

Dundee City Council

Dundee Local Development Plan 2019
Development Site Assessment
H01 - Former Charleston Primary School



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 H01: Former Charleston Primary School.

Any development proposed on this site needs to consider and comply with the following planning policy documents and material considerations:

- [TAYplan Strategic Development Plan 2019](#)
- [Dundee Local Development Plan 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Green Network Planning Guidance](#)

H01 - Site Assessment

Allocation: H01	Site Name: Former Charleston Primary School, Dunholm Place
	Indicative Capacity: 40 homes
	Address: Dunholm Place
	Site Area: 1.42 hectares
	Site Description: Former primary school
	Housing Land Audit Ref: None
	Previous Ref: DLDP2014 H65
Last Known Owner: Dundee City Council	
Planning History: None	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Vacant cleared site (Former school)
	Neighbouring Uses	North – Residential; East – Residential; South – Retail and playing fields; West – Residential
	Topography & Site Orientation	Flat, east/west orientation
	Physical Constraints (inc. pylons, substations)	None

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochlee Burn) to the north of the area which should be avoided. Need to mitigate effects of surface water (SUDS source control and ponds).
	Woodland	Mature woodland on boundary worthy of retention.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil)
	Air Quality	The entire Dundee area is an air quality management area

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Historic Environment	None
	Green Network	Contribution to green networks to be considered with opportunity to link to adjacent South Road park and adjacent sports facilities and play fields, see Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Public transport access immediately to south of site, no dedicated cycle facilities however there is an opportunity to facilitate a link to facility on opposite side of South Road
	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	None
	Other	None

General Design Requirements

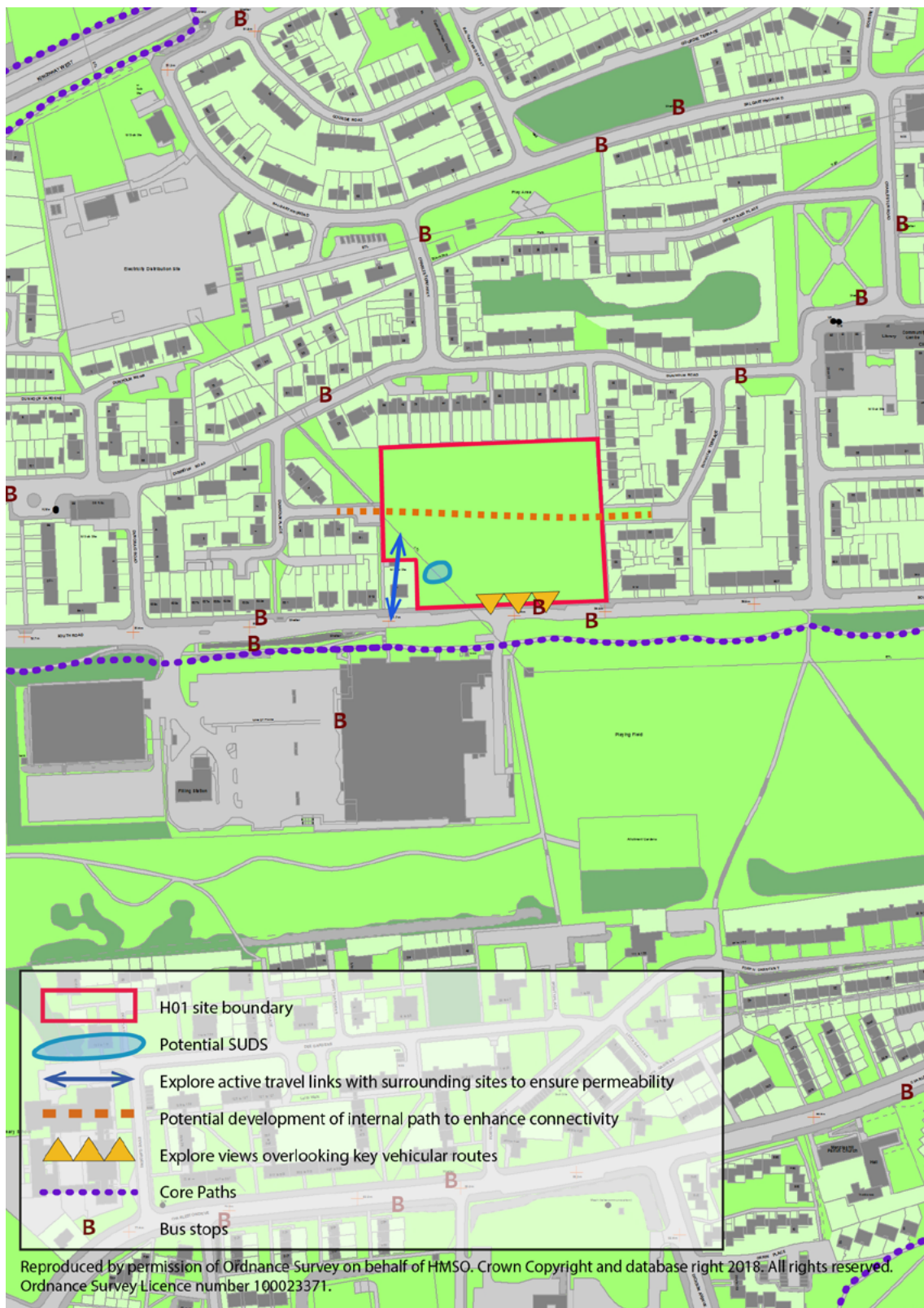
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 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 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, and integration with surrounding streets;
- The layout should provide an internal path to improve permeability and access to services in the surrounding area with links to the core path network located to the south of the site to be considered;
- The design should take into account the physical constraints to the south west of the site, and consider integrating SUDS infrastructure or open space provision within this area of the site;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes and areas of open space;
- Preferred vehicular access from Dunholm Place, to the west of the site.

General Design Requirements



Contact Details

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For general advice and information, telephone 01382 433105 or
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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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