

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H20 - Hebrides Drive West



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.

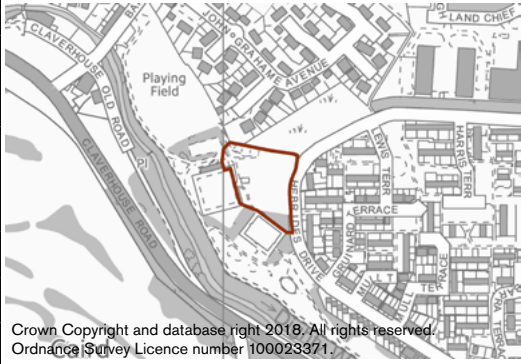
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H20: Hebrides Drive, West.

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 2009](#)
- [Green Network Planning Guidance](#)

H20 - Site Assessment

Allocation: H20	Site Name: Hebrides Drive, West
 <p>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</p>	Indicative Capacity: 10 homes
	Address: Hebrides Drive, Mill O'Mains
	Site Area: 0.64 hectares
	Site Description: Flat site, east facing, part of Mill O'Mains Masterplan.
	Housing Land Audit Ref: HLA201221
	Previous Ref: DLDP2014 H56
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 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.
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. 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. Need to include new tree planting/ landscaping to mitigate visual and noise impacts from the adjacent A90 corridor.

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	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 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	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.

General Design Requirements

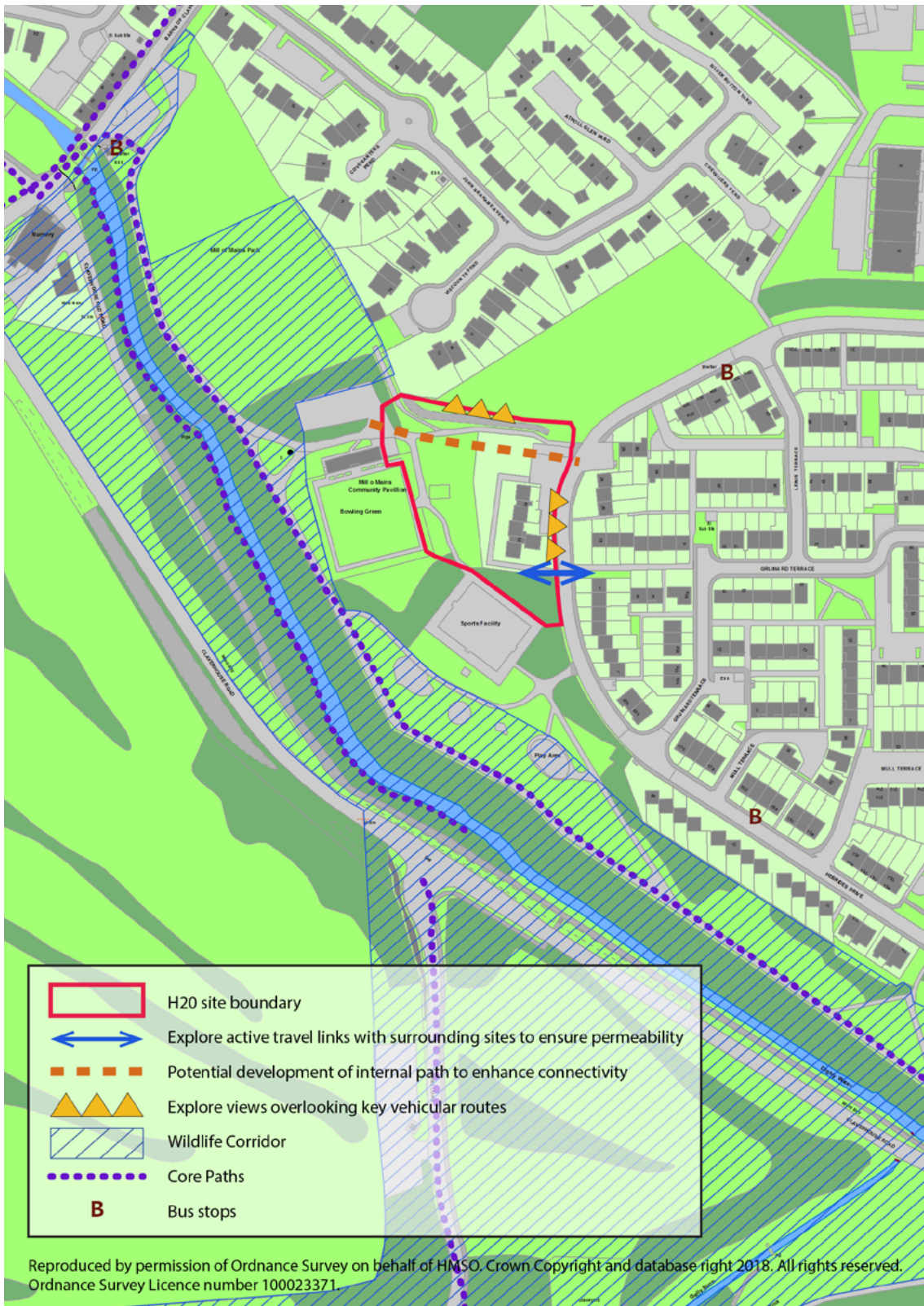
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in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

- Policy 1: High Quality Design and Placemaking
- Policy 2: Public Art Contribution
- Policy 9: Housing Land Release
- Policy 10: Design of New Housing (Appendix 4 Standards)
- Policy 28: Protecting and Enhancing the Dundee Green Network
- Policy 33: Local Nature Conservation Designations
- Policy 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 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;
- Pedestrian and cycle links with the surrounding area should be considered in order to secure permeability and encourage active travel, in particular links with the core path to the west of the site;
- The layout should encourage housing to overlook vehicular routes and open spaces to provide natural surveillance;
- The layout should consider its contribution to the green network by retaining trees to the south of the site for wild life conservation and wider biodiversity of the area and the adjacent Dighty Wildlife Corridor;
- 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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