

# Dundee City Council

Dundee Local Development Plan 2019  
Development Site Assessment  
H34 - Former Gowriehill 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 H34: Former Gowriehill 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](#)

## H34 - Site Assessment

Allocation: H34	Site Name: Former Gowriehill PS, Etive Gardens
<p><small>Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100023871.</small></p>	Indicative Capacity: 35 homes
	Address: Etive Gardens
	Site Area: 1.67 hectares
	Site Description: School site set in grassed playing fields with trees around boundary.
	Housing Land Audit Ref: None.
	Previous Ref: None.
Last Known Owner: Dundee City Council.	
Planning History: None.	

	ASSESSMENT TOPICS	NOTES
<b>PHYSICAL</b>	Site Planning/Design Brief	None.
	Current Use(s)	Former primary school.
	Neighbouring Uses	North – open space, playing fields; East – residential; South – residential; West – residential.
	Topography & Site Orientation	South facing site. Undulating east to west with mature tree boundary to the north and west.
	Physical Constraints (inc. pylons, substations)	Buildings.
<b>ENVIRONMENT</b>	Water Issues (inc. flood risk, drainage and on/off site mitigation)	None known.
	Woodland	Tree coverage to north/west of site should be retained where possible.
	Designated Open Space	No. Open space nearby and opportunity to link into this network of green infrastructure.
	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).
	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 <a href="#">Green Network Planning Guidance</a>
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Good transportation links and opportunity to link into active travel links in the area.
	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

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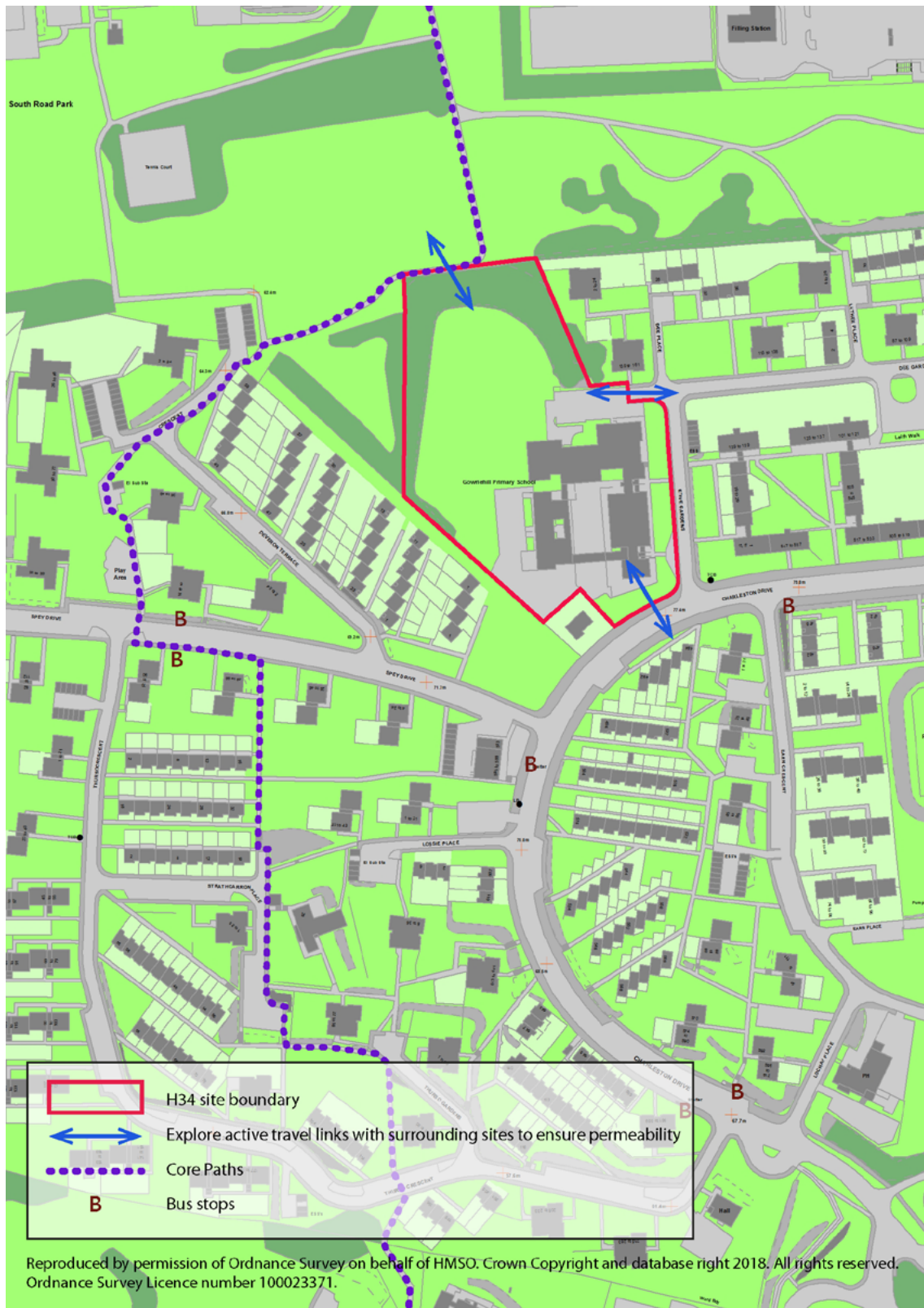
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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;
- The layout should provide a footpath and cycle network with links through the site to encourage active travel and improve access to services such as bus links on Charleston Drive to the south and the core path network to the north;
- Active travel should be further enhanced within the development with provision of an internal path linking to the core path network to the north of the site;
- The trees in the North West of the site should be retained or replaced as part of a landscape scheme for the site to contribute to the green network in the area;
- 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  
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Website:

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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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