

**REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 MARCH 2008**

**REPORT ON: MOSSGIEL PRIMARY SCHOOL - SITE PLANNING BRIEF**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 105-2008**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to inform the Committee of the findings of the public consultation on the Draft Mossgiel Primary School Site Planning Brief and to seek approval of the Finalised Brief (copies of the Brief are available in the Members lounges).

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a note the findings from the public consultation
  - b approve the Mossgiel Primary School Site Planning Brief as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of the site; and
  - c refer the final Site Planning Brief to the Development Quality Committee as a relevant material planning consideration.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 As the site is owned by Dundee City Council and it is intended to sell the land on the open market, this Brief has the potential to influence the value of the site.

## **4 BACKGROUND**

- 4.1 Reference is made to report 8-2008 and the decision of the Planning and Transportation Committee on 14 January 2008 when it was agreed to approve the Draft Mossgiel Primary School Site Planning Brief for the purpose of consultation and to report back to Committee on the completion of the consultation exercise.
- 4.2 A copy of the Draft Brief and a covering letter was sent to 107 neighbouring properties on 17 January 2008 with comments to be returned by 27 February 2008. Ward Councillors, Sportscotland, Scottish Water and a community group identified by the local Communities Officer. The Brief was also hosted on the City Council website. Recipients were given a period of eight weeks in which to submit comments on the content of the Draft Brief.
- 4.3 Individual responses to the consultation exercise from local residents have been low, with only one being received. A response was also received from the Fair to Midlin community group who have provided the results of their own survey of 259 local residents, and a further response from Morgan Academy FP Rugby Club. A list of all respondents, a summary of their comments and responses to those comments is appended to this report.
- 4.4 In general the comments received have been supportive of the primary aims of the Brief. The main points raised related to localised flooding problems and the emerging plans for the expansion of the Rugby Club. Minor changes have been made to the Brief in response to these comments. These changes highlight the need for a Sustainable Drainage Scheme to be submitted with a planning application and, in order to allow for the potential expansion of the Rugby Club, part of the western boundary is now shown as being flexible on the site plan. The revised text of the Brief is appended to this report.

- 4.5 The Fair to Midlin community group provided a summary of the results from their survey of 259 local residents. They asked questions relating to tenure, house type, school provision, flooding, traffic levels, planning gain and local facilities. The results are summarised in the Appendix.
- 4.6 Key points from the survey results are a preference for housing for rent, concern that education and local facilities provision (doctors, dentists, nurseries) are inadequate to serve the increase in population, concern over vehicle access into the site and a desire to secure planning gain from the development in order to provide, in order of preference, a community building, open space and a play area.
- 4.7 The decision to promote the development of owner-occupied housing was informed by the Local Housing Strategy and the current programme of Housing Association development in the North East of the City, including the Mid-Craigie/Linlathen area. Additional owner-occupied housing will add to the mix and choice of housing in the area.
- 4.8 The Education Department has confirmed that nursery, primary and secondary school provision can accommodate the increase in demand from a development of this scale.
- 4.9 It may be the case that traffic generated by the new development will be higher than that generated by the current use of the site. To assess this impact developers will have to undertake a road safety audit for all proposed roads and alterations to existing roads in accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local road network.
- 4.10 Meeting the demand for improved infrastructure can put additional burdens on the resources of the Council and other service providers and raise expectations that cannot always be met. In these instances, where it can be recognised that the need for infrastructure improvement or provision in a surrounding area is as a result of the development of a site within the area, it would not be unreasonable to expect the development to make a contribution to these improvements.
- 4.11 In this case the scale of the development, and therefore increase in demand on local service provision, is not such that the City Council would expect the developer to provide a community building. However, the development will be required to provide open space within the site which will be available for use by the whole community and this is noted in the Brief.
- 4.12 The survey response does not require any alterations to the content of the Brief.

## 5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

The major issues identified are:

a Sustainability

The Site Planning Brief accords with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The draft Brief anticipates the redevelopment of brownfield land, and highlights the opportunity to provide pedestrian links within a location already accessible by public transport and close to local services and amenities

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation", and "Energy and Water use".

b Anti-poverty

The Brief promotes the provision of affordable housing.

c Equal Impact Assessment

The Brief falls outwith the need for an Equality Impact Assessment and its contents are believed to have no effect on equal opportunities.

d Risk Management

The Brief has no implications on Risk Management.

## 6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

## 7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.
- 7.2 Report 8-2008 to the Planning and Transportation Committee - 14 January 2008.

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**APPENDIX 1****MOSSGIEL PRIMARY SCHOOL SITE PLANNING BRIEF****SUMMARY OF RESPONSES TO PUBLIC CONSULTATION EXERCISE**

**Respondent 1:** **Mr Hunt, 15 Ballochmyle Drive**

**Summary of Comments:** The property owner raised concerns over an existing surface water drainage problem.

**Response:** Although the Brief does not mention flooding or surface water drainage, the Local Plan policies require housing developers to assess the surface water drainage on the site and if necessary provide a surface water management scheme. For this reason it is not considered necessary to amend the Brief.

**Revision to the Brief:** None.

**Respondent 2:** **Fair to Midlin Community Group**

The group undertook a survey of 259 residents from a potential 376. Key points from the results are:

**Summary of Comments:**

- Majority of respondents would prefer housing for rent.
- Majority are satisfied with the proposed mix of house size.
- Majority consider the school provision to be inadequate for the new housing.
- Majority have concerns about vehicle access and would wish to see traffic calming within the site.
- Majority would prefer planning gain from the site to provide, in order of preference, a community building, open space and a play area.
- The majority do not believe there will be adequate facilities (doctors, dentists, nurseries) to serve the extra residents.

**Response:** The decision to promote owner-occupied housing was informed by the Local Housing Strategy which notes that there is a developing mix of tenure in the area. There is continued Housing Association development in the North East of the City and it is considered that additional private housing will add to the choice and mix of housing type and tenure.

The Education Department are satisfied that local schools can accommodate the modest number of additional pupils likely to be generated.

It may be the case that traffic generated by the new development will be higher than that generated by the current use of the site. To assess this impact developers will have to undertake a road safety audit for all proposed roads and alterations to existing roads in

accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local road network.

The development is not of a scale that would require a developer to provide a community building. The Brief does ask that some open space is provided within the development site and this would be available for the whole community.

Although not strictly a matter for the site Planning Brief to address, NHS Tayside were invited to comment on the Brief and therefore the potential impact on local service provision. They have not commented on the Brief.

**Revision to the Brief:** None.

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**Respondent 3:** **Morgan Academy FP Rugby Club**

**Summary of Comments:** The site boundary includes part of the rugby pitch/training area. This may inhibit the expansion of the club's activities. Suggests moving the boundary to allow the club to develop the functionality of the clubhouse and pitches.

In addition the proximity of housing to the pitches will necessitate high fencing to prevent balls landing in gardens.

**Response:** The location of the site boundary is noted. Discussions with the Rugby Club have indicated that there are a number of options available should the club wish to expand. In light of these it is intended to amend the site plan and Brief to indicate that the western boundary is flexible and that this will be further considered prior to the marketing of the site for sale.

**Revision to the Brief:** Amendment to site plan and wording of Brief to reflect above comments.

**APPENDIX 2****MOSSGIEL PRIMARY SCHOOL, BALLOCHMYLE DRIVE - SITE PLANNING BRIEF****1 INTRODUCTION**

- 1.1 The decision by Dundee City Council to relocate Mossgiel Primary School on a merged campus elsewhere in the city presents the opportunity to realise a high quality redevelopment of this brownfield site.
- 1.2 This Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005. The intention of the Brief is not to prescribe how the school site should be developed but to set clear guidelines which will ensure the successful and sustainable redevelopment of the site.
- 1.3 Also included within the site boundary is an area of vacant land to the south of the school site. The brief also highlights the development opportunities that may exist on adjacent underused sites.
- 1.4 Housing is the prevailing use in the surrounding area and is the preferred use for this site. The opportunity exists to provide a mix of house types and sizes which will create affordability, choice and in an appropriate layout add interest to the development as a whole.
- 1.5 The Dundee Local Plan Review 2005 particularly Policy 4 (Appendix 1) and Policy 55 set the general standards for housing development in this part of the city. In accordance with Policy 55, developers shall refer to the Dundee Urban Design Guide. This sets out the broad principles which development in Dundee is expected to follow and discusses the importance and benefits of good urban design.

**2 LOCATION**

- 2.1 The site lies to the north of the Kingsway close to the Forfar Road junction. It has excellent links to transportation, recreation facilities, shopping facilities and primary and secondary schools.
- 2.2 It is approximately 2.6 hectares in area and comprises a now demolished primary school, its playing field and an area of vacant and derelict land.
- 2.3 Vehicle and pedestrian access to the school site is from the north via Ballochmyle Drive. This street also provides pedestrian access to the new Morrisons superstore. Southern access can be gained from Alloway Place. The rear gardens of the dwellings on Alloway Terrace bound the east of the site and a number of mature trees can be found along this boundary. The rugby pitches and clubhouse for Morgan Academy FP Rugby Club are contained within the open space to the south and west. The Morrisons superstore is found to the north west of the site with a large area of landscaped ground between the site and the superstore car park.
- 2.4 The superstore is the most recent development in the surrounding area. In addition there has been housing association development at Alloway Place and proposed housing association development at Honeygreen Road.
- 2.5 The site boundary includes part of the rugby pitches. Discussions are ongoing regarding the future expansion of the club and this may necessitate extending the clubhouse and making improvements to the pitches. As no firm plans are in place regarding the future of the club it is proposed to make this part of the site boundary flexible, thus allowing either housing development or sports development to take place.

- 2.6 The site is not allocated for housing in the Local Plan but is identified on the Local Plan Proposals Map as being a protected open space within a Suburban area. In Suburban areas Appendix 1 of the Local Plan requires the development of houses only in new residential developments.

### **3 HOUSE TYPE/MIX**

- 3.1 To create a diverse environment and to meet the demand for affordable, owner-occupied housing the development will provide a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses.
- 3.2 Appendix 1 of the Local Plan requires 75% of housing in new developments to contain, as a minimum, 3 or more bedrooms or to have a minimum gross internal floor area of 100m<sup>2</sup>.

### **4 FORM**

- 4.1 It is not the intention of the Brief to stipulate the layout of the new development but to set clear guidelines which will ensure the successful redevelopment of the site.
- 4.2 In this part of the city architecture and the design of the public realm should complement the existing character of the area, and provide contemporary design solutions, which reflect modern functions and styles and the diversity within the community.
- 4.3 It is suggested that 2-3 bedroom houses may offer the best mix for this site; built as two-storey houses with potentially a third storey in the roof profile. To create choice of housing it may be appropriate to develop a small number of terraced houses.
- 4.4 To avoid the situation where open plan front gardens are dominated by parked cars, front gardens should be enclosed by hedges and garages. Car parking spaces should be sited to the rear of properties (although access can still be taken through the front garden).

### **5 MATERIALS**

- 5.1 Innovative design enables developers to explore the use of new and alternative materials that can add further visual interest to a housing development. Developers are encouraged to use sustainable construction systems and techniques and to promote good environmental practice in the redevelopment of this brownfield site.

### **6 SUSTAINABILITY**

- 6.1 The City Council actively promotes sustainable development and would encourage developers to embrace the principles of sustainable development. In this case developers are encouraged to design and orientate houses to maximise passive solar gain and where possible exceed the Building Standards in relation to energy efficiency and water use. To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.
- 6.2 Given the size and location of the site the potential exists for a demonstration eco-development which could aid with the marketing of the site.

### **7 AMENITY/GARDEN SPACE**

- 7.1 Appendix 1 of the Local Plan requires new housing development in suburban locations to provide a minimum private useable garden ground area of 120m<sup>2</sup> and for 40% of the whole development to have more than 160m<sup>2</sup> of useable garden ground. Recognising that there may be difficulties in meeting this standard for terraced housing under the terms of this brief these standards may be applied more flexibly for terraced housing and in particular for mid

terraced properties, although none should provide less than 100m<sup>2</sup> of private useable garden ground.

## **8 MOVEMENT, ACCESS AND PARKING**

8.1 A permeable network of streets and pathways should provide access and a choice of routes through the development, linking with surrounding areas. These should be overlooked by the fronts of new development to ensure routes are attractive, well lit, interesting and benefit from natural surveillance. Reference must be made to Local Plan Policy 81: Pedestrians which requires new developments to where necessary include measures that improve pedestrian safety.

8.2 All dwellings must provide 1 car parking space within the curtilage whilst dwellings with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of dwellings should have a garage or provide space for a garage. Again it recognised that there may be some difficulties in accommodating these standards for terraced housing. There may be scope to relax these standards to allow an innovative and high quality design solution in order to accommodate an appropriate level of parking for any terraced properties.

## **9 LANDSCAPING**

9.1 A high quality public realm is expected to complement the wider setting of the development site. It is expected that trees and established landscaping will be retained where possible. New boundary treatments should have regard to and generally allow for the natural surveillance of surrounding streets, pathways and open space. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings.

9.2 In the interests of the amenities of the occupiers of the new dwellings and those in the existing neighbouring dwellings the landscaping along the shared boundaries of the site shall be retained and improved where appropriate.

9.3 Given the size of the site and the area of open space that will be lost to development there is a need for appropriate provision of shared open space within the site. A pocket park or similar would be appropriate and this should be designed to be a focal point within the development.

9.4 Communal spaces tend to be better used when they are overlooked by and directly linked to the properties they serve, where general public access is discouraged through perceived territoriality or by physical obstacle.

## **10 FLOODING**

10.1 There is evidence of problems with excessive surface water drainage causing flooding of residential properties to the south of the site. Developers must refer to Local Plan Policy 75: Sustainable Drainage Systems which requires planning applications to include a Drainage Impact Assessment. Discussion must also take place with Scottish Water in the first instance and with the City Councils SUDS group.

10.2 Impermeable surfaces should be minimised through the use of permeable paving where possible and if included drainage ponds and swales should be designed to be visually attractive and incorporated into the overall landscaping for the development.

## **11 WIDER OPPORTUNITIES**

11.1 The focus of this brief is on the former school site and the vacant and derelict land to the south. There are also opportunities for the redevelopment or enhancement of adjacent land.

11.2 Brownfield Housing Site, Alloway Place (H45 on Local Plan Proposals Map)

The site currently contains several blocks of student accommodation for 144 students with ancillary car parking and landscaping. Currently owned and operated by the University of Abertay the long term use of these buildings as student residences is unknown.

11.3 Should the current use cease there is potential to convert the existing buildings into flats, potentially to meet demand in the social rented sector. Alternatively the site could be redeveloped with a flatted development of a similar scale. The development of houses on this site is likely to be resisted given the topography of the site and its proximity to the Kingsway which raises amenity and noise issues.

11.4 Rugby Club Playing Fields

These playing fields are currently used by Morgan Academy FP Rugby Club. The club have a small clubhouse and car park in the south of the site. Adjacent to this is a small floodlit training area and two regulation rugby pitches. Elsewhere within this site there are one or two other pitches and some disused tennis courts. The main vehicle access to the site is via the rugby club car park, with service access available from the service road to the east of Forfar Road.

11.5 This site is designated in the Local Plan Proposals Map as Open Space and as such the City Council would seek to retain all or part of this use unless justification for its loss was provided in accordance with the content of Local Plan Policy 66A.

