

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H21 - Hebrides Drive North East



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.

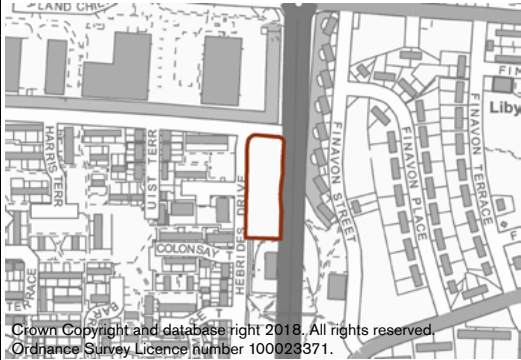
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H21: Hebrides Drive, North East.

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](#)

H21 - Site Assessment

Allocation: H21	Site Name: Hebrides Drive, North East
	Indicative Capacity: 15 homes
	Address: Hebrides Drive, Mill O'Mains
	Site Area: 0.45 hectares
	Site Description: Brownfield site allocated for housing redevelopment within the Mill O'Mains Masterplan.
	Housing Land Audit Ref: HLA201214 & HLA201215
	Previous Ref: DLDP2014 H50 & H52
	Last Known Owner: Dundee City Council/Home Scotland.
Planning History: 18/00974/FULL - Proposed residential development - Pending Consideration (February 2019).	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	Mill o' Mains Community Regeneration Masterplan.
	Current Use(s)	Vacant brownfield.
	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.
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 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	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)	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 Green Network Planning Guidance

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.

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;
- A path network should be provided within and through the site to access adjacent bus stops, to the east and southwest of the site and the shopping area to the south west to increase permeability and encourage active travel. The path network should also link to the core path to the west of the site;
- The layout should provide opportunities to contribute to the green network through tree planting and landscaping designed in to the development;
- Preferred vehicular access would be from the west of the site;
- The layout should consider housing orientated towards vehicular routes including Hebrides Drive to the North and West to provide natural surveillance;
- 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)

This information is made available in large print or in an alternative format that meets your needs.	
Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے برائے مہربانی 01382 435825 پر فون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication

