

Dundee City Council

Dundee Local Development Plan 2019
Development Site Assessment
H27 - Former Whitfield Primary School, Whitfield Drive



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.

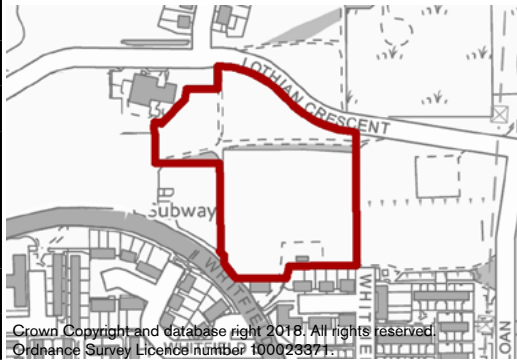
It is intended that the document will provide an informed basis for the consideration of proposals which come forward over the period of the Dundee Local Development Plan 2019. This includes the need to consider whether certain studies need to be carried out or important features identified through the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

The following extract is for site reference H27: Former Whitfield Primary School, Whitfield Drive.

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](#)

H27 - Site Assessment

Allocation: H27	Site Name: Former Whitfield Primary School, Whitfield Drive
	Indicative Capacity: 25 homes
	Address: Whitfield Drive
	Site Area: 1.92 hectares
	Site Description: Former school and playing fields with games court – mature planting on boundary along Whitfield Drive. Designated brownfield housing site.
	Housing Land Audit Ref: HLA201011
	Previous Ref: DLDP2014 H35
Last Known Owner: Dundee City Council	
Planning History: None	

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

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>Review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. Applicants should further investigate the potential drainage or SUDS feature located adjacent to the site and potential for surface water flooding.</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.

	Assessment Topics	Notes
ENVIRONMENT	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
	Environmental Protection Status (inc. designations and neighbouring sites)	None
	Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
	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 .
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 and to the north east at the Whitfield Crescent.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	Majority of site is on 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 existing footpath and cycle path network - North to South and East to West to encourage active travel and improve access to services and amenities within the area;
- Consideration should also be given to how the site relates to development opportunities to the west and potential vehicular links to improve permeability;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes as well as Whitfield Green.
- Preferred vehicular access to the development would be from Lothian Crescent.

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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