

Dundee City Council

Dundee Local Development Plan 2019

Development Site Assessment

H44 - Baldragon Farm



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 H44: Baldragon Farm.

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](#)

H44 - Site Assessment

Allocation: H44	Site Name: H44 - Baldragon Farm
	Indicative Capacity: 110 Houses
	Address: Land to West of St Martin Crescent
	Site Area: 6.22 hectares
	Site Description: Greenfield site, agricultural land.
	Housing Land Audit Ref: HLA200357
	Previous Ref: DLDP2014 H70(2)
	Last Known Owner: Avant Homes
<p>Planning History: 16/00931/PAN Residential development with associated infrastructure, drainage, SUDS, landscaping and open space.; Submitted 15.11.2016</p> <p>13/00765/FULL Proposed residential development for 25 houses and ancillary works – Refused DCC Committee 20th Jan 2013; Appeal granted 22.8.2014. Complete</p>	

	ASSESSMENT TOPICS	NOTES
PHYSICAL	Site Planning/Design Brief	None.
	Current Use(s)	Farmland/ Greenfield.
	Neighbouring Uses	North – farmland; East – residential; South – Open space/ residential; West – farmland.
	Topography & Site Orientation	Flat, east/ west orientation.
	Physical Constraints (inc. pylons, substations)	None.
ENVIRONMENT	Water Issues (inc. flood risk, drainage and on/off site mitigation)	<p>SEPA has stated a Flood Risk Assessment would be required to inform the scale and layout of development and assess the risk from the small watercourse which flows along the southern perimeter of the site and to inform the areas suitable for development. Consideration should be given to any bridges or culverts which may exacerbate flood risk. Review of the surface water 1 in 200 year floor map shows that there may be flooding issues adjacent or encroaching onto the site which should be investigated further.</p> <p>Scottish Water have advised that a Drainage Impact Assessment may be requested to assess impact on local network.</p>

	ASSESSMENT TOPICS	NOTES
ENVIRONMENT	Woodland	None within the site. Baldragon wood to the west is an Ancient Woodland Inventory (AWI) site. Opportunity to re-establish links to woodland by new woodland planting along the northern and southern boundaries.
	Designated Open Space	None.
	Environmental Protection Status (inc. designations and neighbouring sites)	There is a community wildlife and a nature conservation site to the west of the site.
	Contamination	Preliminary risk assessment likely to be required.
	Air Quality	The entire Dundee area is an air quality management area.
	Historic Environment	Clatto Reservoir is to the west of the site which is a listed building.
	Green Network	Contribution to green networks to be considered with opportunities to link into nearby green spaces. See Green Network Planning Guidance
INFRASTRUCTURE & OTHER	Transportation (inc. public transport, cycling, walking)	Not easily accessible by public transport but can be accessed by all other modes of transport. Measures to improve and support bus access should be incorporated into the proposed road network. Provision should be made for active travel links to the west of the site to link to Clatto Country Park.
	Infrastructure (inc. gas, electricity, broadband)	No known infrastructure provision constraints.
	Vacant/ Derelict Land	None.
	Efficient Use of Land/ Regeneration Contribution	Greenfield.
	Key Agency Comments	SEPA - Scottish water facility directly adjacent to the east of the site which has been subject to previous surface water, odour issues.
	Other	None

General Design Requirements

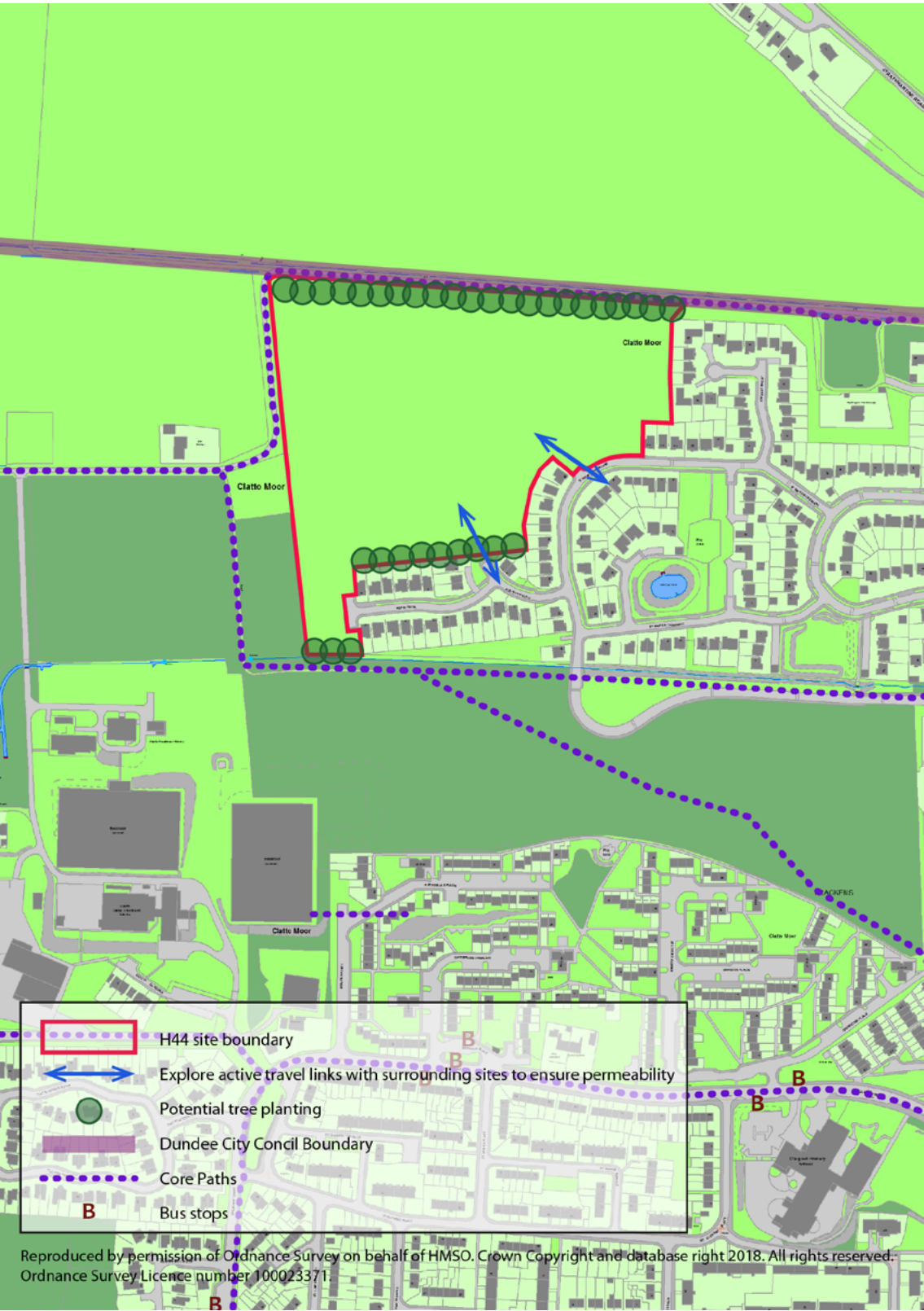
The following Local Development Plan policies are relevant to development on this site. The requirements of these policies should be considered and complied with as part of any development proposals. The following list of policies is not exhaustive and the Local Development Plan will be considered in 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 33: Local Nature Conservation Designations
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 49: Listed Buildings
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 with particular consideration given to the landscaping and aesthetics on the northern boundary which marks the edge of the Dundee City Council boundary;
- The layout should enhance a footpath and cycle network running from North-West to South-East encouraging active travel routes to the core path network to the north and west and bus stops to the east of the site;
- Consideration should be given to how the site relates to surrounding residential developments in terms of vehicular movement, pedestrian routes and access to amenities and services;
- A tree planting and landscaping scheme should form part of the development with particular consideration given to the northern and southern boundary of the site to help establish further links to Baldrigon wood and Clatto Country Park and enhancing the green network;
- 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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