

SUNNYSIDE HOSPITAL DEVELOPMENT BRIEF

1.0 Introduction

- 1.1 Angus Council approved a development brief to guide the regeneration of the Sunnyside Hospital Estate in 2002. Whilst the key objectives, proposed land uses and overarching development and design principles set out in the original brief continue to be relevant, the contents of the brief have been updated to reflect factual changes to circumstances that have occurred since 2002. These including changes to national, regional and local planning policy and an update position in relation to the heritage aspects of the site

2.0 Site Description

- 2.1 The Sunnyside Hospital Estate extends to some 21 hectares and is located on the north eastern edge of Hillside approximately 2 miles north of Montrose. The site comprises a number of listed buildings including former hospital buildings, ancillary outbuildings and pavilions set within a formal landscape of open space and woodland. The site is bounded to the south by residential development (comprising Scott Crescent, Downie Way, Cruickshank Park and Houghton Drive), to the west by Hospital Road, to the east by the A937 Montrose to Marykirk road and to the north by housing development at Dalgarno Park with open countryside beyond (See Figure 1)

- 2.2 The site is allocated for mixed use under Policy M3 of the Angus Local Development Plan, 2016 (ALDP) as follows:

M3 Mixed Use – Sunnyside Hospital, Hillside

Sunnyside Hospital Estate is allocated for mixed use development including residential, Class 4 (business), Class 7 (hotels and hostels), Class 8 (residential institutions), Class 11 (assembly and leisure) and community uses.

Around 265 dwellings will be released within the plan period including a first phase of around 140 dwellings in the period to 2021, and the remaining 125 dwellings permitted in the period to 2026. The scale of any further land release in the period beyond 2026 will be determined by a future Local Plan.

Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

Proposals should be supported by a Transport Assessment.

3.0 Purpose and Objectives of the Brief

- 3.1 This brief seeks to promote a comprehensive and aspirational approach to the redevelopment of Sunnyside. It sets out planning guidance in relation to land use, infrastructure and design and provides the basis for the preparation of a detailed development framework in the form of a Master Plan. The brief

should be read alongside other appropriate national and local planning policy and guidance which are highlighted throughout the document.

3.2 The key objectives of the Brief are to:-

- provide prospective developers with clear guidance of the Councils requirements in terms of land uses and form of development;
- secure the future of important buildings on the site and safeguard their landscape setting;
- provide for the appropriate re-use of existing buildings and development of associated parcels of land;
- provide the basis for a managed/phased release of land and buildings at Sunnyside for residential and mixed use development.

4.0 Land Use Strategy

4.1 Hillside village has a close functional relationship with Montrose which is located approximately 5 km to the south. Although the village has a number of local services including a primary school, post office, shop, church and hotel, it relies on Montrose for employment, shopping and a wider range of community facilities. Development proposals at Sunnyside should recognise this relationship and seek to create a place that will benefit the communities of Hillside and Montrose.

4.2 Sunnyside is close to the east coast railway line, Montrose Port, the A92 and A90(T) roads and is therefore well located in relation to main transport links. The site is a short distance (approx. 12 km) from Brechin, and the economy of nearby Montrose is supported by a number of key businesses. Given the scale and nature of Sunnyside, the site has potential to accommodate a range of uses that would benefit from its proximity to Brechin and Montrose and accessibility to the strategic road network providing easy access to Aberdeen to the north and Dundee to the south.

4.3 The Councils policy position for Sunnyside is that the site should be developed on a mixed use basis. Whilst ALDP Policy M3 indicates that a proportion of the site could be developed for housing this should be developed in conjunction with other uses.

4.4 Developer contributions towards community infrastructure will be required in relation to any housing development at Sunnyside as set out in ALDP Policy DS5 Developer Contributions and the Councils Supplementary Guidance (SG) on Developer Contributions & Affordable Housing (2016). Any housing development will be required to make provision for affordable housing and contributions towards increasing the capacity of Hillside Primary School. Other potential contributions are set out in the SG on Developer Contributions and in the text below.

4.5 It should be noted that the SG on Developer Contributions is subject to regular review therefore developer requirements may change over time. Developer contributions will be applied in accordance with the Policy position at the time of any planning applications being assessed.

5.0 Built Heritage

5.1 National policy on the historic environment is contained in Scottish Planning Policy 2014 (SPP). The Historic Environment Scotland Policy Statement 2016 provides further operational guidance for the historic environment within the planning system. These documents, together with the Development Plan Policies set out in Tayplan (2012) and the Angus Local Development Plan (2016) establish the need to safeguard and enhance important historic assets including listed buildings. The documents indicate a presumption against the demolition of listed buildings except in certain circumstances.

5.2 Any proposals to demolish a listed building, whether listed in its own right or curtilage listed will be expected to meet one of the demolition tests set out in para 3.42 of the Historic Environment Policy Statement which states:

“Where the application proposes the demolition of a listed building applicants will be expected to provide evidence to show that:

a. the building is not of special interest; or

b. the building is incapable of repair; or

c. the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

d. the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.”

5.3 In the period since the original brief was prepared in 2002, Historic Environment Scotland (HES) has undertaken a formal listing review at Sunnyside resulting in 12 buildings being individually listed. A number of other buildings within the site are considered to be curtilage listed.

5.4 Some of the curtilage listed buildings which were considered not to be of special interest were granted Listed Building Consent (LBC) for demolition in March 2016 (Ref. 15/00741/LBC). Proposals to remove other curtilage buildings within the site will also require Listed Building Consent and would be assessed against the tests set out in the HES Policy Statement 2016. The status of the buildings at Sunnyside are shown on Figure 2

5.5 Given the built heritage interests on the site, a Conservation Plan will require to be prepared by owners or prospective developers to assess the significance of the site and guide its future maintenance and preservation. To help inform the scope of the Conservation Plan, Angus Council will work jointly with Historic Environment Scotland to prepare a Heritage Position Statement in advance of a planning application. This would set out an agreed position in relation to the buildings at Sunnyside and opportunities for intervention.

5.6 The individually listed buildings within the site are as follows:

1. Main Block –Category B
2. Boiler House –Category B
3. Service Block – Category B
4. Former Hospital Building – Category B
5. Water Tank and Former Workshops – Category C
6. Garage and Fire Station – Category C
7. Northesk Villa – Category C
8. Carnegie House - Category C
9. Carnegie House Pavilion – Category C
10. Nurses Home (Booth House) – Category C
11. Away Team Cricket Pavilion - Category C
12. Home Team Cricket Pavilion – Category C

5.7 Curtilage listed buildings within the site including buildings which have consent to demolish are as follows:

- Nurses Home Garage – Curtilage B
- Home Lodge (and surrounding walls and gatepiers) – Curtilage C
- West Gate Lodge (and surrounding walls and gatepiers) – Curtilage B
- Chapel – Curtilage B
- Angus House – Curtilage B
- Angus House Outbuilding – Curtilage B
- Brick Storage Building – Curtilage B
- Laurel Cottage – Curtilage B

6.0 Landscape and Open Space

6.1 The landscape character of Sunnyside comprises three main elements (See Figure 3). These include:-

(i) Formal open space and gardens designed in terraces and located to the front of main hospital buildings. These provide the setting to the main buildings allowing them to be viewed to their best advantage whilst providing opportunity for recreational use.

(ii) Policy woodlands and landscape features which enclose the estate, form the setting and frame views of the buildings.

(iii) Other functional open space areas contained within woodlands which are visually separate from the buildings on the site.

6.2 The quality and character of this landscape makes a significant contribution towards the character and setting of Sunnyside and provide an important nature conservation and recreational resource.

6.3 The Conservation Plan should recognise and assess the significance of the Sunnyside landscape and its relationship with the listed buildings. Angus Council will seek to ensure that important landscape features at Sunnyside including woodlands, trees, hedges and open spaces are safeguarded.

6.4 Development proposals affecting the landscape will be assessed against ALDP Policies PV 2 Open Space Protection and Provision within Settlements, PV7 Woodland, Trees and Hedges, PV6 Development in the Landscape and PV8 Built and Cultural Heritage.

7.0 Potential Development Areas

7.1 The site contains historically significant buildings within an established landscape setting and securing a positive future for the site is a priority of the Council. The brief seeks to ensure that the listed buildings and their setting are safeguarded whilst allowing opportunities for new development where this would not impact on the visual or historic integrity of the site. A number of areas within the site are visually separate from the principal buildings at Sunnyside and are considered to have development potential (See Figure 4). These include:

- brownfield areas occupied by buildings of little architectural interest (areas D & F)
- greenfield parcels which are contained by landscaping and visually separate from principal buildings (areas A, B & C)
- areas located to the rear of the main buildings which are visually detached from the principal buildings and spaces (area E)

7.2 The ability of the identified areas and other proposed development areas to accommodate future development will require to be verified through the Conservation Plan.

7.3 New build development will require to be phased to ensure that it is undertaken in conjunction with the conversion of listed buildings at an early stage. Development phasing will require to be approved with the Council.

8.0 Supporting Information

8.1 There are several technical matters which need to be undertaken by prospective developers on a "whole site" basis as set out below. These will highlight opportunities and constraints at Sunnyside and help inform the preparation of a masterplan.

- A Conservation Plan should be prepared to inform and support future development proposals at Sunnyside. The Conservation Plan should provide sufficient information on the historical, architectural, environmental and archaeological significance of the site including its landscape setting. This will assist the planning authority assess the impact of proposals against relevant development plan policies. These include TAYplan Policy2: Shaping better quality places and Policy 3: Managing TAYplans Assets and ALDP Polices DS3 Design Quality and Placemaking and PV8: Built and Cultural Heritage.
- A Development Phasing Strategy for the reuse of the listed buildings including any cross funding requirements and how this links the timing of release of potential development areas with the reuse and conversion of

the listed buildings. This should be informed by the Conservation Plan and give priority to those buildings which are of greatest significance or at greatest risk of deterioration.

- A Drainage Impact Assessment and Drainage Strategy which establishes foul and surface water drainage requirements including any off-site improvements for the whole site. The DIA should examine current drainage arrangements and identify how surface water will be managed through a Sustainable Urban Drainage System. It should demonstrate that the drainage infrastructure for the site is sufficient to protect it from all sources of flooding and to ensure that areas outwith the site area are not placed at an increased risk of flooding. Detailed requirements to be addressed by the DIA are set out in Appendix 1.
- A Transport Assessment to establish impact of development on the local and strategic road network including impacts on the A90/A937 junction at Laurencekirk and other junctions set out in Appendix 2. The assessment should also consider pedestrian, cycling and public transport provision in the local area and opportunity to promote sustainable transport options. This should include bus services and bus infrastructure in the vicinity of the site as well as pedestrian routes to the nearby primary school.
- A Landscape and Open Space Framework outlining existing woodland, trees, shrubs and other natural features to be retained, the provision of new landscape features and responsibilities for its long-term management and maintenance. This should be informed by the Conservation Plan and an Arboricultural Impact Assessment carried out in accordance with BS5837:2012. This should include a tree survey and details of all proposed tree works. The Assessment should include a Tree Protection Plan together with the mapping of areas significantly affected by shade.

The Framework should embrace the concept of green networks and opportunities to improve green access corridors and biodiversity as set out in ALDP Policies PV1 Green Networks and Green Infrastructure and PV7 Woodland, Trees and Hedges.

- A Habitat and Species Survey to establish the presence of habitats and species of natural heritage interests and how these will be safeguarded. This should include surveys to establish the presence of bats which are understood to occupy the site. It should provide sufficient information to allow any proposal to be assessed in the context of ALDP Policy PV5 Protected Species.
- A Contaminated Land Assessment to identify any potential land contamination (including radioactive contamination) and appropriate remediation measures. . It should provide sufficient information to allow any proposal to be assessed in the context of ALDP Policies DS4 Amenity and PV14 Water Quality.

9.0 Preparation of a Masterplan

9.1 A masterplan should be prepared in accordance with Scottish Government Planning Advice Note 83: Masterplanning to guide future development of the whole site. The masterplan should establish core design principles informed by the site and context appraisal set out in PAN 83 and should identify:

- buildings to be retained and reused;
- potential development areas;
- landscape features to be retained and location of new landscaping;
- the scale, type and location of different land uses;
- a network of streets and routes for traffic, public transport, pedestrians, cyclists and connections to the surrounding area;
- development delivery and phasing which links new build development to renovation/conversion of the listed buildings;
- a mechanism to secure cross-funding from any enabling development and also mechanism to guarantee the interim safeguarding of the condition and integrity of the listed buildings as well as their subsequent redevelopment;
- common design principles for the entire site and specific design principles for each potential development area. The design principles should be based around the qualities of good placemaking set out in national policy and the Development Plan. These include the Scottish Government policy documents Designing Streets (2010) and Designing Places (2001) and TAYplan Policy 2: Shaping Better Quality Places and ALD Policy DS3 Design Quality and Placemaking;

The design principles should respect and enhance the character and strong sense of place which exists at Sunnyside which include its built heritage and natural features, topography, key views and access and movement routes. They should also draw upon the historical development pattern at Sunnyside and the positive characteristics of Hillside and the surrounding area and seek to embrace opportunities for resource efficiency and sustainable design.

10.0 Detailed Policy Requirements

10.1 Design and Placemaking

10.1.1 Any development at Sunnyside should be of a high design standard and promote a sense of place as set out in Scottish Government policy documents Designing Streets (2010) and Designing Places (2001) and TAYplan Policy 2: Shaping Better Quality Places and ALDP Policy DS3 Design Quality and Placemaking.

- 10.1.2 The form, layout and design of detailed proposals including architectural details, car parking and boundary treatment should be supported by a design statement that demonstrates consistency with the design principles established by the masterplan.
- 10.1.3 Any new development should be located, sited and designed such that impacts on the amenity of occupants of existing neighbouring properties are minimised. Proposals for new commercial development should be accompanied by sufficient information to demonstrate that the intended use will not adversely affect the amenity of the area or occupants of existing property. Information should demonstrate that development proposals are compatible with ALDP Policy DS4 Amenity. The planning authority will advise on the nature of information required to support specific development proposals.

10.2 Landscaping, Open Space and Boundaries

- 10.2.1 Well designed landscaping, open space and boundary treatment can help create high quality places, integrate new development with its setting and provide an important recreational and social resource.
- 10.2.2 The Sunnyside landscape makes a significant contribution towards its character, setting and amenity. Development proposals should seek to incorporate and enhance existing landscape features at Sunnyside into the overall design to retain a strong sense of place and integrate new development in accordance with ALDP Policy PV7 Woodland Trees and Hedges. Any subsequent applications for development of specific areas should be accompanied by a site specific Arboriculture Impact Assessment carried out in accordance with BS5837:2012 and should demonstrate compliance with the Landscape and Open Space Framework established for the wider site.
- 10.2.3 New landscaping and boundary treatment should complement existing features within the site and seek to enhance opportunities to create green networks. Given the potential mix of land uses, boundaries between uses will be particularly important in protecting or enhancing the amenity of different uses. Boundary treatment should be designed to strengthen, soften or screen new development as appropriate whilst drawing inspiration from the existing natural features at Sunnyside.
- 10.2.4 Any housing proposals at Sunnyside will require to provide a minimum of 2.43 hectares of open space per 1000 head of population and make provision for its maintenance in line with ALDP Policy PV2: Open Space Protection and Provision within Settlements. This should provide opportunities for passive and active recreation such as children's play space, amenity space, public park and informal sport. Specific requirements should be discussed with Angus Council Parks and Burial Service.
- 10.2.5 Sunnyside contains large areas of open space including formal lawns and gardens which are important to the setting of the listed buildings. These areas

will require to be retained and may contribute towards the open space provision set out in Policy PV2.

10.3 Drainage

10.3.1 The Council is advised by Scottish Water that capacity is currently available at the Montrose Waste Water Treatment Works. Any new development at Sunnyside should connect to the public sewer system. A Drainage Strategy which provides details of foul drainage for the whole site is required in support of any application for planning permission in principle. Any subsequent application for approval of a specific proposal on a phase of the larger development site must provide specific details of the proposed foul drainage arrangements and be consistent with the Drainage Strategy for the whole site.

10.3.2 A separate drainage system for surface water drainage will be required with surface water discharging to a suitable outlet. A Sustainable Urban Drainage System (SUDS) will be required to manage surface water run off and should meet the specifications detailed in Sewers for Scotland (3rd Edition). A Drainage Strategy which provides details of surface water drainage for the whole site is required in support of any application for planning permission in principle. Any subsequent application for approval of a specific proposal on a phase of the larger development site must provide specific details of the proposed surface water drainage arrangements and be consistent with the Drainage Strategy for the whole site.

10.3.3 There is potential for both existing and new property to be affected by surface water runoff. The required Drainage Strategy should address potential flood risk on a whole site basis but any risk could be mitigated through the implementation of effective SUDs. Any subsequent application for approval of a specific proposal on a phase of the larger development site must provide specific details of how any flood risk is to be managed and be consistent with the Drainage Strategy for the whole site.

10.4 Waste Management

10.4.1 Policy PV18 Waste Management in New Development of the ALDP seeks to encourage developers to establish strategies to minimise waste from new development and facilitate recycling. A Site Waste Management Plan which demonstrates how waste will be minimised during the construction and operational phases of development at Sunnyside will require to be submitted in support of any planning application for a specific phase of the overall development.

10.4.2 Any development at Sunnyside should seek to minimise the production of demolition and construction waste and reuse any materials such as stone and slate within the overall development. Development proposals should also make provision for the appropriate segregation, storage and collection of waste within the overall design.

10.5 Access and Circulation

- 10.5.1 Vehicular and pedestrian access to Sunnyside is currently available from various points on Hospital Road, A937 Marykirk Road and Houghton Drive/Downie Way.
- 10.5.2 The main existing access to the site from the north end of Hospital Road operated as a one way rotational arrangement with in only at the south access and in and out at the north access. Whilst the continuation of a separate in/out system would be acceptable, such an arrangement should be operated on the basis of in at the north access and out at the south in the interest of traffic safety and free traffic flow. Visibility improvements at the south access will be required in both directions.
- 10.5.3 Whilst there is currently an access from the A937 at the north-east corner of the site the visibility sight lines are extremely poor. Opportunities to improve this junction are constrained by landform characteristics , existing trees and land ownership issues outwith the site boundary. Consequently, Angus Council consider that this access should not be used by any vehicular traffic generated by additional development at Sunnyside.
- 10.5.4 Existing internal roads currently allows for low flow vehicular movement and are used by pedestrians and cyclists. Whilst developers will require to improve existing routes to serve the new development areas , they should seek to ensure that the existing low key character of the roads is maintained. Given the potential for a mixture of uses including housing , internal roads should be designed for reduced traffic speeds with priority given to pedestrians and cyclists in accordance with the principles set out in the Scottish Government Policy document "Designing Streets".
- 10.5.5 Provision of safe and well- lit pedestrian cycle routes will be required both within and outwith the site. These should link the various development areas and should also provide linkages between the overall site and the surrounding area including education, community and recreational facilities.
- 10.5.6 Car parking requirements should meet the standards set out in the National Roads Development Guide dependent upon the type and location of development uses within the site. All matters relating to access, road design, car parking and provision for pedestrians and cyclists must be in accordance with Angus Council's Roads Standards and should be discussed with the Council's Roads Service at an early stage.
- 10.5.7 Development proposals will require to make provision for public transport in accordance with ALDP Policy DS2 Accessible Development. Whilst Hillside is currently served by a bus service between Hillside and Montrose (Service No 47, & No9) and a more limited service to Brechin and Arbroath (Service No 30B), the previous bus service into Sunnyside was withdrawn following the closure of the hospital.
- 10.5.8 Proposals should make provision for public transport within the site layout including bus turning areas and appropriate infrastructure including bus stops, shelters and real time information. Whilst there may be potential to divert the

existing Hillside bus service to meet future development needs at Sunnyside, it is unlikely that this would be provided on a commercial basis in the short-term therefore a developer contribution may be required until the service is established.

□ Sunnyside Development Brief Site Boundary

Fig 1



0 50 100 150 200 m

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Fig 2

- Listed Buildings
- Curtilage Listed Buildings
- Curtilage Listed Buildings with consent to demolish
- Sunnyside Development Brief Site Boundary

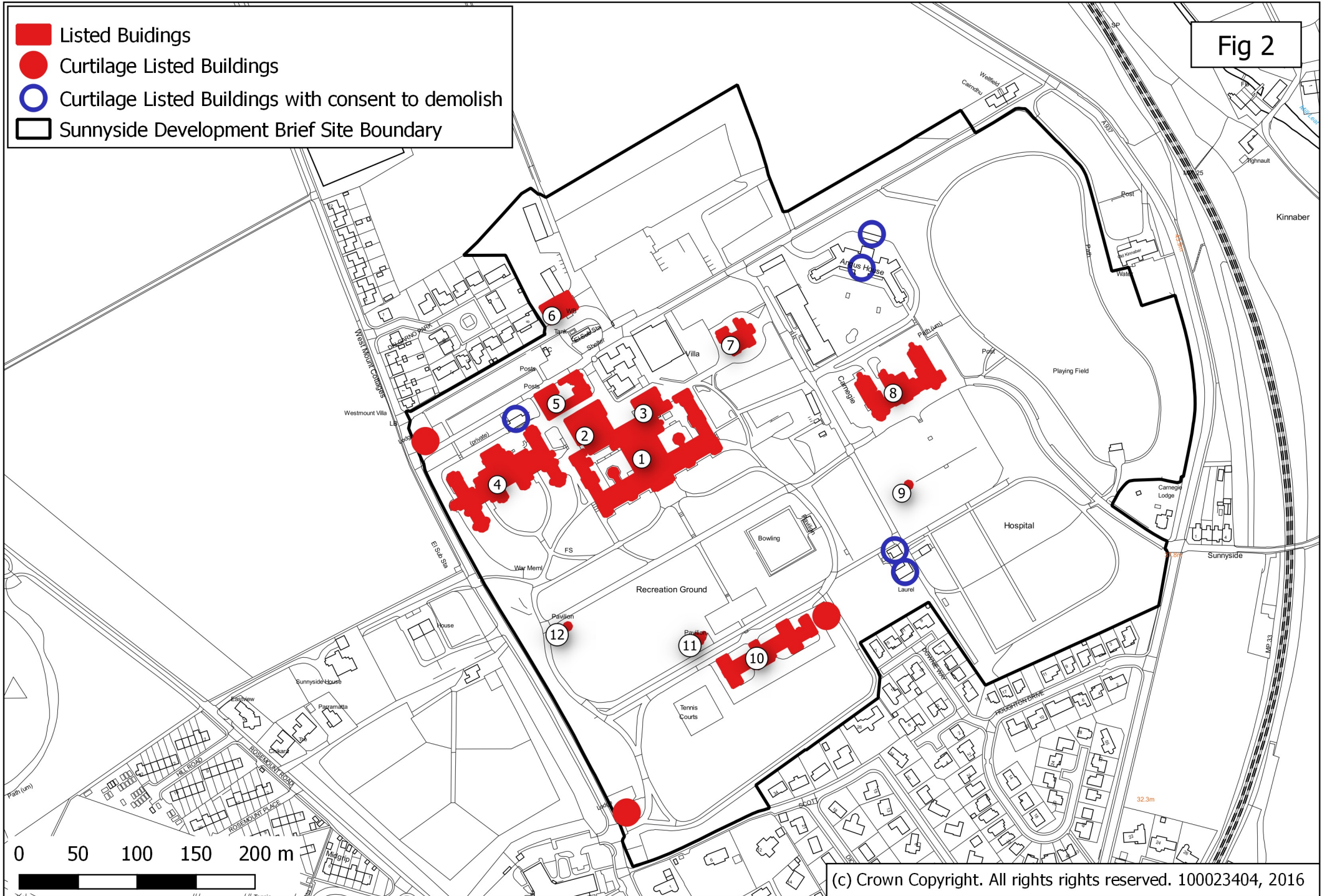


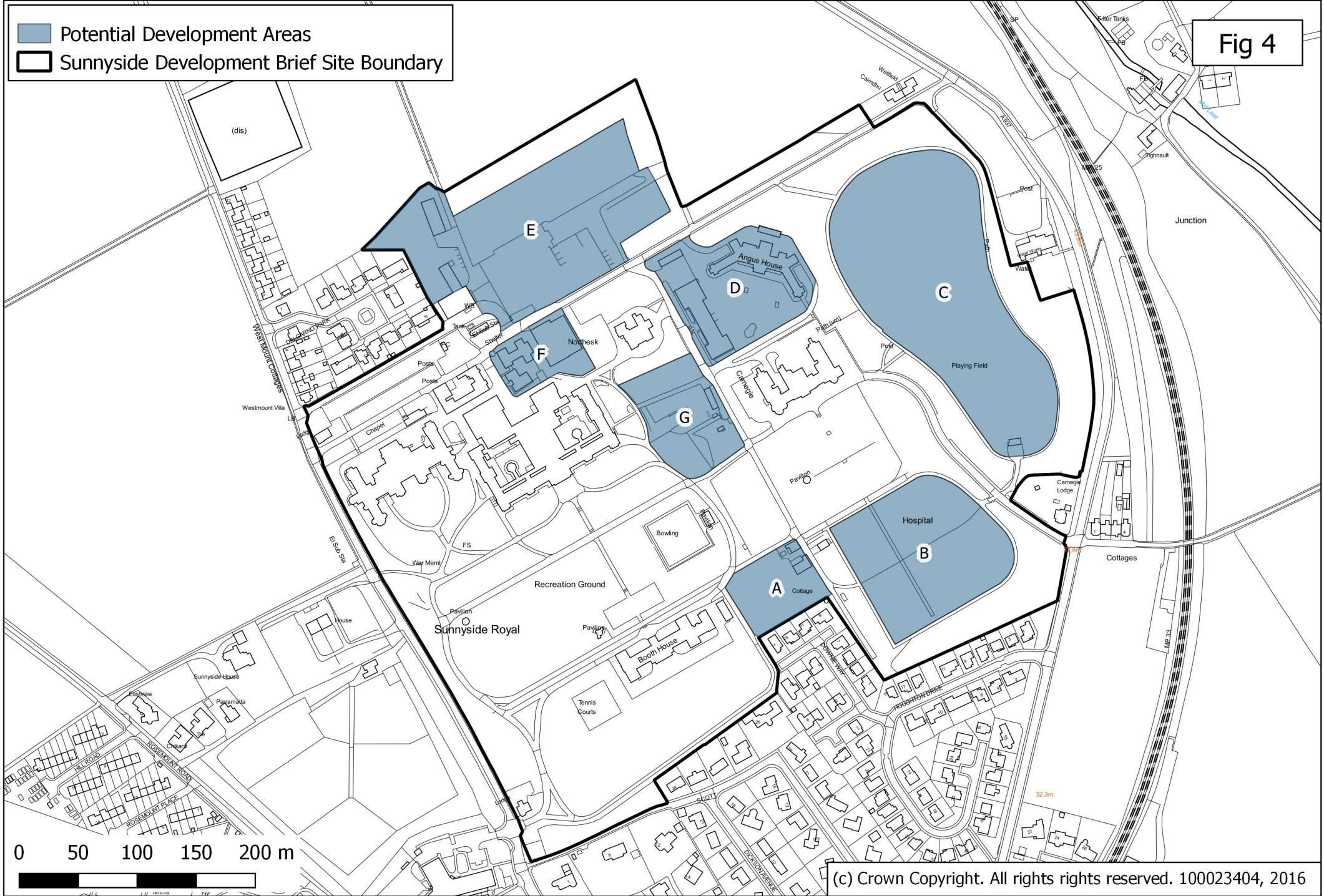
Fig 3

- Landscape Features and Open Space
- Sunnyside Development Brief Site Boundary



Potential Development Areas
 Sunnyside Development Brief Site Boundary

Fig 4



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APPENDIX 1 – DRAINAGE IMPACT ASSESSMENT

Detailed Requirements

The following documents should be followed to assist the developer with the principles of drainage design for this site. These documents are considered to be current best practice and will expedite the adoption process once the site has been developed.

CIRIA C753 – The SUDS Manual

Sewers for Scotland – 3rd Edition

BRE Digest 365

The DIA should include the following:-

- An examination of the current and historical drainage patterns
- An NGR and description of the proposed outfall point for the surface water drainage
- A conceptual drawing of the development
- An outline drawing of the SUDS techniques proposed
- The soil classification of the site – this should include evidence of subsoil porosity tests particularly at the location of any intended infiltrating SUDS and the proximity of the winter water table within the test hole
- Calculations of pre and post development run-off flow rate for the critical rainfall event
- A copy of a letter from the Water Authority giving the location of the nearest public sewers and confirmation of their availability for servicing the wastewater effluent from the site.
- Details of proposed vesting and maintenance for the drainage infrastructure

More detailed information on the proposed development will be required as part of any full planning application that is made. This will include detailed design drawings and calculations for the surface water infrastructure and further guidance and advice can be provided at this stage.

APPENDIX 2 – TRANSPORT ASSESSMENT

Junctions to be assessed through a Transport Assessment

- A90/A937 Laurencekirk Junction
- Hospital Road / Site Access Roundabout;
- Hospital Road / Site Access Priority Arrangement;
- A937 Marykirk Road / Site Access Priority Junction;
- A937 Marykirk Road / Site Access Priority Cross Road Junction;
- A937 Marykirk Road / Houghton Drive Priority Junction;
- Hospital Road / A937 MaryKirk Road Priority Junction;
- A937 / Main Road Priority Junction;
- A937 Coronation Avenue / Charleton Road / A92 Esk Road Signalised Junction;
- A92 / Newhame Road Mini-Roundabout;
- A92 / Broomfield Road Priority Junction; and
- A92 / Brechin Road Signals.
- A937 Loan Dykes / Kinnaber Road, Hillside
- A937 Coronation Avenue/ Brent Avenue (Industrial Estate Access Road)
- A937 Coronation Avenue / Newhame Road (Borrowfield Primary School will be a factor here)
- A937 Coronation Avenue / Forties Road (Industrial Estate Access Road)