

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 14 JANUARY 2008

REPORT ON: MOSSGIEL PRIMARY SCHOOL - SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 8-2008

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for the site of the former Mossgiel Primary School, Ballochmyle Drive as the basis of consultation with the local community and interested parties.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approve the Draft Site Planning Brief for consultation purposes;
 - b remit the Director of Planning and Transportation to consult with the local communities and interested parties on the Draft Site Planning Brief; and
 - c remit the Director of Planning and Transportation to report back on the results of the consultation at the March Committee meeting.

3 FINANCIAL IMPLICATIONS

- 3.1 As the site is Council owned 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 It has been agreed that Mid Craigie Primary School and Mossgiel Primary School will be replaced by the new Rowantree Primary School in October 2009 on a new site. These two schools have now merged early, vacating the Mossgiel school building. The building has now been demolished and the site cleared. This presents the opportunity to redevelop this brownfield site. Given the surrounding land use the development of housing is considered the most appropriate use of the site.
- 4.2 The school site is designated as protected open space in the Dundee Local Plan Review 2005. Local Plan Policy 66A: Protection of Playing Fields and Sports Pitches has a presumption in favour of retaining the playing field. Such playing fields should not be redeveloped unless the Council is satisfied that they are no longer required for their original purposes and there is a long term excess of pitches, playing fields and public open space in the wider area, having regard to the sites recreational and amenity value plus the needs of future generations. Other relevant criteria are that compensatory open space of at least equal benefit and accessibility will be provided in or adjacent to the community most directly affected, resulting in an overall improvement to existing facilities and the amenity of the area.
- 4.3 In this case the replacement school, Rowantree Primary School, will provide a new sports pitch which will be available for community use. Rowantree Primary School will be located a short distance from the Mossgiel site and as such will be accessible

and available for use by the community most directly affected by the loss of the playing field. As an all-weather pitch, the replacement is also a significant improvement on the Mossiel playing field and will be of greater benefit to the school and the community. For these reasons it is considered acceptable in this instance to allow the redevelopment of the Mossiel site and the loss of the school playing field.

4.4 The Draft Site Planning Brief sets clear guidelines for the redevelopment of the site and also highlights the opportunities for the development or enhancement of adjacent underused land. The key points of the Draft Site Planning Brief are:

- promoting a mix of house types, sizes and markets including some terraced and semi-detached houses;
- through quality urban design create good pedestrian links to the surrounding community, services, amenities and public transport;
- front gardens will not be dominated by parked cars and will be enclosed by walls or hedges;
- consideration must be given to how the existing trees can be enhanced by new planting or, where existing vegetation is of poor quality, a new pattern of substantial tree and hedge cover can rapidly be established;
- the provision of an appropriate area of public open space/playspace within the development site; and
- highlight the potential to develop the surrounding areas of vacant land, student accommodation and open space.

4.5 The Draft Site Planning Brief is attached to this report.

4.6 The Draft Brief will be the subject of consultation with both the community and interested parties.

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 Equality 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.

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IGSM/AH/KM

20 December 2007

Dundee City Council
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Dundee

APPENDIX 1

MOSSGIEL PRIMARY SCHOOL, BALLOCHMYLE DRIVE - DRAFT SITE PLANNING BRIEF

Introduction

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.

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.

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.

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.

The Dundee Local Plan 2005 particularly at Policy 4, Policy 55 and Appendix 1 sets 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.

Location

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.

It is approximately 2.6 hectares in area and comprises the site of a now demolished primary school, its playing field and an area of vacant and derelict land.

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.

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.

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 the Local Plan seeks the development of houses only in new residential developments.

House Type/Mix

The site is designated as Suburban on the Local Plan Proposals Map and in accordance with the Local Plan Appendix 1 standards it should be developed with houses only. 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.

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 100 square metres.

Form

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.

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 of people.

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.

Provision should be made within each plot for car parking space in accordance with the standards contained within Appendix 1 of the Local Plan. To avoid the situation where open plan front gardens are dominated by parked cars, front gardens should be enclosed by hedges and garages and car parking spaces should be sited to the rear of properties (although access can still be taken through the front garden).

Materials

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.

Sustainability

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.

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.

Amenity/Garden Space

Appendix 1 of the Local Plan requires new housing development in suburban locations to provide a minimum private useable garden ground area of 120 square metres and for 40%

of the whole development to have more than 160 square metres of useable garden ground. Under the terms of this brief these guidelines may be applied more flexibly in respect of any terraced dwellings on this site, although none should provide less than 100 square metres of private useable garden ground.

Movement, Access and Parking

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.

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. It is recognised that accommodating these standards in an innovative housing design may be difficult and as such the Council may consider solutions that include well designed out of curtilage parking.

Landscaping

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.

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.

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.

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.

Wider Opportunities

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.

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.

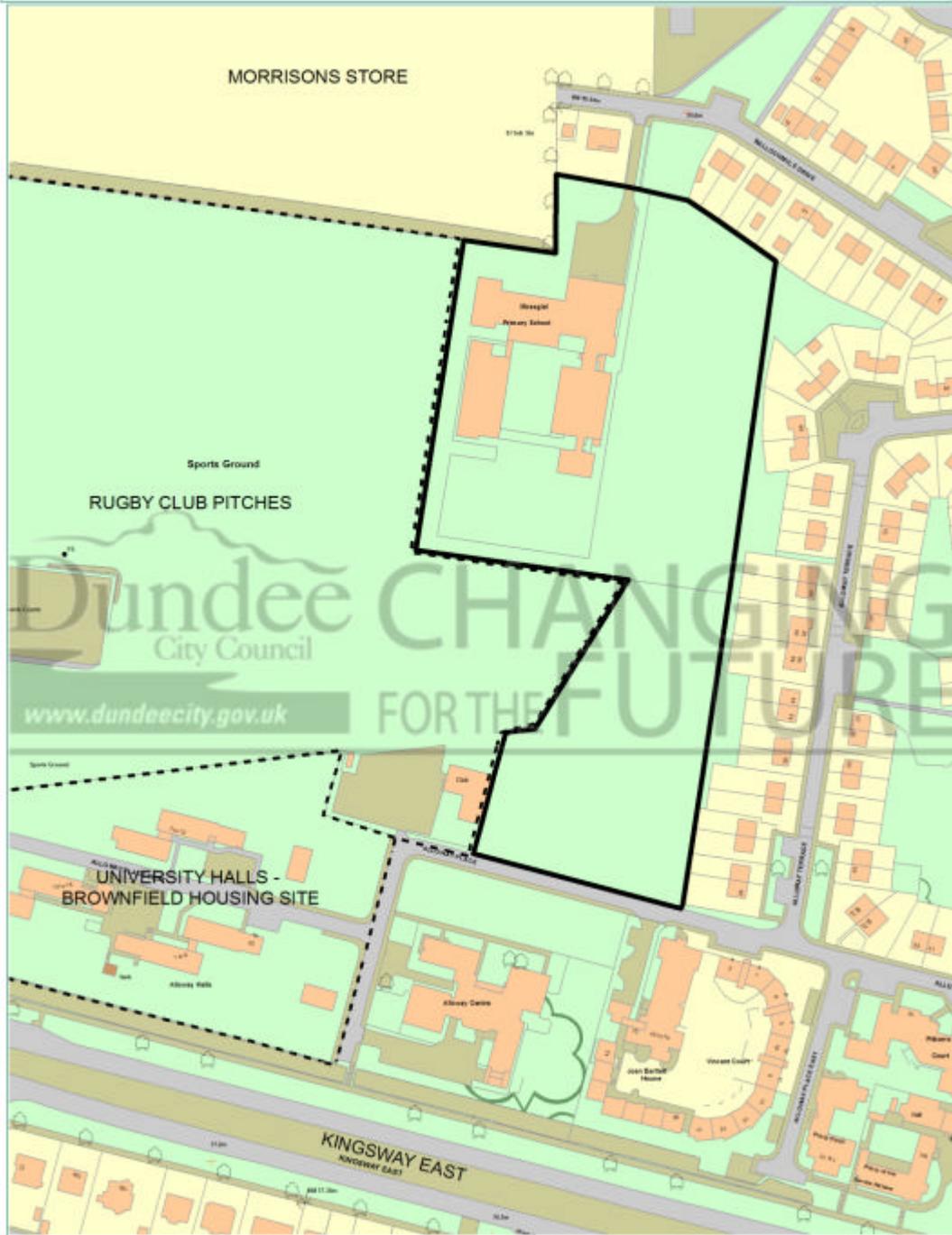
Should the current use cease there is potential to convert the existing buildings into flats, potentially to meet demand in the social rented sector. Alternatively the site could be redeveloped with a flatted development of a similar scale. The development of houses on this site is likely to be resisted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

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.

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.

MOSSGIEL PRIMARY SCHOOL



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