

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H18 - Princes Street



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 H18: Princes Street.

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

- [TAYplan Strategic Development Plan 2017](#)
- [Dundee Local Development Plan 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Green Network Planning Guidance](#)

H18 - Site Assessment

Allocation: H18	Site Name: Princes Street
<p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</small></p>	Indicative Capacity: 20 homes
	Address: Princes Street
	Site Area: 0.25 hectares
	Site Description: Grassed area with boundary trees on south and street lighting along Princes Street.
	Housing Land Audit Ref: HLA200728
	Previous Ref: DLDP2014 H19
Last Known Owner: Dundee City Council	
Planning History: None.	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	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.
ENVIRONMENT	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).

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	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 Green Network Planning 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	None.
	Efficient Use of Land/ Regeneration Contribution	Brownfield.
	Key Agency Comments	None.
	Other	Noise Impact Assessment to be submitted with all proposals.

General Design Requirements

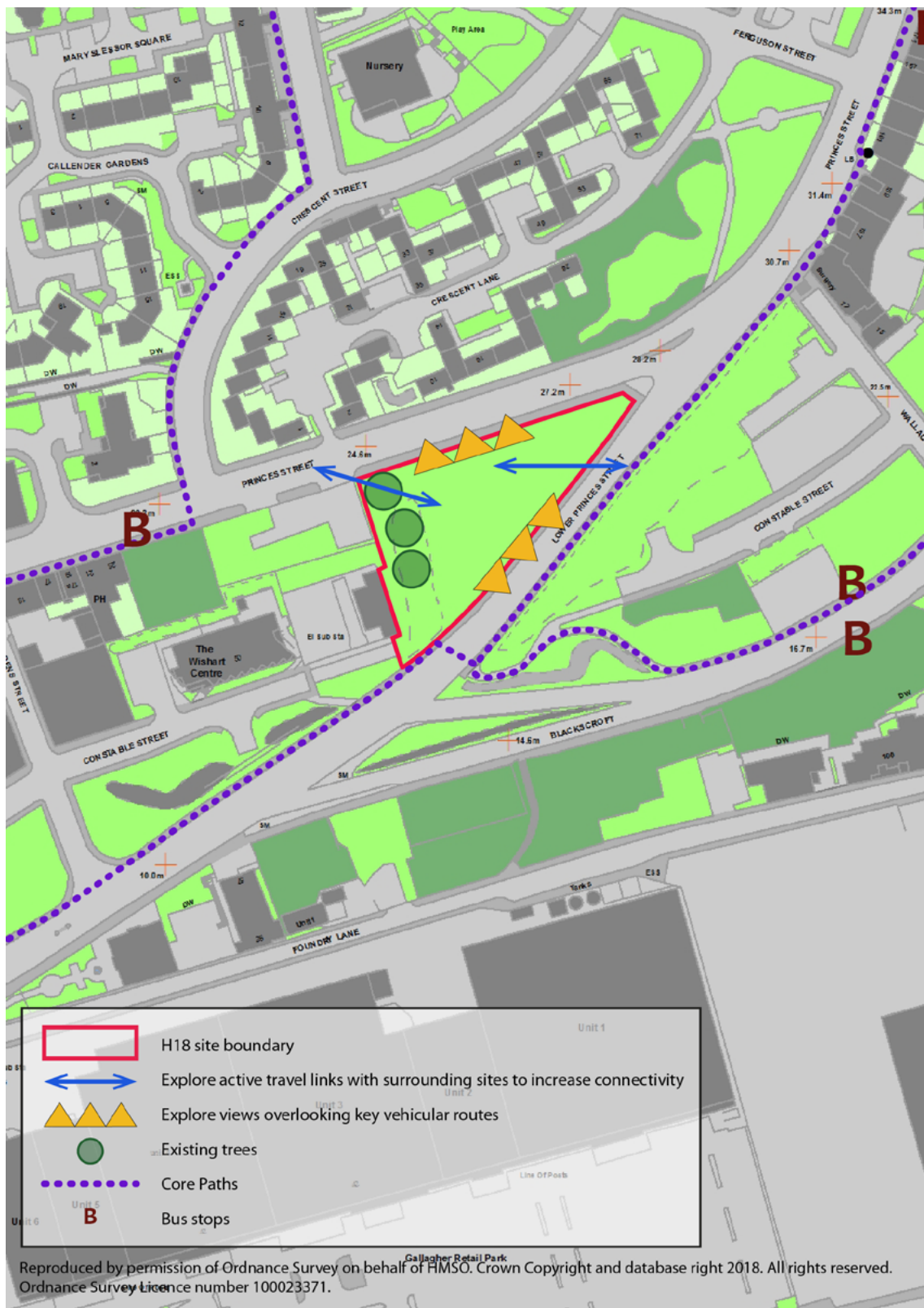
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 35: Trees and Urban Woodland
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- Policy 39: Environmental Quality
- 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 54: Safe and Sustainable Transport
- Policy 56: Parking

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

- Seek to provide high quality housing in terms of design and layout;
- The layout should include internal paths to improve permeability and encourage active travel with access to the core path network to the south and west of the site;
- Existing mature trees to within the site should be retained or replaced as part of a landscaping scheme for the development;
- The design should provide natural surveillance by orientating housing to overlook vehicular routes and open spaces;
- Preferred vehicular access from Princes Street;
- Early engagement is encouraged with Scottish Water as recent advice indicates that there is a need to minimise input of surface water into the combined sewer and road water will only be accepted into the combined system in exceptional circumstances.

General Design Requirements



Contact Details

Dundee City Council Planning Team
For general advice and information, telephone 01382 433105 or
email planning@dundeecity.gov.uk

Website:

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

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