

20 SITE PLANNING BRIEF - WIMBERLEY HALLS OF RESIDENCE (AN168-2007)

Reference is made to Article II of the meeting of the Committee of 14th August, 2006, whereby approval was given to the Director of Planning and Transportation to proceed with external consultation on the draft Site Planning Brief for Wimberley Halls of Residence and to report back on the completion of the consultation exercise.

The draft Site Planning Brief for the Wimberley Halls of Residence site was issued to over 180 households in the local area, the West End Community Council and the University of Dundee as owners of the site.

44 responses were received representing 39 households. In addition, a petition containing 72 signatures from 47 households from Hillside Terrace, Hillside Road and Hillside Drive was submitted. The University submitted a formal response as did the West End Community Council.

The responses from residents can be very briefly summarised as follows:

- there was concern regarding the use of the existing road network to access the site. A clear preference was stated that a new access to the site be created from Ninewells Avenue;
- a majority of respondents favoured the removal of pedestrian routes through the site to discourage parking in the surrounding streets associated with Ninewells Hospital. However, a significant minority sought to retain pedestrian links to allow access to the Hospital and other facilities such as bus routes and the local post box;
- there was general support for the redevelopment of the site for low density housing; and
- there was support for restricting the use of new housing as Houses in Multiple Occupation.

During the consideration of responses to the draft Site Planning Brief the University chose to market the site. In the absence of an approved Site Planning Brief, the Council was obliged to rely on the Dundee Local Plan Review 2005 as the basis for guidance to prospective developers interested in purchasing the site.

Marketing of the site has now concluded and it is reasonable to expect that offers for the site were submitted on the basis of the Dundee Local Plan Review 2005. As such, it is inappropriate to seek the Council's approval of a Site Planning Brief for Wimberley. Rather, planning applications will be considered in the context of the Local Plan. Matters of vehicular and pedestrian access to the site can also be explored through the planning application process, with surrounding residents being given the opportunity to submit representations as appropriate.