

# Dundee City Council

Dundee Local Development Plan 2019  
Development Site Assessment  
H05 - Former Lochee Primary School



# Development Site Assessment

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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.

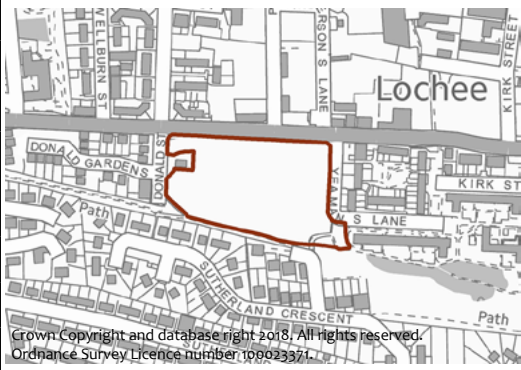
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H05: Former Lochee 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 2017](#)
- [Dundee Local Development Plan 2019](#)
- [Developer Contributions Supplementary Guidance](#)
- [Lochee Physical Regeneration Framework](#)
- [Green Network Planning Guidance](#)

# H05 - Site Assessment

Allocation: H05	Site Name: Former Lochee PS, South Road
	Indicative Capacity: 30 homes
	Address: South Road/ Donald Street
	Site Area: 1.78 hectares
	Site Description: School set in grassed playing fields with trees around boundary.
	Housing Land Audit Ref: HLA201417
	Previous Ref: DLDP2014 H60
	Last Known Owner: Dundee City Council
Planning History: None	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None
	Current Use(s)	Former school
	Neighbouring Uses	North – residential; East – residential; South – residential; West – residential
	Topography & Site Orientation	Undulating, east/west orientation
	Physical Constraints (inc. pylons, substations)	Existing buildings

<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	The surface water 1 in 200 year flood map shows there may be flooding in the area. Site is elevated above nearby South Road and should be protected from the nearby culverted watercourse (Lochee) surcharge. Applicants should investigate this further as well as the requirement for SUDS and discuss with the Council's flood and drainage team prior to submitting a planning application.  Scottish Water have indicated that there is sufficient capacity within the network to support this development however, consideration needs to be given to the management and attenuation of surface water flows.
	Woodland	Need to evaluate /retain woodland within site boundary.
	Designated Open Space	None
	Environmental Protection Status (inc. designations and neighbouring sites)	None

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. heap and bedding factory onsite, sawmills to W)
	Air Quality	The entire Dundee area is an air quality management area
	Historic Environment	None
	Green Network	Open space nearby and opportunity to link in to the green networks to be considered, see <a href="#">Green Network Planning Guidance</a>
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Need to retain, and provide access to pathway on south side of site (old railway line). Good transportation links and opportunity to link into active travel links in the area including new Greenway
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints
	Vacant/ Derelict Land	None
	Efficient Use of Land/ Regeneration Contribution	Brownfield
	Key Agency Comments	None
	Other	None

## General Design Requirements

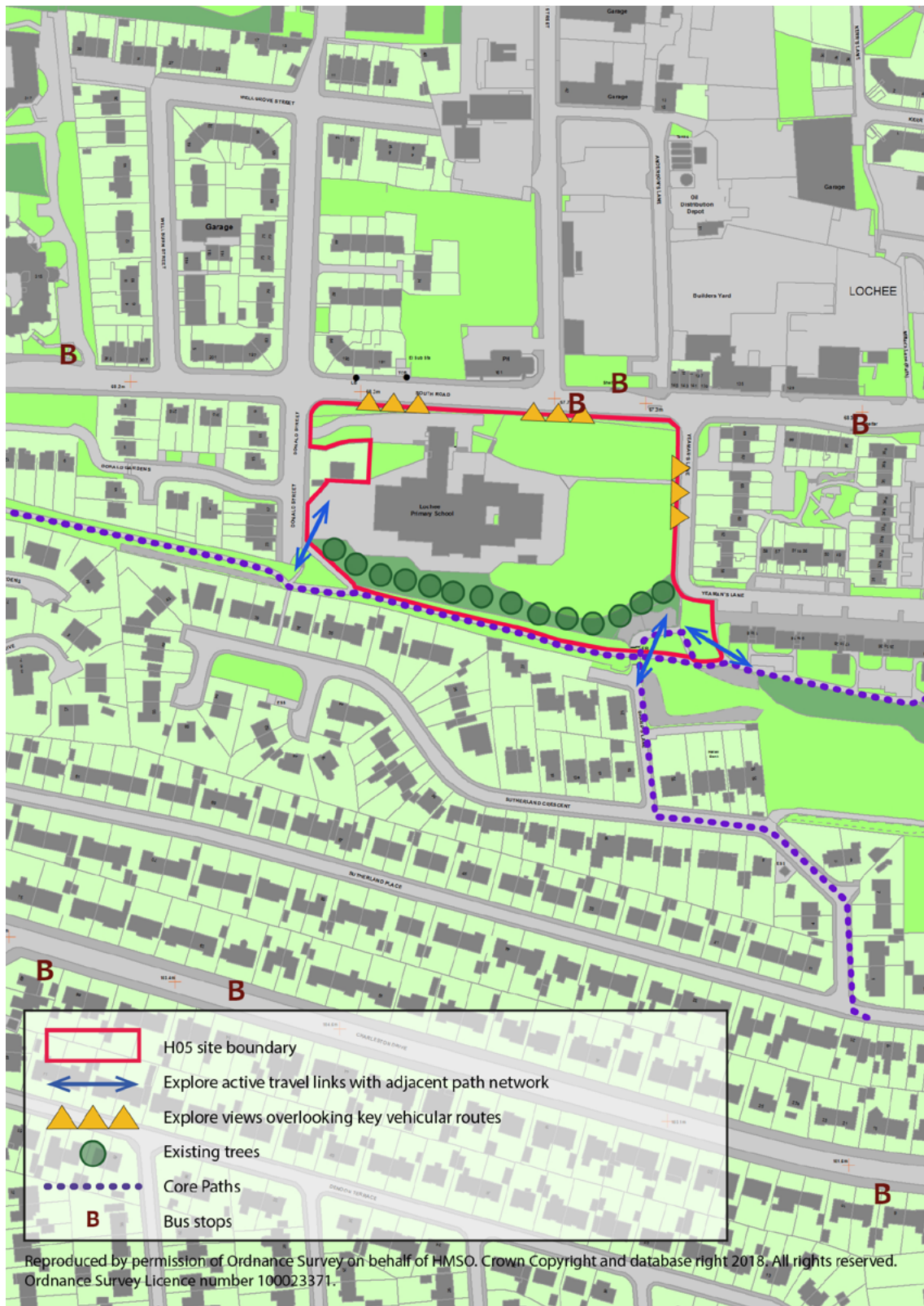
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 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 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 promote active travel routes with access to the core path network located to the south of the site;
- Consideration should be given to how the site relates to the surrounding residential area and in particular the dwelling in the west of the site with consideration of its potential integration to create a cohesive layout;
- Existing mature trees should be retained where possible and integrated in the landscape;
- Natural surveillance should be provided, with housing orientated to overlook vehicular routes;
- Preferred vehicular access from South Road, with the possibility to explore alternative access point from Donald Street and Yeaman's Lane;
- 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](mailto: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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