

**REPORT TO: CITY DEVELOPMENT COMMITTEE – 27 APRIL 2015**

**REPORT ON: PROPOSED ANGUS LOCAL DEVELOPMENT PLAN**

**REPORT BY: DIRECTOR OF CITY DEVELOPMENT**

**REPORT NO: 150-2015**

## **1 PURPOSE OF REPORT**

- 1.1 To advise Committee of the publication of the Proposed Angus Local Development Plan for a period of public representation and to formally respond on matters of interest to Dundee City Council as a neighbouring authority

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee approves Appendix 1 of this report as Dundee City Council's representation to the Proposed Angus Local Development Plan

## **3 FINANCIAL IMPLICATIONS**

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

## **4 BACKGROUND**

- 4.1 Angus Council approved the Proposed Angus Local Development Plan (LDP) on 11 December 2014, subject to a number of amendments, and agreed to its publication for a period of representation. The period of public representation started on 26 February 2015 and ends on 30 April 2015.

- 4.2 The Proposed Angus LDP sets out where land is being allocated to meet development needs and where new development should and should not be located. The Proposed Angus LDP will cover all of Angus with the exception of the area that is within the Cairngorms National Park.

- 4.3 There are three sites allocated for housing within the South Angus Housing Market Area that are of particular relevance to Dundee City Council due to their size and proximity to the City boundary.

- Mf1 - Ashludie Hospital, Monifieth - capacity of 130 residential units on brownfield land
- Mf2 - Land West of Victoria Street, Monifieth - capacity of 350 residential units on greenfield land
- St1 - Strathmartine Hospital - Opportunity Site for reuse and redevelopment of surplus buildings and landscaped grounds for a range of uses, including housing.

- 4.4 Following approval of the Proposed Angus LDP, Angus Council at its meeting on 18 December 2014 proceeded to make determinations on planning applications relating to the allocations at Mf2 and St1. A further planning application for housing at Monifieth was considered but is not an allocated housing site in the Proposed LDP. The applications are:

- a Planning Application 13/01184/PPPM: Land West of Victoria Street (Taylor Wimpey) for 350-400 houses. This application relates to the proposed allocation Mf2 Land at Victoria Street. Angus Council approved this planning application. Members will recall that Dundee City Council had formally objected to this application, Article III of the City Development Committee of 24 February 2014 refers (Report 85-2014).
- b Planning Application 13/00268/EIAM Former Strathmartine Hospital site for 222 houses. This application relates to the proposed allocation St1 Strathmartine Hospital -

Opportunity Site. Angus Council also approved the planning application. Members will recall that Dundee City Council had formally objected to this application (although it was recognised that the conversion of the listed building on its own would have been acceptable). Article VII of the City Development Committee of 4 June 2013 refers Report 247-2013).

- c Planning Application 14/00233/PPPM - Land to North of Ashludie Hospital (Barratt Homes) for 300 houses. This site is not allocated for housing within in the Proposed Angus LDP. Angus Council refused this planning application. Members will recall that Dundee City Council had formally objected to this application. Article IV of the City Development Committee of 19 May 2014 refers (Report No. 209-2014).

- 4.5 As Angus Council were minded to approve both Planning Application 13/01184PPPM – Land West of Victoria Street (Taylor Wimpey) and Planning Application 13/00268/EIAM – Former Strathmartine Hospital Site, they were required to refer them to Scottish Ministers in light of the objections made by the City Council. Scottish Ministers have determined not to call in Planning Application 13/01184/PPM – Land West of Victoria Street (Taylor Wimpey), but they have decided to call in Planning Application 13/00268/EIAM – Former Strathmartine Hospital site for their consideration and determination.

## **5 IMPLICATIONS FOR DUNDEE CITY COUNCIL**

- 5.1 The overall vision and strategy of the Proposed Angus Local Development Plan (LDP) does not raise many cross boundary land use planning issues and Dundee City Council is largely supportive of the Proposed Angus LDP.
- 5.2 However, the allocation of housing sites in South Angus Housing Market Area close to the boundary with Dundee City Council has the potential to impact on the delivery of the land use strategy contained in the Dundee Local Development Plan and infrastructure in the City.
- 5.3 The housing site allocated as Mf1 - Ashludie Hospital is within the settlement boundary of Monifieth and includes the redevelopment of brownfield land and existing buildings. It is of a scale (130 houses) that raises no significant concerns and its allocation is supported
- 5.4 The allocations at Mf2 - Land West of Victoria Street and St1 - Former Strathmartine Hospital are of concern to Dundee City Council due to their size and proximity to the City's boundary. The South Angus Housing Market Area forms part of the Greater Dundee Housing Market Area and the allocation of these sites has the potential to detrimentally impact on the housing strategy established in the adopted Dundee Local Development Plan (LDP) 2014 and the approved TAYplan 2012. These proposals also raise issues of concern in terms of the impact they could have on the existing road network within Dundee.
- 5.5 Notwithstanding the planning applications for these sites, the concerns raised by the City Council in respect of these applications remain valid and should therefore be brought to the attention of Angus Council in the response to the Proposed Angus LDP.
- 5.6 The Proposed Angus LDP does not include the allocation of the site relating to Planning Application 14/00233/PPPM land to North of Ashludie Hospital (Barratt Homes) for 300 houses. Angus Council refused planning permission for this site on 18 December 2014. The City Council supports this position and agrees that this site should not be included as an allocation within Monifieth for the reasons set out in the objection to the planning application (Report No. 209-2014 refers).
- 5.7 Angus Council justified the granting of planning permission for the two major housing developments close to the boundary to Dundee on the grounds of maintaining an effective supply of housing land in the South Angus Housing Market Area. However, it is considered that any further shortfall of effective land for housing within the South Angus Housing Market

Area should be met from within existing settlements or in Dundee. No further allocations of large scale housing development within the South Angus Housing Market Area should be included within the Proposed Angus LDP.

## **6 POLICY IMPLICATIONS**

- 6.1 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.

## **7 CONSULTATIONS**

- 7.1 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.

## **8 BACKGROUND PAPERS**

- 8.1 None.

Mike Galloway  
Director of City Development

Gregor Hamilton  
Head of Planning

GH/GSR/MS

15 April 2015

Dundee City Council  
Dundee House  
Dundee

## APPENDIX 1

### REPRESENTATION TO PROPOSED ANGUS LOCAL DEVELOPMENT PLAN

#### **1 – General Vision and Outcomes**

The overall vision and strategy of the Proposed Angus Local Development Plan (LDP) does not raise many cross boundary land use planning issues and Dundee City Council is largely supportive of the Proposed Angus LDP.

The cross boundary planning issues of concern are within the South Angus Housing Market Area and relate to the allocations for housing/opportunity uses at Monifieth (Mf1 and Mf2) and at Strathmartine (St1).

#### **2 – Monifieth Settlement Strategy – Mf1 Ashludie Hospital**

The housing land site allocated as Mf1 - Ashludie Hospital is within the settlement boundary of Monifieth and includes the redevelopment of brownfield land and existing buildings. This allocation does not raise any significant issues of concern and is supported.

It is recommended that site Mf1 Ashludie Hospital should be prioritised ahead of the greenfield release at Mf2 Land West of Victoria Street.

#### **3 – Monifieth Settlement Strategy – Mf2 Land West of Victoria Street**

The proposed allocation for housing at site Mf2 Land West of Victoria Street with an indicative capacity of 350 houses would have a detrimental impact on the housing strategy of the Dundee Local Development Plan (LDP) 2014.

Policy 5 of TAYplan 2012 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 areas.

The strategy in the Dundee LDP 2014 gives priority to the use of brownfield land within the existing urban area and focuses the limited greenfield land release to the Strategic Development Area identified at the Western Gateway.

The Mf2 site is located to the east of Dundee and an allocation of this scale would provide a greenfield housing option as an alternative to locations within Dundee. As such it would undermine the strategy of the Dundee LDP 2014 by attracting interest away from the Western Gateway and opening up major greenfield options to the east of the City.

It is also considered that the scale of development proposed would increase traffic levels and have a detrimental impact on the Arbroath Road at Claypotts junction.

#### **4 – Strathmartine Settlement Strategy – St1 Strathmartine Hospital**

The proposed allocation at site St1 former Strathmartine Hospital Estate as an opportunity site for a range of uses, including housing would have a detrimental impact on the housing strategy of the Dundee Local Development Plan (LDP) 2014.

Policy 5 of TAYplan 2012 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 areas.

The strategy in the Dundee LDP 2014 has been to give priority to the use 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.

The City Council supports the retention and reuse of the listed building at the Strathmartine Hospital Estate. However, the lack of an indicative housing capacity for the site raises concerns regarding the potential for a significant number of houses to be developed in close proximity to the City boundary. Any significant housing allocation at this location would undermine the strategy of the Dundee LDP 2014 by attracting interest away from the Western Gateway and opening up major housing options to the north of the City.

It is also considered that any significant housing development on the proposed allocated site would contribute to a cumulative effect on traffic levels and congestion within Dundee, especially on the A90/Kingsway junctions.

### ***5 – South Angus Housing Market Area – Housing Strategy***

Angus Council justified the granting of planning permission in December 2014 for two major housing developments close to the boundary to Dundee on the grounds of maintaining an effective supply of housing land in the South Angus Housing Market Area (SAHMA). These sites relate to the allocations at Mf2 and St1 in the proposed Angus LDP. The allocations are within the South Angus Housing Market Area which forms part of the Greater Dundee Housing Market Area (GDHMA). Any further shortfall of effective land within the SAHMA should be considered in the wider context of the GDHMA. Priority should be given to meeting any identified shortfall in the first instance from within existing settlements or Dundee. No further allocations for large scale housing developments within the South Angus Housing Market Area should be included within the Proposed Angus LDP.