

**REPORT TO: CITY DEVELOPMENT COMMITTEE – 18 MAY 2015**

**REPORT ON: SITE PLANNING BRIEF: KINGSPARK SCHOOL**

**REPORT BY: DIRECTOR OF CITY DEVELOPMENT**

**REPORT NO: 76-2015**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of the report is to seek approval for the Site Planning Brief for the former Kingspark School site on Gillburn Road following consultation with adjacent owners and other interested parties.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a notes the summary of issues raised in the comments received on the Draft Site Planning Brief and the response to these by the Director of City Development;
  - b approves the proposed alterations to the Site Planning Brief as set out in Appendix A; and
  - c approves the Kingspark School Site Planning Brief as Planning Advice to inform future development of the site.

## **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 Kingspark School Site Planning Brief for the purposes of consultation.
- 4.2 Following the Committee's approval, an invitation to comment on the Draft Site Planning Brief was posted to 86 local residents who share a boundary with 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.
- 4.3 During the 6 week consultation period, 27 responses were received. The comments made are summarised in Appendix A.
- 4.4 The main issue raised in responses to the Draft Site Planning Brief was in relation to the quantity and location of the area of open space. Most of the comments received agreed with the retention of an area of open space to serve the surrounding community. Of these a number suggested that the whole site should be retained and allocated as public open space. Other comments accepted an area of open space of the size being proposed but 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.
- 4.5 The issues raised in terms of the open space and other issues in relation to housing provision, crossings, paths, wildlife, water issues and security are set out in Appendix A. All

of these concerns have been given careful consideration with responses and proposed alterations to the brief summarised in the table under "Proposed Alterations".

- 4.6 It is recommended that the quantity and location of the open space identified in the Draft Site Planning Brief is maintained. This approach provides 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.

## **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. There are no major issues.

## **6 CONSULTATIONS**

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

## **7 BACKGROUND PAPERS**

- 7.1 There are no background papers of relevance to this report.

Mike Galloway  
Director of City Development

AM//KM

16 April 2015

Dundee City Council  
Dundee House  
Dundee

**APPENDIX A****SUMMARY OF COMMENTS RECEIVED FROM CONSULTATION ON DRAFT KINGSPARK SCHOOL SITE PLANNING BRIEF**

Responses received from:

Local Residents

C Flood, A Shepherd, B & S Petrie, R Moir, G Low, J H Brown, A Oswald, S Cragg, L Watson, A Cragg, W Mudie, M Simpson, M & E Davidson, Standard letters from 31, 33, 35, 43, and 45 Bruce Road.

Others

S Morrison (Respite Unit), Sportscotland, TACTRAN, SEPA, SNH, Road Haulage Association, Scottish Water, Transport Scotland.

ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
<ul style="list-style-type: none"> <li>- Allocate entire site as open space or increase amount of open space.</li> </ul>	C Flood A Shepherd R Moir G Low J Brown A Oswald S Cragg A Cragg L Watson W Mudie M & E Davidson Standard letters from 31, 33, 35, 43, and 45 Bruce Road.	The site of the former Kingspark School and associated playing field is extensive, amounting to 4.45 ha. Discussions between the community and Council officers prior to development of the Draft Brief revealed a strong desire to incorporate an area of open space within the redevelopment of the site. A variety of uses were identified including sport/play space, amenity space, dog walking, landscaping, flower planting, biodiversity and nature conservation. This is reflected in comments received in response to the Consultation carried out on the Draft Brief. Discussions were held with the Environment Department on the size, shape, extent and location of open space that would be required to produce the optimum area of open space to meet these needs. The area of open space in the Draft Brief is the result of the discussions and is of a sufficient size to meet the identified needs of the local community. Some of those who responded to the consultation expressed a desire for the entire site to be retained as open space. Taking into account the existing provision of open space in the wider area and the

ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
		<p>local community needs it is considered that the larger site is not required. The identified needs of the community can be met in the proposed area of open space and the remainder of the site developed for a quality housing development.</p> <p>No alteration required.</p>
<p>- Relocate the open space to be orientated east to west at the southern end of the site.</p>	<p>C Flood  B &amp; S Petrie  A Oswald  S Cragg  L Watson  Duplicate letters from 31, 33, 35, 43, and 45 Bruce Road.  Sportscotland.</p>	<p>Some respondents expressed a preference for the open space to run east-west across the southern area of the site rather than north to south as proposed in the Draft Brief. The orientation of the area of open space was given careful consideration in the preparation of the Draft Brief. The key factors that were taken into consideration were that it should have natural surveillance from surrounding properties; it should be accessible from the surrounding area with open access from all sides, should incorporate the footpath and area of mature woodland to the east. It was also important not to create a backland area of open space that lacked natural surveillance and could feel isolated. The orientation north to south allows for the site to be visible from Gilburn Road as well as the new housing when it is built. All of the existing houses to the south and west have their backs to the site and do not provide that same level of natural surveillance. Open pedestrian access is provided from Gilburn Road as well as Bruce Road and from the new housing. This arrangement allows the site to feel open to the surrounding area and therefore safe to use. If the orientation is changed to an east to west orientation the open space will not be visible from Gilburn Road will be to the rear of the properties to the south and west. The only natural surveillance will come from the new housing depending on the design of the layout. On balance it is considered that the benefits of the north to south orientation outweigh those of changing it to east to west. The arrangement proposed in the brief provides an area of open space that integrates into</p>

ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
		<p>the surrounding area in a way that provides open and easy access to meets the needs of the local community and the new housing.</p> <p>No alteration required.</p>
<ul style="list-style-type: none"> <li>- Suggested alternative proposal: a community garden project including a play area, dog walking area, flower beds and vegetable plot.</li> </ul>	W Mudie	<p>The area of open space proposed to be retained would be of a sufficient size to accommodate the range of community based proposals suggested.</p> <p>No alteration required.</p>
<b>Nature Conservation</b>		
<ul style="list-style-type: none"> <li>- Retain woodland and isolated trees. Provide measures to enhance wildlife.</li> </ul>	S Cragg L Watson A Cragg	<p>The brief proposes retaining the trees and woodland. Some of the trees within the area the site identified for housing may need to be cleared in order to accommodate development. Brief also seeks to enhance biodiversity.</p> <p>No alteration required.</p>
<b>Housing</b>		
<ul style="list-style-type: none"> <li>- Housing on site should be detached/semi detached/terraced.</li> </ul>	C Flood B & S Petrie	<p>The Dundee Local Development Plan through Policy 9 seeks to encourage the development of houses in this suburban location. The brief does not seek to promote flats as an exception to Policy 9.</p> <p>No alteration required.</p>

ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
<ul style="list-style-type: none"> <li>- Restrict housing to footprint of the school building.</li> </ul>	C Flood S Cragg Duplicate letters from 31, 33, 35, 43, and 45 Bruce Road.	This would require relocating the open space to the south of the site as considered above and restrict the new housing layout. It is considered that this is not the best use of the site in delivering both housing and open space.  No alteration required.
<ul style="list-style-type: none"> <li>- Allocate for social housing and not private housing.</li> </ul>	J H Brown	It is not the role of a Site Planning Brief to set out the preferred tenure for a site. The brief does not preclude social housing and as such it would be for a future developer to bring forward any proposed tenure proposals for the site.  No alteration required.
<b>Movement and Access</b>		
<ul style="list-style-type: none"> <li>- Concerns regarding consequences of increased traffic and pollution on Gillburn Road. Suggestion of including new crossing points.</li> </ul>	A Shepherd J H Brown S Cragg L Watson A Cragg M & E Davidson	The potential impact of the development of the site for housing would be addressed through the consideration of any forthcoming planning application. Detailed matters such as the impact on the surrounding road network including congestion and air quality would have to be fully addressed through this process. Any remedial matters such as the need for any new crossing points would be determined at that time.  No alteration required.
<ul style="list-style-type: none"> <li>- Paths and internal roads should be shared use.</li> </ul>	TACTRAN	All internal roads will be developed to the standards contained in Dundee City Council's Streets Ahead document and the Scottish Government's Designing Streets.  No alteration required.

ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
<ul style="list-style-type: none"> <li>- Remove or retain fencing on east side of site.</li> </ul>	TACTRAN B & S Petrie S Cragg L Watson A Cragg Duplicate letters from: 31, 33, 35, 43, and 45 Bruce Road	<p>The footpath to the east of the site divides the former school site from St Pauls R C Academy. This path has a high retaining fence on both sides. The eastern fence encloses St Pauls and the western fence is associated with the former Kingspark School. Redevelopment of the site will render the western fence redundant as the section of school fence which fronts on Gillburn Road will be removed under all scenarios. Removing all rather than part of the school fence will improve the safety of what is otherwise a stretch of enclosed footpath. Removing the fence would also result in the path being integrated into the proposed area of open space. Development of housing on the other side of the area of new open space will offer natural surveillance of the footpath.</p> <p>No alteration required.</p>
<ul style="list-style-type: none"> <li>- Open footpath from Clive Road to public use or retain lockable gates on footpath.</li> </ul>	C Flood S Cragg J H Brown	<p>Two comments object to making path a thoroughfare while one favours facilitating pedestrian access. Allowing public access will improve permeability of new housing development, pedestrian movement and access to open space.</p> <p>No alteration required.</p>
<b>Infrastructure and Other Environmental Issues</b>		
<ul style="list-style-type: none"> <li>- Concern that new housing will put pressure on poor drainage system.</li> </ul>	J H Brown	<p>Requirement for Sustainable Urban Drainage System included in brief.</p> <p>No alteration required.</p>

ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
- Location of drainage system could be dangerous and of poor appearance.	Standard letters from: 31, 33, 35, 43, and 45 Bruce Road	The safety and appearance of drainage systems will be taken into account at the planning application stage.  No alteration required.
- Noise will increase.	A Cragg	The site is to be developed for housing. It is considered that the introduction of housing will not result in a significant increase in noise that would detrimentally affect the environmental quality enjoyed by existing residents.  No alteration required.
<b>Genera</b>		
- Objection to the proposed plan.	M Simpson	Noted.
- No comments to make.	SNH Road Haulage Association Transport Scotland	Noted.
- Support for high quality development. Developers encouraged to contact Scottish Water.	Scottish Water	Noted.



ISSUE	RESPONDENTS IN SUPPORT	DCC RESPONSE/ACTION/PROPOSED ALTERATIONS
<b>Expand Brief to Include Other Comments</b>		
<ul style="list-style-type: none"> <li>- Include references to a requirement to carry out a Flood Risk Assessment and other appropriate information such as finished floor levels, nearby watercourses, historic and topographical information.</li> </ul>	SEPA	<p>Under 'Design Guidance' first paragraph, delete second sentence and insert "Development is expected to meet all relevant Local Development Plan policy standards" as the first sentence.</p> <p>Alteration required.</p>
<ul style="list-style-type: none"> <li>- Include requirement to retaining privacy and security for Respite Unit</li> </ul>	S Morrison (Respite Unit)	<p>These issues will be taken into account and given consideration as part of the planning application process when proposals come forward.</p> <p>No alteration required.</p>
<ul style="list-style-type: none"> <li>- Requirement to extend footpath from Gillburn Road bus shelter to main entrance to the site and a little beyond to improve safety crossing the road.</li> </ul>	TACTRAN	<p>Access and pedestrian safety will be taken into account and given consideration as part of the planning application process when proposals come forward.</p> <p>No alteration required.</p>