

## **Appendix 2 – Summary of Applicant Supporting Information**

### **Supporting Planning Statement**

This document provides an overview of the proposal and the site. It assesses the proposal against a number of relevant local and national planning policies. The statement concludes that the proposal is generally consistent with relevant policies and that Policy TC16 is worded to encourage holiday caravan site developments in appropriate rural areas such as this. It notes the site is located on brownfield land as opposed to greenfield land and is supported by local businesses as the development would bring economic benefits to the area.

### **Examples of Typical Twin Unit Lodges**

Visualisations depicting the type of luxury lodges indicated to be sited at the proposed holiday park were also provided. The document states the lodges are to be aimed at the mid to high end target audience.

### **Transport Statement - Andrew Carrie Traffic & Transportation Ltd**

The Transport Statement, dated November 2019, considers relevant local and national policies and inspects the road and transport network in the vicinity of the site. It concludes that the road accident record demonstrates that there appears to be no inherent road safety difficulties in the area and that the development will have little impact on the operation of the surrounding road network.

### **Drainage Design and a Surface Water Discharge Report - Millard Consulting Ltd**

A drainage design plan was submitted with a number of associated calculations. The drainage scheme includes foul discharge to a commercial bio-disc treatment plant which is then pumped to the River Isla. The scheme includes the formation of an outlet at the riverbank. Surface water would be directed to a cellular storage system before discharging to a nearby watercourse to the west of the site via a flow control chamber. A report demonstrating that the proposed surface water discharge to the unnamed watercourse to the west of the site would be acceptable was also submitted. This report assumes the site does not already drain to the ditch and notes the calculated results predicted the potential impact of an additional surface water inflow into the ditch is very limited during a 1 in 200 year flood event.

### **Stage 1 Geoenvironmental Risk Assessment - Millard Consulting Ltd**

The assessment, dated November 2019, notes the primary objectives and the methodology carried out in compiling the report. The report notes that the site appears to have remained in agricultural use for the duration of the available mapping extracts and infrastructure on site is understood to be associated with the former tree nursery. It notes that given the lack of available topsoil within the proposed development site, the soft landscaped areas of the proposal will be formed using imported topsoil, although this is likely to be on minimal depth. The report concludes that the risks associated with the redevelopment of the site have been assessed as very low to low but a watching brief should be maintained by the site manager and ground workers during the completion of the development, particularly during the groundworks phase. In the event that any unexpected ground conditions are encountered, an appropriately qualified engineering consultant should be contacted for advice. If the watching brief does identify any issues of concern the Council should be informed of this in writing and a suitable programme of additional works should be agreed and put into place.

## **Preliminary Flood Risk Assessment - Millard Consulting Ltd**

The assessment notes there are two watercourses shown in the vicinity of the site, the River Isla to the east and a small, unnamed watercourse running around the north-western boundaries of the site. The topography of the site is relatively flat, with a steep rise of approximately 4m to the north western boundary of the site. To the northeast, between the site and the River Isla, the topography slopes gently towards the river, before falling steeply down to the watercourse. The SEPA flood map shows the site is flood free during a 1 in 1000 year flood event, taking account of the River Isla. The SEPA flood map indicates areas of the site could be subject to surface water flood risk, however the topographical survey does not indicate any particular low lying areas on site. The report concludes that the channel of the adjacent ditch is clear alongside the site and that finished site levels are not lower than current levels. It also recommends that finished site levels are no lower than the adjacent bank of the unnamed watercourse/ditch for a minimum distance of 10m. Finished floor levels of the new units should be set a suitable upstand above finished surrounding ground levels.

## **Local Business Consultation**

This document, dated January 2020, notes that the consultation was carried out with 72 business in the area over a period of 3 days. The agent notes businesses were approached across a variety of industry sectors including but not limited to, food and beverage, retail, accommodation providers and leisure services regarding the proposal. The document states that their valued feedback was collated and of those who responded 50 were in support of the proposal, 3 opposing and 5 neither opposing nor supporting. The agent concludes that there was a consensus across businesses that more emphasis could be placed on Angus and the neighbouring county of Perthshire as prime tourist destinations within Scotland.

## **Ecological Impact Assessment - Ecos Countryside Services LLP**

The report, dated March 2020, provides a summary of the background and scope of the assessment. The daytime bat, beaver, otter, water vole, red squirrel and badger surveys were appropriately timed and, due to the use of standard survey methods, collected credible data for reporting. However, timing of the surveys did not allow for a breeding bird survey, thus bird reporting is limited to collated data, incidental recording during ECOS surveys and an assessment of the value of the bird habitat resource. The assessment concludes that the proposal would have a negligible impact upon the River Tay SAC and a negligible adverse impact upon surrounding habitat and overall biodiversity. The report notes a negligible adverse impact on protected species identified in the area. The assessment also includes a number of mitigation measures including further bird surveys if the works are to be carried out during the bird breeding season.

## **Pitching the Value - UK Caravanning and Camping Alliance**

This economic benefit report, dated February 2019, was compiled by Frontline Consultants who were commissioned by the UK Caravan and Camping Alliance (UKCCA) to undertake an independent economic impact and benefit assessment of the holiday park and campsite sector across the UK. It concludes that Scotland's holiday park and campsite sector makes a substantial contribution to Scotland's tourism economy, generating £772.3m in visitor expenditure, equivalent to £478.2m GVA and supporting 14,301 jobs. The Scottish holiday park and campsite sector accounted for 8.4% of Scottish GVA in 2018, compared to 7.8% in 2014. Visitors to Scottish holiday parks and campsites stayed up to 41% longer and spent up to 39% more than the national tourism average.

## **Agents Response to Third Party Objection Points**

This statement by the agent notes that the site would not be used for touring caravans or camper vans. It also notes that foul drainage from the proposal will be treated prior to being discharged to the River Isla and a CAR licence from SEPA would ensure foul drainage emissions are to regulated standards. The statement also notes that the submitted supporting Ecological Impact Assessment concludes that, following mitigation, the residual impacts from the proposal would range from positive to slightly adverse and that all residual impacts are reversible. It states the submitted Transport Statement concludes that the development is unlikely to result in a significant increase in traffic on the local road network (U100). The agent also notes the impact upon broadband/internet services in the local area is not a material planning consideration, nor are impacts upon property prices. The agent also states the proposal would not have a negative effect upon local residents or the landscape. The agent concludes that information has been submitted in support of the application quantifying the economic benefits that the caravan park industry brings to the Scottish economy and that consultation was undertaken with local businesses where the vast majority of local businesses welcome the proposal as they recognise the economic benefits (both direct and indirect).

### **Fish and Aquatic Impact Assessment**

The Fish and Aquatic Impact Assessment compiled by Morgan Fisheries Consultancy Ltd. dated September 2020 notes the survey methodology and details the consultation which was undertaken with the Tay District Salmon Fishery Board (TDSFB). The assessment concludes that Salmon juveniles were present above and below the proposed outfall location. A trout parr was present at the sampling site above the proposed outfall location. No trout fry or parr were present in the channel below the outfall location. Minnow and stone loach were present at the three sites sampled below the proposed outfall location. No other fish species were noted during the electro-fishing survey. There was no reported angling upstream or downstream of the proposed outfall location and no existing water abstraction was noted. The report recommends that although some of the impacts may have a long-term effect, with the mitigation proposed, the effects will be negligible/not significant. The mitigation includes sediment monitoring during construction of the outfall and associated pipeline and in-stream works should be limited to the period when redds are not occupied and fry are feeding and mobile (generally June – October).

### **Site Management Details**

This document notes the applicant seeks to operate the site all year round, apart from a 4 week period where it would be closed site maintenance and repairs. The applicant envisages that the majority of holiday caravans will be sold as 'holiday homes' but depending upon the market a proportion of the units may be short term holiday rentals. A permanent on-site manager's presence is unlikely due limited on site facilities but a site manager will visit at least once a day and there will be a site notice board with general information. Morris Leslie Ltd has contractors that manage and maintain the grounds surrounding the site (which is also in their ownership) and it is planned that the maintenance regime would extend to the proposed holiday caravan park.

### **Passing Place Report**

The Passing Place Report compiled by Andrew Carrie Traffic and Transportation Limited (ACTT), dated November 2020, examines the opportunity to provide passing places on the U100 between the private access road to the site and the A926 to the north. The report reiterates that 93 daily trips are expected to be generated from the caravan park during the holiday season. It should be emphasised that this means the total traffic in both directions, not in each direction. The likelihood of two vehicles meeting at the same time cannot be discounted but is very low. Due to land ownership issues the report notes that it is essential that any passing places are designed to fit within the existing road boundary. Taking that into

account, the report examined the whole length of the U100, to identify suitable locations for passing places. The report considers that a verge width of 450mm on either side would be adequate, and would result in provision of 5m passing places, which would be adequate for the types of vehicles expected, and an improvement on the current situation. The report demonstrates that two inter-visible passing places can be provided at the widest points of the U100, with a maximum passing place width of 5m, so that a reasonable verge can be provided to minimise damage to vehicles and the existing boundary walls.