue
 <p>Crown Copyright and database rights 2017. All rights reserved. Ordnance Survey Licence Number 100023371</p>	<b>Indicative Capacity:</b> 35 homes
	<b>Address:</b> Dunbar Park/ Haddington Avenue
	<b>Site Area:</b> 2.98 hectares
	<b>Site Description:</b> Vacant site with mature planting. Designated brownfield housing site.
	<b>Housing Land Audit Ref:</b> HLA201009
	<b>Previous Ref:</b> DLDP2014 H33
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> 17/00152/FULL – Phase 1 of the development for 13 dwelling houses including associated landscaping and car parking – Pending Consideration (May 2017).	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a> <a href="#">Site Planning Brief</a>
	Current Use(s)	Vacant site brownfield site
	Neighbouring Uses	North – Open Space; East – Residential; South – Whitfield Life Services complex; West – Residential
	Topography & Site Orientation	Undulating, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substations

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>The Whitfield Burn is adjacent to the north of the site. regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via an open ditch.</p> <p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	Landscape strategy for the redevelopment of the site should incorporate the existing mature trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning</a>

		<a href="#">Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Formerly residential, cannot rule out contamination potential
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good connections by car, cycle and foot. Bus stops are located to the north of the site and to the south at the Whitfield Crescent building.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Part of the site is within vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	None
	Other	None

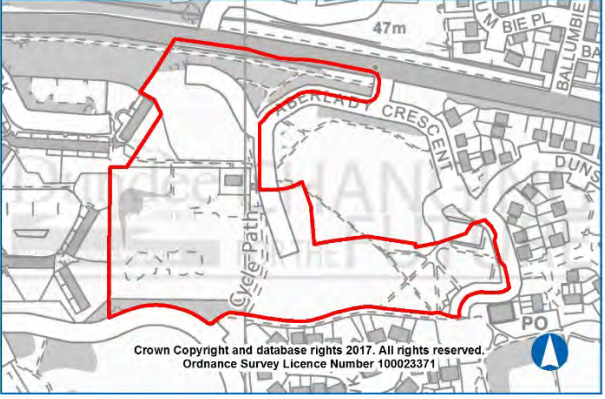
<b>Allocation: H31</b>	<b>Site Name:</b> Bowling Green East, Lothian Crescent
	<b>Indicative Capacity:</b> 30 homes
	<b>Address:</b> Summerfield Avenue
	<b>Site Area:</b> 1.34 hectares
	<b>Site Description:</b> Playing field with mature planting around boundary. Designated brownfield housing site.
	<b>Housing Land Audit Ref:</b> HLA201008
	<b>Previous Ref:</b> DLDP 2014:H32
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a> <a href="#">Site Planning Brief</a>
	Current Use(s)	Vacant brownfield site
	Neighbouring Uses	North – Open Space/Residential; East – Residential ; South – Residential; West – Recreation/Education
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	No known

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via an open ditch.  Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.  Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a> .
	Woodland	Woodland located around the boundary of the site. Landscape strategy for the redevelopment of the site should incorporate the existing mature trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	None

	Contamination	No obvious issues
	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	None
	Other	None

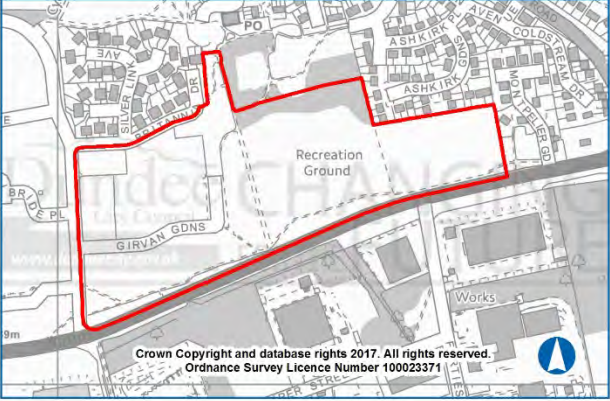
<b>Allocation: H32</b>	<b>Site Name:</b> Aberlady Crescent
	<b>Indicative Capacity:</b> 75 homes
	<b>Address:</b> Aberlady Crescent
	<b>Site Area:</b> 3.91 hectares
	<b>Site Description:</b> Vacant site with mature planting. Designated brownfield housing site.
	<b>Housing Land Audit Ref:</b> HLA200504
	<b>Previous Ref:</b> DLDP2014 H16
	<b>Last Known Owner:</b> DCC / DJ Laing
<b>Planning History:</b> 15/00257/FULL – Application approved for Erection of 26 houses on northeast section of the site. 15/00503/FULL – Application Withdrawn – Erection of 24 houses on south east section of site.	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a> <a href="#">Site Planning Brief</a>
	Current Use(s)	Brownfield housing site with an existing single dwelling (old school house) on site.
	Neighbouring Uses	North – Residential; East – Residential; South – Residential; West – Residential
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Substations located within the site

<b>ENVIRONMENT</b>	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. Avoid building over culvert if present.</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>..</p>
	Woodland	Mature trees in various parts of site worthy of retention. Landscape strategy for the redevelopment of the site should incorporate the existing mature trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	None

	Contamination	Formerly residential, cannot rule out contamination potential
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRA-STRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Parts of the site are within the vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	None
	Other	None

<b>Allocation: H33</b>	<b>Site Name:</b> Kellyfield, Drumgeith Road
	<b>Indicative Capacity:</b> 100 homes
	<b>Address:</b> Drumgeith Road
	<b>Site Area:</b> 8.42 hectares
	<b>Site Description:</b> Vacant site with mature planting. Designated brownfield housing site.
	<b>Housing Land Audit Ref:</b> HLA200739
	<b>Previous Ref:</b> DLDP2014 H22
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

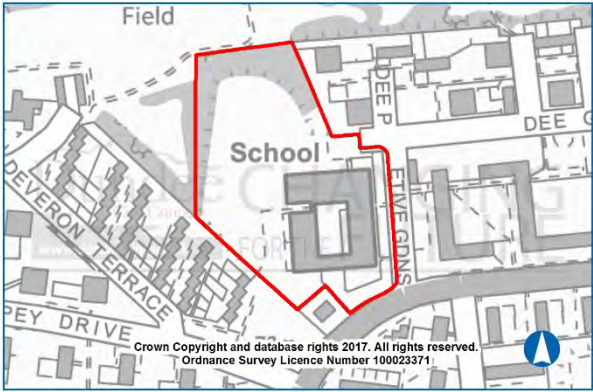
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Vacant brownfield site with mature planting
	Neighbouring Uses	North – Residential / Open Space; East – Residential; South – Open Space / General Economic; West – Residential
	Topography & Site Orientation	Undulating, north west to south east orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	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. Consideration should be given to any bridges/ culverts which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should investigate this further and discuss with the Council's flood team prior to submitting a planning application.</p> <p>Scottish Water have indicated that the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on <a href="#">Sustainable Urban Drainage Systems</a>.</p>
	Woodland	Given the quality of the existing environment a tree and vegetation survey along with a landscape and visual analysis should be carried out. Mature trees within site worthy of retention and to be incorporated as part of a landscape strategy.

	Designated Open Space	Open space designation adjacent to the site to the north. An open space audit of Whitfield has been undertaken and will guide development, see the <a href="#">Whitfield Planning Framework</a> and <a href="#">Whitfield Green Infrastructure Guidance</a> .
	Environmental Protection Status (inc. designations and neighbouring sites)	Dighty Wildlife Corridor located to the southside of Drumgeith Road
	Contamination	Formerly residential and education use, cannot rule out contamination
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good connections by car, cycle and foot. Bus stops are located to the south of the site with several through the site on Summerfield Avenue. Development proposals to ensure permeability through the site.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints. Consider district heating opportunity to connect in to Baldovie energy from waste plant.
	Vacant/ Derelict Land	Part of the site is within vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area
	Key Agency Comments	SEPA - Adjacent to allocation GD01 with Michelin (site works 24/7), DERL. Within the GD01 allocation there is Michelin Tyres PPC/E/20035 potential for odour and noise and site operate 24/7, L/E/220253 and 20006. DERL PPC/A/1003157
	Other	None



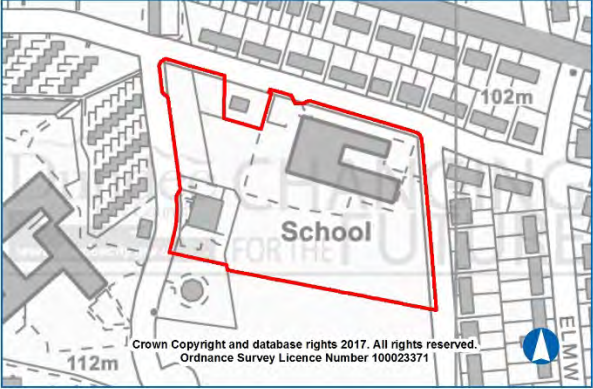
<b>Allocation: H34</b>	<b>Site Name:</b> Former Gowriehill PS, Etive Gardens
	<b>Indicative Capacity:</b> 35 homes
	<b>Address:</b> Etive Gardens, Dundee
	<b>Site Area:</b> 1.67 hectares
	<b>Site Description:</b> School site set in grassed playing fields with trees around boundary
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former primary school
	Neighbouring Uses	North – open space, playing fields; East – residential; South – residential; West – residential
	Topography & Site Orientation	South facing site. Undulating east to west with mature tree boundary to the north and west.
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	Tree coverage to north/west of site should be retained where possible.
	Designated Open Space	No. Open space nearby and opportunity to link into this network of green infrastructure
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil)
	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>

<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good transportation links and opportunity to link into active travel links in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield

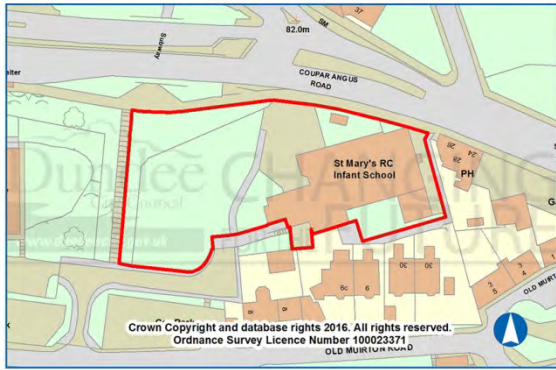
	Key Agency Comments	None
	Other	None

<b>Allocation: H35</b>	<b>Site Name:</b> Former Hillside PS, Denoon Terrace
	<b>Indicative Capacity:</b> 45 homes
	<b>Address:</b> Denoon Terrace, Dundee
	<b>Site Area:</b> 1.97 hectares
	<b>Site Description:</b> School with playgrounds
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school site
	Neighbouring Uses	North – residential; East – residential; South – residential and area of open space; West – residential
	Topography & Site Orientation	Land slopes from north to south
	Physical Constraints (inc. pylons, substations)	Buildings on site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	Sparse tree coverage to east of site
	Designated Open Space	Open space to south of site and opportunity to link into this network of green infrastructure
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oils etc)
	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>

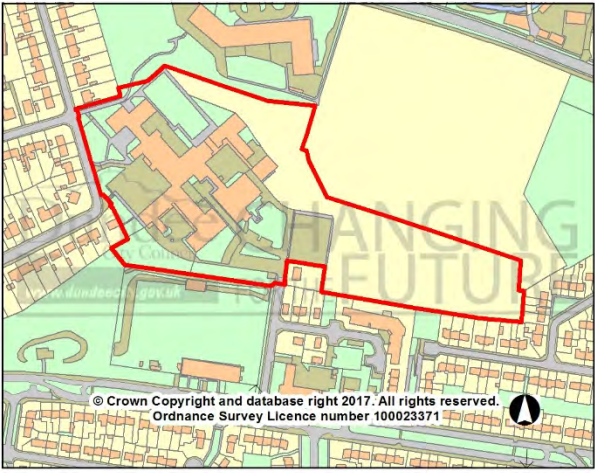
<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Nearby bus routes on Charleston Drive and Elmwood Road. Good transportation links and opportunity to link into travel links in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None

	Other	None
<b>Allocation: H36</b>		<b>Site Name:</b> Former St Mary's Infant School, High Street, Lochee
	<b>Indicative Capacity:</b> 24 homes	<b>Address:</b> High Street, Lochee, Dundee
	<b>Site Area:</b> 0.36 hectares	<b>Site Description:</b> Site of former school
	<b>Housing Land Audit Ref:</b>	<b>Previous Ref:</b> None
	<b>Last Known Owner:</b> Dundee City Council	
	<b>Planning History:</b> None	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Lochee Physical Regeneration Framework</a>
	Current Use(s)	Vacant brownfield site
	Neighbouring Uses	North – main road, Lochee commercial centre and residential, South – residential, East - residential, West – Green space and nursery buildings
	Topography & Site Orientation	Generally flat with north to south orientation
	Physical Constraints (inc. pylons, substations)	Buildings have been removed

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	None
	Designated Open Space	Western section of site currently designated as open space
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity
	Air Quality	The entire Dundee area is an air quality management area. Site in proximity to hot spot areas at Lochee Road/Loons Road junction, consider need for air quality impact assessment
	Historic Environment	Lochee Conservation Area – any buildings should be of high quality finish and design
	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)	Public transport to site is very good but vehicle access may be difficult unless wider site included.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield – buildings removed
	Key Agency Comments	None
	Other	None

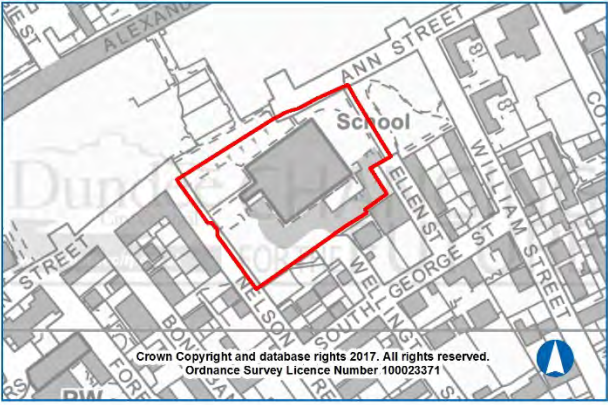
<b>Allocation: H37</b>	<b>Site Name:</b> Former Baldragon Academy, Burn Street
 <p>© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100023371</p>	<b>Indicative Capacity:</b> 70 homes
	<b>Address:</b> Baldragon Academy, Burn Street, Dundee, DD3 0LB
	<b>Site Area:</b> 4.93 hectares
	<b>Site Description:</b> Former school site
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<u>ASSESSMENT TOPIC</u>	<u>NOTES</u>
<b>PHYSICAL</b>	Site Planning/Design Brief	None.
	Current Use(s)	Existing school on western section of site.
	Neighbouring Uses	North – new school site; East – school site/open space; South – open space; West – residential
	Topography & Site Orientation	Flat topography in southern section of site with steep slope on northern boundary.
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	The development of the school to the north of the site ensured that the finished floor levels of the development will be set 9.5metres above the bed of the Dighty Water. SEPA advised that this height difference was large enough for there to be no risk of fluvial flooding. Consideration to similar measures may be required.  FRA is required to assess the culverted watercourse which flows adjacent to the site. Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	Evaluation of retention of trees on site required
	Designated Open Space	Designated open space to south and opportunity to link into this network of green infrastructure
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil)
	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> .
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INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good transportation links and opportunity to link into active travel links in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Allocation: H38</b>	<b>Site Name:</b> Former Our Lady's PS, Nelson Street
	<b>Indicative Capacity:</b> 35 homes
	<b>Address:</b> Our Lady's RC Primary School, Nelson Street, Dundee
	<b>Site Area:</b> 1.17 hectares
	<b>Site Description:</b> School set in grassed play space with trees
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
<b>Last Known Owner:</b> Dundee City Council	
<b>Planning History:</b> None	

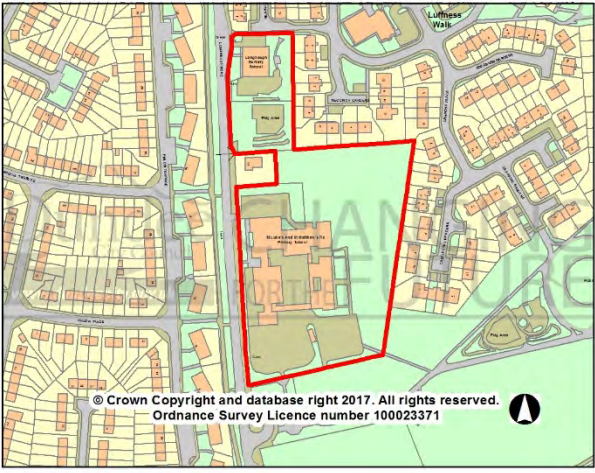
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Hilltown Physical Regeneration Framework</a>
	Current Use(s)	Former school site
	Neighbouring Uses	North – residential under construction; East – residential and play park; South – residential; West – residential
	Topography & Site Orientation	Site slopes down from north to south
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	Need to evaluate and consider retention of any trees within site boundary and on boundary edges
	Designated Open Space	No. Open space to east and opportunity to link into this area
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil)
	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> .

<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good transportation links and opportunity to link into active travel links in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None

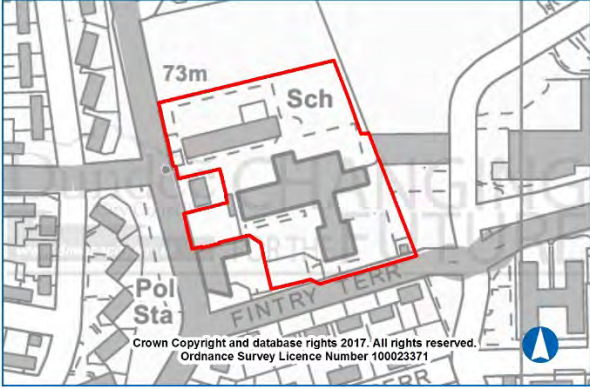


	Other	None
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<b>Allocation: H39</b>	<b>Site Name:</b> Former St Luke's and St Matthew's PS, Longhaugh Road <b>Indicative Capacity:</b> 30 homes <b>Address:</b> Longhaugh Road, Dundee <b>Site Area:</b> 2.04 hectares <b>Site Description:</b> School and nursery set in grassed playing fields with trees around boundary <b>Housing Land Audit Ref:</b> None <b>Previous Ref:</b> None <b>Last Known Owner:</b> Dundee City Council
	
<b>Planning History:</b> None	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Former school and nursery
	Neighbouring Uses	North – residential; East – residential; South – open space and school; West – residential
	Topography & Site Orientation	Gentle undulating site north to south.
	Physical Constraints (inc. pylons, substations)	Buildings
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	Need to evaluate /retain any woodland within site boundary
	Designated Open Space	Open space to south and opportunity to link into this network of green infrastructure
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil)
	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	None
Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .	
<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good transportation links and opportunity to link into active travel links in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.

	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

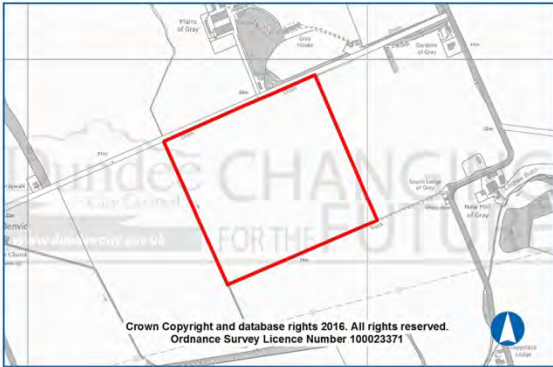
<b>Allocation: H40</b>	<b>Site Name:</b> Former Longhaugh PS, Fintry Terrace
	<b>Indicative Capacity:</b> 25
	<b>Address:</b> Fintry Terrace, Dundee
	<b>Site Area:</b> 1.3 hectares
	<b>Site Description:</b> School with ancillary buildings and play space
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
	<b>Last Known Owner:</b> Dundee City Council
<b>Planning History:</b> None	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	<a href="#">Whitfield Planning Framework</a>
	Current Use(s)	Former school
	Neighbouring Uses	North – green space; East – private club and residential beyond; South – residential; West – local police station
	Topography & Site Orientation	South facing site which undulates north to south.
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.
	Woodland	None
	Designated Open Space	Open space nearby and opportunity to link into this network of green infrastructure.
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. oil from school heating)
	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	None
	Green Network	Contribution to green network to be considered, see <a href="#">Whitfield Green Infrastructure Guidance</a> and <a href="#">Green Network Planning Guidance</a> .

<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good transportation links and opportunity to link into network of paths in the area.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None

	Other	None
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<b>Allocation: H41</b>	<b>Site Name:</b> Dykes of Gray, North West
 <p style="font-size: small;">Crown Copyright and database rights 2016. All rights reserved. Ordnance Survey Licence Number 100023371</p>	<b>Indicative Capacity:</b> 250
	<b>Address:</b> Dykes of Gray Road
	<b>Site Area:</b> 21.98 hectares
	<b>Site Description:</b> Farmland to west side of Dykes of Gray Road
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b> MIR76
<b>Last Known Owner:</b> Inverarity Farms Ltd	

**Planning History:**

13/00778/PAN - Development of a new village including residential development for 365 units, village centre, play space, landscaping and infrastructure works. 14/00514/FULM - Development of village including residential development, village centre, play space, landscaping and infrastructure works.

Adjacent site to east - 15/00121/FULM – approved - Development of village including residential development, village centre, play space, landscaping and infrastructure works. Village centre to include commercial area incorporating Class 1 (retail), Class 2 (service), Class 3 (cafe), Class 4 (office) and Class 10 (non-residential institution) Dykes Of Gray South Gray Dykes Of Gray Road Dundee -

	<u>ASSESSMENT TOPIC</u>	<u>NOTES</u>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Farmland/ Greenfield
	Neighbouring Uses	North – farmland including House of Gray; East – housing site under construction; South – farmland; West - farmland
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	No known

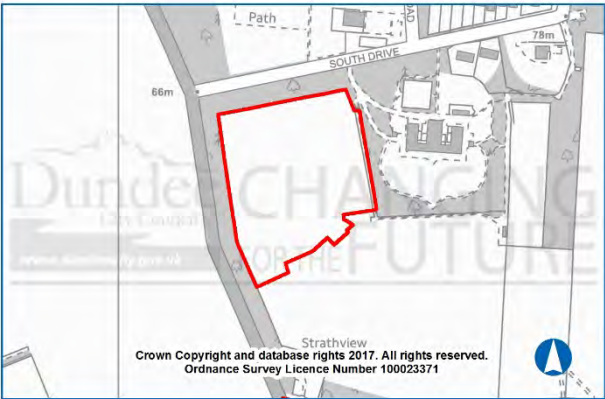
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Known flood risk associated with Dykes Of Gray road – road reconstruction underway to assist in addressing this.</p> <p>SEPA has stated a Flood Risk Assessment (FRA) would be required to determine flood risk to site from small watercourses running along north and east site boundaries. It is likely the majority of the site is developable. 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>
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		A Drainage Impact Assessment may be required to confirm existing infrastructure's capacity to handle additional flows. Off site mitigation may be required.
	Woodland	Tree preservation order adjacent to site.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	HRA identified potential impact on Firth of Tay SPA and Natura site. Development should not have an adverse effect, either alone or in combination with other proposals or projects, on the integrity of any Natura site. Avoidance of significant disturbance to the qualifying interests of the SPA can be controlled at the project stage through demonstration that the development would not adversely affect greylag geese of the Firth of Tay SPA either alone or in combination with other plans or projects.
	Contamination	Farmland – some potential for contamination depending upon historical use however developer investigations in the area have not raised any concerns in this regard
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Category A Listed House of Gray to the north of the site – development needs to consider potential impact on the setting of the listed building.
	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>Only car, cycle and foot access. No 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)	Development of site will require full utility provision
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	Scottish Water have indicated that there is sufficient capacity at both the Water and Wastewater Treatment

		<p>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> <p>SNH - Sensitive site in terms of landscape character and relationship to existing western approach to Dundee. Consider undertaking wider landscape capacity work to inform wider assessment of sites on or beyond current urban edge to inform allocations.</p> <p>SEPA – in vicinity of PD01 - All the following regulated sites are within the boundary of this allocation:  Healthcare Environmental Services PPC/A/1033633 treat hazardous clinical waste historic complaints which have been addressed with regards odour, site monitors for bioaerosols no perceived issues with results, potential for noise, WML/E/220117 NWH waste transfer station litter, fire, vermin, odour complaints.  PPC/A/1000059 Rockwell solutions solvent coating activity, VOC emissions from stack understood to be compliant potential for odours but currently no complaints, potential for noise (site works 24 hours for 3-4 consecutive days), exemption for waste plastic storage at top of Nobel road and another in the south east area of the allocation for tyres and WEEE.</p>
	Other	None



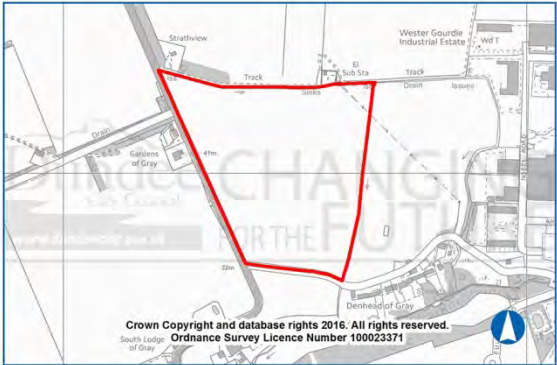
<b>Allocation: H42</b>	<b>Site Name:</b> Western Gateway, Liff
	<b>Indicative Capacity:</b> 30 homes
	<b>Address:</b> Land to south of former Liff Hospital
	<b>Site Area:</b> 3.28 hectares
	<b>Site Description:</b> Greenfield site located to the west of the city
	<b>Housing Land Audit Ref:</b> HLA200738
	<b>Previous Ref:</b> DLDP2014 H69
	<b>Last Known Owner:</b> Springfield / NHS
<p><b>Planning History:</b> 13/00778/PAN - Development of a new village including residential development, village centre, play space, landscaping and infrastructure works  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>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	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

<b>ENVIRONMENT</b>	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 a FPS is designed and constructed to a standard of 0.5% AP plus climate change allowance
	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.
	Designated Open Space	Designated as open countryside
	Environmental Protection Status (inc. designations and neighbouring sites)	Assess landscape and visual impacts of development.
	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 perimeter 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

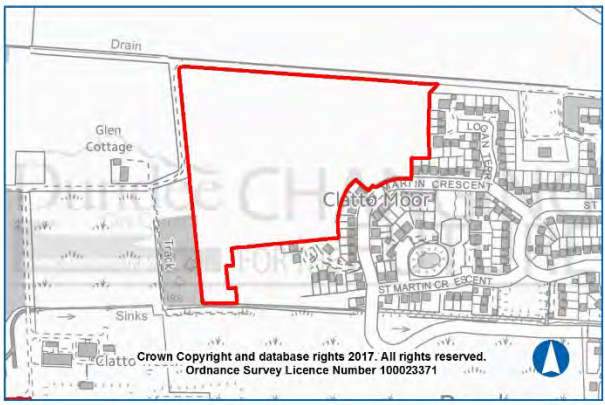
<b>Allocation: H43</b>	<b>Site Name:</b> Dykes of Gray, North East
	<b>Indicative Capacity:</b> 150 homes. This makes an allowance for the potential development of a school within the site boundary.
	<b>Address:</b> Dykes of Gray Road
	<b>Site Area:</b> 13.44 hectares
	<b>Site Description:</b> Farmland to east side of Dykes of Gray Road
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR 75
	<b>Last Known Owner:</b> Stark brothers / Springfield Properties Ltd
<b>Planning History:</b> 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.	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	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

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	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.  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.
	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. Site should be considered as part of wider landscape capacity assessment work advocated for site H42.

	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)	<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 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)	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

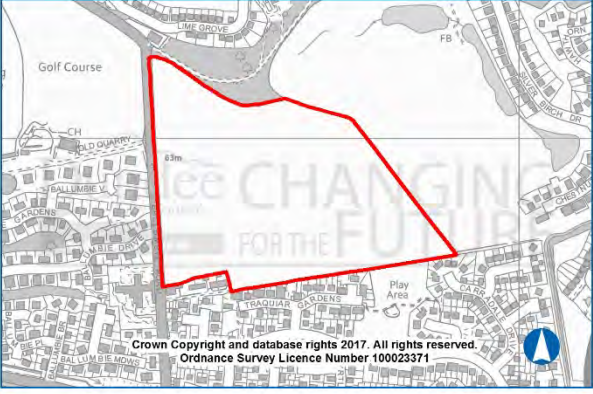
<b>Allocation: H44</b>	<b>Site Name:</b> Baldragon Farm
	<b>Indicative Capacity:</b> 110
	<b>Address:</b> Land to West of St Martin Crescent
	<b>Site Area:</b> 6.22 hectares
	<b>Site Description:</b> Greenfield site, agricultural land
	<b>Housing Land Audit Ref:</b> HLA200357
	<b>Previous Ref:</b> DLDP2014 H70(2)
	<b>Last Known Owner:</b> Avant Homes
<b>Planning History:</b> 16/00931/PAN Residential development with associated infrastructure, drainage, SUDS, landscaping and open space.; Submitted 15.11.2016 13/00765/FULL Proposed residential development for 25 houses and ancillary works – Refused DCC Committee 20 <sup>th</sup> Jan 2013; Appeal granted 22.8.2014. Complete	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Farmland/ Greenfield
	Neighbouring Uses	North – farmland; East – residential; South – Open space/ residential; West – farmland
	Topography & Site Orientation	Flat, east/ west orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development and assess the risk from the small watercourse which flows along the southern perimeter of the site and to inform the areas suitable for development. Consideration should be given to any bridges or culverts which may exacerbate flood risk. Review of the surface water 1 in 200 year floor map shows that there may be flooding issues adjacent or encroaching onto the site which should be investigated further. Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures. Scottish Water have advised that a Drainage Impact Assessment may be requested to assess impact on local network.
	Woodland	None within the site. Baldragon wood to the west is an Ancient Woodland Inventory (AWI) site. Opportunity to re-establish links to woodland by new woodland planting along the northern and southern boundaries.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring)	There is a community wildlife and a nature conservation site to the west of the site

	sites)	
	Contamination	Preliminary risk assessment likely to be required.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Clatto Reservoir is to the west of the site which is a listed building.
	Green Network	Contribution to green networks to be considered with opportunities to link into nearby green spaces. See <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Not easily accessible by public transport but can be accessed by all other modes of transport. Measures to improve and support bus access should be incorporated into the proposed road network.  Provision should be made for active travel links to the west of the site to link to Clatto Country Park.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	SEPA - Scottish water facility directly adjacent to the east of the site which has been subject to previous surface water, odour issues. SNH - Landscape and visual impact assessment of this site is recommended.
	Other	None

<b>Allocation: H45</b>	<b>Site Name:</b> Land to East of Ballumbie Road
	<b>Indicative Capacity:</b> 150
	<b>Address:</b> Ballumbie Road
	<b>Site Area:</b> 11.18 hectares (whole site)
	<b>Site Description:</b> Golf course use to east of Ballumbie Road
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b> MIR 78
	<b>Last Known Owner:</b> Stewart Milne Homes
<b>Planning History:</b> None	

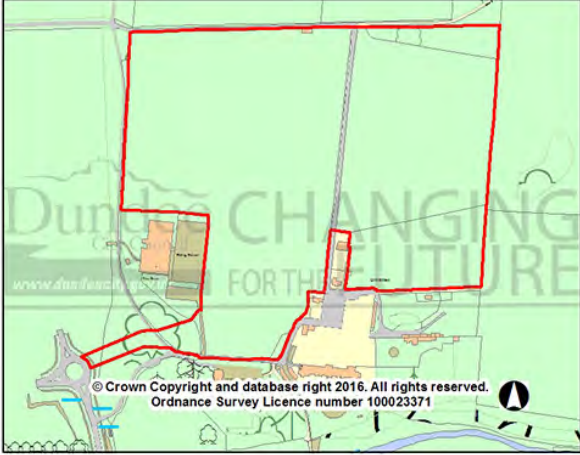
	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Golf course use, greenfield housing site
	Neighbouring Uses	North – Golf Course; East – Residential; South – Residential; West - Residential
	Topography & Site Orientation	Mainly flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Not known

<b>ENVIRONMENT</b>	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. Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures.</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>
	Woodland	Form woodland connection at south east corner.
	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	Significant opportunities to link into existing green infrastructure and woodlands associated with Ballumbie House. <a href="#">Green Network Planning Guidance</a> .

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	<p>Scottish Water: There is sufficient capacity at both the Water and Wastewater Treatment Works for this development.</p> <p>SNH: Opportunities to use the site topography to allow for some carefully designed development in the south adjacent to the existing urban edge.</p>
	Other	None



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

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	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
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>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. Consideration should be given to mitigation measures to prevent flooding from surface water runoff.</p> <p>Scottish Water have advised that a Drainage Impact Assessment may be requested to assess impact on local network.</p>

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	The National Monuments Record of Scotland (Site Number NO43SE 505) indicates potential archaeological remains within this allocation. The associated record notes that a desk based assessment was carried out by AOC Archaeology Group commissioned by Linlathen Developments Ltd.
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 <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	<p>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.</p> <p>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.</p> <p>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.</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	SNH -The landscape and visual impacts of the site should be assessed. Opportunities to protect and enhance the Wildlife Corridor should be incorporated into a masterplanning

		process.
	Other	None

<b>Allocation: H47</b>	<b>Site Name:</b> Land to East of Strathyre Avenue
	<b>Indicative Capacity:</b> 26 homes
	<b>Address:</b> Strathyre Avenue
	<b>Site Area:</b> 1.57 hectares
	<b>Site Description:</b> Greenfield site allocated for housing
	<b>Housing Land Audit Ref:</b> 201423
	<b>Previous Ref:</b> DLDP2014 H72
	<b>Last Known Owner:</b> AWG - Taylor Wimpey / KCC Consulting
<b>Planning History:</b> 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	

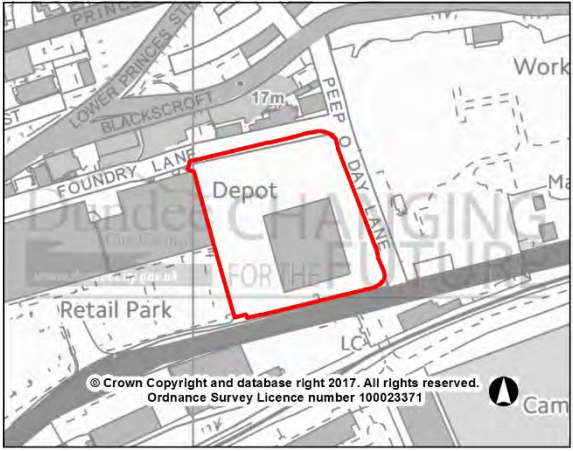
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Greenfield, Agricultural land
	Neighbouring Uses	North and East – Dighty Watercourse with farmland beyond; South – farmland with A92 road and residential beyond; West – Residential and farmland
	Topography & Site Orientation	Sloping, north/south orientation
	Physical Constraints (inc. pylons, substations)	No known

<b>ENVIRONMENT</b>	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>
	Woodland	Trees on east of site should be protected and enhanced.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring)	Wildlife Corridor to north and east area of site. Dighty watercourse has known invasive plant species concerns.

	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 <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

## **2) Sites to be allocated for other uses in the Proposed Dundee Local Development Plan 2**

<b>Allocation: Retail</b>	<b>Site Name:</b> Gallagher Retail Park Extension
 <p>© Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100023371</p>	<b>Indicative Capacity: / Requested Use:</b> Retail as extension to Gallagher Retail Park
	<b>Address:</b> East Dock Street
	<b>Site Area:</b> 1.72 hectares
	<b>Site Description:</b> Bus depot site
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> DLDP2014 Policy 25
	<b>Last Known Owner:</b> National Express
<b>Planning History:</b> None	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Bus depot
	Neighbouring Uses	The site is bounded by roads to all sides – most notably a trunk road to the south. North – residential; East – industrial land; South – road network/ docks; West – retail park
	Development Capacity	Extension to retail park
	Topography & Site Orientation	Slightly sloping at north, north/south orientation
	Physical Constraints (inc. pylons, substations)	Site currently occupied and used as a bus depot and maintenance. Building presently on site

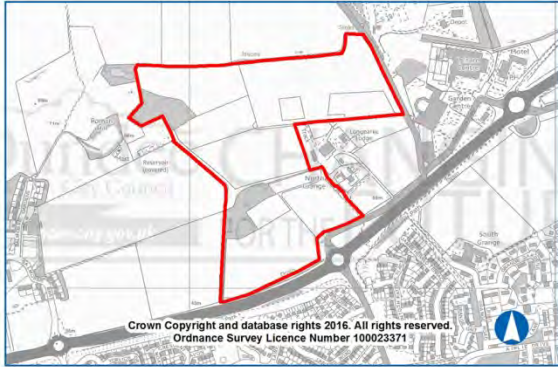
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Flood Risk Assessment is required as there is a potential coastal risk to the site. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration.  Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Site situated 300m from Tay Estuary SAC adjacent to Port of Dundee
	Contamination	Site investigation required to assess whether contamination is present on site and whether remediation work may be required.
	Air Quality	Potential impact on eastern arterial route. The entire Dundee area is an air quality management area.

	Historic Environment	None
	Green Network	May be opportunities to link in to the Green Network – see <a href="#">Green Network Planning Guidance</a> .

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Site is adjacent to Trunk Road, however access is limited and may need improvement dependent upon future use. Limited access on other roads bounding the site. Bus services are available to the north. Footways exist to all sides but would benefit from improvement. There are no cycleways in the immediate area
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



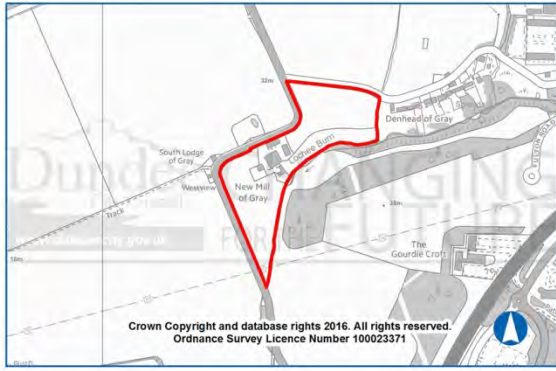
**3) Sites not to be allocated in the Proposed  
Dundee Local Development Plan 2**

<b>Non-allocated Site</b>	
	<b>Site Name:</b> Land at North Grange
	<b>Indicative Capacity:</b> 75 self build houses requested with small scale retail and business and 275 houses requested as separate submission
	<b>Address:</b> Land at North Grange
	<b>Site Area:</b> 31.3 hectares
	<b>Site Description:</b> Farmland north of Arbroath Road adjacent to North Grange Farm
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b> MIR74
<b>Last Known Owner:</b> Mr James Thomson – North Grange Farm.	
<b>Planning History:</b> Planning Application 08/00693/FUL – Withdrawn Oct 2013	
<p style="color: red;">The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed release of greenfield land. The greenfield allocations that have been prioritised are at the Western Gateway, Ballumbie, Linlathen and Baldragon. Given the location of this site it is not supported for housing land release in the Local Development Plan 2 and it is recommended that this site continues to be allocated as Open Countryside.</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Open Countryside
	Neighbouring Uses	North – Open Countryside; East – North Grange Farm buildings with Angus Gateway retail area beyond. Also Ethiebeaton Quarry to north-east; South – A92 Dundee to Arbroath Road with residential beyond; West – Open Countryside with developer interest for residential
	Topography & Site Orientation	Site slopes east – west with a drop of circa 30 metres over the site
	Physical Constraints (inc. pylons, substations)	No known
	<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)

		Assessment 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.
	Woodland	Tree preservation orders 0609 and 0505 exist on site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	Developer has indicated potential impact of wildlife / habitat
	Contamination	Historical uses in the vicinity suggest a potential for contamination through infilled land and may warrant investigation as part of any redevelopment. Farmland – some potential for contamination depending upon historical use.
	Air Quality	No hot spots identified in perimeter. All of Dundee City is an air quality management area.
	Historic Environment	Developer has indicated potential archaeological interest
	Green Network	Potential linkages to emerging Green Network guidance

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to an existing A92 access to south east. Site is remote and would likely result in increased commuting by private car.
	Infrastructure (inc. gas, electricity, broadband)	Development of site will require full utility provision
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	SEPA – disused quarry to the east and super quarry to the north west.
	Other	None

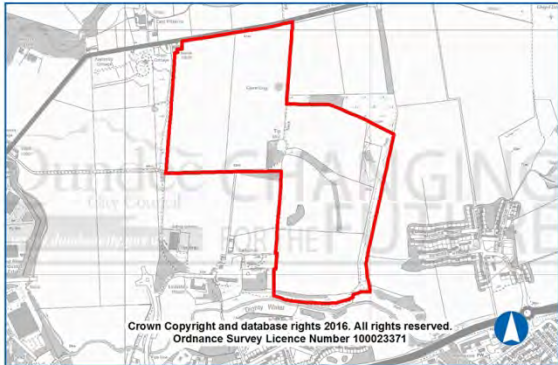
Non-allocated Site	Site Name: New Mill of Gray
	<b>Indicative Capacity:</b> 100 homes requested
	<b>Address:</b> Land to East of Dykes of Gray Road, New Mill of Gray
	<b>Site Area:</b> 5 hectares
	<b>Site Description:</b> Farmland to east side of Dykes of Gray Road
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
<b>Last Known Owner:</b> Stark brothers	
<p><b>Planning History:</b>  13/00778/PAN – Site included within Proposal of Application Notice boundary for - Development of a new village including residential development, village centre, play space, landscaping and infrastructure works.</p> <p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed greenfield land release prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragon. This site is not a priority location for housing development within the Western Gateway area and it is not required as part of the housing delivery during the life of this plan. Recommendation that this site continues to be allocated as Open Countryside.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Farmland/ Greenfield
	Neighbouring Uses	North – farmland/open countryside; East – farmland/open countryside; South – farmland/open countryside and with allocated housing site with planning permission; West – allocated housing site and land with approved planning permission for residential use
	Topography & Site Orientation	Sloping north to south
	Physical Constraints (inc. pylons, substations)	Overhead pylons to far south extremity of site.
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Recent flood events on west and south areas of the site, potential flood risk from adjacent Lochee Burn. SEPA - Flood Risk Assessment required to determine flood risk to site from small watercourses running along north and west site boundaries. Given the topography of the site, surface water runoff should be investigated and mitigation measures considered. A buffer strip is required (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.
	Woodland	None

	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	Potential for habitat fragmentation
	Contamination	Farmland – some potential for contamination depending upon historical use however developer investigations in the area have not raised any concerns in this regard
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	Category A Listed House of Gray to the north of the site.
	Green Network	Contribution to green networks to be considered.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	<p>Vehicular access would be taken from Dykes of Gray Road, cycle and foot access opportunities to link into existing paths. No 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)	Development of site will require utility provision
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	<p>Scottish Water Comments Jan 2017 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 sites 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> <p>SEPA – in vicinity of PD01 - All the following regulated sites are within the boundary of this allocation: Healthcare Environmental Services PPC/A/1033633</p>

		<p>treat hazardous clinical waste historic complaints which have been addressed with regards odour, site monitors for bioaerosols no perceived issues with results, potential for noise, WML/E/220117 NWH waste transfer station litter, fire, vermin, odour complaints. PPC/A/1000059 Rockwell solutions solvent coating activity, VOC emissions from stack understood to be compliant potential for odours but currently no complaints, potential for noise (site works 24 hours for 3-4 consecutive days), exemption for waste plastic storage at top of Nobel road and another in the south east area of the allocation for tyres and WEEE.</p>
	Other	None

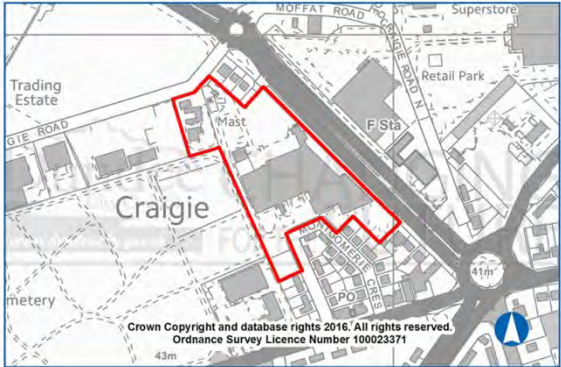
Non-allocated Site	Site Name: Land at Linlathen
	<b>Indicative Capacity:</b> Request to allocate as a long term housing site for approx 700+ homes
	<b>Address:</b> Land at Linlathen, North Of Arbroath Road, Dundee
	<b>Site Area:</b> 57.9 hectares
	<b>Site Description:</b> Farmland to north and east of allocated housing site
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR79
<b>Last Known Owner:</b> Mr H Niven / Land is under option to Linlathen Developments (Tayside) Limited	
<b>Planning History:</b> 12/00830/FULM (Erection of 271 houses with associated infrastructure, open space and landscaping): Withdrawn March 2014	
<p style="color: red;">The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed greenfield land release prioritised at the Western Gateway, Linlathen, Ballumbie and Baldrigon. This site within the Linlathen area is not required as part of the housing delivery during the life of this plan. Recommendation that this site continues to be allocated as Open Countryside.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Open countryside – agricultural land
	Neighbouring Uses	North – Open Countryside; East – Open Countryside; South – Open Countryside with developer interest for residential; West - Open Countryside
	Topography & Site Orientation	Slightly sloping, east/west orientation
	Physical Constraints (inc. pylons, substations)	None known
	ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)
Woodland		Some trees
Designated Open Space		No

	Environmental Protection Status (inc. designations and neighbouring sites)	Potential for habitat fragmentation Tree Preservation Order to south west of site boundary
	Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination through Infilled land and a Landfill Site
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	2 Scheduled Monuments Index No 6527, 2889. 2 National Monuments Ref No 3, 7. Potential for direct and indirect impacts on scheduled monuments.
	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)	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road
	Infrastructure (inc. gas, electricity, broadband)	Development of site would require full utility provision
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	Historic Scotland: Agree that this should be a non-preferred site for development.
	Other	



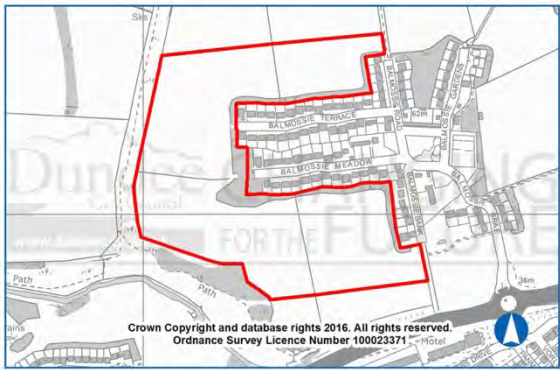
Non-allocated Site	<b>Site Name:</b> Mid Craigie Road (Stewart's Cream of Barley)
	<b>Indicative Capacity:</b> 90 homes requested
	<b>Address:</b> Stewart's Cream of the Barley, Kingsway East, Mid Craigie Road
	<b>Site Area:</b>
	<b>Site Description:</b> Former factory to west side of Kingsway near Scott Fyffe junction
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> MIR80
	<b>Last Known Owner:</b> Bruce Linton Properties / Persimmon Homes Ltd
<p>Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that this site forms an integral part of an existing General Economic Development Area and could have a continuing role to play in supporting economic development. Recommendation that this site continues to be allocated for employment purposes (Class 4, 5 &amp; 6) in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former factory within General Economic Development Area
	Neighbouring Uses	North – Residential (3 units) with trunk road beyond; East – Trunk road with retail park beyond; South – Residential; West –Industrial/ business uses and cemetery
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Employment Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA – Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This requires investigation. Feasibility study required to assess potential for channel restoration through de-culverting as part of site proposals. Recommend enhanced/high quality SUDS for this site. Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process
	Woodland	Some trees on site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. road haulage).

	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	Cemetery to west of site is Category B listed
	Green Network	Contribution to green networks to be considered, see <a href="#">Green Network Planning Guidance</a> .

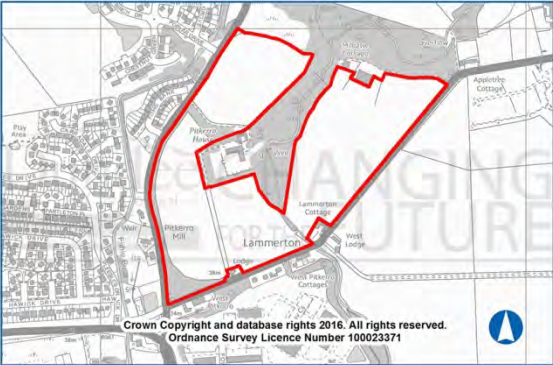
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known significant infrastructure provision constraints
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

Non-allocated Site	<b>Site Name:</b> Land to West and South-West of Balmossie
	<b>Indicative Capacity:</b> 120 homes requested
	<b>Address:</b> Land West and South West of Balmossie
	<b>Site Area:</b> 13.4 hectares
	<b>Site Description:</b> Farmland to West and South-West of Balmossie village
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> MIR81
	<b>Last Known Owner:</b> David Reid / Balmossie Developments Limited in partnership with Stewart Milne Group have option on the land
<p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed greenfield land release prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragon. Given the location of this site it is not supported by the Local Development Plan 2 and is not required to meet the housing land requirement. It is recommended that this site continues to be allocated as Open Countryside.</p>	

	<u>ASSESSMENT TOPIC</u>	<u>NOTES</u>
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Open countryside
	Neighbouring Uses	North – Open countryside; East – Open countryside but with developer interest for residential; South – A92 Dundee to Arbroath Road with residential beyond; West - Open countryside but with developer interest for residential The site is to west of Balmossie village development
	Topography & Site Orientation	Slightly sloping, north/south orientation
	Physical Constraints (inc. pylons, substations)	Mast
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA – Historic maps indicate a small watercourse running north to south on the western boundary of the site. The surface water flood map also indicates a possible culvert through the site discharging to the Dighty Water. Further information should be provided on any small watercourses within/adjacent to the site. A buffer strip is required (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. Scottish Water - Site will require Drainage Impact Assessment 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.
	Woodland	Neighbouring to TPO group 06/13
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	Potential protected species in or on boundary of site – an investigation would be required prior to development. Adjacent to Wildlife Corridor in south west Dighty river course area has known invasive plant species Potential for habitat fragmentation
	Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination / Infilled land / Landfill Site.
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Connections to green network would require to be considered in accordance with the Green Network guidance

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Road vehicle access would seem to be straightforward by linkage to the existing road access of Balmossie Village, walking and cycling networks are limited in that area
	Infrastructure (inc. gas, electricity, broadband)	Full infrastructure provision would be required
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	None
	Other	None

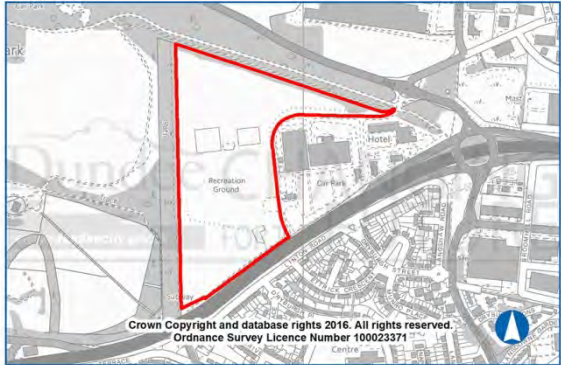
Non-allocated Site	Site Name: Land at Pitkerro House
	<b>Indicative Capacity:</b> 190 homes requested
	<b>Address:</b> Land at Pitkerro House, Kellas Road / Drumsturdy Road
	<b>Site Area:</b> 20.1 hectares
	<b>Site Description:</b> Greenfield – agricultural land
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> MIR82
	<b>Last Known Owner:</b> Under option to Miller Homes and Linlathen Developments Ltd
<p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed greenfield land release to be prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragon. Given the location of this site it is not supported by the Local Development Plan 2 and is not required to meet the housing land requirement. It is recommended that this site continues to be allocated as Open Countryside.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Agricultural land
	Neighbouring Uses	North – Residential; East – Economic Development Area; South – Employment / Business uses; West – Residential
	Topography & Site Orientation	Undulating, north/south orientation
	Physical Constraints (inc. pylons, substations)	None

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Within flood risk area, east part of site prone to flooding</p> <p>SEPA – Flood Risk Assessment recommended to determine flood risk to site from Murroes Burn. This should include assessment of B961 bridge and potential blockage scenario. A buffer strip is required (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. Feasibility study required to assess potential for channel restoration through de-culverting as part of site proposals.</p> <p>Scottish Water - Drainage Impact Assessment recommended to confirm existing infrastructure's capacity to handle additional flows. Off-site mitigation measures will likely be required. All surface water to SUDS prior to discharge to local watercourse. Early engagement recommended.</p>
	Woodland	Mature woodland exists within site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring)	Wildlife corridor through site – potential for habitat fragmentation – designated as Open Countryside

	sites)	
	Contamination	Farmland – 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	Entrance to A listed Pitkerro House within site area. Any new development must respect character, appearance and setting of Listed Building.
	Green Network	Any development to be in line with DCC green networks strategy.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	No direct road access, could have road access from either Kellas Road or Drumsturdy Road. Bus stops located on Drumsturdy Road.
	Infrastructure (inc. gas, electricity, broadband)	Infrastructure provision would be required.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	Historic Scotland comment during LDP1 <i>'The Category A listed Pitkerro House Lodge is within the site and the Category A listed Pitkerro House is adjacent to the site. Development would have the potential for direct and indirect impacts on these assets. We are content that this is a non-preferred site for development. We would wish to make further comment should this situation change.'</i>  SEPA – in vicinity of employment land and therefore potential for noise and odour from Michelin.
	Other	None

<b>Non-allocated Site</b>	
	<b>Site Name:</b> Land West of Dayton Drive, Camperdown
	<b>Indicative Capacity:</b> 250 homes requested
	<b>Address:</b> Land to West of Dayton Drive
	<b>Site Area:</b> 11.7 hectares
	<b>Site Description:</b> Previously sports pitches for the Van Leer Factory and is now vacant
	<b>Housing Land Audit Ref:</b> None
<b>Previous Ref:</b> MIR83	
<b>Last Known Owner:</b> VICO Properties Ltd, Montgomery Forgan Associates	
<b>Planning History:</b> Planning Application 10/00650/PPPM(Mixed Use Development): Withdrawn Oct 2013. 10/00651/FULM – Residential development comprising of 97 homes – Withdrawn Oct 2013	
The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with managed greenfield land release prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragon. It is considered that the site is not a priority location for meeting the identified housing land requirement and recommended that this site is not allocated in the Local Development Plan for housing but maintains allocation as Camperdown Leisure Park.	

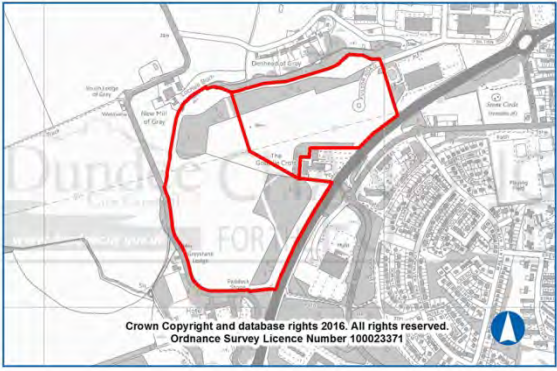
	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant open space
	Neighbouring Uses	North – Country Park; East – Leisure Development and road network; South – Leisure Development and vacant land; West - Country Park
	Topography & Site Orientation	Slightly sloping, east/west orientation
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA – Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This requires investigation. Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process
	Woodland	Trees around perimeter in TPO register 08/84
	Designated Open Space	Yes - Included within larger Camperdown Park designation
	Environmental Protection Status (inc. designations and neighbouring sites)	Camperdown Country Park Nature reserve to west and north of site
	Contamination	Dependant upon location, contamination potential.
	Air Quality	May increase traffic on the NW arterial route The entire Dundee area is an air quality management area.

	Historic Environment	There is a Category B listed building located on the site
	Green Network	Connections to Green Network to be considered in line with Green Network guidance

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access by all modes of transport especially private cars as the site is located to the north of the Kingsway.
	Infrastructure (inc. gas, electricity, broadband)	Two derelict walled gardens, infrastructure provision would be required no known significant constraints
	Vacant/ Derelict Land	Within the Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



<b>Non-allocated Site</b>	<b>Site Name:</b> Land at Balgarthno
	<b>Indicative Capacity:</b> 150 – 200 residential homes requested on west of site and economic land on east
	<b>Address:</b> Land at Balgarthno, Kingsway West
	<b>Site Area:</b> 27.8 hectares
	<b>Site Description:</b> Greenfield – agricultural land
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR86
<b>Last Known Owner:</b> Scottish Enterprise	

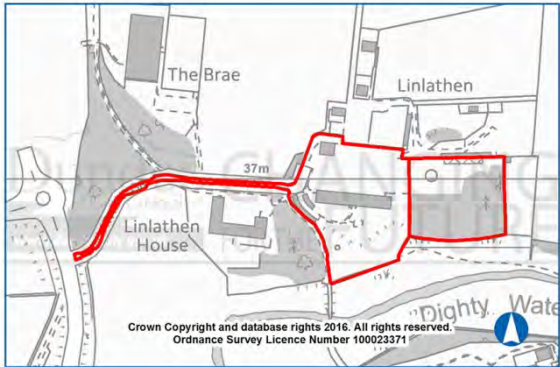
The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed release of greenfield allocations prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragan. Given the spatial strategy of the Local Development Plan 2 housing development at this location would not be supported. It is recommended that this site is maintained as Open Countryside and as a Principal Economic Development Area.

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Agricultural land
	Neighbouring Uses	North – Open Countryside; East – Kingsway and Economic use office buildings; South – hotel and Swallow Roundabout ; West – Western Gateway residential
	Topography & Site Orientation	North-east to South-east sloping topography
	Physical Constraints (inc. pylons, substations)	Sewer and power line wayleaves and areas of tree belt on the site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA – Flood Risk Assessment required to determine flood risk to site from Lochee Burn. Majority of site is likely developable. A buffer strip is required (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. Scottish Water - Site will require Drainage Impact Assessment to confirm existing infrastructure's capacity to handle additional flows. Off-site mitigation measures may be required. All surface water to SUDS. Early engagement recommended. Consideration should be given to existing Scottish Water 300mm Surface Water sewer traversing the Southern half of the site from North West to South East.
	Woodland	Areas of tree belt on the site
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring)	Potential for habitat fragmentation – designated as south west part of site designated as Open Countryside

	sites)	
	Contamination	Potential for contamination from agricultural use as well as economic use in nearby vicinity
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	
	Green Network	Any development to be in line with DCC green networks strategy.

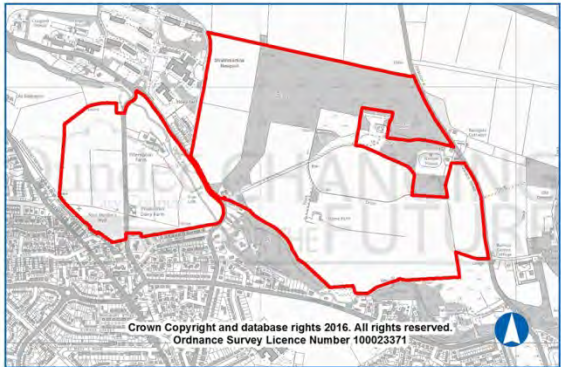
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Car access currently from Fulton Road, potential to access from Dykes of Gray Road Cycle path, pedestrian access and bus links nearby.
	Infrastructure (inc. gas, electricity, broadband)	Infrastructure provision would be required.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	SEPA – In the vicinity of the part of PD01 with the regulated sites, HSE (Healthcare Environmental Services) (PPC PART A) - Odour complaints and ongoing enforcement action PPC/A/1033633
	Other	None

Non-allocated Site	Site Name: Clearwaterview, Linlathen
	<b>Indicative Capacity:</b> 20 homes requested
	<b>Address:</b> Land to East of Nursing Home, Linlathen Road, Dundee.
	<b>Site Area:</b> 0.92 hectares
	<b>Site Description:</b>
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b> MIR87
	<b>Last Known Owner:</b> Mr H Niven / Voigt Partnership as agent
<p><b>Planning History:</b> 15/00664/FULL - WITHDRAWN. Construction of 13no. New Houses, and a Change of Use to the existing Phase 1 building (18 homes) from Supported Living Accommodation to flatted development (adjacent site)</p>	
<p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City. Greenfield allocations are prioritised at the Western Gateway, Linlathen, Ballumbie and Baldrigon. This site within the Linlathen area is not required as part of housing delivery during the life of this plan. Recommendation that this site continues to be allocated as Open Countryside.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Vacant site – walled garden to adjacent farm steading building
	Neighbouring Uses	North – allocated housing site; East – Open Countryside; South – Open Countryside; West – site with approved permission for residential development
	Topography & Site Orientation	Slightly sloping, east/west orientation
	Physical Constraints (inc. pylons, substations)	Large greenhouse structure, site is bound on all sides by a wall
	ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)
Woodland		Some trees
Designated Open Space		No

	Environmental Protection Status (inc. designations and neighbouring sites)	Potential for habitat fragmentation Tree Preservation Order to south west of site boundary Invasive species known to be present in this area.
	Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination through Infilled land and a Landfill Site
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	
	Green Network	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Road connection would be possible, site does not have existing cycle, walking or public transport connections
	Infrastructure (inc. gas, electricity, broadband)	No existing infrastructure provision on site
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	None
	Other	None

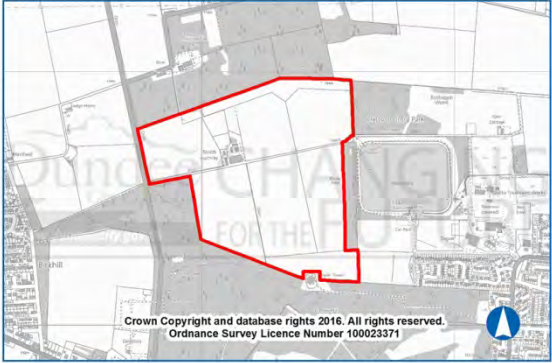
Non-allocated Site	
	<b>Site Name:</b> Pitempton
	<b>Indicative Capacity:</b> 6 homes (majority of site is within Angus Council)
	<b>Address:</b> Land to East of Pitempton Road
	<b>Site Area:</b> 1 hectares
	<b>Site Description:</b> Greenfield site at edge of Dundee City's boundary
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR88
<b>Last Known Owner:</b> Olgilvy Trust own site, Taylor Wimpey / AWG have land under option	
<p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed release of greenfield allocations prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragon. This majority of the site is within Angus Council area. Dundee site is limited to access point only and small area of development. This site is not supported by the spatial strategy of the Local Development Plan 2 and recommended that it continues to be allocated as Open Countryside.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Open countryside - Caravan storage
	Neighbouring Uses	North – Open Countryside; East – Residential; South – Education; West -Residential
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Requires bridging of the Dighty watercourse

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA - Flood Risk Assessment required to determine the flood risk to the site from the Dighty Water and also the multiple small watercourses running through the site. This should include assessment of any structures (culverts and bridges) on the watercourses and blockage scenarios. It is likely the majority of the site would be developable away from the watercourses. A buffer strip is required (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.
	Woodland	Woodland associated with the Dighty watercourse corridor
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Site is adjacent to Dighty watercourse which has invasive species problems. Potential for habitat fragmentation

	Contamination	Aerial photograph suggests dumped or waste material at eastern end of site adjacent to building.
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Green Network connections would require to be considered

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Road access only, no dedicated bus service
	Infrastructure (inc. gas, electricity, broadband)	Full infrastructure provision would be required
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	SEPA – disused inert landfill to the west with gas monitoring.
	Other	None

Non-allocated Site	Site Name: South Auchray
	<b>Indicative Capacity:</b> 270 homes requested (Site within DCC and Angus Council Boundary)
	<b>Address:</b> South Auchray, Templeton Road
	<b>Site Area:</b> 12 hectares
	<b>Site Description:</b> Land to West of Clatto Country Park
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR89
	<b>Last Known Owner:</b> Strategic Land (Scotland) Ltd
<p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City with a managed release of greenfield allocations prioritised at the Western Gateway, Linlathen, Ballumbie and Baldrigon. It is recommended that this site continues to be allocated as Open Countryside.</p>	


	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Open countryside
	Neighbouring Uses	North – farmland; East – Clatto Country Park; South – Templeton Woods; West – Templeton Woods
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Water tower to south of site

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Scottish Water - Site will require Drainage Impact Assessment to confirm existing infrastructure's capacity to handle additional flows. Notable off-site mitigation measures will likely be required. All surface water to SUDS prior to discharge to local watercourse. SEPA – Flood Risk Assessment required to determine the flood risk to the site from the small watercourses running through the site. Consideration should also be given to any risk from the reservoir located immediately to the east of the site which sits on higher ground and as such any breach or overtopping could result in flood risk to the site. A buffer strip is required (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.
	Woodland	Evaluate/ retain trees.
	Designated Open Space	Site designated as Open Countryside
	Environmental Protection Status (inc. designations and neighbouring sites)	
	Contamination	Clatto Country Park to east of site. Templeton Woods to

		south. Clatto Community Wildlife Sites nearby, potential for habitat fragmentation
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	South Auchray fort scheduled monument is located to the N of the site. Clatto reservoir to east is listed. See also Historic Scotland Comment
	Green Network	Opportunity to connect into existing green networks.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	No transport access to site at this time. The green circular cycleway does exist to south and east and connections would be possible
	Infrastructure (inc. gas, electricity, broadband)	Site would require infrastructure provision
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	Historic Scotland: South Auchray fort scheduled monument is located to the N of the site. Development of this site may have an adverse impact on the setting of this asset. We are content that this is a non-preferred site for development. We would wish to make further comment should this situation change.  SEPA – located near Scottish Water Reservoir, the area has been subject to previous surface water, odour issues.
	Other	None



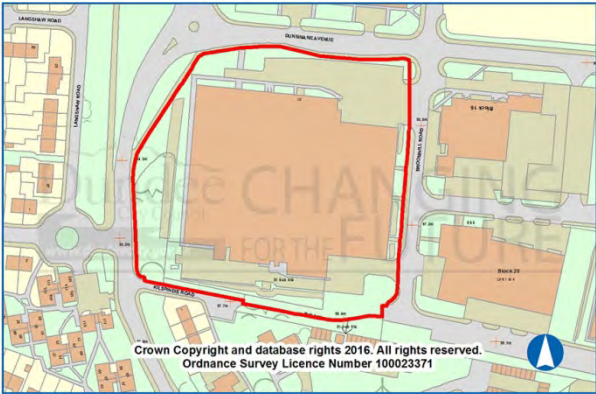
Non-allocated Site	Site Name: Star Inn Farm
	<b>Indicative Capacity:</b> 600 homes requested
	<b>Address:</b> Land to north of A90
	<b>Site Area:</b> 30 hectares
	<b>Site Description:</b> Greenfield – agricultural land
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR99
	<b>Last Known Owner:</b> Mr Peter Arbuckle
<p>The policy approach of the Local Development Plan 2 is to prioritise housing development on brownfield locations within the City. Greenfield allocations are prioritised at the Western Gateway, Linlathen, Ballumbie and Baldragon. This site, given its location, is not supported by the Local Development Plan 2. Recommendation that this site continues to be allocated as Open Countryside.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Agricultural land
	Neighbouring Uses	North – Open Countryside; East – Open Countryside; South – A90 Kingsway ; West – Open Countryside
	Topography & Site Orientation	North to South sloping topography
	Physical Constraints (inc. pylons, substations)	The site comprises several buildings and polytunnels

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA – Flood Risk Assessment recommended to determine risk to site from Fowlis Burn. It is likely majority of site is developable and site layout and topographic information may be sufficient to determine risk. A buffer strip is required (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. Scottish Water - Site will require a Drainage Impact Assessment to establish impact on existing network. Offsite upgrade work may be required.
	Woodland	Areas of tree belt on the site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	Potential for habitat fragmentation – designated as Open Countryside
	Contamination	Possible due to previous farming land use eg fertilisers etc
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	None
Green Network	Any development to be in line with DCC green networks	

		strategy.
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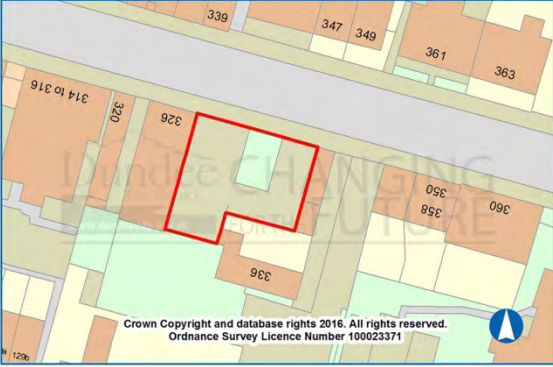
<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Call for sites submission suggests access taken from A90.
	Infrastructure (inc. gas, electricity, broadband)	Infrastructure provision would be required.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Greenfield
	Key Agency Comments	<p>SNH: Any development within the site should not have an adverse effect, either alone or in combination with other proposals or projects, on the integrity of any Natura site.</p> <p>Avoidance of significant disturbance to the qualifying interests of the SPA can be controlled at the project stage through demonstration that the development would not adversely affect greylag geese of the Firth of Tay SPA either alone or in combination with other plans or projects.</p>
	Other	None

<b>Allocation (Non-allocated Site)</b>	<b>Site Name:</b> Land at Dunsinane
 <p style="font-size: small;">Crown Copyright and database rights 2016. All rights reserved. Ordnance Survey Licence Number 100023371</p>	<b>Indicative Capacity:</b> 41 homes requested
	<b>Address:</b> Land at Dunsinane, Dundee
	<b>Site Area:</b> 1.8 hectares (approx.)
	<b>Site Description:</b>
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR100
<b>Last Known Owner:</b> Aydy Ltd	
<p>This site forms an integral part of an existing Principal Economic Development Area. This would not be an area suitable for residential uses given the nature of the surrounding area and uses. This area is proposed to be continued as an economic development allocation in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Principal Economic Development Area
	Neighbouring Uses	North – Industrial buildings; East – Industrial buildings; South – residential ; West – residential
	Topography & Site Orientation	Generally flat
	Physical Constraints (inc. pylons, substations)	None known

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	
	Woodland	Areas of trees to west of site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Likely contamination issues due to history of site
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	N/A
	Green Network	Any development to be in line with DCC green networks strategy.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Car access currently from Dunsinane Avenue and Broomhill Road. Cycle path, pedestrian access and bus links nearby.
	Infrastructure (inc. gas, electricity, broadband)	Infrastructure provision would be required.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

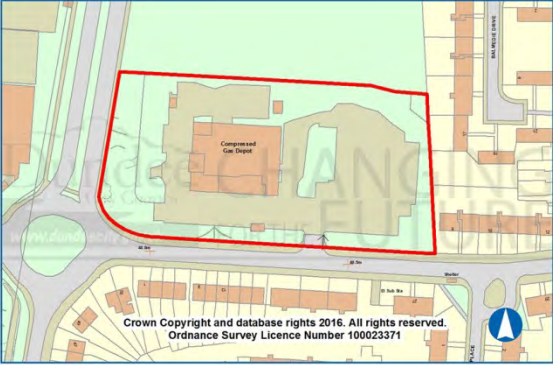
Non-allocated Site	Site Name: Brook Street, Broughty Ferry
	<b>Indicative Capacity:</b> 16 homes requested
	<b>Address:</b> 330 Brook Street, Broughty Ferry Dundee
	<b>Site Area:</b> 0.04
	<b>Site Description:</b> Gap site
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
<b>Last Known Owner:</b>	
<p>Whilst this site may have some potential for development it is not required to meet the housing land requirement. As such it is not being allocated within the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Gap site
	Neighbouring Uses	North – Residential, church hall; East – Residential; South – vacant ground; West – commercial to ground floor with some residential to upper floors
	Topography & Site Orientation	North/south orientation
	Physical Constraints (inc. pylons, substations)	None identified

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	No flood risk identified
	Woodland	None
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	Within Broughty Ferry Conservation Area. Consideration to high quality design and finish.
	Green Network	Limited scope in this location to link to green networks.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access for public transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints other than car parking capacity.
	Vacant/ Derelict Land	None
	Efficient Use of Land/	Brownfield

	Regeneration Contribution	
	Key Agency Comments	None
	Other	No

Non-allocated Site	Site Name: BOC Ballindean Road
	<b>Indicative Capacity:</b> 25 requested
	<b>Address:</b> BOC Ltd, Ballindean Road, Dundee, DD4 8NJ
	<b>Site Area:</b> 1.28
	<b>Site Description:</b> Compressed gas depot
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
	<b>Last Known Owner:</b> BOC Ltd.
<p style="color: red;">Whilst this site may have some potential for development it is not considered a priority location to meet the housing land requirement. As such it is not allocated for housing within the Local Development Plan 2.</p>	

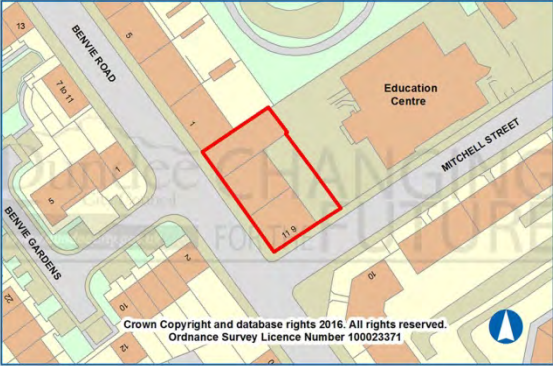
	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Brownfield
	Neighbouring Uses	North – vacant/derelict land, South – residential, East – residential, West – industrial/commercial use
	Topography & Site Orientation	Site slopes from north to south
	Physical Constraints (inc. pylons, substations)	None known

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	
	Woodland	Trees within and surrounding the site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	
Green Network	Contribution to green networks to be considered.	

<b>INFRASTRUCTURE &amp; TURE</b>	Transportation (inc. public transport, cycling, walking)	Public transport good within the area
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Adjacent site identified.
	Efficient Use of Land/	Brownfield

	Regeneration Contribution	
	Key Agency Comments	None
	Other	No



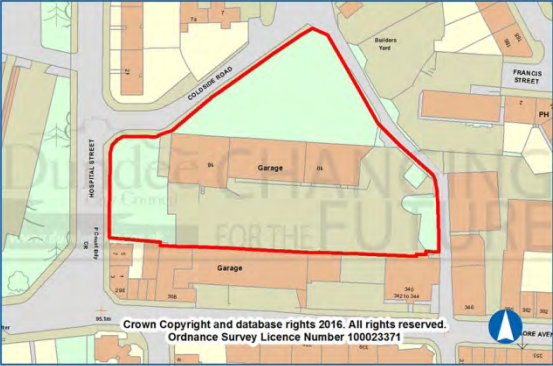
Non-allocated Site	Site Name: Benvie Road/Mitchell Street
	<b>Indicative Capacity:</b> 12 homes requested
	<b>Address:</b> Benvie Road
	<b>Site Area:</b> 0.06 hectares
	<b>Site Description:</b> Former joiners workshop and industrial units
	<b>Housing Land Audit Ref:</b> None
	<b>Previous Ref:</b> None
<b>Last Known Owner:</b>	
<p>Whilst this site may have some potential for development it is not considered necessary to achieve the housing land requirement. As such it is not being allocated for housing within the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Brownfield – vacant buildings on site
	Neighbouring Uses	North – residential, grassed area, South – residential, East – education centre, West – residential
	Topography & Site Orientation	Site slopes from
	Physical Constraints (inc. pylons, substations)	Buildings on site, in poor condition and unattractive

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	None known
	Woodland	None
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	N/A
Green Network	Contribution to green networks to be considered.	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Convenient for public transport and walking to local services
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	Not identified
	Efficient Use of Land/ Regeneration Contribution	Brownfield

	Key Agency Comments	None
	Other	No

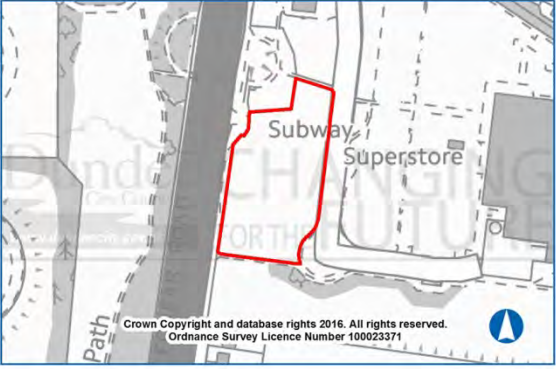
Non-allocated Site	Site Name: Coldside Road
	<b>Indicative Capacity:</b> 30 homes requested
	<b>Address:</b> Coldside Road, Dundee
	<b>Site Area:</b> 0.74 hectares
	<b>Site Description:</b>
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b>
<b>Last Known Owner:</b>	
<p>Whilst this site may have some potential for development it is not considered a priority location to achieve the housing land requirement. As such it is not being brought forward for inclusion in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Brownfield
	Neighbouring Uses	North – Industrial, residential to north west, South – Commercial/industrial, East – commercial/industrial, West - Healthcare facility
	Topography & Site Orientation	Sites slopes down slightly from north to south
	Physical Constraints (inc. pylons, substations)	Buildings on site

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	None known
	Woodland	None
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	N/A
Green Network	Contribution to green networks to be considered.	

INFRASTRUCTURE & TURE	Transportation (inc. public transport, cycling, walking)	Existing vehicle access into the site is poor and would require to be upgraded/amended
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Not identified
	Efficient Use of Land/	Brownfield

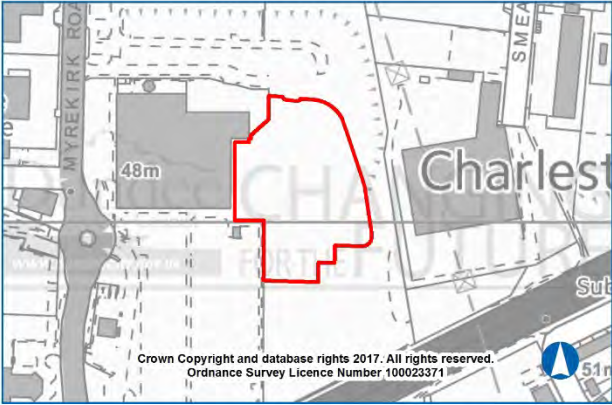
	Regeneration Contribution	
	Key Agency Comments	None
	Other	No

<b>Non-allocated Site</b>	<b>Site Name:</b> Morrisons, Forfar Road
	<b>Indicative Capacity / Requested Use:</b> Site nominated for leisure, food/drink use
	<b>Address:</b> 1 Afton Way
	<b>Site Area:</b> 0.5 hectares
	<b>Site Description:</b>
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR97
<b>Last Known Owner:</b> WM Morrison Supermarket	
<p>The policy approach of the Local Development Plan 2 is to prioritise leisure use at the designated Leisure Parks within the City at Camperdown and Douglasfield. This site is not a priority location and is not supported by the Local Development Plan 2.</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant site
	Neighbouring Uses	North – Open Countryside; East – Kingsway and Economic use office buildings; South – hotel and Swallow Roundabout ; West – Western Gateway residential
	Topography & Site Orientation	North-east to South-east sloping topography
	Physical Constraints (inc. pylons, substations)	Sewer and power line wayleaves and areas of tree belt on the site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA – There may be flooding issues adjacent or encroaching onto the site. This requires investigation. Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process
	Woodland	Areas of tree belt on the site
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Potential for habitat fragmentation – designated as south west part of site designated as Open Countryside
	Contamination	No known contamination
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	None
Green Network	Any development to be in line with DCC green networks strategy.	

<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Car access into the site but capacity of nearby Forfar Road junction would likely require Transport Assessment. Cycle path, pedestrian access and bus links nearby.
	Infrastructure (inc. gas, electricity, broadband)	Infrastructure provision would be required.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield (site of former school)
	Key Agency Comments	None
	Other	None

<b>Non-allocated Site</b>	<b>Site Name:</b> Former NCR Myrekirk
 <p style="text-align: center;"><i>Boundary updated 18 September 2017</i></p>	<b>Indicative Capacity / Requested Use:</b> Site submitted during Call for Sites period for retail, leisure and restaurant use.
	<b>Address:</b> Myrekirk Road, Dundee, DD2 4WB
	<b>Site Area:</b>
	<b>Site Description:</b> Vacant brownfield land
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR93/96
<b>Last Known Owner:</b> CWP Dundee Ltd	

**Planning History:**

10/00750/FULM Erection of food store, cafe and petrol filling station with associated car parking, landscaping and infrastructure including access roads (adjacent site) Now fully operational.  
 15/00404/FULL Erection of a retail foodstore with associated car parking, access, landscaping and other works. Approved subject to conditions. (south part of site fronting onto Kingsway)  
 16/00749/FULL Erection of Class 1 retail foodstore with associated car parking, access, landscaping and other works. Approved subject to conditions.

The policy approach of the Local Development Plan 2 is to seek to direct all new retail development to the City Centre in the first instance and sequentially thereafter, with leisure directed towards the existing leisure designations at Camperdown and Douglasfield. It is considered that this site forms an important part of the Principal Economic Development area designation at Wester Gourdie with good connections to the trunk road network. Recommendation that the site continues to be allocated for employment Use Classes 4, 5 & 6.

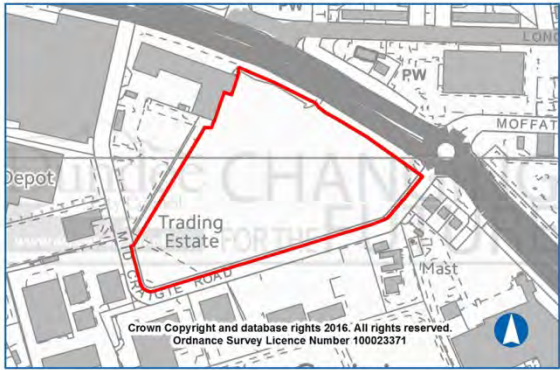
	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Vacant – previously in use as Former NCR factory (demolished)
	Neighbouring Uses	North – industrial estate and Camperdown Park; East – industrial estate; South – A90 and residential; West – industrial estate
	Topography & Site Orientation	Slightly sloping north to south
	Physical Constraints (inc. pylons, substations)	None known

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	None known
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	May be contamination as result of previous use
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management

		area
	Historic Environment	
	Green Network	Any development to be in line with DCC green networks strategy.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Further footfall attracting development could impact upon main Kingsway/Myrekirk Road junction.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA – in vicinity of PD01 - All the following regulated sites are within the boundary of this allocation: Healthcare Environmental Services PPC/A/1033633 treat hazardous clinical waste historic complaints which have been addressed with regards odour, site monitors for bioaerosols no perceived issues with results, potential for noise, WML/E/220117 NWH waste transfer station litter, fire, vermin, odour complaints. PPC/A/1000059 Rockwell solutions solvent coating activity, VOC emissions from stack understood to be compliant potential for odours but currently no complaints, potential for noise (site works 24 hours for 3-4 consecutive days), exemption for waste plastic storage at top of Nobel road and another in the south east area of the allocation for tyres and WEEE.
	Other	None

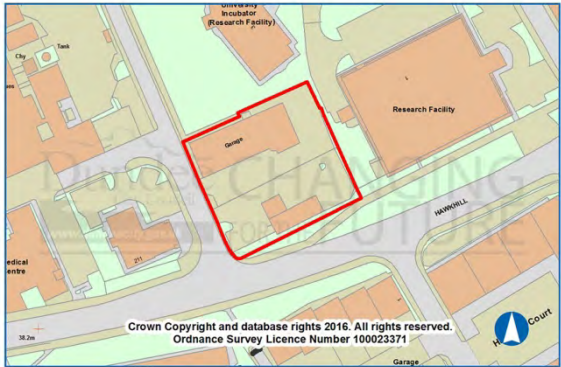


Non-allocated Site	<b>Site Name:</b> Former ABB Nitran Factory, Kingsway East
	<b>Indicative Capacity / Requested Use:</b> Site nominated for mixed use development - retail, commercial or industrial purposes
	<b>Address:</b> Kingsway East, Mid Craigie Road
	<b>Site Area:</b> 4.16 hectares
	<b>Site Description:</b> Cleared site to west side of Kingsway East, North of Mid Craigie Road
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b> MIR91
	<b>Last Known Owner:</b> I & H Brown
<p><b>Planning History:</b> 13/00202/PAN – Foodstore, Pub Restaurant, Coffee Drive thru and employment land with associated car parking access and landscaping  16/00476/FULL – Erection of vehicle body repair workshop and associated parking area - Approved with conditions (south west corner of site)  17/00144/PPPM - Mixed use development comprising industrial units (Class 4 &amp; 5), car showroom (sui generis), family restaurant (with ancillary public house) and coffee shop (Class 3) and food retail (Class 1), with car parking, access and associated works. – Pending Decision</p>	
<p>The policy approach of the Local Development Plan 2 is to seek to direct all new retail development to the City Centre in the first instance and sequentially thereafter. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that this site forms an important part of the General Economic Development area designation at Mid Craigie Industrial Estate with good connections to the trunk road network. Recommendation that the site continues to be allocated for employment Use Classes 4, 5 &amp; 6.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Brownfield/ Cleared site
	Neighbouring Uses	North – Kingsway Trunk Road with housing beyond; East – Kingsway Trunk Road with retail beyond; South – Industrial / business uses; West - Industrial / business uses
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	No known
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	No flood risk identified. SEPA have advised that there is a need for enhanced/high quality SUDS for the site to ensure that that the surface water discharge is to high enough standard before discharging in to the water course. Scottish Water - Depending on proposed site use, a Drainage Impact Assessment may be required to establish impact on existing network.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status	None

	(inc. designations and neighbouring sites)	
	Contamination	Historical uses suggest potential contamination / Cancelled Petroleum Licence. Extensive investigation and remediation was carried out by ABB. Refer to 08/00313/FUL and 10/00609/FULL.
	Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Connections to Green Network would be required in accordance with Green Network Guidance.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	On register (Ref 03415)
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None


Non-allocated Site	Site Name: Annfield Road Car Wash and Car Showroom
	Indicative Capacity / Requested Use: Site nominated through Call for Sites for retail use
	Address: Annfield Road / Hawkhill, Dundee
	Site Area: 0.25 hectares
	Site Description: Operating car showroom and operating car wash facility
	Housing Land Audit Ref:
Previous Ref: MIR92	
Last Known Owner: Moark Ltd	
<p><b>Planning History:</b> 12/00165/FULL - Demolition of existing car wash facility, and the erection of a 400sqm gross convenience retail store, with appropriate servicing area and 10 car parking spaces – Refused</p> <p>15/00763/FULL – Change of use and alterations of garage to form children’s nursery. Approved with conditions.</p> <p>The policy approach of the Local Development Plan 2 is to seek to direct all new retail development to the City Centre in the first instance followed by the District Centres. It is considered that this site forms an important part of a Specialist Economic Development area designation. Recommendation that the site continues to be allocated for employment purposes (Class 4).</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Car wash and car showroom
	Neighbouring Uses	North – Industrial/business uses, East – Industrial/business uses, South –Industrial/business uses, West – Business/healthcare uses
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA - There may be flooding issues within the site. This should be investigated further. Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Ashton Linen Works, Jute works on site and Mid-Wynd Works to S).

	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	None
	Green Network	Connections to Green Network would be required in accordance with Green Network Guidance

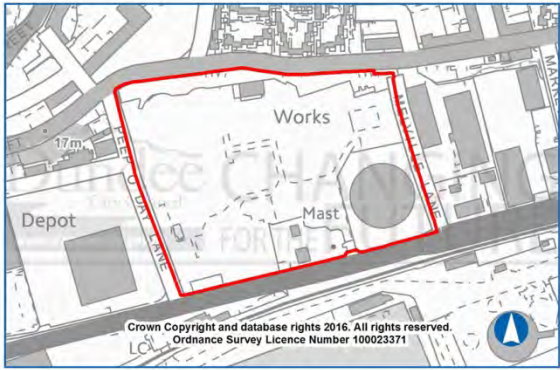
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Adjacent to Hawkhill for vehicle access. No bus services in immediate vicinity but good pedestrian access. Shared surface cycle route to south side alongside Hawkhill
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure constraints
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

<b>Non-allocated Site</b>	<b>Site Name:</b> Douglasfield Leisure Park
	<b>Indicative Capacity / Requested Use:</b> Site submitted during Call for Sites period for a proposed retail use.
	<b>Address:</b> Douglasfield Leisure Park, Douglas Road, Dundee, DD4 8JX
	<b>Site Area:</b> 0.2 hectares
	<b>Site Description:</b> Brownfield
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR95
<b>Last Known Owner:</b> TAPP Property Ltd	
<b>Planning History:</b> 16/01011/FULL – Erection of foodstore and associated external works – Refused	
<p>The policy approach of the Local Development Plan 2 is to seek to direct all new retail development to the City Centre in the first instance. It is considered that this site forms an important part of the leisure park designation at Douglasfield. Recommendation that the site continues to be allocated as part of Douglasfield Leisure Park.</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Hardstanding – carparking for Leisure Park
	Neighbouring Uses	North – Bingo carparking; East – dual carriageway; South – carparking; West – Douglasfield leisure park
	Topography & Site Orientation	Flat
	Physical Constraints (inc. pylons, substations)	None

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	No known water issues SEPA – There may be flooding issues within the site. This requires further investigation. Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	No known contamination
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	None
Green Network	Any development to be in line with DCC green networks strategy.	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Site is accessible by foot and public transport - vehicular access would be taken from Douglas Road via existing arrangement
	Infrastructure (inc. gas, electricity, broadband)	Infrastructure to be provided
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

Non-allocated Site	Site Name: Dock Street, Gas Holder
	<b>Indicative Capacity: / Requested Use:</b> Site nominated by developer through Call for Sites requesting specific policy for Class 4,5 and 6 use and potential for Retail and other uses
	<b>Address:</b> East Dock Street
	<b>Site Area:</b> 5 hectares
	<b>Site Description:</b> Gas Holder site
	<b>Housing Land Audit Ref:</b>
	<b>Previous Ref:</b> MIR94
	<b>Last Known Owner:</b> National Grid and Scotia Gas Networks
<p>The policy approach of the Local Development Plan 2 is to seek to direct all new retail development to the City Centre in the first instance. It is considered that this site forms an important contribution to the Principal Economic Development area designation with good connections to the trunk road network. Recommendation that the site continues to be allocated for employment Use Classes 4, 5 &amp; 6.</p>	

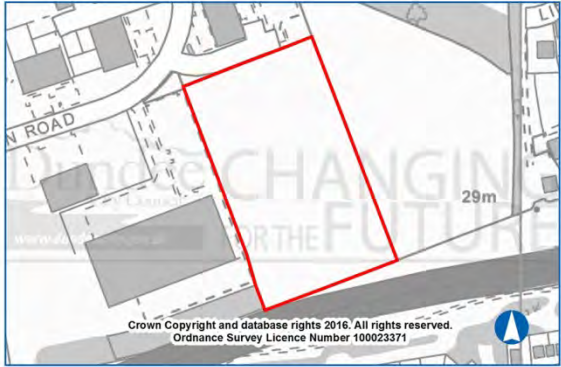
	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Gas holder/ Industrial
	Neighbouring Uses	The site is bounded by roads to all sides – most notably a trunk road to the south. Beyond these roads the uses are: North – residential; West – existing bus maintenance depot; East – existing industrial / business uses; South – Port Of Dundee
	Development Capacity	
	Topography & Site Orientation	Generally flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Site currently occupied by an electricity substation and gas equipment, including large gas holder.

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Evidence of flood risk to south of site SEPA – Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85AOD and 4.01AOD (Confidence internal 300mm) but this does not take into account wave action, funnelling and local bathymetry. Any culverted water courses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration. Scottish Water - Network capacity evaluation will be dependent on pre and post development flow information submitted to Scottish Water via the Pre-Development Enquiry Process
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status	Site situated 300m from Tay Estuary SAC adjacent to

	(inc. designations and neighbouring sites)	Port of Dundee
	Contamination	Site is believed to have contamination however remediation work has been undertaken. Some remediation has taken place but site would still require further risk assessment.
	Air Quality	Potential impact on eastern arterial route. The entire Dundee area is an air quality management area.
	Historic Environment	N/A
	Green Network	Connections to Green Network would be required in accordance with the Green Network Guidance

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Site is adjacent to Trunk Road, however access is limited and may need improvement dependent upon future use. Limited access on other roads bounding the site. Bus services are available to the north. Footways exist to all sides but would benefit from improvement. There are no cycleways in the immediate area
	Infrastructure (inc. gas, electricity, broadband)	
	Vacant/ Derelict Land	On Vacant and Derelict Land register (ref:02155)
	Efficient Use of Land/ Regeneration Contribution	The re-use of this site is desirable given it's derelict condition.
	Key Agency Comments	SNH: Assess as part of HRA  SEPA - Adjacent SEPA regulated sites: PPC/B/1000162 - Subsea Protection Systems PPC/E/0030061 - Armitage's Pet Products Ltd – Dundee PPC/B/1015557 - Care Clean, Dundee PPC/A/1013015 - Nynas UK AB, East Camperdown Street, Dundee PPC/A/1132892 - Crown Timber, King George V Wharf Road Dundee PPC/E/0020033 - JT Inglis & Sons Ltd, Riverside Works, Dundee WML/E/0000244 - RM Supps (Kdy), Caledon East Wharf MR, Dundee WML/E/0220264 - GRC Recycling ELV/MR,E Camperdown St, Dundee WML/L/1111882 - Dundee Decommissioning Ltd, Stannergate Rd
	Other	



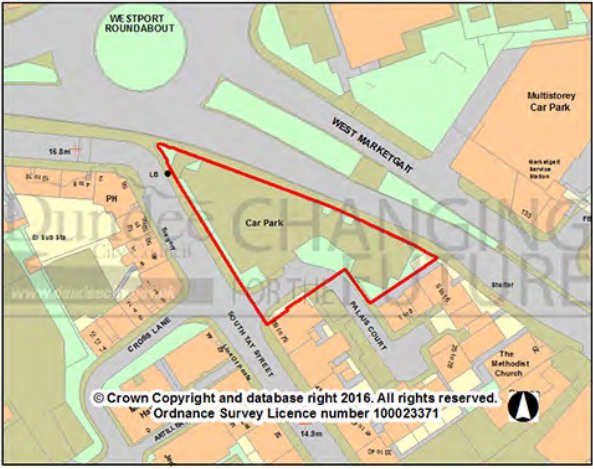
Non-allocated Site	Site Name: Tom Johnston Road
	<b>Indicative Capacity / Requested Site:</b> Site submitted during Call for Sites 2015 period requesting use of site as hotel for 80 bedrooms
	<b>Address:</b> Tom Johnston Road
	<b>Site Area:</b> 2 hectares
	<b>Site Description:</b> Existing industrial units and neighbouring open ground
	<b>Housing Land Audit Ref:</b> N/A
	<b>Previous Ref:</b> MIR98
	<b>Last Known Owner:</b> Avant Homes
<p>The policy approach of the Local Development Plan 2 is to seek to direct all new visitor accommodation development to the City Centre in the first instance with some scope in Central Broughty Ferry. It is considered that this site forms an important part of the Principal Economic Development area designation at West Pitkerro with good connections to the trunk road network. Recommendation that the site continues to be allocated for employment Use Classes 4, 5 &amp; 6.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Industrial/ open space
	Neighbouring Uses	North: and west are operational industrial/employment premises; East is a recent housing development; South is the A92 dual carriageway with housing beyond
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Within flood risk area Scottish Water - Depending on proposed flows, there should be sufficient capacity within the local network to accommodate foul only connections at this stage. Early engagement recommended. In particular, proposals to manage surface water should be understood and agreed as early as possible.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	Dighty (West Pitkerro) Community Wildlife Site and Open Countryside n/e site boundary. Dighty watercourse in vicinity and wildlife corridor borders north-east boundary of site. Avoid habitat fragmentation. Dighty watercourse has invasive plant species issues
	Contamination	Historical land uses suggest a potential for contamination which may require investigation prior to any redevelopment.
	Air Quality	No hot spots identified in perimeter.

		The entire Dundee area is an air quality management area.
	Historic Environment	N/A
	Green Network	Connections to Green Network would be required to be considered in accordance with Green Network Guidance

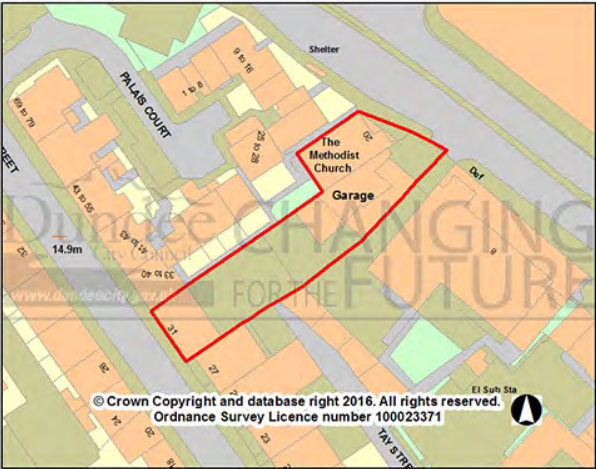
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	The site has no immediate public transport access and is restricted to that serving the Sainsbury's Foodstore approximately 250 metres west of the site. The green circular cycleway exists on the south side of the A92 and accessible via the traffic light controlled junction approximately 250 metres to the west. Improvements to link to this cycleway are therefore possible
	Infrastructure (inc. gas, electricity, broadband)	
	Vacant/ Derelict Land	Adjacent site is contained within the vacant and derelict land register (ref:04036)
	Efficient Use of Land/ Regeneration Contribution	Brownfield site
	Key Agency Comments	None
	Other	None

Non-allocated Site	Site Name: South Tay Street
	<b>Indicative Capacity:</b> 15 homes
	<b>Address:</b> South Tay Street
	<b>Site Area:</b> 0.20 hectares
	<b>Site Description:</b> Car Park
	<b>Housing Land Audit Ref:</b> HLA200308
	<b>Previous Ref:</b> DLDP2014 H03
	<b>Last Known Owner:</b> Dundee City Council
<p>Given changes since the site was allocated in the Dundee Local Development Plan 2014 it is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Car Parking
	Neighbouring Uses	North – Road Network; East – Road Network with residential and retailing; South – residential; West – Retailing and residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Vehicular access to the site is limited to South Tay Street

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Limited scope within the site but could incorporate green roofs to achieve SUDS, Potential for contamination. No flood risk identified.
	Woodland	Tree planting on boundary
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (cancelled petroleum licence onsite.). Assess contamination risk and mitigate
	Air Quality	Could impact on hot spot area. The entire Dundee area is an air quality management area.
	Historic Environment	Within University Conservation Area. Site adjacent to Category C (S) listed buildings. Consideration should be given to impact on setting of listed buildings.
Green Network	Potential to be considered in development of site	

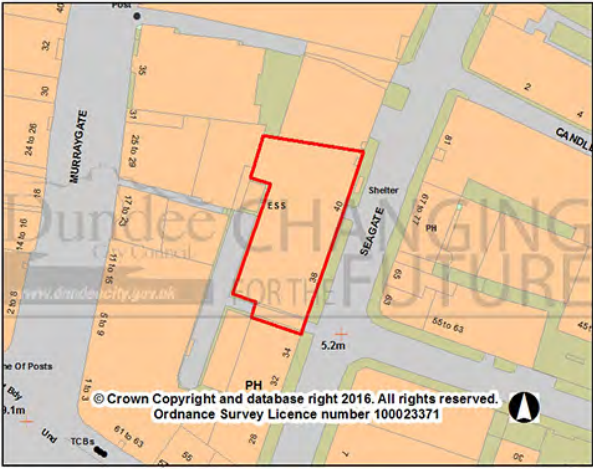
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SNH comment DLDP2014: Opportunity to create high quality development which would provide physical/visual 'full-stop' to South Tay Street, mitigate impacts from the adjacent A991 and contribute to the wider cultural and varied townscape character of the West Port area.
	Other	None

<b>Non-allocated Site</b>	
	<b>Site Name:</b> Marketgait / South Tay Street
	<b>Indicative Capacity:</b> 18 homes
	<b>Address:</b> Marketgait / Tay Street Lane
	<b>Site Area:</b> 0.13 hectares
	<b>Site Description:</b> Land currently occupied by car rental outlet on Marketgait and backland area including mews buildings in Tay Street Lane
	<b>Housing Land Audit Ref:</b> 200309
<b>Previous Ref:</b> DLDP2014 H04	
<b>Last Known Owner:</b> Brian Ower and Dundee City Council	
<p>Given changes since the site was allocated in the Dundee Local Development Plan 2014 it is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	Site Planning Brief
	Current Use(s)	Car rental outlet
	Neighbouring Uses	North – Residential; East – Business uses; South – Business uses; West – Business uses
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Existing buildings within the site and nearby substation.

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Due to site location and size there are limited opportunities for mitigation. Consideration to use of green roofs to achieve suds. No flood risk identified.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. cancelled petroleum licence, Tayside printing works.) Phase I & II submitted for 06/00769/FUL may overlap
	Air Quality	There are hot spot areas close to the perimeter of the area. The entire Dundee area is an air quality management area
	Historic Environment	Includes category B and C listed buildings and adjacent to A Listed terrace on South Tay Street. Is within the University Conservation Area
Green Network	Potential to be considered in development of site	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	City Centre location
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SNH comment DLDP2014: Support use of design brief to ensure high quality development within West Port cultural quarter with recognisable townscape character.
	Other	None

Non-allocated Site	Site Name: 38-40 Seagate
	<b>Indicative Capacity:</b> 24 homes
	<b>Address:</b> Seagate
	<b>Site Area:</b> 0.08 hectares
	<b>Site Description:</b> Robertson's Bond Category B listed building
	<b>Housing Land Audit Ref:</b> HLA200315
	<b>Previous Ref:</b> DLDP2014 H05
<b>Last Known Owner:</b> Whiteburn Investments Ltd	
<p><b>Planning History:</b> 03/00789/LB (internal alterations to ground floor): Approved subject to conditions 07/00220/LBC Conversion of 1st,2nd,3rd and 4th floors to 24 flats and construction of new escape stair links and plant and 07/00219/COU Conversion of 1st,2nd,3rd and 4th floors to 24 flats and construction of new escape stair links and plant – Approved subject to conditions (June 2007).</p>	
<p>Given changes since the site was allocated in the Dundee Local Development Plan 2014 it is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Residential/ Retail
	Neighbouring Uses	North – Retail; East – Retail with Residential; South – Retail with residential and office uses; West – Retail
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Substation
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) in the area. SEPA: Flood Risk Assessment required to assess the risk to the site from surface water flooding and determine what mitigation measures are required to ensure there is no increased risk to proposed or existing 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.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Residential above ground level so no obvious issues.

	Air Quality	Seagate has known air quality issues. Impact on hotspot area. The entire Dundee area is an air quality management area.
	Historic Environment	Former Robertson's Bond is a Category B listed building. Within Central Conservation area.
	Green Network	No obvious opportunities due to nature of site.
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good public transport access, no dedicated cycle facilities
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure constraints
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SNH comment DLDP2014: Retention and redevelopment of historic building to ensure positive contribution to urban townscape character.
	Other	None




Non-allocated Site	Site Name: Roseangle, Peterson House
	<b>Indicative Capacity:</b> 10 homes
	<b>Address:</b> Roseangle
	<b>Site Area:</b> 0.43 hectares
	<b>Site Description:</b> Student Residence
	<b>Housing Land Audit Ref:</b> HLA200316
	<b>Previous Ref:</b> DLDP2014 H06
<b>Last Known Owner:</b> Mr Hagen/ Peter Inglis	
<b>Planning History:</b> 14/00829/FULL Extension to Car Park: Approved.	
<p>Since the site was allocated in the Dundee Local Development Plan 2014 the site has now been refurbished to form student residences and is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Private Student residences
	Neighbouring Uses	North – Healthcare Facility and meeting hall; East – Residential; South – Residential and children’s nursery; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Buildings, adjacent to health care facility

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Need to mitigate surface water (by SUDs Infiltration and green roofs). No flood risk identified.
	Woodland	Need to evaluate/retain existing trees.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. print works, omnibus depot). Phase I study carried out by DCC under Part IIA.
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
	Historic Environment	The site is to the South of the Category A listed church. The setting of this important listed building should be assessed and taken into account in any redevelopment. The site is within West End Lanes Conservation Area – demolition of buildings would require Conservation Area

		Consent, but an initial view is the buildings do not make a positive contribution to the Conservation Area. Important development should make positive contribution to historical and distinct cultural character of Roseangle area.
	Green Network	Potential to contribute to green network to be considered.

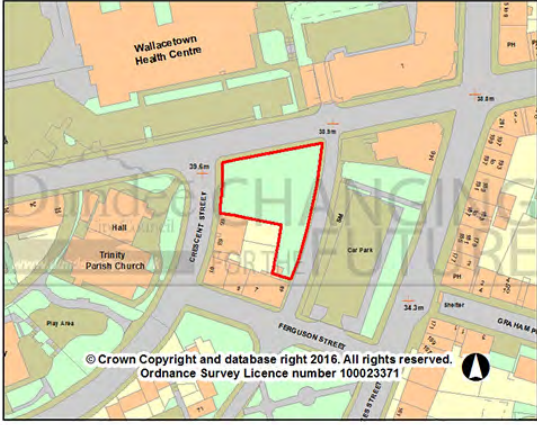
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access by private car, foot and cycle. No dedicated bus route on street, bus route to the north.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

Non-allocated Site	Site Name: Loons Road/ Lawside Road
	<b>Indicative Capacity:</b> 12 homes
	<b>Address:</b> Loons Road/ Lawside Road
	<b>Site Area:</b> 0.47 hectares
	<b>Site Description:</b> Vacant land and factory buildings at corner of Loons Road/Lawside Road
	<b>Housing Land Audit Ref:</b> HLA200348
	<b>Previous Ref:</b> DLDP 2014: H14
	<b>Last Known Owner:</b> Tayprint Ltd
<p>The site has not been promoted by the landowners through the LDP process and is no longer a priority for meeting the housing land requirement. It is recommended that the site is not allocated for housing in the Local Development Plan 2 however the site could contribute as windfall development as the principle of housing would be acceptable.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Industrial factory building, vacant land
	Neighbouring Uses	North – Residential; East – factory Unit with residential beyond; South – residential; West –Industrial / business uses
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Existing vacant buildings on the site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development. Applicants should further investigate surface water flooding issues within the site and consider potential mitigation measures. Mitigation: Lined SUDS may be appropriate due to contamination
	Woodland	None
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Historical land uses suggest potential for contamination including a foundry and cancelled Petroleum Licence
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None
Green Network	Contribution to green network to be considered.	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Part of site in the vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None


Non-allocated Site	Site Name: Princes Street Phase 1
	<b>Indicative Capacity:</b> 10 homes
	<b>Address:</b> Victoria Street
	<b>Site Area:</b> 0.09 hectares
	<b>Site Description:</b> Greenspace with trees and shrubs
	<b>Housing Land Audit Ref:</b> HLA200727
	<b>Previous Ref:</b> DLDP2014 H18
	<b>Last Known Owner:</b> Dundee City Council
<p>It is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Green space
	Neighbouring Uses	North – Healthcare Facility and Residential; East – Healthcare facility and car park with Residential beyond; South – Residential; West – Church
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Trees on site

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Need to mitigate surface water (green roofs, suds infiltration). No flood risk identified
	Woodland	Mature trees on site which may be worthy of retention
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	An assessment of any potential contamination is required. Former church, no obvious issues
	Air Quality	Impact on hot spot area The entire Dundee area is an air quality management area
	Historic Environment	Adjacent to Category B listed buildings. Consideration should be given to impact on setting of listed buildings
	Green Network	Contribution to green network to be considered.

<b>INFRASTRUCTURE &amp; VACANT LAND</b>	Transportation (inc. public transport, cycling, walking)	Good connections by car and cycling. Public transport bus stops are located to the far west of the site and to the east
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure constraints.
	Vacant/ Derelict Land	No

	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	No

Non-allocated Site	Site Name: Maryfield Depot
	<b>Indicative Capacity:</b> 20 homes
	<b>Address:</b> Forfar Road / Stobsmuir Road
	<b>Site Area:</b> 1.64 hectares
	<b>Site Description:</b> Former transport depot within Conservation Area
	<b>Housing Land Audit Ref:</b> HLA200730
	<b>Previous Ref:</b> DLDP2014 H20
<b>Last Known Owner:</b> Scottish Water – ongoing discussions between SW and Dundee Transport Museum regarding use of Tram Depot – application yet to be submitted. McCarthy & Stone Ltd approvals for south site for retirement flats	
<b>Planning History:</b> 15/00334/FULL – Pending Consideration – Proposed demolition of former Scottish Water Depot and re-development of site with 43no. retirement living (sheltered) apartments, landscaped gardens and car parking. (WITHDRAWN) 15/00660/full Erection of 41 sheltered apartments, landscaped gardens and parking. And 15/00661/CON Proposed demolition of former Scottish Water Depot. (Approved Dec 2015)	
<b>Planning permission has been granted for the south east section of the site and non-housing interest being pursued on remainder of site. No requirement to allocate for housing in the Local Development Plan 2.</b>	

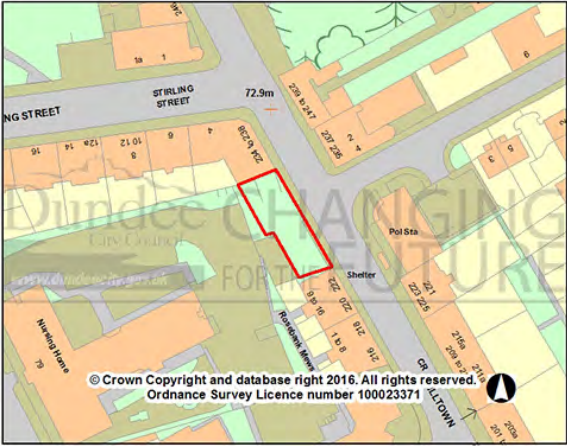
	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former transport depot
	Neighbouring Uses	North – Residential; East – Open Space / recreation; South – Residential; West – Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Tanks, tracks, adjacent to covered reservoir, substation, tennis courts and pavilion, buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Dundee bi annual flood report indicates that there may be a culverted watercourse in the area. SEPA: Assessment of flood risk may be required. If permission were to lapse further information would be required for any future application on the location of the possible culvert within the site is required. No development should take place on top of, or immediately adjacent to, the culvert and there should be no increase in flows into the culvert. SUDS may be contaminated may need to be lined
	Woodland	Mature trees which may be worthy of retention
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None

	Contamination	Investigation would be required due to past industrial uses. Potential for contamination from historical land use on site and in vicinity (e.g. tramway and bus depot, corporation yard, cancelled petroleum licence.) Phase I carried out by DCC under Part IIA
	Air Quality	Potential to impact on hot spot area. The entire Dundee area is an air quality management area
	Historic Environment	Within Maryfield Conservation Area. Maryfield Transport depot is Category B listed. Presumption to retain and reuse the listed building
	Green Network	Contribution to green networks to be considered.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	Part Vacant
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SNH: Retain existing trees to boundaries to east and west. Development should be sensitive to high quality townscape character of villa housing to west of Forfar Road. Opportunities to create links through to high quality open space of the reservoirs set in treed landscape off Stobsmuir Road
	Other	The ex-tram depot has received interest for conversion to a Transport Museum and progressing funding applications

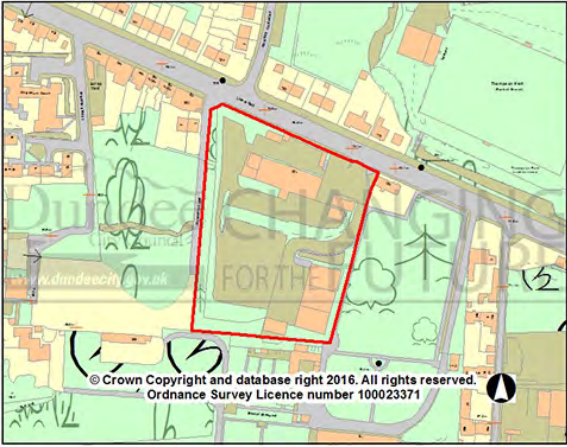


Non-allocated Site	Site Name: 224/232 Hilltown
	<b>Indicative Capacity:</b> 10 homes
	<b>Address:</b> 224/232 Hilltown
	<b>Site Area:</b> 0.03 hectares
	<b>Site Description:</b> Gap site
	<b>Housing Land Audit Ref:</b> HLA200734
	<b>Previous Ref:</b> DLDP2014 H21
	<b>Last Known Owner:</b> Sydhar Properties Ltd
<p><b>Planning History:</b> 11/00017/REF (erection of 12 flats and one shop): Appeal Allowed;  15/00370/PPPL (erection of 12 flats and one shop) – Planning permission in principle granted</p>	
<p style="color: red;">It is no longer considered a priority to allocate this site for housing and it is not required to form part of the housing land requirement. There is no requirement to allocate in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Gap site
	Neighbouring Uses	North – Residential; East – Residential; South – Residential; West – Residential
	Topography & Site Orientation	North/south orientation
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Need to mitigate surface water (green roofs, suds infiltration) No flood risk identified
	Woodland	None
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. dye works). Phase I carried out by DCC under Part IIA
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	Immediately adjacent to Category B listed building. Consideration should be given to impact on setting of listed building
Green Network	Contribution to green networks to be considered.	

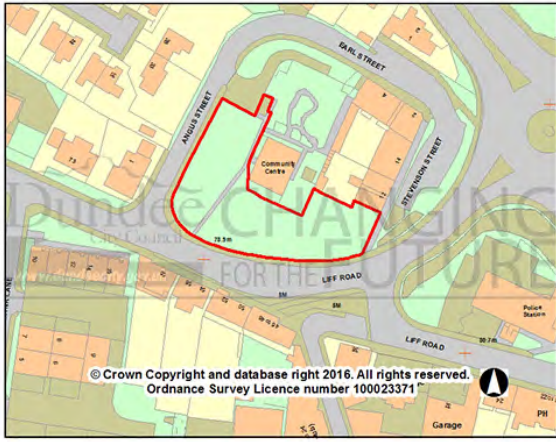
<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good access for public transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints other than car parking capacity.
	Vacant/ Derelict Land	On Vacant and Derelict Land Register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	No

<b>Non-allocated Site</b>	
	<b>Site Name:</b> Stewarts Lane / Liff Road
	<b>Indicative Capacity:</b> 40 homes
	<b>Address:</b> 177 Liff Road
	<b>Site Area:</b> 1.37 hectares
	<b>Site Description:</b> Business units including car and van rental business
	<b>Housing Land Audit Ref:</b> HLA200806
	<b>Previous Ref:</b> DLDP2014 H23
<b>Last Known Owner:</b>	
<p>Given changes since the site was allocated in the Dundee Local Development Plan 2014 it is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	<b>ASSESSMENT TOPIC</b>	<b>NOTES</b>
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Business units
	Neighbouring Uses	North – Residential; East – Open Ground associated with residential use; South – Residential; West –Mixed, including Residential, Open Space and employment uses
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Tank, buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Potential contamination risk would suggest mitigation by lined suds. SEPA- Review of the surface water 1 in 200 year floor map shows that there may be flooding issues adjacent to the site. This should be investigated further.
	Woodland	Mature trees exist in various parts of the site and may be worthy of retention
	Designated Open Space	No
	Environmental Protection Status (inc. designations, constraints and neighbouring sites)	None; though the site contains an infilled quarry
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled quarry, factory and above ground storage tank). Phase I has been carried out by DCC under Part IIA
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	N/A
	Green Network	Contribution to green networks to be considered.

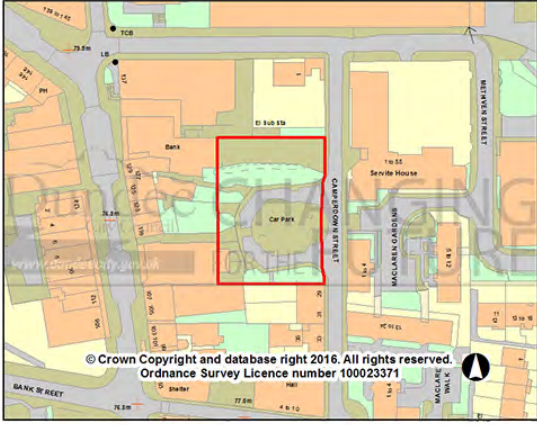
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA -Two licenced sites nearby. WML/E/0220255 - Phinn Autobreakers , history of noise complaints. WML/E/0220186 - Kelbie's Scrapyard. History of noise and odour complaints
	Other	No

Non-allocated Site	Site Name: Angus Street
	<b>Indicative Capacity:</b> 8 homes
	<b>Address:</b> Liff Road / Angus Street
	<b>Site Area:</b> 0.18 hectares
	<b>Site Description:</b> Open space
	<b>Housing Land Audit Ref:</b> HLA200808
	<b>Previous Ref:</b> DLDP2014 H25
<b>Last Known Owner:</b> Dundee City Council	
<p style="color: red;">Given changes since the site was allocated in the Dundee Local Development Plan 2014 it is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Green space
	Neighbouring Uses	North – Residential/community hall; East – Residential including community hall; South – Residential; West – Residential
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	Tank, community centre adjacent

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Need to mitigate surface water (green roofs, suds infiltration). SEPA – Review of the surface water 1 in 200 year floor map shows that there may be flooding issues adjacent to the site. This should be investigated further.
	Woodland	Mature planting which may be worthy of retention
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	No obvious issues
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	N/A
Green Network	Contribution to green networks to be considered.	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport, public transport generally from the west
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SEPA - Two licenced sites nearby. WML/E/0220255 - Phinn Autobreakers , history of noise complaints. WML/E/0220186 - Kelbie's Scrapyard. History of noise and odour complaints
	Other	None

Non-allocated Site	Site Name: Camperdown Street
	<b>Indicative Capacity:</b> 5 homes
	<b>Address:</b> Camperdown Street
	<b>Site Area:</b> 0.19 hectares
	<b>Site Description:</b> Currently a car park
	<b>Housing Land Audit Ref:</b> HLA200812
	<b>Previous Ref:</b> DLDP2014 H26
	<b>Last Known Owner:</b> Dundee City Council
<p>This site has been included within the wider Highgate, Lochee housing allocation boundary and so is not required to have separate allocation in the Local Development Plan 2.</p>	

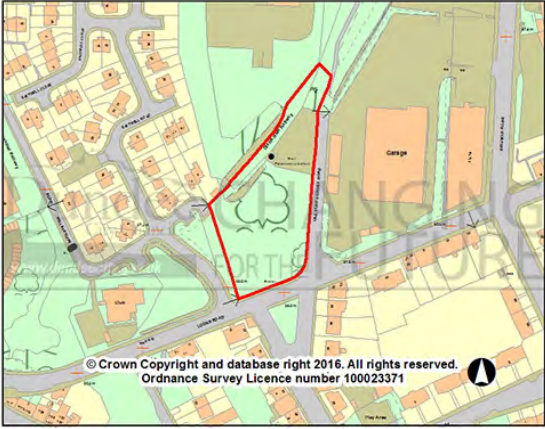
	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Car park
	Neighbouring Uses	North –commercial/residential ; East - residential - sheltered housing; South –residential/ commercial; West –residential/ commercial
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	None

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate
	Woodland	Small areas of trees around the perimeter of the site
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	No known
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	The site is located in the Lochee Conservation area
Green Network	Contribution to green networks to be considered.	

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Public Transport easily accessible from The Stack, Bank Street (new transport hub) and High Street. Community services and District Centre within walking distance.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None

	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



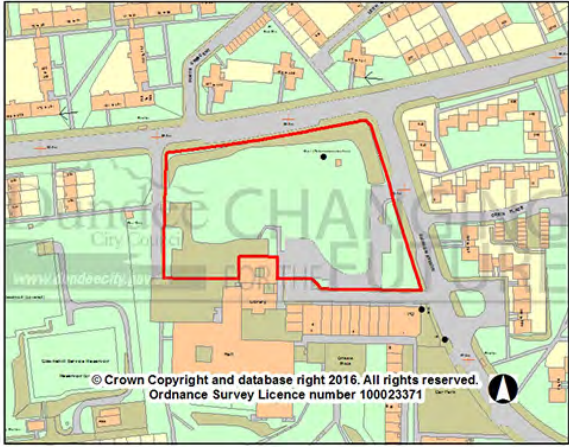
Non-allocated Site	
	<b>Site Name:</b> Loons Road
	<b>Indicative Capacity:</b> 16 homes
	<b>Address:</b> Loons Road
	<b>Site Area:</b> 0.50 hectares
	<b>Site Description:</b> Vacant land between residential properties and industrial land
	<b>Housing Land Audit Ref:</b> HLA200813
<b>Previous Ref:</b> DLDP2014 H27	
<b>Last Known Owner:</b> Unknown	
<p>The site has not been promoted for housing through the LDP process and it is considered that this site is no longer a priority for meeting the housing land requirement. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Green space
	Neighbouring Uses	North – Recycling centre; East – Car workshops and showroom; South – Residential; West – Predominantly Residential
	Topography & Site Orientation	Flat, north/south orientation
	Physical Constraints (inc. pylons, substations)	Buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	There may be a culverted watercourse (Lochlee) to the west of the area. Potential contamination issues due to previous land uses lined SUDS may be appropriate green roof potential. SEPA: FRA required which assesses the risk from the culverted watercourse which potentially flows through/ adjacent to the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues encroaching within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
	Woodland	Significant tree cover on site - a full tree survey would be required
	Designated Open Space	No
	Environmental Protection Status (inc. designations and neighbouring sites)	Miley wildlife corridor adjacent, Japanese Knotweed within site.
	Contamination	Potential for contamination from historical land use in vicinity (e.g. railway goods yard, jute works, garage adjacent)
	Air Quality	The entire Dundee area is an air quality management area

	Historic Environment	Existing boundary wall and gate piers would be worthy of retention or incorporation into site
	Green Network	Contribution to green networks to be considered.

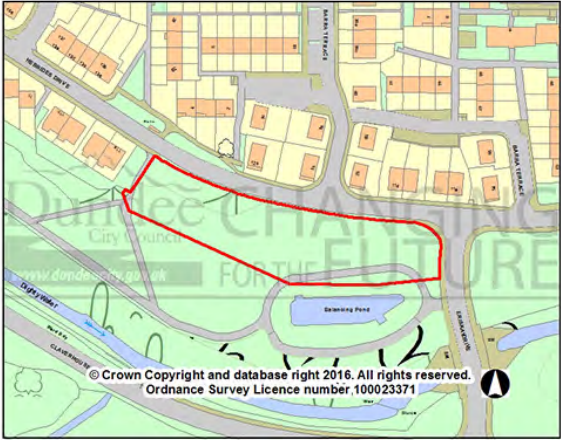
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good access by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Majority of site on vacant and derelict land register
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	No

Non-allocated Site	Site Name: Land at Charleston Drive
	<b>Indicative Capacity:</b> 22 homes
	<b>Address:</b> Gowrie Court / Hillside Court, Charleston Drive
	<b>Site Area:</b> 1.09 hectares
	<b>Site Description:</b> Site has been cleared
	<b>Housing Land Audit Ref:</b> HLA201206
	<b>Previous Ref:</b> DLDP2014 H44
	<b>Last Known Owner:</b> Dundee City Council
<p style="color: red;">The site is being progressed for a community centre use. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Brownfield
	Neighbouring Uses	North – Residential; East – Residential & grassed area; South – Community facilities, retail and commercial; West – Residential and covered reservoir
	Topography & Site Orientation	Slightly sloping site, east/west orientation
	Physical Constraints (inc. pylons, substations)	Telecommunication mast

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration or green roofs). No flood risk identified. Scottish Water - Sufficient capacity within the network to support this development. Early engagement with Scottish Water via the Pre-Development Enquiry process is highly recommended. In particular, consideration should be given to the management and attenuation of surface water flows.
	Woodland	None
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Preplanning information indicates asbestos found. Remediation statement submitted.
	Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
	Historic Environment	N/A
	Green Network	Contribution to green networks to be considered.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Yes - Brownfield
	Key Agency Comments	None
	Other	None

Non-allocated Site	Site Name: Land at Hebrides Drive
	<b>Indicative Capacity:</b> 10 homes
	<b>Address:</b> Hebrides Drive, Mill O'Mains
	<b>Site Area:</b> 0.35 hectares
	<b>Site Description:</b> Open space adjacent to the wildlife corridor
	<b>Housing Land Audit Ref:</b> HLA201210
	<b>Previous Ref:</b> DLDP2014 H47
	<b>Last Known Owner:</b> Dundee City Council
<p>The site has been developed as a Sustainable Urban Drainage basin for the wider redevelopment of Mill O'Mains. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	Mill o' Mains Community Regeneration Masterplan
	Current Use(s)	Open Space
	Neighbouring Uses	North – housing; East – wildlife corridor; South – wildlife corridor; West –wildlife corridor
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	No

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	On site source control for surface water required - to fit in with master plan SUDS for overall development. Part of the site is within the 1:200 year functional flood plain of the Dighty Burn. SEPA - In developing this site a Flood Risk Assessment should be carried out to assess the risk from the Dighty Water which flows along the southern boundary of the site and to establish the areas suitable for development. No development should take place within the functional flood plain, or within a coastal flood risk area, unless appropriate defences are in place. Consideration should be given to any bridges or culverts which may exacerbate flood risk. Future development should be aware of operational issue with existing SUDS pond. Scottish Water - Site is underway and drainage strategy agreed. Foul only connections permitted with all surface water via SUDS to Dighty Burn.
	Woodland	Evaluate/retain trees
	Designated Open Space	Yes
	Environmental Protection Status (inc. designations and neighbouring)	Yes & neighbouring site(s)

	sites)	
	Contamination	No known issues. Likely to be housing demolition material under ground. Mill O' Mains Reports may contain relevant information
	Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
	Historic Environment	N/A
	Green Network	Contribution to green networks to be considered.

INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	No
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	SNH comments DLDP2014: Concerns raised in comments on the proposed Local Development Plan regarding the encroachment into the wildlife corridor. Site was allocated and mitigation measures required.
	Other	No

Non-allocated Site	Site Name: Land at Hebrides Drive and Eriskay Drive
	Indicative Capacity: 5 homes
	Address: Hebrides Drive, Mill O'Mains
	Site Area: 0.10 hectares
	Site Description: Greenspace, wildlife corridor, CWS, SINC
	Housing Land Audit Ref: HLA201218
	Previous Ref: DLDP2014 H53
Last Known Owner: Dundee City Council	
<p style="color: red;">It is considered that this site is no longer suitable for housing as it has been redeveloped to form a Sustainable Urban Drainage basin as part of the wider regeneration of Mill O'Mains area. It is recommended that this site is not allocated for housing in the Local Development Plan 2.</p>	

	ASSESSMENT TOPIC	NOTES
PHYSICAL	Site Planning/Design Brief	Mill o' Mains Community Regeneration Masterplan
	Current Use(s)	Open space
	Neighbouring Uses	North – housing; East – open space; South – wildlife corridor; West –wildlife corridor
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Entire site is within the 1:200 fluvial flood outline of the Dighty Water. Assessment of flood risk has been undertaken and mitigation measures agreed On site source control for surface water- fitting in with master plan SUDS for overall development SEPA – A Flood Risk Assessment is required to assess the risk from the Dighty Water which flows along the southern boundary of the site. Consideration should be given to any bridges or culverts. Future development should be aware of operational issue with existing SUDS pond. Scottish Water - Foul only connections permitted with all surface water via SUDS to Dighty burn.
	Woodland	None
	Designated Open Space	Yes
	Environmental Protection Status (inc. designations and neighbouring sites)	Yes, and neighbouring site(s) – see above
	Contamination	None
	Air Quality	All of Dundee is within an Air Quality Management Area
	Historic Environment	None

Green Network	Contribution to green networks to be considered.
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<b>INFRASTRUCTURE &amp; OTHER</b>	Transportation (inc. public transport, cycling, walking)	Good links by all modes of transport
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None



**4) Flood risk requirements and Co-location issues for Economic Development Areas, Commercial Centres and Leisure Parks**

This section contains area specific information for the Economic Development Areas, Commercial Centres and Leisure Parks contained within the Dundee Local Development Plan 2. The information was provided by SEPA in May and October 2017 and sets out the flood information requirements for development proposals within these areas.

Planning proposals will be required to be supported by the information listed in the table.

### **Key to Additional Flood Information Requirements**

FRA – Flood Risk Assessment is required. The scope of the assessment should be discussed and agreed with the City Development Department’s Infrastructure Team.

FIR – Further Information Required. There may be flooding issues within the area and it may be necessary to investigate these further. The scope of these investigations should be discussed and agreed with the City Development Department’s Infrastructure Team.

NFI – No Flooding Issues. No flooding issues have been identified at this time, and no further information is required. As the water environment and the available data and site information can change over time the requirement and level of flooding information may still be required and preliminary checks of SEPA and Dundee City Council resources should still be undertaken by applicants at the pre-application stage.

### **Contact Information:**

SEPA – <http://www.sepa.org.uk/environment/water/flooding/>

Dundee City Council <https://www.dundee.gov.uk/citydevelopment/floodprev>

Area Reference	Area Name	SEPA Advice (May and October 2017)	Additional Flood Information Requirements
CW01	Central Waterfront	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration.	FRA
GD01	Baldovie (General EDA)	FRA required to assess the risk from the Dighty Burn and Fithie Burn. Any FRA should take account of recent flooding and any modifications to ground levels. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Site will likely be constrained due to flood risk. Co-location issues: odour, noise, hours of operation from Michelin Tyres site.	FRA
GD02	Baluniefield (General EDA)	We require an FRA which assesses the risk from the Dighty Burn which flows along the northern boundary. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: odour, noise, hours of operation from Michelin Tyres site.	FRA
GD03	South Road (General EDA)	We require an FRA which assesses the risk from the culverted watercourse which potentially flows through the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: noise from Phinn Autobreakers, and, noise and odour from Kelbies Scrapyard.	FRA
GD04	Blackness (General EDA)	We require an FRA. Dundee Flood Prevention Report (2007) notes there is culverted watercourse through the site. No further information available on potential flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FRA
GD05	Bellfield Street (General EDA)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues adjacent or encroaching onto the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
GD06	Annfield Street (General EDA)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's	FIR

Area Reference	Area Name	SEPA Advice (May and October 2017)	Additional Flood Information Requirements
		Infrastructure Team. Co-location issues: Chemical spillage at Halley Stevenson.	
GD07	Balfield Road (General EDA)	We require an FRA which assesses the risk from the culverted watercourse which potentially flows through/ adjacent to the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FRA
GD08	Coldside (General EDA)	We require an FRA. There is a culverted watercourse within or adjacent to the site which should be investigated. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues encroaching within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FRA
GD09	Fairmuir (General EDA)	No flood issues identified.	NFI
GD10	Fairfield Street (General EDA)	Reservoir located on site. Cannot find any evidence of a small watercourse on historic maps. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: solvent coating activity and VOC emissions with potential for odour.	FIR
GD11	North Wellington Street (General EDA)	Site is currently below street level making it vulnerable to surface water ponding. Future site design should consider flood risk. Review of the surface water 1 in 200 year flood map shows that there are flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
GD12	Dura Street (General EDA)	Although the site is outwith the surface water flood map, consideration should be given to mitigation e.g. flood resilient and resistant materials and site design.	FIR
GD13	Manhattan Works (General EDA)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
GD14	Victoria Street (General EDA)	We require an FRA. Dundee Flood Prevention Report (2007) notes there is culverted watercourse adjacent/ through the site. No further information available on potential flood risk from this source. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues encroaching within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FRA

Area Reference	Area Name	SEPA Advice (May and October 2017)	Additional Flood Information Requirements
GD15	Long croft Road (General EDA)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
GD16	Mid Craigie (General EDA)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
HD01	MEDAipark Specialist EDA	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
HD02	Technopole Specialist EDA	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: chemical spillages, radioactive substances in use.	FIR
HD03	Railyards Specialist EDA	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. There is a significant surface water flood risk to the site which will also need to be taken into consideration.	FRA
HD04	Technology Park Specialist EDA	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Flow paths from nearby watercourses should also be considered during design stage.	FIR
ML01	Douglasfield Leisure Park	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
ML03	Camperdown Leisure Park	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
PD01	Wester Gourdie/Balgarthno Principal EDA	Require an FRA which assesses the risk from the Lochee Burn and tributaries. Consideration will need to be given to any culverted (or bridged) watercourses through the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: within vicinity of	FRA

Area Reference	Area Name	SEPA Advice (May and October 2017)	Additional Flood Information Requirements
		regulated sites and odour issues	
PD02	Claverhouse West Principal EDA	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Will need careful design to ensure no increase in flood risk to nearby residential areas.	FIR
PD03	Claverhouse East Principal EDA	There is potentially a culverted watercourse adjacent to the site which should be investigated. We cannot find its location on historic maps or the council Flood Reports. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
PD04	Linlathen Principal EDA	FRA required to assess the risk from the Dighty Burn and Murroes Burn. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. There is also a requirement to provide a buffer strip adjacent to the watercourse in this area. Co-location issues: potential for noise and odour from Michelin.	FRA
PD05	Airport Principal EDA	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. There is a significant surface water flood risk to the site which will also need to be taken into consideration.	FRA
PD06	Dryburgh Principal EDA	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: Various SEPA regulated sites present.	FIR
PD07	Dunsinane Principal EDA	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. . Co-location issues: Various SEPA regulated sites present	FIR
PD08	West Pitkerro (North) Principal EDA	FRA required to assess the risk from the Dighty Burn, Fithie Burn, and Murroes Burn. Any FRA should take account of recent flooding and any modifications to ground levels. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that	FRA

Area Reference	Area Name	SEPA Advice (May and October 2017)	Additional Flood Information Requirements
		contact is made with the City Development Department's Infrastructure Team. Site will likely be constrained due to flood risk. Co-location issues: Potential noise/odour from Michelin and DERL sites	
PD09	Airport (Principal EDA)	Site is made-ground. Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Site may also have a culverted watercourse through it which should be considered. There is a surface water flood risk to the site which will also need to be taken into consideration.	FRA
PD10	Airport (Principal EDA)	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. There is a significant surface water flood risk to the site which will also need to be taken into consideration.	FRA
PD11	West Pitkerro (South) Principal EDA	FRA required to assess the risk from the Dighty Burn and tributaries and take account of recent flooding and any modifications to ground levels. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team. Co-location issues: Potential noise/odour from Michelin and DERL sites	FRA
PD12	Claverhouse East (Principal EDA)	FRA required. There is potentially a culverted watercourse through the site which should be investigated. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FRA
PD13	Stannergate Docks (Principal EDA)	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration. Co-location issues: Several SEPA regulated sites within the vicinity.	FRA
PD14	East Dock Street (Principal EDA)	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be	FRA

Area Reference	Area Name	SEPA Advice (May and October 2017)	Additional Flood Information Requirements
		taken into consideration. Co-location issues: Several SEPA regulated sites within the vicinity.	
RP01	Kingsway East Retail Park (Commercial Centre)	Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
RP02	Kingsway West (Commercial Centre)	Dundee Flood Prevention Report (2007) notes there is potentially a small watercourse adjacent to the Kingsway. No further information available on potential flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FIR
RP03	Gallagher Retail Park, East Marketgait (Commercial Centre)	Flood Risk Assessment required. There is a potential coastal risk to the site. Coastal 1:200 still water level is between 3.85mAOD and 4.01mAOD (confidence interval 300mm) but this does not take into account wave action, funnelling, and local bathymetry. Any culverted watercourses should be investigated. There is a significant surface water flood risk to the site which will also need to be taken into consideration.	FRA
RP04	The Stack Leisure & Retail Park (Commercial Centre)	We require an FRA which assesses the risk from the watercourse which is potentially culverted through the site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the City Development Department's Infrastructure Team.	FRA



### Contact Details

Dundee City Council Planning Division  
For general advice and information, telephone 01382 433105 or  
email [development.management@dundee.gov.uk](mailto:development.management@dundee.gov.uk)

Website: <http://www.dundee.gov.uk/citydevelopment/planningdivision/>

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