

ANGUS LOCAL PLAN: PROPOSAL MF/H5

ASHLUDIE HOSPITAL

Development Brief

Located on the east side of Ashludie Hospital the development site is an integral part of the landscape setting of the Hospital. Future development proposals must respect, maintain and enhance the character of the area. The northern part of the site is generally flat and comprises hospital ward buildings (some of which have been recently cleared away) and a tennis court. Along the eastern and northern boundaries there are several individual specimen and stands of mature trees. Adjacent to the western side of the site is the main hospital building, a category B Listed Building.

The southern section is open paddock providing a pleasant southerly aspect for the hospital. The area generally slopes gently southwards but dips more significantly towards the south east corner. The southern boundary of the site abuts the existing Ashludie Park.

The following policy statement is contained in the Finalised Angus Local Plan

Proposal Mf/H5 – Ashludie Hospital

'5.4 ha of land are allocated for housing and public open space purposes. Development proposals will require to make provision for a minimum 2.5 ha of public open space (including aftercare) in the south-east corner of the site linked to the existing Ashludie Park. A development brief will be prepared in consultation with the landowner, dealing with access, surface and foul drainage, retention of existing mature trees and public open space provision including future maintenance. It is anticipated that 50 houses could be accommodated'.

The key objectives of this development brief are to:-

- **retain and safeguard woodland areas that provide a setting for Ashludie Hospital and future housing development;**
- **provide, as part of any new development, for passive and active public open space linking with the existing Ashludie Park;**
- **provide improved pedestrian and cyclist access and connections within and to the area;**
- **ensure high quality housing development that respects the setting of Ashludie Hospital.**

Site Specific Requirements

Landscaping, Open Space Provision and Boundaries

Landscaping and Woodland

A comprehensive landscape plan will require to be submitted as part of any planning application.

Woodland cover - tree stands and single specimens - are a prominent landscape feature serving to provide a setting for Ashludie Hospital. A provisional Tree Preservation Order is currently in force on the site. Development proposals will require to retain and incorporate these features sympathetically into any development layout. Submission of a full tree survey will be required as part of any planning application. Details of the level of information required is contained in Angus Council Advice Notes (22) The Survey of Trees on Development Sites and (23) The Specification of Landscaping Proposals for Development Sites.

Public Open Space

The Local Plan proposal requires a developer to provide 2.5ha of public open space (incorporating existing areas of woodland cover) that can be phased in conjunction with housing.

An initial 1.1ha of formal public open space will be required in conjunction with phase one of the residential development and integrated into the adjacent Ashludie Park. Retention of important tree areas will be in addition to this requirement. Particular attention should be focused on the retention of the amenity of south east hospital wards. Preliminary design specifications have been prepared by Angus Council Recreation Services for this area that gives an indication of minimum design standards, boundary treatment, the character and facilities expected in the new park. It further sets out financial implications for construction and maintenance requirements. Developers will require to agree, in advance of submitting a planning application, the design and maintenance requirements for the provision of public open space in this area. The area will, as a minimum, require to be formally grassed on completion of 75% of the housing element of phase one. Remaining facilities will require to be provided prior to completion of phase one. Where a Sustainable Urban Drainage Systems scheme is being considered by a developer for incorporation as part of any open space design, full consultation will be required with both SEPA and Angus Council Recreation Services.

The remaining requirement for public open space will be provided as part of the phase two residential development and will incorporate tree cover. Detailed specifications will be prepared as part of the phase two development.

Boundary Treatment

Opportunity exists to improve the boundary treatment of the development site. Details will require to be submitted as part of a planning application and take account of Angus Council Advice Note (24) Residential Boundary Treatment.

Drainage

The developer will require to undertake a full drainage assessment to be agreed with NoSWA and SEPA in order to establish the overall site capacity for residential development taking into account landscaping considerations, site layout and phasing. The assessment will require to be submitted as part of the planning application and will require to demonstrate that:-

- trade-off buildings are connected to the existing sewer system;
- soakaway provision is suitable;
- full account has been taken of the need for Sustainable Urban Drainage Systems as set out by the Scottish Environment Protection Agency (SEPA);
- development proposals are supported by both NoSWA and SEPA.

NoSWA has indicated that, given the current capacity of the Monifieth drainage system, no additional loading or new connections are available. The Ashludie Hospital drainage system comprises a network of predominantly combined sewers (both foul and surface water / storm runoff) feeding into the wider Monifieth system. NoSWA will give favourable consideration to trade-off solutions which provide scope for new development and reduce overall peak volume flows into the local system. Site redevelopment will require to be phased so that existing flows (both foul and surface/storm water) are removed from the sewerage system before new foul flows are added. SEPA are in agreement with the sewerage requirements placed on the developer by NoSWA.

New development proposals within the grounds of the Hospital will require to remove both surface and storm water from the existing Ashludie Hospital sewer system. While 'onsite soakaways' may be an appropriate solution SEPA have indicated the need to promote Sustainable Urban Drainage Systems (SUDS). A surface water management plan will be required to be submitted as part of any planning application.

Access and Circulation

Vehicular access to the site will require to be taken from Broomhill Drive. Depending on the phasing of housing development and the internal road layout one or two accesses may be required. Internal roads should incorporate speed reduction measures. Priority should be given to pedestrian and cyclists movements and circulation in both the development of the internal roads layout and connection to Ashludie Park and adjacent streets and pathways. The use of shared surface arrangements conforming with standards of Angus Council will be encouraged. Individual house access will generally not be permitted directly from Broomhill Drive.

The development should provide good access to public transport. As a minimum the development should make provision for bus stop lay-bys with good pedestrian links into the site along the Broomhill Drive frontage.

Pedestrian and service vehicle access into the proposed area of public open space to the south of the site is set out in the public open space design guidelines. Access for maintenance will also be required to proposed areas of public open space.

Housing Design, Numbers and Phasing

Energy conservation measures, security and communal safety will be important elements in the design of the development and this will require to be demonstrated in any submission for planning permission.

The Finalised Angus Local Plan allocates the site for 50 houses based on initial drainage investigations and expected capacity. As a result of subsequent detailed investigations, the site may be able to accommodate more than this number. The development control system allows for a degree of flexibility and an increase in site capacity, to a maximum of 75 units may be acceptable, subject to drainage, density, layout, and design that fits in well with surrounding development. Given the nature of the site and the adjacent buildings, flatted property is considered inappropriate. To provide a high quality residential development that respects the setting and amenity of Ashludie Hospital and the low level housing to the east of Broomhill Drive, buildings should, subject to detail design considerations, be a maximum of 2 storey (maximum ridge height 8.0m). As per guidelines contained in the Finalised Angus Local Plan consideration should also be given to up to 25% of the site capacity for affordable housing.

Roof and external wall finishes should be sympathetic to surrounding uses in terms of texture and colour. Particular attention will require to be given to maintaining the setting of Ashludie Hospital.

Development of the site is likely to proceed in two phases in order to ensure compatibility with the operational requirements of Tayside Primary Care NHS Trust. While the southern half of the site is available for development immediately, the NHS Trust has indicated that it is likely that the northern part of the site (including the 'H' block wards) will be retained in healthcare use until circa 2004.

Checklist

This section should be completed and submitted along with the Planning Application. The purpose of the checklist is to assist the developer to comply with the terms of the development brief and to supply the information requested to enable a full assessment of the proposal by Angus Council. Where any of these requirements have not been addressed, a statement of explanation and justification should be given.

✓ for Yes X for No

General

1. Integrated surface water Management Plan submitted. ☐
2. Comprehensive landscape plan submitted ☐

Roads and Parking

3. Access via Broomhill Drive ☐
4. Traffic calming measures ☐
5. Emergency access provision (if necessary) ☐
6. 2 spaces (minimum) per house (curtilage) ☐
7. Provision for public transport ☐

Cycleways/Footways

8. Footway/cycleway within the site and connecting to the existing network ☐
9. Street lighting to paths/cycleways ☐
10. Confirmation of status of any existing footpaths on site ☐
11. Clarification of user rights of pedestrian links to the hospital ☐

Landscaping, Boundaries and

Open Space Provision

12. Detailed landscape plan(including boundary treatment) for site including integration with existing open space/landscaping ☐
13. Maintenance arrangements for landscaped areas/tree belts ☐
14. Use of native species ☐

Design

15. Respect privacy/amenity of neighbouring properties ☐
16. Children play facilities provided with maintenance details ☐
17. Passive solar design techniques Incorporated into housing layout ☐
18. Door and window openings maximised To southern exposure ☐

Security and community safety

19. Grouping/clustering of houses ☐
20. Good surveillance of play/amenity areas ☐
21. Defined boundaries to site/curtilages ☐
22. Street lighting to roads, footpaths, cycleways ☐
23. Houses overlooking foot/cycle path ☐

Drainage

24. Surface water via separate system ☐
25. Surface water management plan ☐
26. Incorporation of BMP's ☐
27. Maintenance arrangements for BMP's ☐

Energy Conservation


28. Statement of techniques used ☐
29. PSD in house design ☐
30. Use of energy efficient and sustainable materials ☐
31. Grouping/clustering of houses ☐
32. Additional innovation ☐

The following requirements have not been addressed for the reasons given:-


| Item | Reason |
|------|--------|
|------|--------|

Ashludie Hospital Development Brief

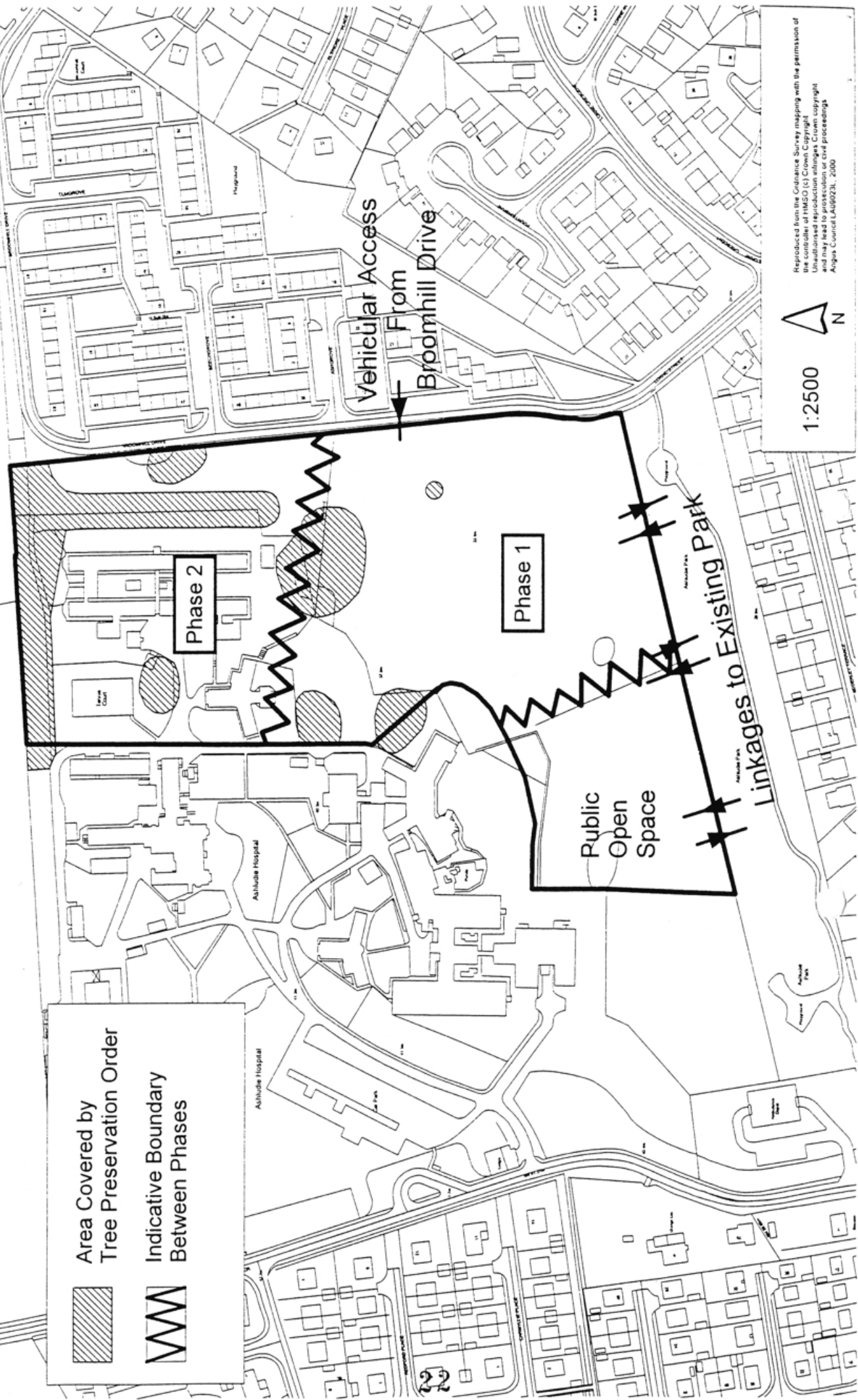
Schematic Site Plan



Area Covered by Tree Preservation Order



Indicative Boundary Between Phases



1:2500

North Arrow

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