

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 24 FEBRUARY 2014

**REPORT ON:** PROPOSED RESIDENTIAL DEVELOPMENT AT THE GRANGE, MONIFIETH, ANGUS

**REPORT BY:** DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 85-2014

## **1 PURPOSE OF REPORT**

- 1.1 To advise Committee of a planning application submitted to Angus Council for the proposed development of land at the Grange, Monifieth for between 350-400 houses and to agree the response 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 at the Grange Monifieth for 350-400 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 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). 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 at the Grange, Monifieth is within the Angus Council administrative area it is close to the boundary with Dundee. An indicative masterplan has been submitted that indicates that 75% of the houses will be private and 25% affordable. No detailed breakdown of houses types or other facilities and services has been provided at this stage. Further supporting documentation has been submitted along with the application.

## **5 POLICY IMPLICATIONS**

- 5.1 As detailed in Appendix 1, the proposed development of between 350-400 houses at land at the Grange 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 TAYplan and allocated in the Dundee Local Development Plan as the main greenfield location for new housing.
- 5.2 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, the Main Issues Report of the Angus Local Development Plan does not identify this location as its preferred option for future residential development at Monifieth. The suitability of this site for housing should be considered through the Local Development Plan process.

- 5.3 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.

## **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/GR/EC

12 February 2014

Dundee City Council  
Dundee House  
Dundee

**APPENDIX 1****DETAILS OF OBJECTION TO PROPOSED DEVELOPMENT AT LAND AT THE GRANGE MONIFIETH**

This Appendix sets out Dundee City Council's objections to the application for Planning Permission in Principle, 13/01184/PPPM, for the proposed development of land at the Grange, Monifieth for between 350-400 houses.

The proposal raises issues in terms of the TAYplan Strategic Development Plan 2012-20132. 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 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 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 now preparing to submit 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 350-400 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 the Grange, 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. Therefore it is considered that the current proposal is premature. The proposed development for a total of 350-400 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 the Dundee Local Development Plan 2014 and of that established in TAYplan Strategic Development Plan 2012-2032. Furthermore, the proposal would conflict with the Angus Local Plan Review 2009 and not be in line with the preferred option set out in the Angus Local Development Plan Main Issues Report.