

ITEM 3

REPORT TO: CITY DEVELOPMENT COMMITTEE – 25 JANUARY 2016

REPORT ON: SITE PLANNING BRIEF - FORMER KINGSPARK SCHOOL

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 11-2016

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to give further consideration to the Site Planning Brief for the former Kingspark School site following issues raised by residents regarding the proposed development of the site.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee amends the open space to an east west orientation and remits the Executive Director of City Development to redraft the Brief to reflect this change and ensure access for maintenance, the retention of trees to the east, and the overlooking of open space by new housing (Appendix 1).

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 Reference is made to Article V of the Minute of the Meeting of the City Development Committee of 8 December 2014 (Report 297-2014 refers) which approved the Draft Site Planning Brief for the former Kingspark School for the purposes of consultation. Reference is also made to Article III of the Minute of the Meeting of the City Development Committee of the 18 May 2015 (Report 76-2015 refers) which approved the Site Planning Brief for the former Kingspark School Site (Appendix 2) following the consultation exercise.
- 4.2 Following the Committee's approval of the Draft Site Planning Brief on 8 December 2014, an invitation to comment on the Brief was posted to 86 local residents who bounded the site. Various interested parties including statutory undertakers, government agencies, developers, consultants, agents, Communities Officer, Local Community Planning Partnership members, housing associations, and others were also invited to comment. Over the 6 week consultation period, 27 responses were received and these were summarised in Appendix A to Report 76-2015.
- 4.3 The main issue raised was in relation to the quantity and location of the area of open space to be retained as part of the redevelopment of the site. Most of the comments received supported the retention of an area of open space to serve the surrounding community. Whilst accepting that the size of open space proposed was appropriate some of the comments received requested that it should be orientated east to west at the southern end of the site rather than the north to south orientation proposed in the Draft Site Planning Brief. A number of comments were also received suggesting that the whole site should be retained and allocated as public open space.
- 4.4 All of the concerns raised were given careful consideration with responses and proposed alterations to the Brief summarised in Appendix A of report 76-2015. Report 76-2015 recommended that the quantity and north to south orientation of the open space identified in the Draft Site Planning Brief be maintained. It was considered that this approach provided the

most appropriate balance of meeting the needs of the community in an accessible and safe location whilst maintaining and integrating the mature area of woodland to the east of the site.

- 4.5 At the meeting of the City Development Committee of the 18 May 2015 (Article III and Report 76-2015 refers) the Site Planning Brief for the former Kingspark School Site was approved without amendment.

5 FURTHER CONSIDERATIONS

- 5.1 Since the approval of the Site Planning Brief, the concerns raised by residents about the quantity and orientation of the open space to be retained have been reiterated. There have also been issues raised regarding the loss of the former school site and the replacement of the football pitches lost at Kirkton Park as part of the development of St Paul's Secondary School.
- 5.2 The quantity of the open space to be retained on the former Kingspark School site as set out in the approved Brief provides an area of sufficient size to meet the needs of local residents. Its north to south orientation ensures that it is accessible, safe, and allows for maintenance and integration with the area of woodland to the east of the site. Whilst for these reasons it is considered that the north to south orientation provides the more appropriate solution, it is acknowledged that the east to west orientation of open space could also result in a satisfactory development of the site. Should this approach be preferred, some alteration to the wording of the Brief to ensure access for maintenance of the area and inclusion of part of the tree belt to the east into any future housing development would be required. It would also be important that supervision is achieved by ensuring that new houses to the south of the site front onto the proposed area of open space.
- 5.3 The matter of the identification of the Kingspark site as replacement football pitches has been raised as a reason to retain the entire area. The potential of using the Kingspark site for replacement football pitches for those lost at Kirkton Park as a result of the development of St Pauls Secondary School was considered at the outline planning permission stage for the new school. However, the provision of pitches across the city as a whole was subsequently considered in the Council's Pitch Strategy 2005-11 and the updated Strategy for 2011-15. These Strategies determined that there was no requirement to retain the former Kingspark School site for replacement pitches as the need had been met elsewhere in the city. Therefore, when preparing the Site Planning Brief there was no requirement to consider the retention of the area for replacement pitches.
- 5.4 The Site Planning Brief should provide clarity to surrounding residents, prospective developers and other interested parties that an appropriate area of open space to serve the local community should be retained whilst the development of the remaining site for housing is encouraged. Careful consideration has been given to the further requests from residents to increase the quantity and amend the orientation of the area of open space. It is therefore recommended that whilst the quantity of open space remains the same, its orientation be changed to east to west (Appendix 1).

6 POLICY IMPLICATIONS

- 6.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

7 CONSULTATIONS

- 7.1 The Chief Executive, the Executive Director of Corporate Services, Head of Democratic and Legal Services and the Executive Director of Neighbourhood Services have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

8.1 There are no background papers of relevance to this report.

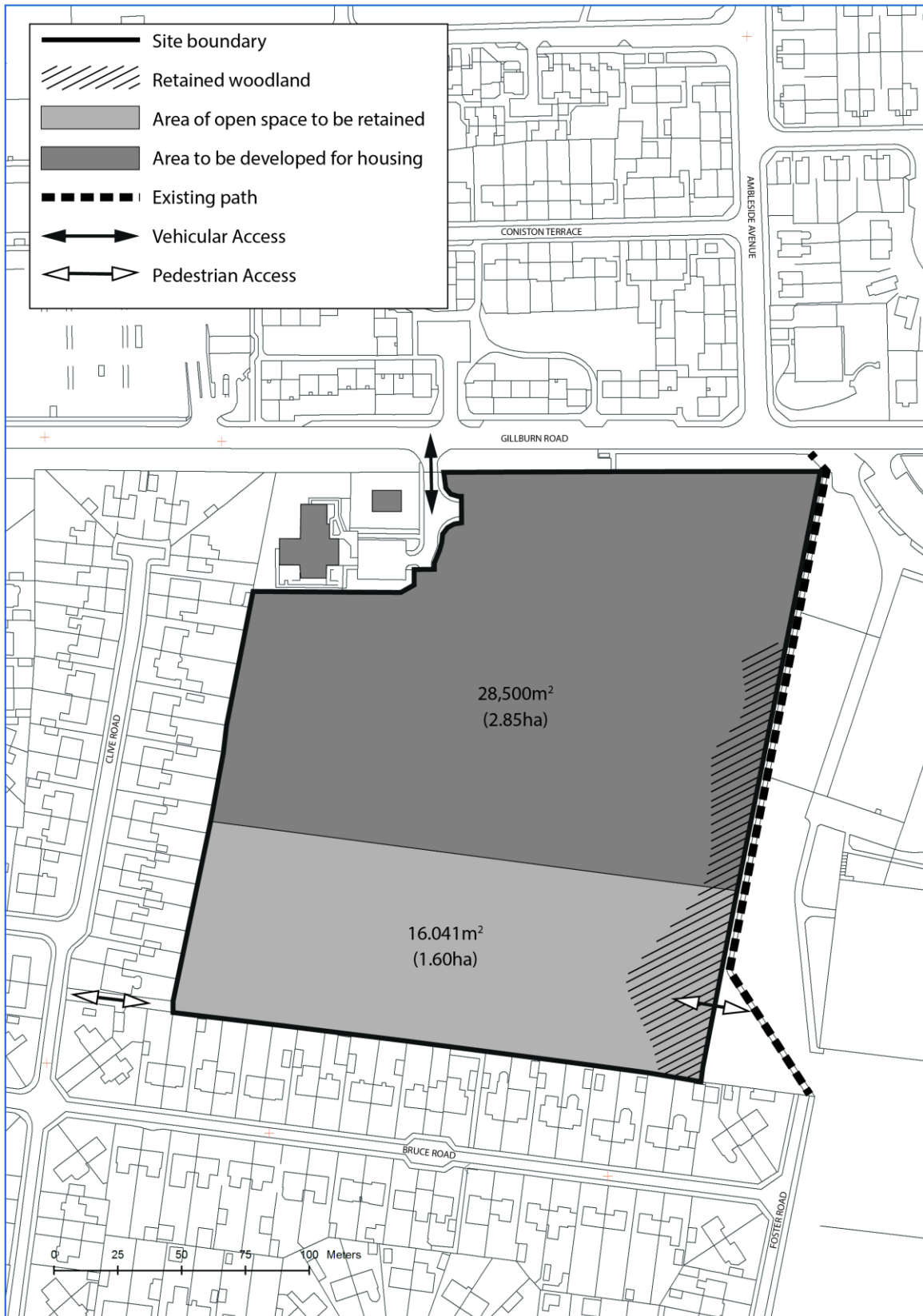
Mike Galloway
Executive Director of City Development

MPG/GSR/KM

13 January 2016

Dundee City Council
Dundee House
Dundee

APPENDIX 1



APPENDIX 3

Kingspark School



Site Planning Brief

Site Information

Address:	Former Kingspark School, Gillburn Road, Dundee, DD3 0AB
Area:	Area for housing: 2.85 hectares; Retained open space: 1.60 hectares
Site Characteristics:	Cleared site laid to grass with mature trees adjacent to the Eastern boundary. Within an established residential area close to Caird Park. Good transport links with easy access to the Kingsway trunk road.
Land Ownership:	Owned by Dundee City Council and available for immediate sale



Introduction

The former Kingspark School site is now surplus to Dundee City Council's requirements. An opportunity exists to create a high quality housing development providing a mix of house types and sizes, whilst retaining an area of open space for community use. The Site Planning Brief has been prepared in support of the Dundee Local Development Plan 2014 (LDP).

Location & Site Description

The site is located to the south of Gillburn Road some 0.25km north of the Kingsway. It is bounded to the north, west and south by modern residential properties, whilst to the east lies St Pauls RC Academy and playing fields. Vehicle and pedestrian access to the site is currently from the north via Gillburn Road. A private dwelling house (former Kingspark School House) and Gillburn Road Children's Respite Unit buildings lie to the west of the entrance and are currently occupied.

Design Guidance

Development is expected to meet all relevant Local Development Plan policy standards. Policy 9 of the LDP requires the design and layout of new housing developments in Dundee to be of a high quality and contribute to creating places that build on and enhance the identity of different parts of the city. The layout for the site should be designed with houses fronting onto Gillburn Road and onto the recreational area to the east of the site.

Public Realm

A high quality of design and layout is expected to complement the wider setting of the development site. The area of recreational open space at the east end of the site including, the tree belt, will be retained by the Council to serve the existing residents in the area as well as the new housing. The existing fence along the path to the eastern boundary of the site will be removed to create a number of pedestrian routes linking into the proposed area of open space.



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. The trees along the northern

site boundary should be retained. The removal of any trees within the site should form part of the landscaping proposals for the site.

Given the topography of the site, the SUDS should be located in the North East corner.

Movement, Access and Parking

The current vehicular access to the site from Gillburn Road should be retained as the only vehicular access into the site. Due to a level difference between the site and Gillburn Road, direct access from any housing fronting onto Gillburn Road would not be supported.

A permeable network of pathways should be part of any layout providing a choice of routes through the development and linking with surrounding areas.

New streets within the development site will be designed to 20mph. These streets should be overlooked by the fronts of new housing to ensure routes are attractive, well lit, interesting and benefit from natural surveillance.







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