

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 25 AUGUST 2015**

**PLANNING APPLICATION - ASHLUDIE HOSPITAL VICTORIA STREET MONIFIETH**

**GRID REF: 349539 : 733158**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report deals with planning application 15/00099/FULM for the Conversion of Ashludie House into 11 Flats and 1 House, the Erection of 121 houses Within the Grounds (112 no. 3, 4, 5 bedroom private dwellings, 9 no. 3 bed affordable housing dwellings), the Erection of 34 Flats (1 block of 12 no. affordable housing 2 bed flats and 6 no. 1 bed affordable housing flats, a Second Block of 10 no. affordable housing 2 bed flats, and 2 no. 2 bed accessible units and 4 no. 1 bed cottage flats) all with Associated Car Parking, the Formation of New Access, Landscaping and SUDS Pond at Ashludie Hospital, Victoria Street, Monifieth for Miller Developments. The application is recommended for conditional approval subject to conclusion of a planning obligation.

**1. RECOMMENDATION**

It is recommended that this application be approved for the reasons and subject to the conditions and the Planning Obligation detailed at Section 10 of this report.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN**

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

**3. INTRODUCTION**

3.1 Full Planning Permission is being sought for the redevelopment of the former Ashludie Hospital, including the conversion of the listed hospital building (Ashludie House) into flatted properties and the erection of new build dwellinghouses and blocks of flats and associated accesses, landscaping and infrastructure.

3.2 It is proposed to rehabilitate the B listed Ashludie House and to convert it to 11 flats and 1 house. The works required to this building to facilitate the change of use include demolition/down takings, remedial works and alterations to the fabric. Within the curtilage of the listed building and wider site the proposal seeks permission for the erection of 121 dwellings in individual plots and 34 flats comprising 4 cottage flats and 2 blocks containing 18 and 12 units respectively. Within the total new build aspect of the proposal it is proposed that all 34 flats along with 9 dwellings will be provided as affordable housing. Across the site landscape and infrastructure works are also proposed as are accesses.

- 3.3 The application site measures some 8.15 hectares (ha) in total and is located on the northern periphery of the Monifieth development boundary. The area of land to the immediate north is outwith the development boundary and is in agricultural use, with the A92 beyond. The land to the east and west (including beyond Broomhill Drive and Victoria Street respectively) comprises predominantly of residential housing, with Monifieth Medical Centre to the west. To the south lies Ashludie Park - with further housing beyond. The site itself was previously in use as a health care facility, with a series of building blocks providing various health and care services. However, all of these buildings have now been demolished (application 14/00643/LBC in part refers) and the site is in transition to a cleared brownfield site. This site sits on a gentle predominantly southeast facing slope, which is at an elevation of just over 42 metres (m) Above Ordnance Datum (AOD) in the northwest of the site which falls to approximately 37m AOD in the southeast of the site. The site presently contains and is characterised by the buildings of the former hospital; with the main complex (centred on the B listed building) to the central north of the site and several other ward and care buildings to the east and south (albeit these are being demolished at present). Much of the site and areas between the buildings presently comprises of mixed mature trees and other planting, together with open green spaces and pathways. The primary access to the site is located off Victoria Street, which leads as a central tree-lined boulevard in to the main listed building and other areas of the site.
- 3.4 The existing primary access off Victoria Street is to be retained, which will lead to the retained and converted flats within the main hospital building. The land immediately surrounding this building would provide open and amenity spaces for these flats and the wider development, with parking and access areas beyond. To the north and east of the listed building a number of detached and terraced properties are proposed, each with their own parking and amenity areas. To the south of the listed building it is proposed to provide a large area of open space with an area of retained trees. To the south and west beyond this area lies the majority of the proposed houses, both areas are accessible from the internal road leading from the access on Victoria Street. The layout within the central area provides for houses in generally linear rows, with additional areas of properties in cul-de-sacs to the south and servicing the properties proposed to the west of the site. The properties within both of these areas are served again by private parking and garden areas. To the northeast of the proposed development lies a further area of housing and the two blocks of flatted properties; these properties would be served by a new access proposed off Broomhill Drive and a number of the properties are intended to address this road. To support and complement the proposal areas of open space and treed areas are proposed. Further, a number of pathways interlinking the various parts of the site and connecting to external routes and destinations routes beyond - such as the countryside to the north and two connections to Ashludie Park to the south - are also proposed. The proposed Sustainable Urban Drainage System (SUDS) detention basin is proposed in the east of the site adjacent to Broomhill Drive.
- 3.5 This application requires to be determined by Committee because it is a 'Major' development, as defined in Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.
- 3.6 The proposal has been advertised in the press as required by legislation. The application has been the subject of a number of variations to the proposed layouts and number of residential units proposed. This has involved a redesign of the streets, plots and landscaping layouts as well as changes to the numbers and composition of units; with an additional unit proposed in the listed building, the removal of a dwelling (originally at Plot 115, adjacent to existing houses at The Stables, Park View) and the reconfiguration of affordable housing units to provide more units overall.

#### **4. RELEVANT PLANNING HISTORY**

- 4.1 A Proposal of Application Notice (ref: 14/00325/PAN) for a residential development was submitted and agreed to in May 2014.
- 4.2 Listed Building Consent for Demolition of in-curtilage listed former ward and hospital use related buildings associated with Ashludie Hospital (ref: 14/00643/LBC) was granted in October 2014.
- 4.3 Full Planning Permission and Listed Building Consent for the demolition of an existing boundary wall in location of existing public walkway to create a temporary site access for vehicles. This

application requires full reinstating of the wall back to the original state reusing the original materials, to remove the temporary road surface and reseed the grass surface (refs: 14/00846/FULL and 14/00847/LBC) were granted in February 2015.

- 4.4 Listed Building Consent (ref: 15/00105/LBC) for alterations to Ashludie House to allow conversion to housing and demolition of an outbuilding is currently outstanding and will be determined separately under delegated powers.

## 5. APPLICANT'S CASE

The applicant's agent has submitted a number of documents in support of the application and these are summarised at Appendix 2.

## 6. CONSULTATIONS

- 6.1 **Angus Council - Flood Prevention** - considered the application in respect of the disposal of surface water within the Sustainable Urban Drainage Systems (SUDS) and flood risk. Initial comment raised a lack of information in respect of these matters. Further to the submission of additional information it has been confirmed that the site is unlikely to be at risk from flooding, being outwith the flood envelope identified on SEPAs flood maps. The information provided also demonstrates that overland flows routes and the SUDS provision are acceptable.
- 6.2 **Angus Council – Housing Service** - have confirmed that a contribution equivalent of 25 per cent towards an on-site affordable housing contribution would be acceptable. The contribution proposed would comprise of mixed tenure and sizes; with 12 x 2 bed flats being available for Mid-market Rent and 6 x 1 bed flats, 10 x 2 bedroom flats, 9 x3 bed houses, 4 x 1 bedroom cottages and 2 wheelchair/special needs houses for social rent (43 units in total).
- 6.3 **Angus Council - Education** - has indicated that primary and secondary schools in the area would require to be extended to accommodate the anticipated number of children from this and other planned development in the area. On this basis the Education Service has indicated that a contribution of £10,850 per dwelling is required in order to mitigate the impact of the development on primary and secondary school infrastructure.
- 6.4 **Angus Council Environmental Health** - have no objection to the proposal subject to a planning condition being attached to any permission granted to limit noise during the demolition and construction operations, in the interest of the amenity of nearby properties. In respect of possible land contamination, having considered the available information no objection is raised to the application subject to conditions being placed on any permission granted to ensure that a comprehensive land contamination investigation report is submitted for the agreement of the planning authority and that any unacceptable risks identified in that report are remediated appropriately.
- 6.5 **Angus Council - Transport Section** - note that there is adequate public transport infrastructure located at the adjacent bus turning circle at Ashludie Hospital and have no further comment to make.
- 6.6 **Angus Council - Parks And Burial Grounds** - note that the proposed open space provision is generally acceptable but that a play area should be provided on site or a financial contribution should be provided towards improving provision at Ashludie Park. If the play area is being provided at the park, footpath access must be provided.
- 6.7 **Transport Scotland** - has no objection to the planning application.
- 6.8 **Scottish Environment Protection Agency** - have raised no objection to this planning application. Note that the site lies within the medium likelihood flood extent on the SEPA flood map and may therefore be at medium to high risk of flooding. This risk is from surface water flooding only. The design approach to surface water drainage is considered to be acceptable in terms of water quality, as the required two levels of treatment is provided. All SUDS should be constructed in accordance with CIRIA C697. The water quantity aspect of the scheme has not

been considered; consultation with Scottish Water and the Local Roads and Flood Prevention services should be sought. The measures for dealing with waste management are supported.

- 6.9 **Historic Scotland (Listed Buildings)** - in respect of heritage assets within their remit advise that they do not consider that the proposal raises issues of national significance. As such no objection is raised.
- 6.10 **Scottish Natural Heritage** - initially raised concern regarding the adequacy of submitted information regarding bats. However, further survey work has been undertaken by the applicant and additional information has been submitted. SNH has reviewed that information and has indicated that the survey work and assessment is acceptable. On the basis of this information SNH has indicated that there would be no need to apply for a European Protected Species licence. There remains however opportunity to provide biodiversity enhancement through the retention of mature trees within the grounds.
- 6.11 **Aberdeenshire Council Archaeology Service** - have considered the proposal and, in order to record features of the historic environment of the structure, have requested that a condition be attached to any permission granted to ensure that a Level 2 Standing Buildings Survey is undertaken prior to any works commencing.
- 6.12 **Dundee City Council** - there was no response from this consultee at the time of report preparation.
- 6.13 **Angus Council - Quantity Surveyor** - has provided observations on the development viability statement submitted to support the application and the proposed contributions towards affordable housing. The general conclusions and case made were agreed with, however, queries were raised in respect of some allowances.
- 6.14 **Monifieth Community Council** - confirm their previous support to the conversion of Ashludie House and support the further development of the site, including the provision of affordable housing on site.
- 6.15 **Angus Council - Roads** - the proposal has been assessed against the adopted National Roads Development Guide (NRDG). No objection is raised to the application subject to a number of planning conditions, relating to improving pedestrian linkages, visibility splays, provision of cycle racks, garage locations, submission of a Travel Plan and restriction of vehicles during construction on Broomhill Drive.
- 6.16 **Scottish Water** - there was no response from this consultee at the time of report preparation.

## 7. REPRESENTATIONS

Twelve letters of representation have been received. The letters of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view in the local library or on the council's Public Access website. The main issues raised relate to:

- The scale of the development is too large and in excess of earlier indications;
- Adverse impact on the setting of the listed buildings;
- Insufficient green space is being provided between properties;
- The provision and location of amenity areas adjacent to existing properties on Alexander Gordon Drive;
- Impact on privacy and amenity of existing properties arising from the siting of proposed dwellings;
- Increased traffic hazards on Victoria Street;
- Insufficient parking proposed on site which would adversely impact on parking provision in the wider area;
- Unsuitable location of parking areas;
- Lack of details of in curtilage drainage with possible impacts on existing properties arising

- from surface water drainage systems;
- Limited variety of houses proposed;
- Impact on local health and education provision;
- Limited recreational facilities for children; and
- Lack of notifications of changes to the scheme.

In respect of the last point it is confirmed that all statutory advertisement and notification procedure were followed in the determination of the application. While several amendments to the scheme were submitted in respect of layout, these changes were not considered to be substantial enough to warrant any further re-notification to neighbouring properties. Indeed, the majority of changes related to addressing technical standards or increasing distances between the proposed and existing houses. All other matters are addressed in the assessment in Section 8.

The following matter was also raised:

- Access to mutual boundaries for maintenance.

This matter is not material to the determination of this planning application as it is a civil matter.

## **8. PLANNING CONSIDERATIONS**

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Section 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires that in considering whether to grant planning permission for development which affects a listed building or its setting special regard shall be paid to the desirability of preserving the building or its setting.
- 8.3 In this case the development plan comprises:-
  - TAYplan (Approved 2012)
  - Angus Local Plan Review (Adopted 2009)
- 8.4 The relevant policies of TAYplan and the Angus Local Plan Review are reproduced at Appendix 3.
- 8.5 Angus Council is progressing with preparation of a Local Development Plan to provide up to date Development Plan coverage for Angus. When adopted, the Angus Local Development Plan (ALDP) will replace the current adopted Angus Local Plan Review (ALPR). The Draft Proposed Angus Local Development Plan was approved by Angus Council at its meeting on 11 December 2014 and published the Proposed Angus Local Development Plan for a statutory period for representations. The Proposed ALDP sets out policies and proposals for the 2016-2026 period consistent with the strategic framework provided by the approved TAYplan SDP(June 2012) and Scottish Planning Policy (SPP) published in June 2014. The statutory period for representation has now expired and submitted representations are in the process of being assessed. Any unresolved representations are likely to be considered at an Examination by an independent Reporter appointed by Scottish Ministers. The Council must accept the conclusions and recommendations of the Reporter before proceeding to adopt the plan. Only in exceptional circumstances can the Council choose not to do this. The Proposed ALDP represents Angus Council's settled view in relation to the appropriate use of land within the Council area. As such, it is a material consideration in the determination of planning applications. The Proposed ALDP is, however, at a stage in the statutory process of preparation where it may be subject to further modification. Limited weight can therefore currently be attached to its contents until the level and significance of any objection to the policies and proposals of the plan are known.

- 8.6 TAYplan Policy 1 provides locational priorities in relation to all new development. It states that the majority of new development should be focussed on the region's principal settlements and advocates a sequential approach to land release. In the first instance it promotes development within principal settlements, followed by land on the edge of those settlements, and finally the expansion of non-principal settlements. The application site is located in Monifieth which forms part of the Dundee Core Area. As such it is within a principal settlement and the broad principle of redeveloping a previously developed site is compatible with TAYplan's locational priorities.
- 8.7 In terms of the ALPR, the Ashludie Hospital site is located within the Monifieth development boundary. It measures around 8.15ha and Policy Mf1 of the ALPR deals with a small part of the application site, located in the north east corner, and states that 2.2ha of land is allocated for around 25 dwellings. Accordingly, the principle of redevelopment of that part of the site for housing development is established. The remainder of the site is not allocated for any specific purpose and therefore policies S1(a), SC3 and SC37 are relevant to considering the acceptability of the principle of redevelopment of the site for housing.
- 8.8 In relation to those policies S1(a) advises that development proposals on such sites will generally be supported where they are in accordance with the relevant policies of the Local Plan. Policy SC37 seeks to safeguard land and buildings associated with existing healthcare facilities for healthcare use. However, it also indicates that where such sites become available for redevelopment, alternative uses, which are in line with other policies of the local plan, will be encouraged. Policy SC3 deals with proposals for residential development (of 5 or more units) on unallocated sites within the development boundaries. It indicates amongst other things that such proposals will be supported in addition to the identified supply where they make a significant contribution to regeneration and renewal, and where they are compatible with established and proposed land uses in the surrounding area.
- 8.9 In this case the healthcare facilities at Ashludie have closed, a number of former ward buildings have been removed and the site is no longer required by NHS Tayside. Accordingly, it is no longer necessary to reserve the site for healthcare use. The retention and renovation of the listed building and the redevelopment of the wider area would make a significant contribution to regeneration and renewal of the site. The proposed residential development is not considered to cause conflict with the predominantly residential land uses that are adjacent to the site. Whilst the scale of development is larger than that identified by Policy Mf1, that allocation related to a small part of the current site. The significantly larger site is clearly capable of accommodating a larger number of dwellings subject to other relevant policy matters such as environmental and amenity considerations and these are addressed below. The number of dwellings proposed by this application is not insignificant but the policies of the local plan allow windfall sites to come forward for development in addition to the identified land supply. On this basis the principle of redeveloping the site for a large number of dwellings is broadly compliant with development plan policy.

#### Access and Transport

- 8.10 Amongst other things, the development plan framework seeks to reduce the need to travel and improve accessibility by sustainable transport modes. In this case the application is supported by a Transport Assessment. This document suggests that the site is well located in relation to public transport, with bus services and stops running adjacent to the site - notably the bus turning facility at Victoria Street. The Council's Transport Service has confirmed the adequacy of the provision and does not object to the application. The applicant has indicated that there would be new and improved footpath provision in to the site, connecting to existing paths outwith the site and to the Ashludie Park in the south. The site has reasonable accessibility to nearby shops and services and the new footpath provision would help enhance existing provision in the area whilst aiding accessibility for new and existing residents in the area.
- 8.11 In terms of impacts on the nearby road network, the applicant's assessment indicates that vehicular traffic from the proposed development can be accommodated. The proposal provides for the retention of the existing access from Victoria Street which will serve the majority of the development. A second access is to be formed from Broomhill Drive and this would serve the residential properties proposed in the north east section of the site; there would be no through

vehicular access between Broomhill Drive and Victoria Street. It is recognised that the development would generate additional traffic on the local road network and there are concerns from third parties in this regard. However, the Roads Service has reviewed the submitted information, including the relevant third party objections, and has offered no objection to the application subject to a number of planning conditions. These planning conditions will ensure that the scheme will comply with relevant requirements for on-site provision of roads, parking and access. In respect of the application site's proximity to and potential impact on the trunk road network, Transport Scotland was consulted; they have raised no objection regarding impact on the trunk road network. The Transport Assessment advocates a 'Residential Travel Plan' in order to influence travel behaviour and increase use of sustainable transport and this can be secured by planning condition.

#### Flood Risk/Drainage

- 8.12 The applicant advises in the supporting information that it is proposed to connect the houses to public sewerage for foul drainage and to connect to the public water supply. This is considered to be appropriate in this location within the development boundary. Scottish Water has not offered any objection to this; however, this would be without prejudice for the requirements of the developer to obtain the necessary permissions from them for these connections. In respect of flood risk, submitted information identifies that the site is outwith any area of flood risk. In respect of possible overland flows and specifications of the proposed surface water drainage proposals, further information was submitted. Through this information the applicant has demonstrated that there is no risk of overland flooding and that the Sustainable Urban Drainage Systems (SUDS) can be accommodated. Both SEPA and the Council's Roads Service have indicated that they are satisfied that the site is not at unacceptable flood risk and that SUDS provision can be achieved successfully. This assessment addresses the concerns raised by third parties. The proposal does not give rise to any significant issues in terms of water or drainage infrastructure.

#### Education

- 8.13 Policy 8 in TAYplan seeks to mitigate any adverse impacts on infrastructure, services and amenities brought about by development, including impacts on schools. Policy Imp1 in ALPR has similar objectives. In addition Policy 2 in TAYplan seeks to deliver better quality places by amongst other things, ensuring that new development is integrated with existing community infrastructure. In this respect the site is well located to Seaview Primary School, located off Victoria Street some 600 metres to the south of the principal site access. It is a greater distance to Monifieth High School, at approximately 1.8km to the west, however, this relationship is not considered to be unacceptable as pupils would use well established links associated with existing residential development in the area. In relation to school capacities it is noted that third parties have raised concern regarding the ability of the school estate to accommodate additional primary and secondary pupils. The Education Service has indicated that, having regard to existing and proposed development, both primary and secondary school provision is close to capacity and that the proposed development would increase the school roll to a point where action is required in order to mitigate such impact. It is considered that additional primary and secondary school accommodation would be required in order to accommodate anticipated school children from new development within relevant catchment areas. This matter has been discussed with the applicant who has agreed, in principle, to the payment of a contribution towards education provision. A contribution of £10,850 per dwelling would be required in order to mitigate the impact of the development on education infrastructure. Such contribution could be secured by a planning obligation and would be used to increase primary and secondary school capacity in order to accommodate children that can reasonably be expected from the development. On this basis it is considered that impacts on education infrastructure could be mitigated.

#### Built Heritage and Archaeology

- 8.14 The development plan framework seeks to safeguard built heritage interests, including archaeological sites. Scottish Planning Policy (SPP) represents a statement of government policy on land use planning. In relation to the historic environment and listed buildings, it confirms special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. It further indicates that listed

buildings should be protected from demolition or other work that would adversely affect it or its setting. SPP states that enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

- 8.15 The Scottish Historic Environment Policy (SHEP) (December 2011) establishes a number of key principles to consider when assessing proposals affecting historic assets. It indicates that the protection of the historic environment is not about preventing change but suggests that change should be managed intelligently and with understanding to achieve the best outcome for the historic environment and for the people of Scotland. It indicates decisions often have to recognise economic realities. SHEP indicates that where the application proposes the demolition of listed buildings 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.
- 8.16 The building known as the main administration building for Ashludie Hospital was constructed in the mid-nineteenth century as Ashludie House, a private dwelling and it has been listed as being of special architectural or historic interest. It is listed as a Category B building which indicates that it is of regional, or more than local importance, or a major example of some particular period, style or building type, which may have been altered. Other buildings that lie within its curtilage are or were also protected - the majority of which have been demolished under a previous listed building consent. Similarly a number of other non-listed buildings have also been demolished under permitted development rights.
- 8.17 This planning application seeks to redevelop the former administration building in to twelve units, comprised of 11 flats and 1 house. This would involve the removal of additions to the sides of the principal elevation and to the rear of the building and to make external and internal alterations to restore this building in order to accommodate the residential units. It is also proposed to demolish a small store to the east of the principal elevation, which is a traditionally constructed single storey structure of a modest scale (which is similar in size and appearance to the store to the west of the building, which is proposed to be retained as a bin store).
- 8.18 The application was supported by a Draft Development Framework and Conservation Report to provide an assessment of the significance of the building and identify features to inform the proposed conversion of the building and redevelopment of the wider site. The principal southern elevation is a particularly important feature of the building, as is the main approach from Victoria Street and the immediate setting around the listed building. The ancillary and lean-to structures attached to the building that are to be removed are considered to be of little historic or architectural value and their removal would result in the core of the building being returned to much of its historical footprint. The external alterations amount to a number of new window openings on the north elevation, the structures being removed to the rear (south) opening up this elevation, the reinstatement of a window and the addition of a new door on the west elevation to serve the proposed flats and house. The original fabric of the east elevation is being retained in full with the addition of one door and the removal of the lean-to structure no longer hiding this elevation. Alterations and addition of new windows to the courtyard elevations (the house to the west and flat 4 to the east) are also proposed to facilitate the new use.
- 8.19 In addition to the downtakings and partial demolitions described above, it is proposed to remove a store building which was previously subject of a listed building consent application for demolition (demolition (application 14/00643/LBC refers); at that time it was considered that the building did contribute to the character of the listed building and it was determined that the case had not been made for its demolition. The applicant has subsequently submitted additional information including a Conservation Report which provides more information on the significance and special interest of the respective buildings. Having regard to that report and the SHEP tests outlined above, the building is not regarded to have a special interest and therefore test (a) has been qualified and its demolition would be acceptable. The ancillary structures that comprise of other



partial demolitions are also considered to meet this test.

- 8.20 Internally alterations are also proposed to achieve the desired residential layout. Key elements of the listed building are proposed to be retained in this process; including retaining the building's primary access on the principal elevation, retaining the original central staircase, corridors and circulation areas and broadly room configurations and historic detailing such as timber, stained glass and cornices. Downtakings within the building are almost entirely limited to walls and doors that were later additions for the healthcare uses. New walls and access points to the proposed flats are proposed, being broadly contained within the limit of the original room plans and building layouts.
- 8.21 The principal approach to and areas immediately surrounding the listed building are identified in the Conservation Report as being vital to the setting of the building. The design and layout will be considered in detail below. It is important however to consider the impact the proposed new dwellings and associated roads, parking and open spaces will have on the setting of Ashludie House and other nearby listed buildings. As advised, it is proposed to site eight dwellings to the north and seven to the east of the listed building. The current layout in these areas is considered to have achieved a satisfactory impact on the setting of Ashludie House through ensuring a satisfactory separation. The design and materials of the proposed dwellings are also considered to be acceptable. Similarly, the proposed layout in respect of roads, parking and open space are regarded as being acceptable. These matters are however subject to further confirmation of building materials, landscaping and surfacing materials through planning conditions. Concern has been expressed in third party comments about the nature of the layout, parking and proximity of housing in this area particularly with regard to the houses within the category C listed Ashludie Stable Court buildings, which is adjacent to plot 75 and the nearby parking area. Given the scale of the houses and type of activity proposed the proposal is not considered to give rise to adverse impacts on the setting of that listed building.
- 8.22 Overall the proposals for the listed building will retain the important aspects of the building's character and enable restoration in a manner sympathetic to the character and fabric of the listed building. Much of the work to remove unsympathetic additions to the building will restore the historic if not original building form, to the benefit of the character and setting of the listed building. At this stage the principle of the alterations and change of use to the listed building is considered to be acceptable, subject to confirmation of detail of finishes and materials which is proposed to be addressed through planning conditions. The acceptability of these works to the listed building will be further considered in the determination of the separate listed building consent application.
- 8.23 In respect of archaeological matters, the Archaeology Service does not object to the proposal. However, in order to record features of the historic environment of the structure a planning condition is recommended to ensure that a Level 2 Standing Building Survey is undertaken prior to any works commencing.
- 8.24 The proposal would provide the opportunity to help secure a new use and long-term future for an important listed building to ensure preservation of its architectural and historical value. There would be some adverse impact on the setting of the listed building, and indeed other nearby listed buildings, which is unfortunate. However, this impact would be justified in order to secure the retention of the listed administration building and appropriate mitigation measures have been incorporated in to the design to minimise these impacts.

#### Design Quality and Amenity

- 8.25 The immediate setting of the listed building and its wider policies and landscape setting are noted as being important to the architectural and historic quality of the site. These features and the characteristics of the site were highlighted as being important within the Development Framework submitted in support of the application - identifying that the design and layout should be tailored to both respect and positively contribute to the character of the building and wider site. The broad conclusions of the Development Framework and its indicative masterplan identified therein are considered to illustrate a positive response to the development of the site. In turn the proposal presented in this planning application accords the Development Framework findings in many

respects in terms of maintaining the immediate setting of the listed building, two points of access with the key approach to the listed building being retained, distinct development areas and reinforcing the landscape setting through tree retention and additional landscaping. The scale of development and internal road configuration and layout does differ from that envisaged in the framework. However, it is considered that the scheme presented is of an acceptable layout and design that respects the key characteristics of the site and provides opportunity to complement and reinforce the setting of the listed building, developing the site in a manner that can be accommodated successfully and create a good quality of place.

- 8.26 The layout of the development must also be considered in respect of neighbouring land uses and in particular potential impacts on the amenity enjoyed by residents within existing dwellings. It is noted that this matter was raised in a number of representations by third parties. The dwellings proposed in the north of the site and along the eastern boundary would be located adjacent to existing properties at Park View and Alexander Gordon Drive respectively. All of the dwellings proposed are two-storey in height, however, the separation distances would all meet the distances advised in Advice Note 14; of 12 metres where the garden grounds are closer (such as Alexander Gordon Drive) and of around 10 metres at Park View - where many properties benefit from large garden areas and screening through trees. Therefore the proposal is not considered to give rise to unacceptable impacts in respect of overlooking issues. Similarly there are no concern with impacts on daylight or sunlight of existing properties given the orientations of the dwellings and distances involved.
- 8.27 Internally the layout also achieves acceptable amenity standards for the prospective residents of the proposed properties. The separation distances where houses back on to one another, which is the case in the central areas, all accord with the minimum standards within Council guidance. In respect of private amenity areas the majority of houses would provide in excess of 100 square metres of usable private garden ground. A number of properties have garden areas that fall below that level but in those instances the resultant areas are comparable with the vast majority of properties on the opposite side of Broomhill Drive. In that respect they reflect the development pattern and density that is prevalent in the area and are considered acceptable.
- 8.28 The design of the individual dwellings is presented in the Design and Access Statement as being of a traditional theme with the use of both modern and traditional materials to complement the character of the site. In respect of the terraced areas of houses proposed to the immediate north and east of Ashludie House the designs are considered to be a good solution for this sensitive location; being low in scale, including some traditional design elements and would utilise slate for the roofs and wet harl for the external wall finish. Elsewhere several house designs of various sizes are proposed to be used in a manner that is more typical of a modern housing development. These designs are considered to be acceptable in these locations. Similarly the flatted blocks are typical of this type of development and are acceptable within this context. To ensure that a high quality of materials finish and that the required technical standards are met it is proposed to attach planning conditions to this effect.
- 8.29 The overall layout and design is proposed to be complemented by a comprehensive landscaping scheme and provision of open space. Policy SC33 of the ALPR requires development proposals to provide open space and make provision for its long term maintenance in accordance with the National Playing Field Association standard of 2.43 hectares of open space per 1000 head of population. The minimum area required in this development of just less than 1 hectare has been provided. It is highlighted that the development would also create the need for additional space in the form of a play area. The Landscape Services Manager has advised that this should either be provided on site or that a financial contribution is made towards improving provision of existing play areas at nearby Ashludie Park. If this approach is taken footpath access from the site to the park must also be provided. The applicant is aware of this matter and has indicated that the latter approach would be adopted on this occasion. It is noted that the layout does provide for the opportunity for access to Ashludie Park at two locations on the southern boundary of the site as part of the overall non-vehicular internal linkages. In order to ensure that meaningful access is provided for the future residents, a planning condition is proposed to secure the footpath connections from the site boundary to the park.

- 8.30 The landscape strategy is considered to be acceptable. The approach adopted seeks to retain the vast majority of the mature and important trees on site, with the loss of relatively few trees, together with some existing planted and open space areas as a basis for this strategy. These already mature landscape features would be complemented by further tree and soft landscaping and integrated within the extensive path network and green spaces to further enhance the setting of the listed building and add value to the schemes layout and quality. Further verification of specifications in respect of both hard and soft landscaping and for a scheme of protection measures for the retained trees will be sought through planning conditions to ensure satisfactory implementation of the landscape and access strategy.

#### Natural Heritage

- 8.31 Policies of the development plan framework seek to safeguard the natural environment and protect species and habitats of importance. The applicant has submitted a Phase 1 Habitat Report and a Bat Survey. The Habitat Report identifies that there are no designated conservation interests on site and that given the type of development the proximity of the site to the conservation interest of the Firth of Tay and Eden Estuary SPA/SAC there will be no impacts. It further advises that the development will give rise to some loss of habitat to accommodate the development, however, any impacts would be minor and there is opportunity through tree retention and landscape plans to mitigate impacts. The sizable areas of garden ground would also add habitat and biodiversity value to support species on the site.
- 8.32 In respect of species the Habitat Report identifies that bats were foraging the site and were previously located in one building (which has now been demolished and a European Protected Species Licence was granted by Scottish Natural Heritage for these works). A further report providing an assessment of the potential impact of the development on bats has been submitted. The Report advises that the site is used for foraging and commuting by bats and that large trees in the vicinity of buildings should be retained. SNH has confirmed that it finds the report acceptable and that a further protected species licence is unlikely to be required. A condition is proposed requiring a scheme for biodiversity mitigation and enhancement and conditions would also require protection of trees and appropriate replanting. On this basis it is considered that there will be no adverse impact on the conservation status of bats as a consequence of development.
- 8.33 In terms of wider ecology and biodiversity matters, the findings of the Phase 1 habitat survey are generally accepted. The opportunity has been taken to retain habitat and provide some enhancement to key features, such as trees on the boundaries and main approaches within the site, woodland, open space and landscaping and other private garden and planted areas. Similarly it has been found that there would be no adverse impacts on any European Protected Species. There are therefore no significant concerns in relation to natural heritage interests subject to ensuring provision and specification of natural heritage features through planning conditions.

#### Affordable Housing

- 8.34 Policy SC9 of the ALPR addresses affordable housing and sets out the requirements for a 40% contribution in the South Angus Housing Market Area. Policy Mf1 which deals with the north east corner of the site also indicates that a 40% contribution will be required towards affordable housing. TAYplan Policies 5 and 8 and Policy Imp1 in ALPR are also of relevance. However, notwithstanding the 40% requirement identified in the ALPR, it is relevant to note that Scottish Planning Policy states that the level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses. It is also relevant to note that Policy TC3 of the Proposed Angus Local Development Plan indicates that a 25% contribution towards affordable housing will be applied to all housing market areas. In these circumstances it is considered that a 25% contribution in respect of affordable housing would be appropriate. The applicant has submitted information in relation to development viability and has suggested that on-site affordable housing provision in the region of 25% would be appropriate and the submitted proposal makes provision for 25% of the proposed units to be affordable. The Housing Service has confirmed that the proposed provision is acceptable.

## Landscape and Visual Impact

- 8.35 The development plan framework seeks to minimise adverse landscape impacts and to locate development where it is capable of being absorbed in the landscape. In this respect the application relates to a previously developed site. The pattern of development (prior to the recent demolition works) was characteristic of institutional development with large building blocks set within sizeable landscaped grounds. As advised previously, all of the large building blocks have been removed and the proposal is to introduce a housing development of a greater density. The site is relatively prominent within the locality being on a gentle southward facing slope and being well defined by its treed policies and boundaries and boundary walls. The proposal would add a further sense of further urbanisation in this part of Monifieth. However, any adverse impacts would be balanced against the positive benefits that would be delivered through the restoration of the listed building and redevelopment of what would otherwise be a redundant site. The layout and design of the proposal is generally considered to provide a neutral impact in terms of landscape and visual impacts. Furthermore, the integration of the development within the landscape will be assisted through the retention of the vast majority of trees, supplementary planting and the provision of open space.

## Contaminated Land

- 8.36 ALPR Policy ER40 indicates that development of land known or suspected to be unstable or contaminated will only be permitted where it can be demonstrated to the satisfaction of Angus Council that any actual or potential risk to the proposed use can be overcome. In this case, given the former hospital use of the site, coupled with the fuel stores known to be housed within the site, there is potential for land contamination. The information submitted with the application together with other available information has been reviewed by the Environmental Health Service and no objection is raised to the proposal subject to planning conditions being attached to any permission requiring further investigation and mitigation measures, where appropriate.

## Other Material Considerations

- 8.37 In relation to Ashludie Hospital the current planning application site is allocated in the Proposed ALDP for around 130 housing units (site Mf1 Housing - Ashludie Hospital). It is considered that this allocation would facilitate the regeneration of the Ashludie Hospital site, including the category B listed Ashludie House (the former administration building). While the publication of the Proposed Plan represents the settled view of the Council in relation to land use planning, the Proposed ALDP is at a stage in the statutory process of preparation where it may be subject to further modification. In these circumstances limited weight can be attached to its contents at this time.
- 8.38 Pre-application consultation undertaken in respect of other large-scale housing development in the Monifieth area has identified concern regarding potential impact of new development on community infrastructure. A number of representations have raised concern regarding similar issues. Policy 8 of TAYplan and Policy Imp 1 of the ALPR indicate that developer contributions may be sought in order to mitigate adverse impact on infrastructure services and amenity brought about by development. In this case the proposal would provide a significant number of new homes and consequently would increase the population of the town. The anticipated level of population increase, both individually and cumulatively having regard to other anticipated development in the area, would put some additional pressure on existing community facilities. This matter has been discussed with the applicant and the principle of a proportionate contribution towards improvement of community facilities in Monifieth has been agreed. It is recognised that the retention of the listed building represents a benefit to the wider community and it is considered that a contribution should not be required in respect of those units that would be created from that conversion.

## Conclusion

- 8.39 Planning legislation requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. In this case the proposal is to develop an 8.2 hectare brownfield site, which is within the grounds of a listed building and the Monifieth development boundary, for a large-scale housing development of 167 units.
- 8.40 Housing development in this location is compatible with the locational requirements of TAYplan. Similarly, redevelopment of a brownfield site within the development boundary of Monifieth in a manner that will secure the redevelopment and a new use for an important listed building is compatible with the general policies that deal with large 'windfall' sites in the ALPR. The proposal will have some adverse impact on the setting of the listed building but the important area in front of the building which provides its immediate setting will not be developed. This adverse impact must be balanced against the benefit of securing removal of the large, former ward blocks that were developed within the curtilage and also the benefit of securing redevelopment and reuse of the building itself. The layout and design of the proposed development is considered broadly acceptable and has been amended in order to reduce impacts upon the amenity of occupants of nearby residential property. In respect of other policy considerations, the site has reasonably good accessibility to nearby services and is on an established bus route. In landscape terms it is well contained by existing landscape features and is within the defined development boundary. Education impacts and other impacts on infrastructure associated with the proposal can be mitigated and no objections have been received from consultees.
- 8.41 The proposal is considered to be an appropriate development that will secure the regeneration and renewal of a large scale brownfield site which would be in the interest of preserving and finding a new use for the listed Ashludie House and its wider policies. Account has been had of the matters raised by third parties and these have been dealt with in the discussion above. However, there are no material considerations that justify refusal of the application.

## 9. OTHER MATTERS

### HUMAN RIGHTS IMPLICATIONS

The decision to grant permission/consent, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

### EQUALITIES IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

## 10. CONCLUSION

It is recommended that the application be Approved subject to conditions for the following reasons, and subject to the following condition(s):

### Reason(s) for Approval:

The proposal will secure the appropriate conversion of a listed building and redevelopment of its wider grounds in a manner that complies with the relevant policies of the development plan. There are no material considerations that justify refusal of the planning application contrary to the provisions of the development plan.

## Section 75 Planning Obligation

Subject to conclusion and recording of a valid planning obligation (under Section 75 of the Act) amongst all relevant parties containing the following general terms along with such other or additional terms as may be considered necessary or expedient by the Head of Legal & Democratic Services in consultation with the Head of Planning & Place.

- That a financial contribution of £10,850 per house (excluding those units designated as affordable housing and single bedroom units) be provided towards the necessary cost of improving primary and secondary school infrastructure in Monifieth in order to ensure appropriate education capacity for the development;
- That financial contribution of £25,000 be provided towards improvement works for the play park facilities and associated works at Ashludie Park, Monifieth;
- That a financial contribution, of £92,000 be provided towards the necessary cost of improving community facilities in Monifieth; and
- That 25% of the total units (equating to 43 units) are provided as affordable housing and are retained as such in perpetuity.

### Conditions:

1. That prior to the commencement of development hereby approved, the following details shall be submitted to and approved in writing by the Planning Authority: -
  - (a) A detailed phasing scheme for the site which shall include details of the timing and number of dwelling units to be released in each phase, including the phasing of works to the listed buildings; details of the provision of infrastructure; road construction; provision of street lighting; open space areas; landscaping; drainage infrastructure; and the formation of the new pedestrian/cycle connections;
  - (b) Specifications and samples for all external building materials and hard surfaces (including roads surfaces, parking areas and driveways);
  - (c) Full details for the provision, location and design of all waste management facilities (for individual and flatted dwellings).
  - (d) Specifications for all pathways;
  - (e) Specifications for all boundary enclosures and fencing;
  - (f) Detailed plans showing existing and proposed ground levels and proposed floor levels relative to neighbouring land/properties and a fixed ordnance datum;
  - (g) Full details of the cycle parking facilities for the flatted dwellings which shall provide for a minimum of 1 no. 'Sheffield' type cycle rack per flat and a further 1 cycle space per 8 flats for visitors. The provision for cyclists shall be conveniently located for the main public entrance to each respective block of flats and shall be covered, lit and adequately signed. The respective provision may be omitted if a secure area is provided within the confines of the respective building; and
  - (h) A scheme for the management and maintenance of all open spaces, outdoor communal areas and unadopted infrastructure. That scheme shall provide for the maintenance of those areas in perpetuity and the approved scheme shall be implemented upon occupation of the first dwelling within the development.

Thereafter the development will be carried out in complete accordance with approved details.

*Reason: In order that the Planning Authority may control the specified details in the interests of the character of the listed building and impact on its setting, to ensure a high quality design throughout the development and to secure future maintenance of unadopted areas and infrastructure.*

2. All works and development carried out in connection with this permission shall be done so in complete accordance with protection and prevention measures identified in 'BS5837:2012

Arboricultural Impacts Assessment and Method Statement' document (dated May 2015) and associated 'Tree Constraints Plan' (dated 17 May 2015) prepared by Capita Property and Infrastructure Ltd. For the avoidance of doubt, from the date of this permission, no trees within the site, other than those identified for removal in the aforementioned document, shall be felled, lopped or topped unless otherwise with the prior written approval of the Planning Authority.

*Reason: To ensure protection for the trees on site at all times.*

3. That prior to the commencement of development a scheme for precise details of the landscaping associated with the proposal, including details of the phasing of landscaping works shall be submitted to and approved in writing by the Planning Authority. These details shall include demonstration that any trees being removed will be replaced by compensatory replacement planting elsewhere on the site, along with details of any level changes or deposits of materials excavated/transferred on the site. Once approved, the landscape plan shall be implemented in full accordance with the approved details. Any plants or trees which, within a period of 5 years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

*Reason: In the interests of meeting the landscaping requirements of the Planning Authority, to assist the integrating the development within the wider landscape and to ensure subsequent maintenance.*

4. Noise associated with construction works including the movement of materials, plant and equipment shall not exceed the noise limits shown in table B below unless agreed in writing by the Planning Authority. At all other times noise associated with construction or demolition operations shall be inaudible at any sensitive receptor. For the avoidance of doubt sensitive receptors includes all residential properties, hospitals, schools and office buildings or any other similar premises.

Table B: Construction Noise limits

Day	Time Average Period (t)	Noise limit
Monday-Friday	0700-1900 12 hour	70 dBA Leq T
Saturday	0700-1300 6 hour	70 dBA Leq T

*Reason: To ensure no unacceptable impact on the amenity of nearby properties.*

5. That prior to the commencement of development works, a comprehensive contaminated land investigation report shall be submitted for the written approval of the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites - Code of Practice" (BS 10175:2011). The report must include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33. That where the contaminated land investigation report identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the written approval of the planning authority. No works, other than investigative, demolition or site clearance works shall be carried out on the site prior to the remediation strategy being approved by the planning authority. Prior to the occupation of the development the remediation strategy shall be fully implemented and a validation report confirming that all necessary remediation works have been undertaken shall be submitted for the written approval of the Planning Authority.

*Reason: To ensure that land contamination is investigated and remediated to ensure that the site is suitable for human habitation.*

6. Prior to any works commencing, the developer shall secure the implementation of a Level 2 archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the archaeological standing building survey will be set by the Aberdeenshire Council Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the Aberdeenshire Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

*Reason: To record features of the historic environment of the structure.*

7. That, prior to the commencement of development within the site, a scheme of improvements to existing pedestrian infrastructure shall be submitted to and approved in writing by the Planning Authority. The scheme of improvements shall include for:

(a) The provision of a footway on the west side of Broomhill Road over the length of the site frontage;

(b) The provision of two three metre wide asphalt footpath connections from the internal footpaths on the southern boundary of the site (between Plot 27 and Plot 114 and adjacent to Plot 43 - indicatively shown as 'ramped path down to Ashludie Park' and 'path to park' respectively on drawing number 2655 P 01 Rev N) in to the existing path network within Ashludie Park.

Thereafter, the approved scheme of improvements shall be completed prior to the commencement of any development associated with this planning permission, unless otherwise agreed in writing by the Planning Authority.

*Reason: In the interests of pedestrian safety and to ensure adequate and safe access for residents to Ashludie Park and its facilities.*

8. That, prior to the commencement of development, visibility splays shall be provided at the junction of the proposed access with Broomhill Drive giving a minimum sight distance of 43 metres in each direction at a point 2.4 metres from the nearside channel line of Broomhill Drive.

*Reason: To ensure a safe and suitable access, in the interests of road safety.*

9. That, within the above visibility splays nothing shall be erected, or planting permitted to grow to a height in excess of 1050mm above the adjacent road channel level.

*Reason: to provide and maintain adequate sightlines, in the interests of road safety.*

10. That all garages hereby approved shall be set back a minimum of 6 metres from the nearside edge of the carriageway of the adjacent road.

*Reason: To protect the free flow and safety of pedestrians on the adjacent footway and to provide an adequate level of residential amenity.*

11. That, within 60 days of the occupation or use of the penultimate dwelling, all details relating to access; road layout design, specification and construction, including the provision of street lighting and surface water drainage shall be fully completed in accordance with the approved details.

*Reason: To ensure a satisfactory standard of road construction in a timely manner.*



12. That, prior to the occupation or use of the development, a Residential Travel Plan and Pack shall be submitted to and approved in writing by the planning authority. The plan shall have regard to the provision for walking, cycling and public transport access to and within the site and shall identify the measures to be provided for the management, monitoring, reviewing, reporting and duration of the plan. Once approved the document shall be provided to the first occupants of each dwelling.

*Reason: To encourage multi-modal means of travel.*

13. That prior to the commencement of any development precise details of a scheme for biodiversity mitigation and enhancement shall be submitted to and approved in writing by the Planning Authority. The scheme shall include recommendations contained within the Ashludie Hospital, Angus Bat Habitat Suitability Assessment and Activity Survey, Energised Environments Ltd dated 25 July 2015. Thereafter the development shall be undertaken in full accordance with the approved scheme and the timescales/phasing requirements contained therein.

*Reason: To ensure that the proposal incorporates satisfactory biodiversity mitigation and enhancement measures.*

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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Date: 13 August 2015

**Appendix 1: Location Plan**

**Appendix 2: Summary of supporting information**

**Appendix 3: Development Plan Policies**

## Location Plan



## Appendix 2

### Summary of supporting information

- A Pre-Application Consultation (PAC) Report: Describes the consultation process undertaken prior to the submission of the application. The Report advises that the site owners, NHS Tayside, undertook the initial pre-application process prior to Miller Developments developing on this process. The initial public consultation event was held in June 2014 and the intervening period has seen Miller's developing the proposals based on the indicative Development Framework and through further engagement with the local community. The Report advises that the feedback received in this process, including issues raised, were taken in to account in the design process.
- Design and Access Statement: Provides a background to the proposal and identifies the characteristics and site specific circumstances that informed the layout and design proposal. The statement identifies the site's main feature as being the B listed Ashludie Hospital building, and presented proposals for its conversion in to flatted properties. It is identified that provision for Affordable Housing is to be made in the north west corner of the site. The layout has been presented as reflecting the landscape and listed character of the site. The design of the individual houses and buildings are advised as being designed with a traditional theme with the use of both modern and traditional materials to respond to and complement the existing surroundings. Statements on the applicant's awareness of and approach to sustainable design and standards are also given.
- Development Framework: Was commissioned by NHS Tayside prior to the current planning application coming forward to inform prospective purchasers of the site with information and the principles of developing the site. This document does not have any formal agreement from Angus Council but its findings were broadly considered as being appropriate. As part of this process an indicative masterplan was prepared identifying two principal areas of development accessed from two separate locations with no through connectivity for vehicular access. Linkages for pedestrian and cycles would be strong and green corridors would be provided throughout supported by the retention of trees and landscaping. Development constraints such as the provision of 40% affordable housing is challenged, with a 25% figure being provided as being viable. In addition capacity issues at Monifieth High School and potentially the local primary school are raised as needing possible intervention. The status in respect of the Angus Local Development Plan Main Issues Report was given. The key constraints that require to be addressed are: the B listed building, to protect and enhance its fabric and setting; the curtilage listed buildings; affordable housing provision; open space provision; a bat survey and possible licence and developer contributions towards education.
- Transport Assessment: The assessment has considered the accessibility of the site by all modes of transport, including walking, cycling, public transport and car. The accessibility of the proposed development is considered to be acceptable on all counts with measures proposed to improve conditions for pedestrians. The traffic impact arising from the development is negligible and is not predicted to result in any detriment to the existing road network. Overall the site is accessible and well located for both local and strategic traffic with a negligible impact. The site is considered suitable for the development proposed.
- Extended Phase 1 Habitat Survey: Covers the whole site and all of the buildings previously present. The overall conclusion on ecological value is that bats were present on the site, there is a priority habitat (as defined by the Tayside Biodiversity Action Plan), there is foraging and sheltering habitat for bats and breeding birds. There are three protected sites within 2km of the application site; two are internationally recognised as SAC, RAMSAR and SPAs - designated for dune habitat and for wildfowl and wandering birds. It is however not anticipated to have any negative impacts on these sites. The site provides grassland habitats that have biodiversity value. The redevelopment of the site is likely to result in the loss of some of these habitats and measures are proposed to mitigate against this impact, including management measures. Habitat is also provided through plantation woodlands which could support protected or notable species (including birds and bats). It is recommended as many trees as possible are retained and protected and where they are to be lost for replacement planting to be provided. In respect of protected species, it was identified in surveys that bats were foraging on the site and in one building. The impact should be considered through further survey work

and depending on results a European Protected Species Licence may be required together with possible mitigation and enhancement measures.

- **Bat Habitat Suitability Assessment and Activity Survey:** Undertakes an assessment of Ashludie House, extensions and its pavilions (the site). The purpose of the survey was to establish the overall value the site for roosting bats and determine the species and number of bats which may directly utilise the buildings. The result would identify constraints to development, the need for mitigation and any further survey work. The assessment finds that the Ashludie House site has high roosting for bats given the features of the building. There was no recent or historical record of roosting bats present externally or internally of the accessible areas. The emergence and re-entry surveys demonstrated that the site was not currently being used by roosting bats and the site was used for commuting and foraging purposes only. Nearby trees were identified as being of high value to foraging bats and therefore should be retained as far as possible for foraging bats. A number of biodiversity enhancements are suggested to bring further ecological value to bats and other animals including native planting, urban pond and wetland areas, specific types of artificial lighting and provision of artificial roosts. It is advised that should site clearance or construction of the proposed development not commence before January 2017 an updated survey should be undertaken before these works to ensure that there has been no significant change to the information detailed in the assessment. Compliance with the relevant nature conservation legislation will be achieved if these measures are undertaken.
- **Tree Survey:** Provides the results of a tree survey of the working areas within the application site and classifies these trees according to their suitability for retention. An aboricultural appraisal and a tree constraints plan have been informed by the survey work. The survey identifies that there are 179 individual trees and 33 groups of trees on site. These trees are broken down in to categories; for the individual trees comprising 1 category A tree, 73 category B trees, 89 category C and 16 category U and the groups as no category A groups, 14 category B, 17 category C and 2 category U trees. Works for the all category U trees are recommended regardless of whether the proposed development is to take place. Three further trees (T5, T129 and T404) should also be felled, with a further tree (T412) to be pollarded in the near future. Mature category B trees should be retained where possible and the sole category A tree (T278) should also be retained. All category C trees are not suitable for retention in the longer term and should not present a constraint to development. Once a design proposal is produced further assessment should be undertaken and should include mitigation planting to offset trees removed.
- **Aboricultural Impacts Assessment:** Was submitted in support of the proposed development design and layout. It is identified that a Tree Preservation Order (TPO 2000 No: 2) in effect on site covers several trees (G10, G11, G17, G21, T157, T159, T161, T164, T206, T207, T213, T237, T239-245, T261-236). It is identified that the majority of category A and B trees are retained; with 7 category B trees proposed for removal to accommodate the development. Trees at the entrances are to be retained which will assist to softening the development in to the wider environment. The majority of trees to be removed are category C trees located within the site, which will minimise adverse impacts arising from the development. A strategy for retaining trees is provided, detailing protection during the construction process through provision of root protection areas (RPA), construction exclusion zones, fencing, timing of works, undertaking highlighted tree works, avoiding damage to branches, no dig surfacing around specified trees and roads and hard standing next to RPA, load bearing tracks over RPA around trees and replacement tree planting. All work to remove existing hard surface areas will be done by hand. All work in RPAs will be specified to reduce contaminants, demolitions undertaken away from trees. Level changes within RPAs should be avoided and should the routing of services within these areas. Trial excavations will identify and need for alternative forms of foundations to be used, such as pile and beam foundations to protect route areas. Recommendations for prohibitions within construction exclusion zones are made. Warning signs should be deployed in all RPAs.
- **Development Viability Statement:** Considers the viability of the proposed development for two scenarios - (1) the provision of a 25% on-site affordable housing contribution and (2) a 40% on-site affordable housing provision. Based on an objective 'open book' viability assessment the statement concludes that policy compliant provision of affordable housing [at the 40% required by the ALPR] will impact on the viability of the proposal to an extent where it would not be economically viable. The reduction of provision to a 25% level would allow a competitive return to the land owner for the sale of

the site. The development would be viable for delivery under the conditions of the current 25% proposed and could progress immediately upon obtaining the necessary consents.

- Conservation Report: Initially identifies the historical and architectural context of Ashludie House through to its change of house to a healthcare facility with the various alterations and new buildings up the turn of the twenty first century. The report moves on to detail in plans and elevations the changes proposed to and around Ashludie House - the extent of downtakings, new fabric and new openings, both externally and internally. The downtakings will remove all non-original or historically important fabric to return the fabric of the building and setting to a more original form. Internally the design takes account of retaining key features such as the central staircase, general room plans and proportions with sensitive additions and partition walls - minimising intervention in the building and fabric, such as corncicing. Externally the specification of materials is provided, with reused and new natural blue/black slates, refurbished or new sash and case windows proposed and new or repaired cast iron rainwater goods. General repair to the stone walls is also specified. In terms of the building's setting, the approach is identified as being key. The request of the planning authority to delete the original plot 115 on the grounds of encroaching on this approach and setting is accepted. Similarly, the relocation and redesign of the houses proposed to the immediate north and east of the listed building are adopted following a request of the planning authority - being relocated further away to the east and upgrading the material specifications to utilise more traditional materials. To the immediate south of the principal elevation the trees and landscaping are to be retained. Public space is to be provided within the proximity of the building, with no delineation of private areas, and ensuring car parking does not encroach on the setting.

## Appendix 3

### Development Plan Policies

#### Angus Local Plan Review 2009

##### Policy S1 : Development Boundaries

(a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.

(b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.

(c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.

##### Policy S2 : Accessible Development

Development proposals will require to demonstrate, according to scale, type and location, that they:-

- are or can be made accessible to the existing or proposed public transport networks and make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances and allow easy access for the mobility impaired.
- provide and/or enhance paths for walking and cycling which are safe, provide pleasant routes, are suitable for use by the mobility impaired, and link existing and proposed path networks;
- are located where there is adequate local road network capacity or where capacity can be made available.

##### Policy S3 : Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:-

- site location and how the development fits with the local landscape character and pattern of development;
- proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
- use of materials, textures and colours that are sensitive to the surrounding area; and
- the incorporation of key views into and out of the development.

Innovative and experimental designs will be encouraged in appropriate locations.

##### Policy S4 : Environmental Protection

Where development proposals raise issues under environmental protection regimes, developers will require to demonstrate that any environmental protection matter relating to the site or the development has been fully evaluated. This will be considered alongside planning matters to ensure the proposal would not unacceptably affect the amenity of the neighbourhood.

##### Policy S6 : Development Principles (Schedule 1)

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

##### Schedule 1 : Development Principles

###### Amenity

(a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke,

soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.  
(b) Proposals should not result in unacceptable visual impact.  
(c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

#### Roads/Parking/Access

(d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.  
(e) Access to housing in rural areas should not go through a farm court.  
(f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17 : Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.  
(g) Development should not result in the loss of public access rights. (Policy SC36)

#### Landscaping / Open Space / Biodiversity

(h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)  
(i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.  
(j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.  
(k) The planting of native hedgerows and tree species is encouraged.  
(l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

#### Drainage and Flood Risk

(m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)  
(n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.  
(o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)  
(p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).  
(q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38)  
(r) Development should minimise waste by design and during construction.

#### Supporting Information

(s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.

#### Policy SC3 : Windfall Sites

Angus Council will support proposals for residential development of 5 or more dwellings on windfall sites within development boundaries in addition to the identified supply where they:

- will make a significant contribution towards regeneration and renewal;
- are compatible with established and proposed land uses in the surrounding area;

- include affordable housing in accordance with Policy SC9; and
- take account of the provisions of Policy S6 : Development Principles.

#### Policy SC9 : Affordable Housing

Angus Council will seek to secure the provision of affordable housing from housing developments on allocated sites, opportunity and windfall sites which will contribute towards meeting identified needs in each Housing Market Area as follows:-

- Arbroath – 20% LCHO housing;
- Brechin/ Montrose – 25% LCHO housing;
- Forfar, Kirriemuir and Glens – 15% LCHO housing;
- South Angus – 40% social rented and/or LCHO housing.

The requirement for affordable housing in each Housing Market Area will be applied to the overall capacity of sites of 10 or more units, or a site size equal to or exceeding 0.5 hectares. Where a site is being developed in phases of less than 10 units or less than 0.5 hectares the affordable housing requirement will still be applied.

Affordable housing developments may be permitted on sites outwith but adjacent to development boundaries provided it can be demonstrated that:-

- there is an identified local need that cannot be met on a suitable site within defined development boundaries;
- the proposal takes account of the provisions of Policy S6: Development Principles; and
- proposals are in accord with other relevant policies of the Local Plan.

In all circumstances, Section 75 or other legal agreements may be used to secure the delivery of affordable housing.

#### Policy SC33 : Open Space Provision

Development proposals will require to provide open space and make provision for its long term maintenance. Angus Council will seek to ensure that as a minimum the NPFA standard of 2.43 hectares of open space/recreational space per 1000 head of population is met. The specific requirements of any development will be assessed on a site by site basis and this standard exceeded or relaxed as appropriate taking account of the level, quality and location of existing provision.

#### Policy SC37 : Healthcare Facilities

Buildings and grounds associated with existing and proposed healthcare facilities throughout Angus will be reserved for healthcare use. Where sites become available for redevelopment, alternative uses, which are in line with the policies of the Local Plan, will be encouraged.

#### Policy SC40 : Walking and Cycling

Angus Council will pursue a range of measures and initiatives to enhance accessibility for walking and cycling, by:

- providing local walking and cycling routes within and around each town;
- developing the existing cycleway provision north of Montrose in support of the National Cycle Network and North Sea Cycle Route;
- developing the “Safe Routes to School” initiative;
- improving the linkages to and within town centres and other areas with high pedestrian activity such as schools and leisure facilities;
- pursuing the phased implementation of an integrated coastal path and cycleway;
- incorporating a footpath/cycleway as part of upgrading the A92 between Arbroath and Dundee in accordance with Policy SC43.



#### Policy ER4 : Wider Natural Heritage and Biodiversity

The Council will not normally grant planning permission for development that would have a significant adverse impact on species or habitats protected under British or European Law, identified as a priority in UK or Local Biodiversity Action Plans or on other valuable habitats or species.

Development proposals that affect such species or habitats will be required to include evidence that an assessment of nature conservation interest has been taken into account. Where development is permitted, the retention and enhancement of natural heritage and biodiversity will be secured through appropriate planning conditions or the use of Section 75 Agreements as necessary.

#### Policy ER5 : Conservation of Landscape Character

Development proposals should take account of the guidance provided by the Tayside Landscape Character Assessment and where appropriate will be considered against the following criteria:

- (a) sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;
- (b) where required, landscape mitigation measures should be in character with, or enhance, the existing landscape setting;
- (c) new buildings/structures should respect the pattern, scale, siting, form, design, colour and density of existing development;
- (d) priority should be given to locating new development in towns, villages or building groups in preference to isolated development.

#### Policy ER6 : Trees, Woodlands and Hedgerows

Trees, woodlands and hedgerows which have a landscape, amenity and/or nature conservation value will be protected from development. Development that would result in the loss of or damage to ancient or semi-natural woodlands will not be permitted. Tree Preservation Orders will be promoted to protect groups of trees or individual significant trees of importance to the amenity of a surrounding area where such trees and woodland are under threat. Management Agreements will be introduced, where appropriate, to ensure the establishment of new and replacement planting. Tree planting initiatives such as Community Woodland proposals and other amenity planting will continue to be supported and encouraged.

#### Policy ER7 : Trees on Development Sites

Planning applications for development proposals affecting sites where existing trees and hedges occur and are considered by Angus Council to be of particular importance will normally be required to:

- (a) provide a full tree survey in order to identify the condition of those trees on site;
- (b) where possible retain, protect and incorporate existing trees, hedges, and treelines within the design and layout;
- (c) include appropriate new woodland and or tree planting within the development proposals to create diversity and additional screening, including preserving existing treelines, planting hedgerow trees or gapping up/ enhancing existing treelines.

In addition developers may be required to provide an Arboricultural Methods Statement, a Performance Bond and/or enter into Section 75 Agreements.

#### Policy ER11 : Noise Pollution

Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in noise levels will not be permitted unless there is an overriding need which cannot be accommodated elsewhere.

Proposals for development generating unacceptable noise levels will not generally be permitted adjacent to existing or proposed noise-sensitive land uses. Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise from an existing noise source or from a proposed use will not be permitted.

#### Policy ER15 : Change of Use, Alterations and Extensions to Listed Buildings

Change of use, or alterations and extensions to a listed building will only be permitted where they are in keeping with the fabric, character and appearance of the building or its setting.

#### Policy ER16 : Development Affecting the Setting of a Listed Building

Development proposals will only be permitted where they do not adversely affect the setting of a listed building. New development should avoid building in front of important elevations, felling mature trees and breaching boundary walls.

#### Policy ER17 : Demolition of Listed Buildings

There will be a presumption against the demolition of listed buildings. Applications for consent to demolish a listed building will only be considered where:

- (a) it has been demonstrated through a detailed structural and feasibility report that the condition of the building makes it impractical to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be granted; and
- (b) there is evidence that all reasonable efforts have been made to sustain the existing use or find a viable and acceptable new use or uses for the building including marketing of the building nationally for at least 6 months; and
- (c) detailed planning permission for the reuse of the site, including any replacement building or other structure has been granted.

Submission of the necessary information does not imply that consent for demolition will be automatically granted.

In most cases demolition will only be permitted where work on the erection of a replacement building is to start immediately following the date of demolition or other such period as may be agreed with Angus Council.

#### Policy ER19 : Archaeological Sites of Local Importance

Where development proposals affect unscheduled sites of known or suspected archaeological interest, Angus Council will require the prospective developer to arrange for an archaeological evaluation to determine the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording any archaeological information. The evaluation will be taken into account when determining whether planning permission should be granted with or without conditions or refused.

Where development is generally acceptable and preservation of archaeological features in situ is not feasible Angus Council will require through appropriate conditions attached to planning consents or through a Section 75 Agreement, that provision is made at the developer's expense for the excavation and recording of threatened features prior to development commencing.

#### Policy ER22 : Public Drainage Systems

Within towns and villages served by public sewers all development proposals requiring drainage must be connected to the public drainage system. Private drainage solutions will not be permitted within areas served by public sewers, even where they are subject to constraint.

#### Policy ER24 : Surface Water Disposal

Sustainable Urban Drainage Systems are preferred in dealing with surface water drainage from all new development. In considering development proposals Angus Council will consult and liaise closely with SEPA, Scottish Water and developers in order to ensure that appropriate methods of surface water run-off collection, treatment, decontamination and disposal are implemented to minimise the risk of flooding and the pollution of water courses, lochs and ground water.

Proposals that adopt ecological solutions to surface water management which promote local biodiversity by the formation of ponds and/or wetlands for example, and create or improve habitats will also be encouraged.

### Policy ER38 : Recycling and Composting Facilities

In support of the Tayside Area Waste Plan and Angus Waste Implementation Plan, Angus Council will promote the further development of local recycling facilities including:

- centralised in-vessel composting (compliant with the Animal By-Products (Scotland) Regulations 2003) of green waste at Lochhead/Restenneth; and
- community recycling facilities to serve Carnoustie and Monifieth.

Proposals for new retail, business, commercial, industrial and residential developments must include appropriate provision for recycling facilities for the collection of glass, metal cans, paper and other recyclable material. Recycling facilities must be located in a conveniently accessible location within the development and should be designed in consultation with Angus Council Environmental and Consumer Protection Department. This will include provision for the separate collection and storage of recyclates within the curtilage of individual houses.

### Mf1 :Housing - Ashludie Hospital Phase 2

2.2 ha of land at Ashludie Hospital is allocated for around 25 dwellings with a requirement for 40% of the capacity of the site to provide social rented and/or LCHO affordable housing. Proposals should be in accordance with the approved Development Brief.

### Policy Imp1 : Developer Contributions

Developer contributions will be required in appropriate circumstances towards the cost of public services, community facilities and infrastructure and the mitigation of adverse environmental impacts that would not have been necessary but for the development. Such contributions will be consistent with the scale and effect of the development and may relate to both on-site and off-site items that are required to produce an acceptable development in the public interest.

## **TAYplan Strategic Development plan**

### **Policy 1A : Settlement Concentration**

Strategies, plans, programmes and development proposals shall focus the majority of development in the region's principal settlements as follows:-

Tier 1 settlements have the potential to accommodate the majority of the region's additional development over the plan period and make a major contribution to the regions economy.

- Dundee Core Area: (Dundee City, Dundee Western gateway, Invergowrie, Monifieth, Tayport/Newport/Wormit, Birkhill/Muirhead) and,
- Perth Core Area: (Perth, Scone, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, Perth Airport).

Tier 2 settlements have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the region's additional development.

Tier 3 settlements have the potential to play an important but more modest role in the regional economy and will accommodate a small share of the region's additional development which is more about sustaining them.

### **Policy 1B : Land Release Priorities**

Strategies, plans, programmes and development proposals shall prioritise land release for all principal settlements using the sequential approach in this Policy; and prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings).

#### **Sequential Approach**

1. Land within principal settlements.

2. Land on the edge of principal settlements.
3. Where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal settlements, and where it is consistent with Part A of this policy and with Policy 2, the expansion of other settlements should be considered.

### **Policy 2C : Integration of Transport**

Ensure the integration of transport and land use to:-

- reduce the need to travel and improve accessibility by foot, cycle and public transport; make the best use of existing infrastructure to achieve a walkable environment combining different land uses with green space; and, support land use and transport development by transport assessments/appraisals and travel plans where appropriate, including necessary on and offsite infrastructure.

### **Policy 3D : Natural and Historic Assets**

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:-

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geo-diversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

### **Policy 5A ; Build Rates, HMA Shift**

Allocate land which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted date of adoption, ensuring a minimum of five years effective land supply at all times, and work towards the provision of a seven years supply of effective housing land by 2015, to support economic growth. Land should be allocated within each Housing Market Area (Proposal 2) through Local Development Plans to provide an effective and generous supply of land to assist in the delivery of in the order of 26,000 units up to year 2024 across TAYplan. Average annual build rates are illustrated\*. In the period 2024 to 2032 in the order of 17,400 units may be required. To assist the delivery of these build rates, Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites and to provide for flexibility and choice.

- in serious cases of appropriately evidenced environmental or infrastructure capacity constraints, provide for up to 10% of the housing provision for one market area to be shared between one or more neighbouring housing market areas within the same authority taking account of meeting needs in that housing market area.
- ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.

### **Policy 5C : Dundee & Perth Core Areas**

Ensure there is a presumption against land releases in areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where it would prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of this Plan.

## **Policy 8 : Deliver Strategic Development**

To ensure that quality is designed-in to development and places developer contributions shall be sought for new developments:-

to mitigate any adverse impact on infrastructure, services and amenities brought about by development including contributions towards schools, affordable housing, transport infrastructure and facilities (including for road, rail, walking, cycling and public transport), and other community facilities in accordance with the Scottish Government Circular 1/2010.

### **Proposed Angus Local Development Plan**

Mf1 Housing – Ashludie Hospital

8.5 ha of land at Ashludie Hospital is allocated for residential development of around 130 dwellings.

Proposals should include:

- a high quality of design and site layout which integrates with the existing landscape character and where the layout and orientation of development respects the setting of the Category B listed Ashludie Hospital building;
- the preservation of landscape and built features, such as the existing mature trees and where adequate stone boundary walls, to create an appropriate urban edge and interface with surroundings and to provide a setting for the Category B listed Ashludie Hospital building and any future housing development;
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council as Roads Authority; and
- supporting information including a Conservation Statement and a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Landscape Assessment, Transport Assessment, Contaminated Land Investigation Report and a Tree Survey as necessary.