

Dundee City Council

Dundee Local Development Plan 2019
Development Site Assessment
H19 - Land at Barns of Claverhouse Road



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.

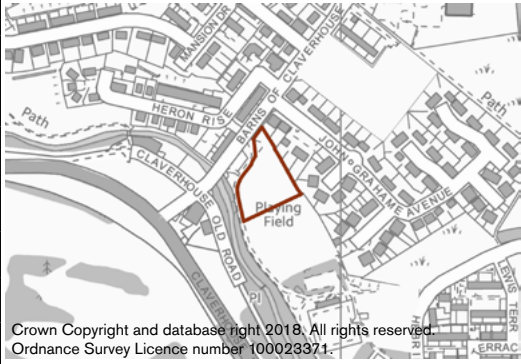
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H19: Land at Barns of Claverhouse Road.

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](#)
- [Mill O' Mains Community Regeneration Masterplan](#)
- [Green Network Planning Guidance](#)

H19 - Site Assessment

Allocation: H19	Site Name: Land at Barns of Claverhouse Road
 <p style="font-size: small;">Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</p>	Indicative Capacity: 12 homes
	Address: Land north of Claverhouse Road
	Site Area: 0.41 hectares
	Site Description: Flat site allocated for housing redevelopment within the Mill o'Mains Masterplan.
	Housing Land Audit Ref: HLA201220
	Previous Ref: DLDP2014 H55
	Last Known Owner: Dundee City Council
Planning History: None.	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	Mill o' Mains Community Regeneration Masterplan.
	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.
ENVIRONMENT	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 appropriate defences are in place. Scottish Water have indicated that there is sufficient capacity within the network to support this development.
	Woodland	Woodland around the perimeter.

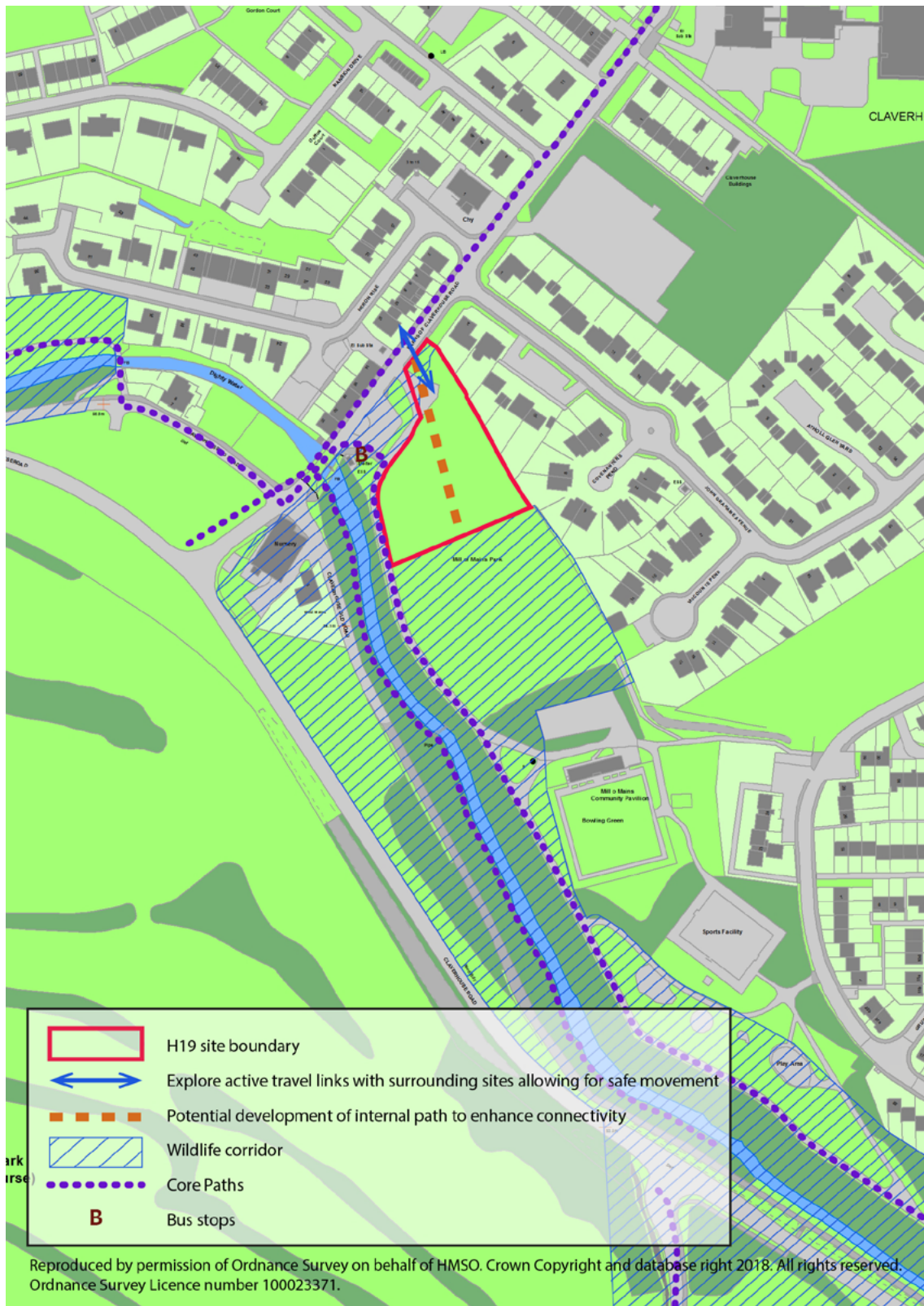
	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Designated Open Space	Yes.
	Environmental Protection Status (inc. designations and neighbouring sites)	Yes, within Dighty Wildlife Corridor and neighbouring site(s).
	Contamination	None
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Site located to the south east of Trottick Conservation Area.
	Green Network	Contribution to green networks to be considered, see Green Network Planning Guidance
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.

General Design Requirements

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;
- Preferred vehicular access to the development would be from Barns of Claverhouse Road;
- The layout should consider an internal path through the development which could link to the core path network and the nearby bus stop, enhancing active travel;
- Connections to the Dighty wildlife corridor should be explored to enhance the green network;
- Trees along the western perimeter should be retained or replaced to enhance the green infrastructure;
- 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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