

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 7 AUGUST 2018

PLANNING APPLICATION – HAYSHEAD PRIMARY SCHOOL, ST ABBS ROAD, ARBROATH

GRID REF: 364795 : 741524

REPORT BY SERVICE LEADER – PLANNING & COMMUNITIES

Abstract:

This report deals with planning application No 18/00191/FULM for the demolition of existing primary school and erection of shared campus including Hayshead Primary School, St Thomas RC Primary School and early years facility, sports pitches, car parking, drainage infrastructure, landscaping and associated works for Angus Council at Hayshead Primary School, St Abbs Road, Arbroath. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 The applicant seeks full planning permission for the erection of a building to accommodate two primary schools and an early-years facility with associated sports pitches, landscaping, parking and drop-off area within the grounds of the existing school at Hayshead Primary School, St Abbs Road, Arbroath. The existing school building would be demolished. A plan showing the location of the site is provided at Appendix 1.

3.2 The application site comprises the buildings and grounds of Hayshead Primary School. It currently accommodates a building with a mixture of single and two storeys sections providing a footprint of around 3,000sqm. The site is relatively flat throughout although there are gradients to the entrances/exits. The school curtilage is bound to the north by car parking associated with the primary school and residential properties at St Abbs Road. The site is located within a predominantly residential area and is bound on all sides by houses. Pedestrian access to the site is located at the north boundary via St Abbs Road with shared vehicular and pedestrian accesses located at Horologe Hill and Hayshead Road.

3.3 The proposal involves the erection of a building to accommodate two new primary schools and an early-years facility. The existing primary school building would be demolished. The north elevation of the proposed building would be located around 48m from the south boundary of the properties at St Abbs Road with the southwest elevation located around 22m from the east boundary of the properties at Hayshead Road. The building would have a footprint of approximately 3,660sqm and consist of 6 interconnected single and 2 storey blocks. The single storey blocks would have an overall height of approximately 4.8m whilst the 2 storey blocks would have a ridge height of 9.1m (with an overall height of 11.56m by virtue of a small vertical projection). The proposed building would have an aluminium standing seam roof system and the external walls would comprise facing brick and fibre cement weatherboarding. Some southwest facing roof slopes would accommodate solar PV panels.

- 3.4 The external space would consist of a mixture of hard and soft landscaped areas. Two sports pitches measuring 60 x 40m would occupy the north portion of the site (the footprint of the school to be demolished). A plant building and external bin store with a footprint of 182sqm and an overall height of approximately 3.8m would be located to the east of the north most primary school block. This building would accommodate gas boilers and sprinkler pumps with an air source heat pump located in an enclosed external plant area to the east of the building. New planting would be introduced throughout the site and consist of Rowan, Birch and Oak species. The main vehicular access to the site would be relocated to Hayshead Road and the proposed car park would accommodate 68 spaces with a 6 space drop off zone. In addition, 4 motorcycle parking spaces and 4 disabled parking spaces would also be incorporated into the carpark. The existing parking spaces on St Abbs Road associated with the school would also be retained. Covered bicycle stands for staff and pupils would be provided throughout the site. Pedestrian access would be retained at the St Abbs and Horologe Hill entrances. The development would be connected to the public drainage network with surface water directed to SUDS. Areas of existing trees within the site would be removed to accommodate the development.
- 3.5 The application has been varied through the provision of an acoustic fence around the perimeter of the plant building.
- 3.6 The application has been subject of statutory neighbour notification and was advertised in the press as required by legislation.

4. RELEVANT PLANNING HISTORY

- 4.1 A Proposal of Application Notice (ref: 17/00004/PAN) in respect of a replacement educational facility including primary school, early years centre, community facility, energy centre, parking and associated playground areas at the site was considered by Committee at its meeting on 14 February 2017 (Report No. 66/17 refers). Committee noted the key issues identified in that report.
- 4.2 A Proposal of Application Notice (ref: 17/01018/PAN) in respect of a shared educational facility including 2 primary schools, early years centre, community facility, energy centre, parking and associated playground areas at the site was considered by Committee at its meeting on 4 January 2018 (Report No. 8/18 refers). Committee noted the key issues identified in that report and requested the applicant give consideration to separation of delivery traffic from pupil entrances.

5. APPLICANT'S CASE

- 5.1 The following documents have been submitted in support of the application:
- A Pre-Application Consultation (PAC) Report;
 - Design & Access Statement (Parts 1 – 3);
 - Habitat Survey;
 - Bat Survey;
 - Transport Statement;
 - Flood Risk Assessment;
 - Drainage Strategy Plan;
 - Geotechnical Design & Environmental Assessment Report;
 - Tree Report; and
 - Air Source Heat Pump Specification.
- 5.2 The supporting information is available to view on the Council's [Public Access](#) system and is summarised at Appendix 2 below.

6. CONSULTATIONS

- 6.1 **Angus Council – Roads** – has indicated no objection to the application subject to a number of conditions. No objection is offered in relation to flooding and drainage.
- 6.2 **Angus Council – Environmental Health** – has not objected to the proposal in respect of amenity impacts. In respect of land contamination, the Service is satisfied that this site does not pose a significant risk of harm to the proposed use from land contamination.

- 6.3 **Angus Council – Transport Section** – has indicated there are no requirements for public transport services or infrastructure due to the frequent bus service and infrastructure on Horologe Hill and Hayshead Road.
- 6.4 **Angus Council – Parks & Burial Grounds** – has indicated the proposed woodland to be removed to facilitate the development are protected woodlands under the Millennium Forest for Scotland project. To compensate for the removal of the woodland suitable replacement planting should be carried out and it is proposed to undertake some of this on site and some within the grounds of Arbroath Academy.
- 6.5 **Sportscotland** – has not objected to the proposal but indicates for a 3 stream primary school its published guidance recommends 1 synthetic pitch and 1 grass or 3 grass pitches. The development proposal would not result in a net loss of pitch space therefore Sportscotland does not consider the proposal to be contrary to Scottish Planning Policy (SPP) but has requested the exact specification and timing for the provision of the pitches.
- 6.6 **Scottish Water** – has not objected to the proposal and has advised that there is currently sufficient capacity at its water and waste water treatment works for the proposed development.
- 6.7 **Community Council** – has offered no comments on the proposal.

7. REPRESENTATIONS

- 7.1 Two letters of representation have been received. One letter offers support but raises a number of questions whilst the other offers objection. The letters 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.
- 7.2 The following matters have been raised in relation to the application and are discussed under Planning Considerations below: -
- **Road traffic and pedestrian safety impacts;**
 - **Loss of on-street parking;**
 - **Potential flood risk;**
 - **Potential light pollution.**
- 7.3 The letter from the interested party requesting clarification on operational matters has been passed to the applicant for response.

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 In this case the development plan comprises:-
- TAYplan (Approved 2017)
 - Angus Local Development Plan (ALDP) (Adopted 2016)
- 8.3 As the application is not of strategic significance the policies of TAYplan are not referred to in this report and the policies of the Angus Local Development Plan form the main basis for the consideration of the proposal. The relevant policies of the Angus Local Development Plan are reproduced at Appendix 3.
- 8.4 Policy DS1 states that the focus of development will be sites allocated or otherwise identified for development within the ALDP, which will be safeguarded for the use set out.
- 8.5 The application site is located within the development boundary for Arbroath as defined by the ALDP. Policy TC8 of the ALDP deals with proposals for and affecting community facilities. It indicates that amongst other things, the Council will encourage the retention and improvement of public facilities. The outdoor space associated with the primary school is identified in the ALDP as an area of open space which is safeguarded by Policy PV2. In this case the

proposal involves redevelopment of the existing school campus in order to provide an improved educational facility. The nature of the use proposed is already established on the site and the continuation of this use at the location is appropriate given the geographic area to be served. The proposal provides for 2 grass pitches which reflects the existing provision at the site and there is no net loss of pitch space. SportsScotland has suggested that consideration be given to provision of a synthetic pitch in place of one of the grass pitches and that information has been shared with the applicant. SportsScotland has also requested a condition is attached regarding the specification and timing of the sports pitch provision and the requested condition is included below.

- 8.6 The applicant has submitted a Transport Statement in support of the planning application. That document considers the accessibility of the site for modes of traffic other than the private car and the capacity of the road network to accommodate traffic associated with the development. It concludes that the site is well located in relation to neighbouring residential areas and that there are established pedestrian links. The Roads Service has reviewed the Transport Statement and accepts that there is capacity in the local road network to accommodate the development. The main vehicular access for the site would be relocated from Horologe Hill to an existing secondary access on Hayshead Road. The Hayshead Road access would serve the car park and service yard associated with the development and would also provide the main pedestrian access to the site. The car park and service yard would be fenced and would not be accessible by pupils during the school day. The Roads Service has indicated that this arrangement is acceptable but has indicated that the footway on the northwest side of the access should be constructed as a shared-use cycle path. The car park would have provision for a total of 76 spaces (including 4 spaces for disabled parking and 4 motorcycle spaces) and a drop-off area with 6 spaces would be formed. The existing parking spaces on St Abbs Road associated with the school would also be retained. The Horologe Hill entrance would be used for pedestrian access (and emergency vehicular access) and an existing pedestrian access from St Abbs Road would also be retained. Cycle parking is proposed within the development at convenient locations. The Roads Service has confirmed that the parking associated with the development is appropriate. The general level of movement and activity would likely increase as the capacity of the building to accommodate school children would increase. However, this is an urban area that already accommodates education facilities and the resultant level of movement or activity that would be associated with the new facility would not be untypical or inappropriate within an urban setting. The Roads Service has indicated that it would promote an Order under relevant legislation to provide part-time 20mph speed restrictions in the vicinity of the new access on Hayshead Road. Overall the site would benefit from good accessibility and would provide safe and suitable access arrangements.
- 8.7 There are residential properties adjacent to the boundaries of the site. The proposed building would occupy a different location on the site than the current building but the general relationship to boundaries does not change significantly and is comparable to the relationship between other schools and neighbouring residential property. The 2-storey sections would be located over 30m from the boundaries of the houses at Seaton Road and Hayshead Road and in excess of 50m from the closest of those houses. Having regard to the separation distances involved and the likely hours of operation of the school, impacts in relation to loss of privacy are not significant when compared to the relationship between the existing school and the neighbouring residential properties at St Abbs Road and Horologe Hill. Other windows associated with the new building would not result in any significant overlooking of neighbouring property. The building would not result in any significant overshadowing or overbearing impacts in relation to neighbouring property. The outdoor areas and formal playground area would bound neighbouring residential property but that is currently the case and resultant impacts are unlikely to change significantly in comparison to the existing situation. Whilst the main access to the site is changing the amenity impacts associated with this for the housing on Hayshead Road will be similar to those impacts experienced by the housing at St Abbs Road and Seaton Road in conjunction with the existing primary schools. The Environmental Health Service was consulted in relation to other amenity impacts, specifically the energy centre associated with the development and has confirmed that it has no objection to the application on the basis of the information provided. This represents a fairly sizeable development in an area that is surrounded by existing houses. A condition is therefore proposed which seeks to control noise limits associated with the construction process in order to minimise impact on nearby residents.
- 8.8 The existing building is fairly typical of school buildings constructed of its time and is of little architectural or townscape merit. The site is reasonably well screened from surrounding public

roads by modern housing developments. The proposed building is limited to 2-storeys in height and draws on the character of the surrounding area. The overall design of the building is considered acceptable for this location and would represent an improvement in terms of design compared to the existing school building.

- 8.9 The site plan identifies areas of existing trees to be retained on site however the proposed development would involve the removal of 2138sqm of millennium forest at the south and east of the site, in order to accommodate the new building, parking and other facilities. The applicant has indicated that 3300sqm of replacement compensatory planting would be provided at Arbroath Academy playing fields. The Parks Service has been consulted on the proposal as well as the replacement tree planting and is satisfied that the replacement planting proposals sufficiently compensate for planting that would be lost. The site plan also identifies new landscaping proposals for the site however specific details of that have not been provided in respect of all areas and a condition is proposed that requires provision and approval of that detail along with the replacement tree planting. The existing boundary around the site is formed by a combination of materials and it is proposed to remove sections of this and replace it with 2.0m high fencing. Whilst in principle this is acceptable, the drawings do not provide exact details of the colour/fence construction and a condition is proposed to ensure the details are approved.
- 8.10 The Drainage Impact Assessment submitted with the application confirms that foul water drainage would connect to existing sewers with surface water drainage from the site treated and attenuated on site prior to being discharged into the combined sewer (as existing) at a reduced rate. Scottish Water has offered no objection to the proposal. The Roads Service has considered the design of the drainage infrastructure along with the proposed operation and maintenance schedule and has offered no objection. The proposal does not give rise to any significant adverse impact on infrastructure in the area.
- 8.11 The site is not designated for any natural heritage reasons however the existing buildings are potentially a favourable habitat for bats which are a European Protected Species. A Bat Survey submitted in support of the application did not record any bat roosts within the buildings. The submitted Phase 1 Habitat Survey indicates a number of bird species were observed in trees and shrubs surrounding the site. A condition is proposed to ensure that the mitigation measures identified in the Habitat Survey are implemented to protect nesting birds. The proposal does not give rise to any unacceptable impacts on the natural environment of the area.
- 8.12 The proposal is compatible with development plan policy subject to the proposed planning conditions.
- 8.13 A number of issues have been raised in the submitted letters of representation and those have been taken into account in the preparation of this report. The substantive issues and material planning considerations raised in those letters have been considered above. Issues raised regarding road traffic and pedestrian safety have been considered by the Roads Service and it is satisfied that the proposal does not give rise to any significant issues in terms of safety or accessibility. The proposed build-out at the school gates on Hayshead Road would replace the existing build-out therefore there would be no material change to the total number of on-street parking spaces on Hayshead Road. Parking restrictions would be in place where new road markings are introduced on Hayshead Road however these would only apply during the hours of 0830 – 1630 when the school is in operation. The proposal includes provision for on-site car parking and a drop-off facility and that should mitigate impacts on parking in the area. Detailed information on drainage has been submitted and assessed. The proposal should not affect flood risk in the area. The application does not include details of external lighting but the applicant has indicated that lighting for the car park and paths will be required. A condition is proposed that requires details of external lighting proposals to be submitted for prior approval and that process would allow amenity impacts to be mitigated. There are no material considerations raised in the letters that cannot be addressed by planning conditions or that justify refusal of the application.
- 8.14 In conclusion, the proposal provides for the construction of a new education facility which will provide a modern learning environment within the grounds of an existing school. Consultees have raised no significant issues regarding the proposal. Matters raised by third parties are addressed above and where appropriate the proposed planning conditions seek to mitigate impacts. The proposal complies with the development plan subject to appropriate planning conditions and there are no material considerations that justify refusal of the application.

- 8.15 The Council has a financial interest in the application. However, the proposal is not significantly contrary to the development plan and there is therefore no requirement to notify Scottish Ministers in the event that committee determines to approve the application.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of planning permission, 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 recommendation 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 for the following reason, and subject to the following condition(s):

Reason(s) for Approval:

That the proposal will provide for a new education facility in a manner that complies with relevant policies of the development plan subject to the stated planning conditions. There are no material considerations that justify refusal of the planning application contrary to the provisions of the development plan.

Conditions:

1. That, no development in connection with the planning permission hereby approved shall take place until the following details have been submitted to and approved in writing by the Planning Authority:
 - (a) Existing and proposed ground levels across the entire site and proposed floor levels for the buildings. The details shall show the finished ground levels and floor levels of the proposed development relative to existing ground levels and floor levels of neighbouring buildings. Thereafter the development shall be undertaken in accordance with the levels as approved prior to the occupation/use of the new school building;
 - (b) The means of site enclosure. Thereafter the approved boundary treatments shall be erected prior to the occupation/use of the new school building;
 - (c) A revised landscaping plan for the site. That plan shall include demonstration that all areas of the Millennium Forest being removed will be replaced by compensatory replacement planting, along with details of any level changes or deposits of materials excavated/transferred on the site. The approved planting shall be completed in the first planting season following occupation/use of the new school buildings. Any plants or trees that 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 or species;
 - (d) Precise details of all external lighting. Those details shall be accompanied by sufficient information to allow consideration of light emission and potential impact on amenity of occupants of neighbouring property. Thereafter the external lighting shall

be installed and operated in accordance with the approved details;

- (e) Precise details of the 2 No. new 60m x 40m sports pitches, including the full specification and details of the specialist pitch contractor responsible for the design and construction. The pitches shall be designed and constructed by the approved specialist pitch contractor. The pitches shall be constructed in full accordance with the approved details and shall be completed and operational within 18-months of the opening of the new school building.

Reason: In order that the planning authority may verify the acceptability of the finished ground and floor levels in the interests of the residential amenities of the occupiers of adjacent dwellings; in order that the visual amenity of the area shall not be adversely affected; to ensure the timely provision of landscaping and compensatory planting in the interests of amenity and biodiversity; to ensure any external lighting will not adversely affect occupants of neighbouring property; and to ensure the sports pitches are constructed to an acceptable standard and provided in a timely manner.

2. That, prior to the occupation or use of the development, all details relating to access; road layout design and specification, including all proposed changes to Hayshead Road shall be formed and constructed in accordance with the standards of Angus Council.

Reason: In order to provide a safe and satisfactory access in a timely manner.

3. That, prior to the occupation or use of the development the footpath on the west side of the access on Hayshead Road shall be converted to a shared-use cycle track with signage designed in accordance with Cycling by Design 2010.

Reason: In the interest of traffic safety.

4. That, the recommendations proposed at Section 4 of the Extended Phase 1 Habitat and Bat Survey (Habitat and Protected Species Surveys – Nocturnal Bat Update at Hayshead Primary School, Arbroath Angus dated 28 May 2018 (Version 2) by Direct Ecology shall be implemented upon commencement of the development hereby approved and shall be adhered to at all times during the development works.

Reason: In the interests of protecting nesting birds using the site.

5. That, before development commences protective fencing in accordance with BS 5837: 2012, shall be erected around all trees to be retained as detailed in the BS 5837 Tree Survey at Hayshead Primary School, St Abbs Road, Arbroath by Blebo Tree Surgery; 7 March 2017 and outlined on Drawing No. HST HML XX-XX-DR-A-90-0003 Rev. P3: Tree Retention Plan by Holmes Miller dated 29 May 2018. The protective fencing shall enclose the protected rooting zones as detailed in the BS 5837 Tree Survey at Hayshead Primary School, St Abbs Road, Arbroath by Blebo Tree Surgery; 7 March 2017. This fencing should remain in situ until development is completed and there shall be no passage of vehicles; excavations; storage of soil, plant, vehicles or other materials within the protective fencing.

Reason: In order to prevent unnecessary damage to trees on site.

6. 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 A: 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: In order to safeguard the amenity of neighbouring noise sensitive property during the construction process.

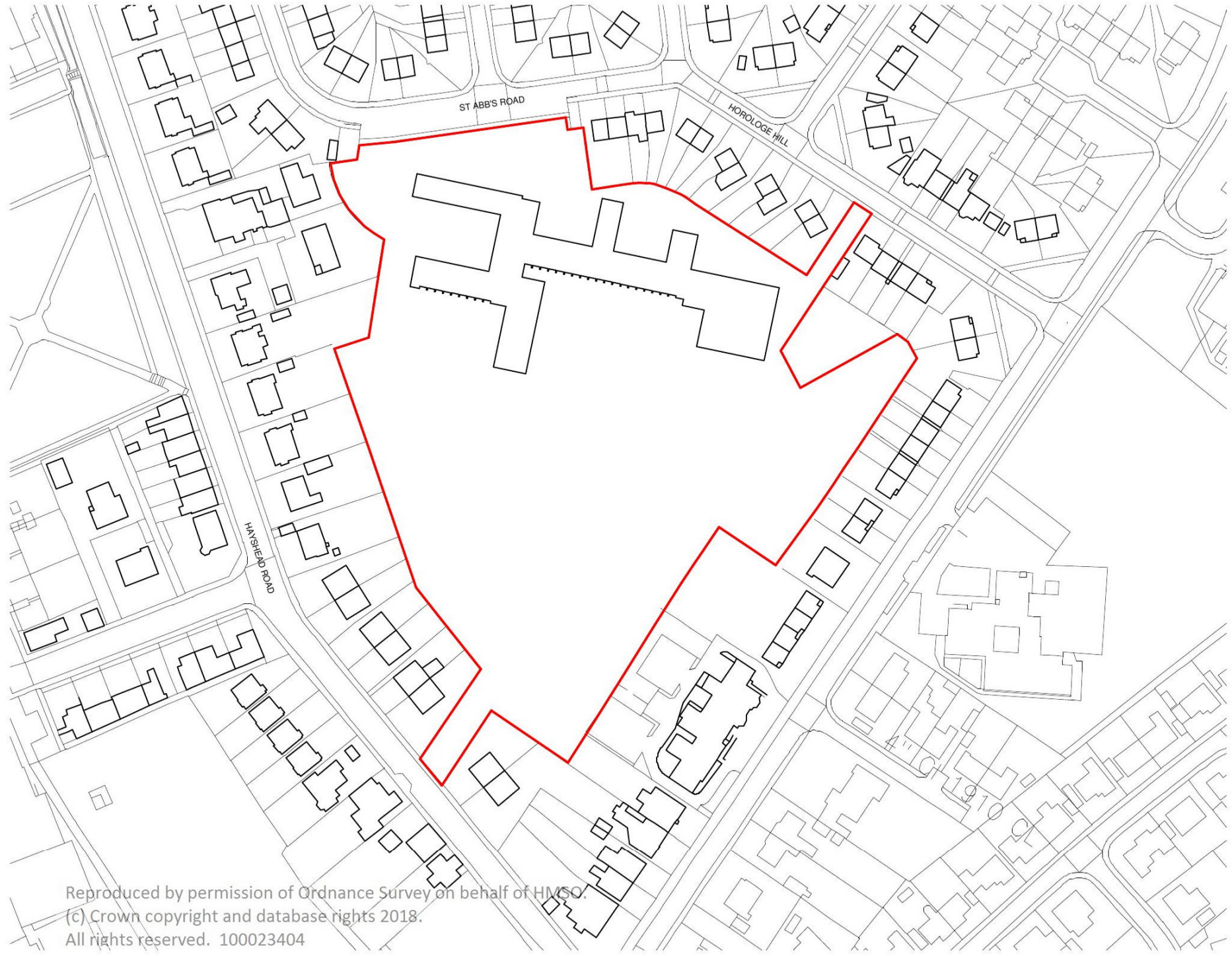
KATE COWEY
SERVICE LEADER - PLANNING & COMMUNITIES

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.

REPORT AUTHOR: KATE COWEY
EMAIL DETAILS: PLANNING@angus.gov.uk

DATE: 27 July 2018

APPENDIX 1: LOCATION PLAN
APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION
APPENDIX 3: DEVELOPMENT PLAN POLICIES



Copyright: Holmes Miller.
DO NOT SCALE: Use figured dimensions only.

Holmes Miller accepts responsibility for this document only to the commissioning party and not to any other. Holmes Miller does not accept liability for accuracy or veracity of survey information provided by others and used in the preparation of this drawing. All vertical and horizontal dimensions and levels provided by Holmes Miller and based on the survey information provided by others must be checked and verified on site.



0 5 10 20 50
SCALE: 1:1250

— DEVELOPMENT BOUNDARY

02	Issued for client approval.	RM	CH	12.03.18
01	First Issue	RM	CH	06.03.18
Rev	DESCRIPTION	DRAWN	APPR	DATE



Architects

HOLMES MILLER
89 MINERVA ST.
GLASGOW G3 8LE
T 0141 2042080
F 0141 204 2082
glasgow@holmesmiller.com

PROJECT
Hayshead / St Thomas Shared Campus

DRAWING TITLE
EXISTING LOCATION PLAN

Project ID	Originator	Vol	Level	Type	Rate	Class	Number
HST	HML-ZZ-XX-DR-A-XX-0001						
HM Project No.	Scale @ A3	Status	Revision	Approved			
3863	1 : 1250	S4	P2	CH			

Reproduced by permission of Ordnance Survey on behalf of HMSO.
(c) Crown copyright and database rights 2018.
All rights reserved. 100023404

Appendix 2 – Summary of Applicant Supporting Information

A Pre-Application Consultation (PAC) Report - Describes the consultation process undertaken by the applicant prior to submitting the application. This report explains that engagement with potential interested parties which included advertisement of the public events in the press, on the Council's website, on the Council's Twitter feed, the Council's Facebook feed, group text message to parents of pupils at the schools and a mail drop to residential properties neighbouring the site. The Stakeholder Consultation events included a public event that was held at Arbroath Academy on 31 January 2018 which was attended by 31 people. A further 4 comments were provided via online submission. Positive comments were made in relation to how the schools are intended to co-exist on the site but each school should retain their own identify and disabled access will be greatly improved. Negative comments were made in relation to the proposed access arrangements from Hayshead Road; parking provision; how will impacts on existing driveways be managed; impacts on residential amenity and impacts during construction works. Specific consultation events were also held with a member of staff from each school along with a small group of children from each school. Comments were made in relation to the practicalities of the design such as types of floor coverings; coats/shoe hooks; number of sinks and number of access doors from the nursery to the outside space. The school pupils offered positive comments in relation to the size of the classrooms; the 2 schools are coming together but are still separate and 2 halls are provided 1 for sport and 1 for lunch time.

Design & Access Statement - This document provides an assessment of the site's context and characteristics that informed the identification of design principles that informed the basis of the design solution. The site strategy aspires to create a safe, welcoming and vibrant environment for the staff, pupils and parents to enjoy using the new facility to its maximum potential. The new principal vehicular and pedestrian access to the site is proposed from Hayshead Road to the south of the site. This area is deemed to be 'public', with the building façade and extended fence lines creating a robust segregation of pupil playground areas. Service vehicle access for deliveries to the kitchen and maintenance of the external plant areas also use the entrance from Hayshead Road through the main car park to the dedicated service yard. Existing pedestrian routes into the site from the north off St Abb's Road and Horologe Hill are re-used. To enhance the school provision on site two new 60x40m grass pitches are proposed and complimented with an additional 18x36m hardstanding lined play area, this will ensure the school has the appropriate facilities to meet the demands of the school curriculum. All of which is complemented with a variety of soft and hard play areas, which aim to enhance the educational needs of the children. The landscape will be developed as a series of flexible and adaptable external spaces of varying scales and uses which provide a framework for learning, interaction, identity and a sense of ownership for pupils and staff alike. The overall form and design of the building has taken into account the surrounding context and position to existing properties. The School is therefore designed as a mixture of single and two storey blocks, reflecting the residential context around it. The Additional Support Needs, Early Years, Community and Admin areas form the single storey aspects whilst the Teaching areas and Hall make up the two storey blocks creating a strong form and identity for the school. The School takes the shape of six interconnecting blocks recessing and extending out to form entrances, courtyards and play spaces for the students.

Habitat Survey - The trees and woodland habitats should be retained wherever possible. If any are to be removed, appropriate like for like planting should take place as part of the landscaping of the site. Species chosen for planting should be native, of local provenance, or of known wildlife benefit. Nocturnal surveys in the bat active season (May-September) are required to confirm the status of the buildings with regard to roosting bats. It is recommended that at least two nocturnal activity watches are undertaken (three surveys may be required depending on the results of the first two surveys in order to support a licence application to SNH). This is in compliance with BCT's Good Practice Guidelines (Collins, 2016). Any trees overhanging works areas, which are not to be removed as a part of any proposed works, should be protected in accordance with British Standard 5837: 2012 Trees in relation to design, demolition and construction - recommendations. Protection should be installed on site prior to the commencement of any works. This should include protection from construction traffic and personnel as well as material storage and the trees should be protected by physical barriers. No lights should be positioned where they illuminate trees in the woodland area at the north of the survey area, as this could cause disturbance to commuting and foraging bats. The use of low-level, low intensity lighting is recommended where lighting is necessary (BCT, 2009). To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), if works takes place within the bird nesting season, a suitable qualified and experienced person should check the area for nesting birds immediately before works begin. If birds are found to be nesting, any works that may affect them should be delayed until the young have fledged and the nest has been abandoned naturally. Consideration should be given to the provision of artificial boxes within the new buildings for bats and bird species of conservation concern.

Bat Survey - There are multiple buildings onsite, including one large main school building, two modern extensions, a school gym, and wooden sheds. No signs of bats were recorded during the day survey; however, the main building has bat roost suitability throughout, including gaps in stonework and harling, and holes in brickwork. Consequently, the building is assessed as having moderate bat roost potential. The school gym and one of the modern extensions have bat roost suitability, including lifted sections of metal edge flashing and a gap between the soffit box and brickwork; these buildings are therefore assessed as having low/moderate bat roost potential. The second modern extension has only small sections of lifted metal edge flashing and is assessed as having low bat roost potential. The wooden sheds have low bat roost potential. As the main building was assessed as having moderate bat roost potential, two nocturnal bat activity surveys were undertaken in May 2018. Nocturnal surveys covered the entire site. The nocturnal survey did not record any bat roosts within the buildings on site. Low levels of activity from common and soprano pipistrelle bats were recorded on the dusk watch.

Transport Statement - The proposed site has been considered in terms of sustainability and its ability to meet aims of both the local and national transport policy. Existing pedestrian facilities in the vicinity of the site are of a high standard and provide links to existing residential settlements and bus stops. The site, also, is well placed to make use of the existing bus and rail services. Vehicular access to the new campus will be via a shared access on Hayshead Road. The level of parking provision has been agreed with Angus Council and is being provided at a realistic level. It has been designed, also, to ensure maximum flexibility and safety regarding the pupil transition from the drop off points to the shared campus buildings/secure playgrounds. It is therefore recommended that there are no transport issues preventing the award of planning consent.

Flood Risk Assessment - Flood Risk Assessment - Historical flood records have been consulted and it has been concluded that any future flooding will pose no threat to the proposed development. Flood maps have been used to determine the location of fluvial and tidal flood plains under extreme flood events and it has been determined that the proposed site is located out with these zones. Borehole information has been checked and groundwater is not considered to be an issue. Finally, the surface water drainage for the scheme has been designed to ensure that pluvial, or overland, flooding does not occur. It has therefore been concluded that the flood risk of the proposed site is negligible.

Geotechnical Design & Environmental Assessment Report – From a geotechnical perspective mineral stability at the site may be regarded as satisfactory. Foundation concrete should conform to BRE (SD1) with respect to sulphate and ACEC Class AC1s with regard to measured pH concentrations. In terms of environmental conclusions the site in its current setting is suitable for use and for related activities. Gas protection measures are not required for the development. Overall, risks to human health are low in relation to the new development. The new development effectively provides a barrier to underlying contaminants within the made ground deposits thus removing any formerly identified SPR linkages. Upon completion of the development the risks to the identified receptors are considered to be low.

Drainage Strategy Plan – In summary, the need for a suitable ‘Sustainable Urban Drainage Scheme’ has been recognised and incorporated within the design proposals for the surface water system. The surface water will be attenuated before utilising the existing connection to discharge into the Scottish Water combined sewer to the south of the site as agreed. Full attenuation for a 30 year storm event will be provided within the underground storage structures with a check of the 200 year storm to ensure no flooding on site. In accordance with general SuDs principles and Angus Council requirements there will therefore be no detrimental effect on the development or surrounding properties. A traditional drainage system will collect the foul water which will be discharged directly into the Scottish Water combined sewer.

Air Source Heat Pump Specification – This details the specification for the air source heat pump system to be installed and the capacity of the unit along with its sound levels.

Tree Condition Survey – this identifies the existing trees on the site and details the trees to be retained; the trees to be removed and additional trees which are recommended to be removed. It confirms that any work to existing trees would be carried out in accordance with BS 3998:2010 and the recommendations in the Tree Condition Survey.

Appendix 3 – Development Plan Policies

Angus Local Development Plan

Policy DS1: Development Boundaries and Priorities

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

*Sharing an edge or boundary, neighbouring or adjacent

Policy DS2: Accessible Development

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

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

Where proposals involve significant travel generation by road, rail, bus, foot and/or cycle, Angus Council will require:

- the submission of a Travel Plan and/or a Transport Assessment.
- appropriate planning obligations in line with Policy DS5 Developer Contributions.

Policy DS3: Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

- **Distinct in Character and Identity:** Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.

- **Safe and Pleasant:** Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.
- **Well Connected:** Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.
- **Adaptable:** Where development is designed to support a mix of compatible uses and accommodate changing needs.
- **Resource Efficient:** Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance.

Policy DS4: Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

Policy TC8: Community Facilities and Services

The Council will encourage the retention and improvement of public facilities and rural services.

Proposals resulting in the loss of existing public community facilities will only be supported where it can be demonstrated that:

- the proposal would result in the provision of alternative facilities of equivalent community benefit and accessibility; or
- the loss of the facility would not have an adverse impact on the community; or
- the existing use is surplus to requirements or no longer viable; and

- no suitable alternative community uses can be found for the buildings and land in question.

The Council will seek to safeguard rural services that serve a valuable local community function such as local convenience shops, hotels, public houses, restaurants and petrol stations. Proposals for alternative uses will only be acceptable where it can be demonstrated that:

- the existing business is no longer viable and has been actively marketed for sale as a going concern at a reasonable price/rent for a reasonable period of time;
- the building is incapable of being reused for its existing purpose or redeveloped for an appropriate local community or tourism use; or
- equivalent alternative facilities exist elsewhere in the local community.

New community facilities should be accessible and of an appropriate scale and nature for the location. In the towns of Angus, and where appropriate to the type of facility, a town centre first approach should be applied to identifying a suitable location.

Policy PV2: Open Space Protection and Provision within Settlements

Angus Council will seek to protect and enhance existing outdoor sports facilities and areas of open space of sporting, recreational, landscape, wildlife, amenity, food production, access and flood management value. Development involving the loss of open space (including smaller spaces not identified on the Proposals Map) will only be permitted where:

- the proposed development is ancillary to the principal use of the site as a recreational resource; or
- it is demonstrated that there is an identified excess of open space of that type (backed up through an open space audit and strategy) to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site; or
- the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or biodiversity value, its contribution to a green network, or compromise its setting; or
- replacement open space of a similar type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area.

Development proposals for 10 or more residential units or a site equal to or exceeding 0.5 hectares will be required to provide and /or enhance open space and make provision for its future maintenance. Other types of development may also need to contribute towards open space provision.

Angus Council will seek to ensure that 2.43 hectares of open space per 1000 head of population is provided*. The specific requirements of any development will be assessed on a site by site basis and this standard may be relaxed taking account of the level, quality and location of existing provision in the local area. In circumstances where open space provision is not made on site in accordance with the relevant standards, a financial contribution in line with Policy DS5 Developer Contributions may be required.

All new open spaces should incorporate the principles of Policy DS3 Design Quality and Placemaking, be publicly accessible and contribute to the enhancement and connectivity of the wider Green Network wherever possible.

*In line with the Six Acre Standard (National Playing Fields Association)

Policy PV7: Woodland, Trees and Hedges

Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).

Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:

- protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;
- be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;
- ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;
- ensure new woodland is established in advance of major developments;
- undertake a Tree Survey where appropriate; and
- identify and agree appropriate mitigation, implementation of an approved woodland management plan and re-instatement or alternative planting.

Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.

Policy PV9 Renewable and Low Carbon Energy Development

Proposals for renewable and low carbon energy development* will be supported in principle where they meet the following criteria:

- the location, siting and appearance of apparatus, and any associated works and infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency;
- access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable change to the environment and landscape;
- the site has been designed to make links to the national grid and/or other users of renewable energy and heat generated on site;
- there will be no unacceptable impact on existing or proposed aviation, defence, seismological or telecommunications facilities;
- there will be no unacceptable adverse impact individually or cumulatively with other existing or proposed development on:
 - landscape character, setting within the immediate and wider landscape (including cross boundary or regional features and landscapes), sensitive viewpoints and public access routes;
 - sites designated for natural heritage (including birds), scientific, historic, cultural or archaeological reasons;
 - any populations of protected species; and
 - the amenity of communities or individual dwellings including visual impact, noise, shadow flicker.
- during construction, operation and decommissioning of the energy plant there will be no unacceptable impacts on:
 - groundwater;
 - surface water resources; or
 - carbon rich soils, deep peat and priority peatland habitat or geodiversity.

Where appropriate mitigation measures must be supported by commitment to a bond commensurate with site restoration requirements.

Consideration may be given to additional factors such as contribution to targets for energy generation and emissions, and/or local socio-economic economic impact.

Supplementary guidance will be prepared to set out a spatial framework to guide the location of onshore wind farm developments, consistent with the approach set out in Table 1 of Scottish Planning Policy. It will also provide further detail on the factors which should be taken into account in considering and advising on proposals for all types of renewable energy development.

Prior to the adoption of that supplementary guidance, the Council will apply the principles and considerations set out in Scottish Planning Policy in assessing the acceptability of any planning applications for onshore wind farms.

**infrastructure, activity and materials required for generation, storage or transmission of energy where it is within the remit of the council as local planning authority (or other duty). Includes new sites, extensions and/or repowering of established sites for onshore wind.*

Policy PV15: Drainage Infrastructure

Development proposals within Development Boundaries will be required to connect to the public sewer where available.

Where there is limited capacity at the treatment works Scottish Water will provide additional wastewater capacity to accommodate development if the Developer can meet the 5 Criteria*. Scottish Water will instigate a growth project upon receipt of the 5 Criteria and will work with the developer, SEPA and Angus Council to identify solutions for the development to proceed.

Outwith areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations. A private drainage system will only be considered as a means towards achieving connection to the public sewer system, and when it forms part of a specific development proposal which meets the necessary criteria to trigger a Scottish Water growth project.

All new development (except single dwelling and developments that discharge directly to coastal waters) will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long term maintenance must be agreed with the local authority. SUDs schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.

Drainage Impact Assessment (DIA) will be required for new development where appropriate to identify potential network issues and minimise any reduction in existing levels of service.

Policy PV18: Waste Management in New Development

Proposals for new retail, residential, commercial, business and industrial development should seek to minimise the production of demolition and construction waste and incorporate recycled waste into the development.

Where appropriate, Angus Council will require the submission of a Site Waste Management Plan to demonstrate how the generation of waste will be minimised during the construction and operational phases of the development.

Development proposals that are likely to generate waste when operational will be expected to include appropriate facilities for the segregation, storage and collection of waste. This will include provision for the separate collection and storage of recyclates within the curtilage of individual houses.