

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H37 - Former Baldragon Academy



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 H37: Former Baldrigon Academy.

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](#)

PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Existing school on western section of site.
	Neighbouring Uses	North – new school site; East – school site/open space; South – open space; West – residential.
	Topography & Site Orientation	Flat topography in southern section of site with steep slope on northern boundary.
	Physical Constraints (inc. pylons, substations)	Buildings.

ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	The development of the school to the north of the site ensured that the finished floor levels of the development will be set 9.5metres above the bed of the Dighty Water. SEPA advised that this height difference was large enough for there to be no risk of fluvial flooding.Consideration to similar measures may be required.
	Woodland	Evaluation of retention of trees on site required.
	Designated Open Space	Designated open space to south 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 and in vicinity (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 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 29: Outdoor access and 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 development should be orientated to overlook vehicular routes, pathways and areas of open space to ensure natural surveillance;
- The layout should ensure existing pedestrian routes are maintained through the site providing access to the Sidlaw View Primary School and Baldrigon Academy to the north as well as bus stops to the north and south of the site. The layout should retain and enhance permeability within the site and enhance opportunities for active travel;
- The development of the site should explore opportunities to contribute to the green network through a landscape scheme which includes the retention and/or enhancement of existing landscape features within the site such as the trees on the south boundary;
- 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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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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