

Dundee City Council

Dundee Local Development Plan 2019
Development Site Assessment
H11 - Former Downfield 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.

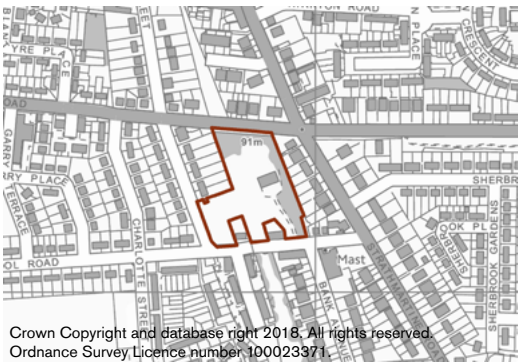
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H11: Former Downfield 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](#)
- [Green Network Planning Guidance](#)

H11 - Site Assessment

Allocation: H11	Site Name: Former Downfield PS, East School Road
 <p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023371</small></p>	Indicative Capacity: 25 homes
	Address: East School Road
	Site Area: 1.28 hectares
	Site Description: Site cleared of former school buildings.
	Housing Land Audit Ref: HLA200909
	Previous Ref: DLDP2014 H28
Planning History: None	Last Known Owner: Dundee City Council

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None
	Current Use(s)	Former school.
	Neighbouring Uses	North – Residential; East – Residential; South – Residential; West – Residential.
	Topography & Site Orientation	Flat, north/south orientation.
	Physical Constraints (inc. pylons, substations)	Substation adjacent to west 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. Known flood risk to north of site on Camperdown Road (Gelly Burn). Avoid building over culvert. SUDS is required on the site. For watercourses flowing through the site or along the site boundary SEPA require a buffer strip (6m either side of the watercourse from top of the bank) along the watercourse to help protect and improve the water environment.
	Woodland	Mature trees scattered through site which may be worthy of retention.
	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 (e.g. school heating oil and corporation yard).
	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 Public transport access.
	Infrastructure (inc. gas, electricity, broadband)	SSE Service map shows power cable through centre of the site from north to south. Broadband cable service map shows cable from north to south on the western edge of the site.
	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 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, retaining the character of the area;
- The layout should promote active travel, providing a permeable network of paths and streets to access services and facilities;
- Careful consideration should be given to the relationship between the site and surrounding areas. Units should be no more than two storeys high;
- Existing mature trees near the northern and eastern boundaries should be considered for retention. Potential for SUDS infrastructure to be integrated in to the landscape to the north of the site;
- The design should aim to protect the privacy of surrounding properties, with the possibility of incorporating landscaping features near the boundaries;
- Natural surveillance should be provided, with housing orientated to overlook roads and paths;
- Vehicular access should be from Camperdown Road and/or East School Road;
- 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

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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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