

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H39 - Former St Luke's and St Matthew's PS



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 H39: Former St Luke's and St Matthew's PS, Longhaugh Road.

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](#)

H39 - Site Assessment

Allocation: H39	Site Name: Former St Luke's and St Matthew's PS, Longhaugh Road
	Indicative Capacity: 30 homes
	Address: Longhaugh Road, Dundee
	Site Area: 2.04 hectares
	Site Description: School and nursery 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
PHYSICAL	Site Planning/Design Brief	Whitfield Planning Framework
	Current Use(s)	Former school and nursery.
	Neighbouring Uses	North – residential; East – residential; South – open space and school; West – residential.
	Topography & Site Orientation	Gentle undulating site north to south.
	Physical Constraints (inc. pylons, substations)	Buildings.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	None known.
	Woodland	Need to evaluate /retain any woodland within site boundary.
	Designated Open Space	Open space to south and opportunity to link into this network of green infrastructure.
	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).

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	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 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

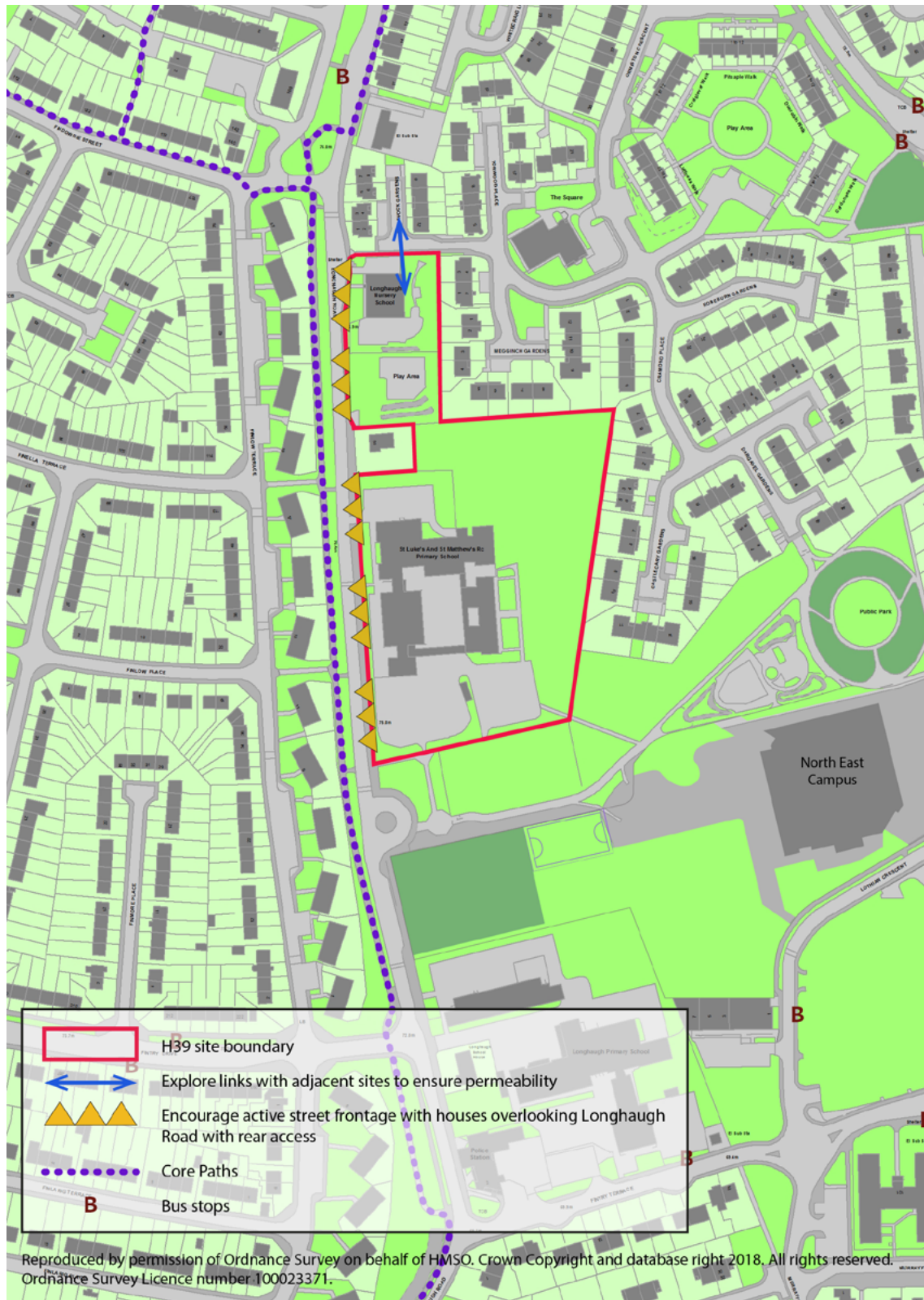
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 provide an active street frontage along Longhaugh Road reflecting recent development to the north of the site;
- The layout should enhance and improve the footpath and cycle network to encourage active travel and improve access to services and amenities in the surrounding area;
- The layout should provide natural surveillance with housing orientated to overlook vehicular routes and areas of open space;
- Vehicular access off Longhaugh Road with exploration of links through to existing surrounding residential development.

General Design Requirements



Contact Details

Dundee City Council Planning Team
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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