

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 8 DECEMBER 2008

REPORT ON: MID CRAIGIE PRIMARY SCHOOL - SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 431-2008

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 Mid Craigie Primary School, Pitairlie Road, as the basis of consultation with the local community and interested parties.

2 RECOMMENDATION

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

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 Mid Craigie Primary School and Mossgiel Primary School have merged to become Rowantree Primary School and will move to a new site at Blacklock Crescent in April 2009. The demolition of Mid Craigie Primary School building soon after the move to the new site presents the opportunity to redevelop this brownfield site. Given the surrounding land use the development of housing is considered the most appropriate use for 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 within a short distance from the Mid Craigie 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 Mid Craigie 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 Mid Craigie 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 land. The key points of the Draft Site Planning Brief are:
- a promoting a mix of house type and size including a range of housing including some terraced and semi-detached houses. The provision of affordable housing on this site will be considered in light of the Housing Need, Demand and Affordability Study that is due to be completed imminently;
 - b through quality urban design create good pedestrian links to the surrounding community, services, amenities and public transport;
 - c front gardens will not be dominated by parked cars and will be enclosed by walls or hedges;
 - d 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;
 - e the provision of an appropriate area of public open space/playspace within the development site;
 - f highlight the potential to develop the surrounding areas of vacant land and open space; and
 - g existing trees along the boundaries of the site will, where possible, be retained as part of a landscaping strip.
- 4.5 The Draft Site Planning Brief is attached to this report.
- 4.6 The Draft Brief will be the subject of consultation with 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 Draft 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.

b Strategic Environmental Assessment

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".

c Anti-Poverty

The Draft Brief promotes the provision of a range of different types and sizes of housing to provide choice.

d Equality Impact Assessment

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

e Risk Management

The Draft 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, Assistant Chief Executive, Director of Education and Director of Economic Development have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee Local Plan Review 2005.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

MPG/IGSM/WF/KM

27 November 2008

Dundee City Council
Tayside House
Dundee

APPENDIX 1

MID CRAIGIE PRIMARY SCHOOL, PITAIRLIE ROAD - DRAFT SITE PLANNING BRIEF

1 INTRODUCTION

- 1.1 The decision by Dundee City Council to relocate Mid Craigie Primary School on a merged campus elsewhere in the city presents the opportunity to redevelop this brownfield site.
- 1.2 This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005. The intention of the Draft 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 Housing is the prevailing use in the surrounding area and is the preferred use for this site. The opportunity exists to provide a choice of house types and sizes in an appropriate layout to add interest to the development as a whole.
- 1.4 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 Kingsway East and runs alongside Pitairlie Road, which is a busy bus route. It has excellent links to transportation, recreation facilities, shopping facilities and primary and secondary schools.
- 2.2 It is approximately 1.43 hectares in area and comprises the site of a soon to be demolished primary school and its playing field.
- 2.3 Vehicle and pedestrian access to the school site is from the west via Pitairlie Road. Pedestrian access is also available from Mauchline Avenue to the east, and a number of mature trees can be found along this boundary. Craigielea Terrace and Craigielea Place are to the north of the site. There are also a number of mature trees to the north western corner of the site. The site stands alone with roads and pathways surrounding the perimeter.
- 2.4 There is a row of shops including a takeaway to the eastern side of the site and there is good open space surrounding the site and in the locality.

3 HOUSE TYPE/MIX

- 3.1 The site is within the Suburban area identified in the Local Plan. In accordance with the Local Plan Appendix 1 standards it should be developed with houses only. To create a diverse environment and to provide housing choice development will provide a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses. The provision of affordable housing on this site will be considered

in light of the Housing Need, Demand and Affordability Study that is due to be completed imminently.

- 3.2 In accordance with Appendix 1 of the Local Plan, 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.

4 FORM

- 4.1 It is not the intention of the Draft 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 cars, front gardens should be enclosed by walls or hedges. Garages and 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.

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 120 square metres and for 40% of the whole development to have more than 160 square metres of useable garden ground. Recognising that there may be difficulties in meeting this standard for terraced housing, under the terms of this Draft Brief these standards may be applied more flexibly for terraced housing. However, mid terraced properties should provide a minimum 100 square metres of private useable garden ground. Appendix 1 standards will apply across the remainder of the development.

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 (with white lighting), interesting and benefit from natural surveillance.
- 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 all 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. Appendix 1 standards will apply across the remainder of the development.

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 occupiers of the new dwellings and those in the existing neighbouring dwellings the landscaping shall be retained along boundaries 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 public 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 and could be linked into the landscaping strip.
- 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.

