

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H28 - Tranent Grove



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.

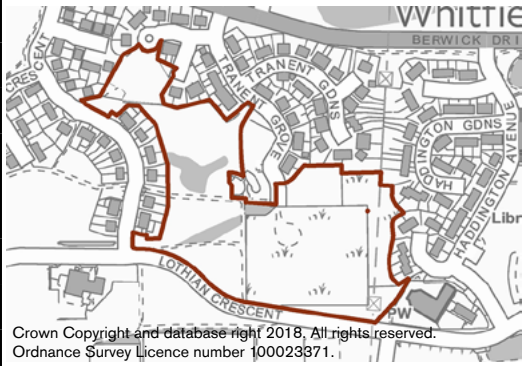
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H28: Tranent Grove.

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](#)
- [Whitfield Planning Framework](#)
- [Whitfield – Sustainable Urban Drainage Systems](#)
- [Whitfield – Green Infrastructure](#)
- [Green Network Planning Guidance](#)

H28 - Site Assessment

Allocation: H28	Site Name: Tranent Grove
 <p style="font-size: small;">Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</p>	Indicative Capacity: 70 homes
	Address: Tranent Grove
	Site Area: 3.76 hectares
	Site Description: Vacant site with mature planting. Designated brownfield housing site.
	Housing Land Audit Ref: HLA201010
	Previous Ref: DLDP2014 H34
Last Known Owner: Dundee City Council	
Planning History: None	

	Assessment Topics	Notes
PHYSICAL	Site Planning/Design Brief	Whitfield Planning Framework
	Current Use(s)	Vacant brownfield site, allocated housing site.
	Neighbouring Uses	North – Residential; East – Residential; South – Open Space / Residential; West – Residential.
	Topography & Site Orientation	Undulating, east/west orientation.
	Physical Constraints (inc. pylons, substations)	Substation.

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Indications of a drain or SUDS feature adjacent to the site requires investigation. 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 the existing infrastructure is currently sufficient to support foul-only connections to network. Surface Water should be managed through SUDS. Early engagement with Scottish Water via the Pre-Development Enquiry Process is highly recommended.</p> <p>Applicants should consider Whitfield specific guidance on Sustainable Urban Drainage Systems.</p>
	Woodland	Landscape strategy for the redevelopment of the site should incorporate the existing mature trees on the site.
	Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development, see the Whitfield Planning Framework and Whitfield Green Infrastructure Guidance .

	Assessment Topics	Notes
ENVIRONMENT	Environmental Protection Status (inc. designations and neighbouring sites)	None.
	Contamination	Formerly residential and primary school, potential for contamination within the site.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	None.
	Green Network	Contribution to green networks and retention or relocation of existing play area to be considered, see Whitfield Green Infrastructure Guidance and Green Network Planning Guidance .
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good connections by car, cycle and foot. Bus stops are located to the north of the site and to the east at the Whitfield Crescent.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Part of site is within vacant and derelict land register.
	Efficient Use of Land/ Regeneration Contribution	Brownfield and within a regeneration priority area.
	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 35: Trees and Urban Woodland
- Policy 36: Flood Risk Management
- Policy 37: Sustainable Drainage Systems
- 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 as well as the Whitfield Planning Framework 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 enhance and improve the footpath and cycle network with links North to South and East to West to encourage active travel and improve access to services and amenities in the area;
- Consideration should also be given to how the site relates to existing residential development in terms of vehicular movement, access to open space and improving permeability;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes as well as areas of open space;
- Vehicular access of Lothian Crescent with exploration of links through to existing residential development to ensure good permeability.

General Design Requirements



Contact Details

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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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