

REPORT TO: CITY DEVELOPMENT COMMITTEE – 19 MAY 2014

REPORT ON: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND TO NORTH OF ASHLUDIE HOSPITAL, VICTORIA STREET, MONIFIETH, ANGUS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 209-2014

1 PURPOSE OF REPORT

- 1.1 To advise the Committee of a planning application submitted to Angus Council for the proposed development of land to the north of Ashludie Hospital, Victoria Street, Monifieth for up to 300 houses and to agree the response (Appendix 1) on matters of interest to Dundee City Council as neighbouring authority.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves this report as Dundee City Council's objection (Appendix 1) to the Planning Permission in Principle application submitted to Angus Council for the development of land to the north of Ashludie Hospital, Victoria Street, Monifieth for up to 300 houses.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 An application has been submitted by Barratt North Scotland to Angus Council for Planning Permission in Principle for the development of land to the north of Ashludie Hospital, Victoria Street, Monifieth for up to 300 houses (14/00233/PPPM). As required by the Town and Country Planning (Scotland) Act 1997 (as amended), Angus Council has requested observations from Dundee City Council as the neighbouring authority.
- 4.2 Whilst the land to the north of Ashludie Hospital, Victoria Street, Monifieth is within the Angus Council administrative area it is close to the boundary with Dundee. An indicative masterplan has been submitted that indicates a mixture of house types and tenure including affordable housing. No detailed breakdown of house types or other facilities and services has been provided at this stage. Further supporting documentation has been submitted along with the application.
- 4.3 As detailed in Appendix 1, the proposed development of up to 300 houses at land to the north of Ashludie Hospital, Victoria Street Monifieth raises issues of concern for Dundee City Council. It is considered that the proposed development is not in accordance with the strategy and policies of the TAYplan Strategic Development Plan 2012-2032 and has the potential to impact negatively on the spatial strategy for housing set out in the Dundee Local Development Plan 2014. In particular, it is considered that the proposal would undermine the delivery of the housing proposals at the Western Gateway which is one of the Strategic Development Areas identified in the TAYplan SDP and allocated in the Dundee Local Development Plan 2014 as the main greenfield location for new housing.
- 4.4 The proposal also raises issues in terms of the Angus Local Plan Review 2009. The number of houses proposed, located outwith the existing settlement boundary at Monifieth, would not be in accordance with the strategy or policies of the adopted Angus Local Plan Review 2009. In addition, whilst the Main Issues Report of the Angus Local Development Plan identifies this location as its preferred option for future residential development at Monifieth it recognises the need to ensure that any release of land does not undermine the housing strategy of the TAYplan SDP and the Dundee Local Development Plan. To achieve this, the preferred option

puts forward a master plan approach to guide the long term release of this land for housing. It is considered that the current planning application is premature and that the suitability of the scale of land release and time frame for the delivery of this site for housing should be considered through the Angus Local Development Plan process.

- 4.5 The development is likely to have an impact on traffic levels and congestion on the Arbroath Road at Claypotts junction. Should the development be approved, sustainable modes of transport must be promoted to lessen the cumulative traffic impact as a result of the development. In addition, consideration of the need for improvements to Claypotts junction will need to be taken into account.
- 4.6 At the City Development Committee on the 24 February 2014 members considered Report 85-2014 in relation to an application submitted by Taylor Wimpey to Angus Council for Planning Permission in Principle for the development of land at the Grange Monifieth for between 350-400 houses (13/01184/PPPM). Members approved Report 85-2014 which set out the objections to the proposed residential development in relation to the strategy for housing set out in the TAYplan Strategic Development Plan 2012 and the Dundee Local Development Plan 2014. Angus Council have still to determine this planning application.
- 4.7 The combination of the application at the Grange for 350-400 houses with the current application for 300 houses at land to the north of Ashludie Hospital would result in the potential development of up to 700 houses adjacent to the boundary of Dundee. This would be the equivalent to the scale of housing identified for the Strategic Development Area at the Western Gateway. It is considered that these developments both individually and cumulatively would significantly depart from the housing strategy of the TAYplan Strategic Development Plan and would undermine the housing strategy of the Dundee Local Development Plan 2014.

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

Gregor Hamilton
Head of Planning

GH/GSR/KM

15 April 2014

Dundee City Council
Dundee House
Dundee

APPENDIX 1

DETAILS OF OBJECTION TO PROPOSED DEVELOPMENT AT LAND TO THE NORTH OF ASHLUDIE HOSPITAL, VICTORIA STREET, MONIFIETH

This Appendix sets out Dundee City Council's objections to the application for Planning Permission in Principle, 14/00233/PPPM for the proposed development of land to the north of Ashludie Hospital, Victoria Street, Monifieth for up to 300 houses.

The proposal raises issues in terms of the TAYplan Strategic Development Plan 2012-2032. TAYplan Policy 1: Location Priorities advises that strategies, plans, programmes and development proposals shall focus the majority of development in the region's principal settlements. Dundee Core Area is one of those settlements. Criterion B of this policy sets out a sequential approach to the release of land for all principal settlements seeking to release land within principal settlements ahead of elsewhere. It also prioritises the reuse of previously developed land and buildings, particularly listed buildings. Related to this policy approach Policy 5: Housing highlights the need to ensure that Dundee, as a principal settlement, remains a key focus for housing growth. It sets out in criterion (c) a presumption against housing land release in areas surrounding Dundee where this would prejudice the delivery of Strategic Development Areas or regeneration within the core area. The Western Gateway has been identified as a Strategic Development Area (TAYplan Policy 4) and as such is an area of important greenfield land release of regional significance and is expected to make a major contribution to delivering quality housing within the Dundee and wider TAYplan area. The proposed development is of a scale and in a location that could undermine the delivery of the Western Gateway SDA and regeneration within Dundee.

The Dundee Local Development Plan was adopted in December 2013. The strategy and policies contained within the Dundee Local Development Plan 2014 have been established in conformity with the approved TAYplan Strategic Development Plan 2012-2032. The housing strategy of the Dundee Local Development Plan seeks to deliver the strategy and policies of the TAYplan SDP through priority to the reuse of brownfield land within the existing urban area and to focus the greenfield land release to the Strategic Development Area identified at the Western Gateway. Substantial public and private investment in infrastructure provision has been put in place to remove constraints and facilitate the development of the housing sites within Dundee and particularly at the Western Gateway. Progress is also being made on delivering the Western Gateway with Springfield Properties having now submitted the first of two planning applications for two sites of up to 500 houses. To ensure that the Western Gateway proposals are delivered, the Local Development Plan limits the release of additional greenfield land elsewhere in the City, particularly in the east to the north of Arbroath Road. Although the limited release of greenfield land in the north and east of the city was challenged in the Examination of the Proposed Plan, the strategy was not changed by the Reporters.

The proposal for the development of 300 houses on the boundary to the east of Dundee would have a detrimental impact on the housing strategy of the Dundee Local Development Plan. A site of this scale would provide a greenfield housing option as an alternative to locations within Dundee. As such it would undermine the strategy to delivering housing by attracting interest away from the Western Gateway and opening up major greenfield options in the east contrary to the strategy of the Plan.

The proposal of the scale submitted at land to the north of Ashludie Hospital, Victoria Street, Monifieth would not be in accordance with the Policies 1 and 5 of the TAYplan Strategic Development Plan 2012 and would undermine the spatial strategy of the Dundee Local Development Plan 2014.

The development will increase traffic levels and could have a detrimental impact on the Arbroath Road at Claypotts junction. If this development were to be approved the impact on Claypotts junction will need to be given careful consideration. Measures would need to be put in place to resolve any detrimental impacts that occur as a result of the proposal.

The Greater Dundee Housing Market Area includes Monifieth and other parts of the South Angus Housing Area. As this is not an allocated site, if there is the need for additional land in this part of

Angus, alternative sites within existing settlements, including Dundee, should be considered before the release of large-scale greenfield development is proposed. Where the need for new housing is justified, then a proposal for greenfield land release of this scale should be determined through the Local Development Plan process. The Angus Main Issues Report identifies this location as the preferred option for new greenfield housing in Monifieth. In doing so it recognises that scale and timing of this land release has to be taken forward in a way that ensures it does not undermine the housing strategy of both TAYplan SDP and the Dundee Local Development Plan. Therefore, it is considered that the current proposal is premature and any land release should be considered through the Local Development Plan process.

The proposed development for a total of 300 units outside the settlement boundary would be substantially in excess of that identified for the settlement of Monifieth and therefore would conflict with the Angus Local Plan Review 2009.

Overall, a residential development of the scale proposed has the potential to impact on the spatial strategy established in TAYplan Strategic Development Plan 2012-2032 and of that established in the Dundee Local Development Plan 2014. Furthermore, the proposal would conflict with the Angus Local Plan Review 2009 and not be in line with the master planning approach of the preferred option set out in the Angus Main Issues Report.

In addition to the above, an application was submitted by Taylor Wimpey to Angus Council for Planning Permission in Principle for the development of land at the Grange Monifieth for between 350-400 houses (13/01184/PPPM). At the City Development Committee on the 24 February 2014 members approved Report 8-2014 which set out the objections to the proposed residential development at the Grange in relation to the strategy for housing set out in the TAYplan Strategic Development Plan 2012 and the Dundee Local Development Plan 2014.

The combination of the application at the Grange for 350-400 houses with the current application for 300 houses at land to the north of Ashludie Hospital would result in the potential development of up to 700 houses adjacent to the boundary of Dundee. This would be the equivalent to the scale of housing identified for the Strategic Development Area at the Western Gateway.

It is considered that the scale of these developments, both individually and cumulatively would be a significant departure to the housing strategy of the TAYplan Strategic Development Plan 2012 and would undermine the housing strategy of the Dundee Local Development Plan 2014.