

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H33 - Kellyfield



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.

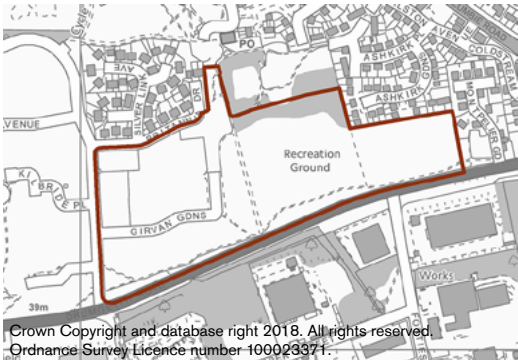
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H33: Kellyfield.

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](#)

H33 - Site Assessment

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|---|---|
| Allocation: H33 | Site Name: Kellyfield, Drumgeith Road |
|  <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371.</small></p> | Indicative Capacity: 100 homes |
| | Address: Drumgeith Road |
| | Site Area: 8.42 hectares |
| | Site Description: Vacant site with mature planting. Designated brownfield housing site. |
| | Housing Land Audit Ref: HLA200739 |
| | Previous Ref: DLDP2014 H22 |
| Planning History: None | Last Known Owner: Dundee City Council |

| | ASSESSMENT TOPICS | NOTES |
|--------------------|---|---|
| PHYSICAL | Site Planning/Design Brief | Whitfield Planning Framework |
| | Current Use(s) | Vacant brownfield site with mature planting. |
| | Neighbouring Uses | North – Residential / Open Space; East – Residential; South – Open Space / General Economic; West – Residential. |
| | Topography & Site Orientation | Undulating, north west to south east orientation. |
| | Physical Constraints (inc. pylons, substations) | None. |
| 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. Consideration should be given to any bridges/ culverts which may exacerbate flood risk. 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 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> |

| | ASSESSMENT TOPICS | NOTES |
|-------------|--|---|
| ENVIRONMENT | Woodland | Given the quality of the existing environment a tree and vegetation survey along with a landscape and visual analysis should be carried out. Mature trees within site worthy of retention and to be incorporated as part of a landscape strategy. |
| | Designated Open Space | Open space designation adjacent to the site to the north. An open space audit of Whitfield has been undertaken and will guide development, see the Whitfield Planning Framework and Whitfield Green Infrastructure Guidance . |
| | Environmental Protection Status (inc. designations and neighbouring sites) | Dighty Wildlife Corridor located to the southside of Drumgeith Road. |
| | Contamination | Formerly residential and education use, cannot rule out contamination. |
| | Air Quality | The entire Dundee area is an air quality management area. |
| | Historic Environment | None. |
| | Green Network | Contribution to green network to be considered, see Whitfield Green Infrastructure Guidance and Green Network Planning Guidance . |

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| INFRASTRUCTURE & OTHER | Transportation (inc. public transport, cycling, walking) | Good connections by car, cycle and foot. Bus stops are located to the south of the site with several through the site on Summerfield Avenue. Development proposals to ensure permeability through the site. |
| | Infrastructure (inc. gas, electricity, broadband) | No known infrastructure provision constraints. Consider district heating opportunity to connect in to Baldovie energy from waste plant. |
| | Vacant/ Derelict Land | Part of the site is within vacant and derelict land register. |
| | Efficient Use of Land/ Regeneration Contribution | Brownfield within a regeneration priority area. |
| | Key Agency Comments | SEPA - Adjacent to allocation GD01 with Michelin (site works 24/7), DERL. Within the GD01 allocation there is Michelin Tyres PPC/E/20035 potential for odour and noise and site operate 24/7, L/E/220253 and 20006. DERL PPC/A/1003157. |
| | 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 29: Outdoor access and 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 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;
- The street trees along Drumgeith Road and the avenue of trees in the middle of the site are to be retained and incorporated in to the design and layout of the proposal;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes as well as areas of open space;
- Vehicular access to be taken from Drumgeth Road and Summerfield Avenue.

General Design Requirements



Contact Details

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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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