

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 JUNE 2013

REPORT ON: COMMENTS ON PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER STRATHMARTINE HOSPITAL SITE, ANGUS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 522-2013

1 PURPOSE OF REPORT

- 1.1 To advise Committee of the two planning applications that have been submitted to Angus Council for the proposed development at the former Strathmartine Hospital site and respond on matters of interest to Dundee City Council as a neighbouring authority.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves this report as Dundee City Council's objection to the Planning Permission in Principle application submitted to Angus Council for the redevelopment of the former Strathmartine Hospital site.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 Two planning applications have been submitted to Angus Council for the redevelopment of the former Strathmartine Hospital. As required by the Town and Country Planning (Scotland) Act 1997 (as amended) and The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, Angus Council has requested observations from Dundee City Council as the neighbouring authority.
- 4.2 Whilst the former Strathmartine Hospital is within the Angus Council administrative area it is close to the border of Dundee. Two applications have been submitted. The first, 13/00268/EIAM, is for Planning Permission in Principle for the Redevelopment of former hospital site to include 198 new build houses (comprising of a mix of 2, 3, 4, 5 and 6 bedroom houses), conversion of two existing buildings to residential and community use and crèche, associated access, landscape and infrastructure works. The second, 13/00364/FULL, is an application for change of use to the former Strathmartine Hospital administration building into 24 flats.
- 4.3 The Masterplan report submitted by the applicant puts forward the case for the redevelopment of the overall site and states that in order for funding to be secured for redevelopment of the listed building, additional development would be required to make sufficient commercial return and enable viability of the development.

5 IMPLICATIONS FOR DUNDEE CITY COUNCIL

- 5.1 As detailed in Appendix 1, the substantial residential element of the proposed development has the potential to impact on the spatial strategy being progressed in Dundee and established in TAYplan Strategic Development Plan 2012-2032. Furthermore, the substantial number of proposed houses would conflict with the Angus Local Plan Review 2009 and the development would contribute to a cumulative effect on traffic levels and congestion within Dundee.
- 5.2 Should the development be approved, sustainable modes of transport must be promoted to lessen the cumulative traffic impact as a result of the development. This development should provide at least an hourly bus service, with the possibility that the 22A bus with developer

contributions if necessary could provide an hourly service until such a service reaches a commercially viable status. To promote cycling and active travel Piternpton Road should be reduced to 30mph in line with surrounding roads and Angus Council would be encouraged to promote a stopping up order to promote this as a preferred route for walking and cycling. To complement this, the addition of cycle lockers funded by the development at Cox Street terminus would enable a bike park and ride option.

6 CONCLUSION

- 6.1 It is considered that the proposed residential development 13/00268/EIAM at Strathmartine Hospital would have a detrimental impact on the Housing Strategy that is being advanced in Dundee and established in TAYplan 2012-2032. The proposed change of use at the Strathmartine Hospital listed building for residential use 13/00364/FULL would be encouraged to save the listed building. However, the substantial number of new build houses that are being proposed to make the redevelopment of the overall site economically viable raises concerns for the delivery of the key housing land in Dundee, including the Western Gateway Strategic Development Area, and accessibilities for public transport, cycling and walking.

7 POLICY IMPLICATIONS

- 7.1 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.

8 CONSULTATIONS

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

9 BACKGROUND PAPERS

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

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APPENDIX 1

DETAILS OF OBJECTION TO PROPOSED DEVELOPMENT AT STRATHMARTINE HOSPITAL

This appendix presents Dundee City Council's objections to the application for Planning Permission in Principle, 13/00268/EIAM, for the proposed redevelopment of Strathmartine Hospital.

TAYplan Policy 1 sets out a sequential approach that prioritises development in principal settlements ahead of elsewhere. It also prioritises the reuse of previously developed land and buildings, particularly listed buildings.

TAYplan Policy 5 highlights the need to ensure that Dundee, as a principal settlement, remains a key focus for housing growth. It sets out 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. Dundee's Western Gateway has been identified as a Strategic Development Area and as such is an area of important greenfield land release that has regional significance and will make a major contribution to the housing on offer and competitiveness of the region.

TAYplan advocates that developing land within principal settlements is preferable to developing land outside of them, even where this is brownfield. Whilst TAYplan supports the reuse of listed buildings, the significant scale of the proposed development at Strathmartine Hospital, a site which is outside of a principal settlement, is in conflict with the land use strategy of TAYplan.

Proposal St1 of the Angus Local Plan Review 2009 identifies Strathmartine Hospital as an opportunity site with the potential for reuse and redevelopment for a range of uses. Proposal St1 establishes policy criteria that any development proposal for the site should adhere to. While the retention and reuse of the listed building is supported, the Plan states that housing development at Strathmartine Hospital is limited to a maximum of 40 residential units comprising the conversion of listed building and any limited new housing development.

The proposed development for a total of 224 units would be substantially in excess of that stated in Proposal St1 and therefore would conflict with the Angus Local Plan Review 2009.

The strategy of the Dundee Local Plan Review 2005 is to focus additional greenfield land release in the Dundee Western Gateway area with modest allowance for further release elsewhere in Dundee. The proposed development's proximity to Dundee City would have a detrimental impact on the housing strategy in the Local Plan of managing the release of housing land in Dundee to maximise the benefits of investment in the key housing land within the city.

The housing strategy within the Dundee Proposed Local Development Plan 2012 is established from TAYplan Strategic Development Plan 2012-2032. The strategy to meet the build rate established in TAYplan has been to give priority to the reuse of brownfield land within the existing urban area and to focus the limited 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. A proposal of this scale would undermine the spatial strategy of the Dundee Proposed Local Development Plan 2012.

The applicant has submitted a Transport Assessment that contends that the proposed development would have no significant traffic impact. However, it is Dundee City Council's view that the development will contribute to a cumulative effect on traffic levels and congestion within Dundee, especially on the access into the A90/Kingsway junctions.

Overall, the substantial residential element of the proposed development has the potential to impact on the spatial strategy being progressed in Dundee and established in TAYplan Strategic Development Plan 2012-2032. Furthermore, the substantial number of proposed houses would conflict with the Angus Local Plan Review 2009 and the development would contribute to a cumulative effect on traffic levels and congestion within Dundee.