

Figure 2: Site Analysis Plan



## 2 The Site and its Locality

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### Dalkeith

- 2.1 The site is situated around 800 metres from the centre of Dalkeith, where there is a range of comparison and convenience shops as well as banks, building societies, public houses and restaurants. Dalkeith is the administrative centre to Midlothian. Healthcare facilities are available in the town at the Dalkeith Medical Centre in St Andrews Street. The new community education campus at Thornybank in the north east of the town contains both non denominational and denominational secondary education. It also contains new community and leisure facilities. Non denominational primary school education will be available at a new primary school to be constructed at Thornybank. Denominational primary education is available at St David's Primary School. There is a community centre in Woodburn adjacent to the A68.
- 2.2 The site is well served by public transport, particularly into Edinburgh, and all services run along the A68 Trunk Road, (Lauder Road).

### General Description of the Site

- 2.3 The site has a long rectangular shape covering an area of 10.98 hectares. It measures on average 210m wide by 600m long. It is bounded on its northern side by an existing tree belt to Lauder Road. The site's western and southern boundaries are bordered by thick mature tree belts averaging 40m in depth. Immediately adjacent to the eastern edge of the site lies the Kippielaw housing estate where the house's rear garden fences form the site's eastern boundary.
- 2.4 One large single and over mature Ash tree is located centrally in the playing field. It is possibly a remnant of an old field boundary or parkland tree. It appears to be in a poor state of health but adds character to the site. The developer will be required to carry out a Tree Surgeon's Report to establish whether the tree is worth retaining. The report should be submitted and approved prior to any work to the tree being carried out.
- 2.5 St. David's RC Primary School is located adjacent to the development site, however the physical boundary to the school is not clearly defined. The size of the area of land currently associated with the school is to be reduced. Neither the school nor the janitor's house form part of the available development area. There is one vehicle access route into the site which serves the school at present.
- 2.6 The development site was used as playing fields for a 1950's primary school which at one time covered a larger area of the site. The original primary school was destroyed by fire in 1982 and the current St. David's was constructed in its new location in 1985. The associated tarmac surfaces of the first school are partially covered by earth mounds and have been used as storage ground for Council sand and gravel heaps.



The existing entrance to the site and the school from A68



The site: looking towards the A68 and the school



The site: looking towards the Ash tree

- 2.7 The playing fields are currently well-maintained open grassland. A football pitch is located adjacent to the school.

### Existing Services

- 2.8 The developer is responsible for carrying out their own detailed services enquiries and locating the position of existing services. They must also confirm the required exclusion zones with the service provider. The known services are identified on the site analysis plan. Further information is provided in Appendix 3.

### Cultural Heritage

- 2.9 The site lies adjacent to the Newbattle Abbey Estate, a nationally important garden and designed landscape, is defined in the Inventory of Designed Landscapes as part of the Essential Setting of the landscape.
- 2.10 A 1.5m high stone wall runs along the western edge of the site for 450m and forms an important boundary. The wall, which is built in a square rubble construction, is thought to be the boundary of the Newbattle Abbey Estate. It is badly damaged in some sections due to falling trees and has evidence of recent repairs in places. The wall must be protected during and after any development on the site.

### Topography, Ground Conditions and Climate

- 2.11 The site is situated on the upper slopes of the River South Esk Valley that runs through Dalkeith and Newbattle. Looking down across Dalkeith from Lawfield Wood on the ridge of the town's eastern periphery the development site is well concealed by mature woodland and is therefore largely unobtrusive.
- **Topography:** The topographical survey reveals that the site is generally level. The woodland tree belt next to Lauder Road is also relatively flat, apart from a steep but narrow hollow that contains an exposed wastewater pipe. The vehicle turning circle is also level but the access road inclines gently upwards to the A68 junction.
  - **Ground Conditions:** The site appears generally dry and well drained with no visible signs of significant drainage problems.
  - **Climate:** The existing trees around the site's boundaries give it a natural protection from south-westerly prevailing winds in the spring and summer months.



The A68 and the site frontage tree belt



The site and the school



The woodland around the site boundaries