

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H06 - Lochee District Centre



Development Site Assessment

In the preparation of the Dundee Local Development Plan 2019, a [Development Site Assessments](#) document was prepared to identify development sites for inclusion within the plan.

The [Strategic Environmental Assessment \(SEA\)](#) and [Habitats Regulations Appraisal \(HRA\)](#) have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment which is reflected through the assessments.

In addition each site assessment summarises the position of Key Stakeholders through identifying potential constraints as well as development requirements and opportunities.

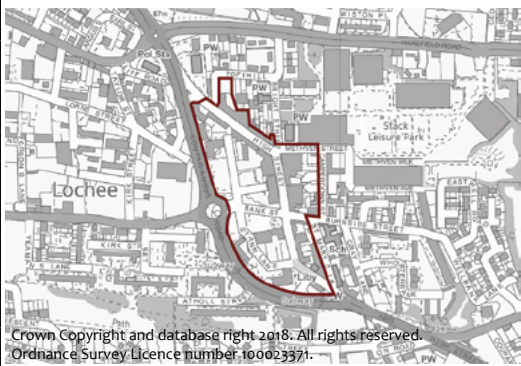
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H06: Lochee District Centre.

Any development proposed on this site needs to consider and comply with the following planning policy documents and material considerations:

- [TAYplan Strategic Development Plan 2017](#)
- [Dundee Local Development Plan 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Lochee Physical Regeneration Framework](#)
- [Lochee Conservation Area Appraisal](#)
- [Green Network Planning Guidance](#)

H06 - Site Assessment

Allocation: H06	Site Name: Lochee District Centre
	Indicative Capacity: 40 homes
	Address: High Street, Lochee
	Site Area: 6.64 hectares
	Site Description: Shopping centre and car parks to be redeveloped as part of regeneration plans.
	Housing Land Audit Ref: None
	Previous Ref: DLDP2014 H63
	Last Known Owner: Dundee City Council
<p>Planning History: 12/00798/FULL - Erection of two new retail units – Approved, complete and occupied.</p> <p>13/00678/FULL - Erection of 32 new build flats together with associated car parking facilities – Approved, complete and occupied.</p> <p>15/00079/FULL – Erection of 18 homes – Approve, complete and occupied.</p> <p>15/00536/FULL - Conversion of disused church and associated hall and outbuildings to form 11No. residential units and new build 5 terrace dwelling house development - Approved with conditions (January 2016)</p> <p>17/00199/FULL - Creation of an electric car charging hub including solar canopies, charging points and electrical infrastructure in an existing car park - Approved and complete.</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	Lochee Physical Regeneration Framework 2009 Highgate Area Masterplan approved January 2012
	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, sewer pipe running through site at Bank Street
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development.</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 (Lochee) 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>

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT		Potential contamination due to previous land uses lined SUDS may be required. Applicants should investigate these issues further and discuss with the Council's flood team prior to submitting a planning application.
	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 Green Network Planning Guidance
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

General Design Requirements

The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in full as part of a planning application for this site.

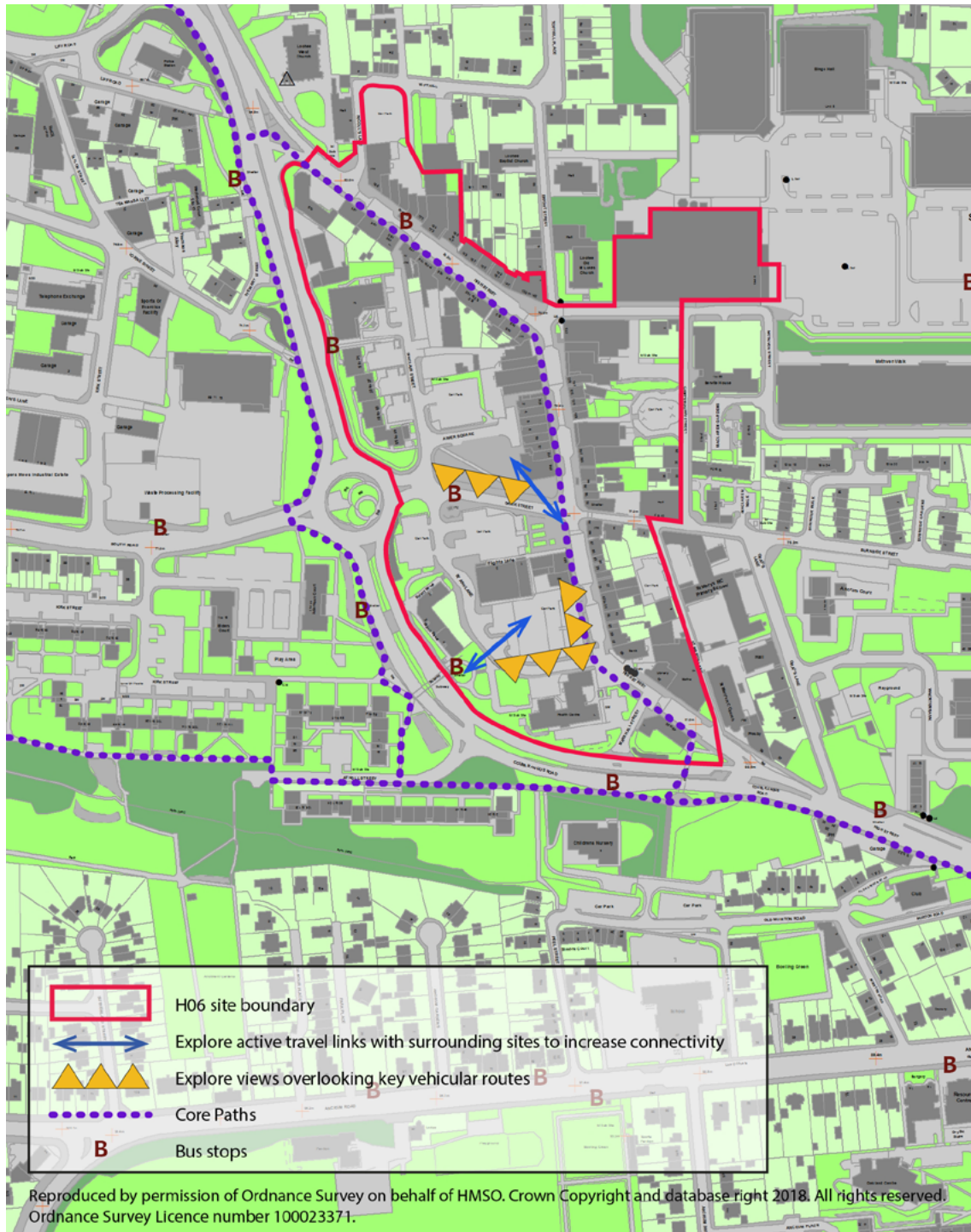
Policy 1: High Quality Design and Placemaking
Policy 2: Public Art Contribution
Policy 9: Housing Land Release
Policy 10: Design of New Housing (Appendix 4 Standards)
Policy 28: Protecting and Enhancing the Dundee Green Network
Policy 36: Flood Risk Management
Policy 37: Sustainable Drainage Systems
Policy 40: Air Quality
Policy 41: Land Contamination
Policy 44: Waste Management Requirements for Development
Policy 46: Delivery of Heat Networks
Policy 48: Low and Zero Carbon technology in New Development
Policy 49: Listed Buildings
Policy 51: Development in Conservation Areas
Policy 54: Safe and Sustainable Transport
Policy 56: Parking

The design requirements for the site are set out in policy through the development plan and related documents. Particular consideration should be given to the following site specific design requirements:

- Two sites have been identified for consideration for development - north of Bank Street and north of St Ann Lane;
- Development proposals should seek to provide high quality housing in terms of design and layout and seek to integrate with the surrounding area and contribute to the visual amenity of the High Street;
- Explore opportunities to provide a mix of house types including flats, in particular for the site on St Ann Lane;
- The layout should encourage active travel and connect with the surrounding area. Existing paths should be retained or replaced within development sites, with pedestrian links to facilitate access to services and facilities on the High Street;
- The design should aim to make a positive contribution to the Green Network with high quality landscaping and the provision of public open space where appropriate;
- The orientation of the development should enable natural surveillance pedestrian and cycle routes, vehicular routes and areas of open space;

General Design Requirements

- Vehicular access from High Street is discouraged. Access to development sites should be taken from Sinclair St / Aimer Square (North Site) and St Ann Lane (South Site);
- Early engagement is encouraged with Scottish Water as recent advice indicates that there is a need to minimise input of surface water into the combined sewer and road water will only be accepted into the combined system in exceptional circumstances.



Contact Details

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For general advice and information, telephone 01382 433105 or
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Website:

[https://www.dundeecity.gov.uk/
service-area/city-development/planning-and-economic-development](https://www.dundeecity.gov.uk/service-area/city-development/planning-and-economic-development)

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