

Appendix 2

Summary of Applicant Supporting Information

Pre-application Consultation Report – the report describes the consultation process undertaken by the applicant prior to submitting the application. This report outlines the engagement activity that took place with potential interested parties which included advertisement of the public event in the press and at various locations in the village. The report explains that a public event was held at Inglis Memorial Hall on 12 March 2020 which was attended by 150 members of the public. The report states that comments were made in relation to a number of matters which included – impact on the character of the village; impact on roads; impact on on-street parking; impact on local services; disruption from construction traffic; demand for housing; demand for affordable housing; possible damage to the Dalhousie Arch; loss of agricultural land; phasing of the development; impact on sewerage system; proximity of the site to the waste water treatment works and potential impacts on amenity of occupants of the proposed houses and future management and maintenance of the buffer zone between the site and the waste water treatment works.

Planning Design and 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 following matters have influenced the design solution - The development should reflect and complement the existing development pattern of Edzell; a required 100 metre buffer required to the WWTP; the open views to the south can be maximised; take maximum advantage of pedestrian links to Edzell; access to be via a widened Inveriscandye Road in preference to the initially suggested access from Lindsay Place of Duriehill Road and consideration of the amenity of existing immediate residents. Access to the site is from the improved and widened Inveriscandye Road which was considered to be the most appropriate solution to prevent unacceptable impacts on Duriehill Road or Durie Place which experience significant levels of on-street parking. The proposal also incorporates pedestrian connections that connect to Duriehill Road, Durie Place and Lindsay Place. A 100m cordon sanitaire is incorporated into the layout with ensures compliance with Policy E1. A total of 57 houses are proposed with the private units predominantly single storey detached properties, with some 1¾ detached properties. The affordable housing comprises a mixture of 2 storey terraced and semi-detached single storey house types. The house designs have been designed to give balanced proportions and a traditional appearance with frontages facing the street. The landscape strategy seeks to ensure that the new housing development integrates well with Edzell and its wider landscape setting. Woodland structure planting has been introduced along the northern, eastern and southern edges of the site. This will help protect and extend the wooded setting of the River North Esk. The woodlands also form the setting for the developments largest open space 'The Green' which takes up the eastern part of the site. The southern part of this space will accommodate a SUDS area which will enhance the biodiversity of the area's flora and associated fauna. The development also has a smaller more intimate pocket park, which is located adjacent to the existing Duriehill Road play area. All these open spaces are overlooked by housing and are easily accessible the new and existing residents. In developing the planting proposals, there has been a particular emphasis on the use of native and wildlife friendly planting which will enhance both the visual and biodiversity of new development and the settlement of Edzell

Odour Impact Assessment – this document assesses how odour from the adjacent wastewater treatment works (WwTW) is likely to affect the amenity of the proposed residential properties. The assessment indicates processes at the WwTW include coarse screening at the inlet, grit channels and open wells. The main treatment on-site is a reed bed system and there is no sludge storage or treatment on-site. All treatment processes are unenclosed with no odour control. A desk top study and on-site odour measurements have been undertaken

during worst case conditions (during warm dry weather) to inform the assessment. The assessment concludes that odour is unlikely to significantly affect residential amenity subject to the satisfactory implementation of the mitigation measures which includes no residential development in the area adjacent to the WwTW in accordance with the 1.5 OUE/m³ 1 hour 98%ile and extending the existing peripheral tree planting at the site boundary of the WwTW to reduce odour at the nearest sensitive receptors.

Transport Assessment – this document assesses the expected transport impacts of the proposals, along with any mitigation measures that may be required. The assessment concludes that the impact of the development traffic generation was assessed using industry standard analysis software. The results of this assessment predict that the surrounding road network would have sufficient capacity to accommodate development traffic. Consideration has been given to access via Duriehill Road or Durie Place. Durie Place currently experiences significant levels of on-street parking along its northern side throughout the day and likely to increase in the evening. Duriehill Road experiences similar on-street parking. This effectively reduces these routes to single lanes during periods of the day. It is considered that intensification of use of these routes by introducing through development traffic would not be appropriate, impacting unnecessarily on the amenity of existing local residents. An alternative access has been considered from Inveriscandye Road as this has significantly fewer homes fronting onto it and many of those have parking garages and/or driveways. This, in combination with its wider carriageway north of Ramsey Place, means that Inveriscandye Road does not experience the same on-street parking issues as Duriehill Road and Durie Place. For these factors access to the site is considered to be best achieved by a new access from Inveriscandye Road which is designed to meet the Designing Streets visibility splay standard of 2.4m x 43m, applicable to a design speed of 30mph. Car parking provision has been assessed in accordance with the SCOTS National Roads Development Guide's parking standards and visitor parking would be distributed throughout the development as appropriate to serve demand. The development layout has multiple pedestrian accesses which link the site into the surrounding pedestrian infrastructure and would help to mitigate against the private car dominating the development. Access to sustainable transport networks is available within the vicinity of the development, in accordance with Local Transport Strategy aims.

Drainage Assessment – this document identifies a suitable drainage strategy for the proposed development and demonstrates whether the proposed development can be effectively drained with no detrimental impact to surrounding properties or land. The assessment indicates the development is intended to be served from the public water supply with treatment and disposal of wastewater connecting to existing or new foul sewers, all to be vested in Scottish Water. Surface water drainage is to be provided in accordance with "CIRIA C753 – The SuDS Manual". This includes the provision of soakaways in individual plot gardens to deal with run off from residential roofs, property driveways are to comprise open gravel, allowing all rainwater to be treated and soak away natural at source. Surface water runoff from the proposed access roads will be collected by trapped plastic gullies and conveyed by new road drains to an infiltration basin. Treatment is to be provided by the infiltration basin, with a localised permanent shallow pool of water in the base to encourage biodiversity.

Landscape Management Plan – this document sets out the long- and short-term goals for the soft landscape proposal in the interests of visual amenity, wildlife and nature conservation of the development and its surroundings. It identifies management objectives which are designed to maintain and develop the planting scheme such that it integrates well with the surrounding landscape; to create and maintain habitat types where possible and to encourage a greater bio-diversity within the limits of the site; to enhance local use of the public open space areas for walking, recreation and the appreciation of the natural environment; to provide pleasant and attractive pedestrian routes, which are visually pleasing and safe for pedestrians, through the rapid establishment of the tree, shrub, and grassland planting and to ensure that the landscape requirements for the landscape areas are minimised, robust materials and

appropriate plant species have been specified, incorporating a high proportion of native species which will also enhance the ecological diversity and wildlife value of the area as a whole.

Walkover and Protected Species Survey – this document provides an assessment of the ecological features present or potentially present within the development site and its environs. The survey concludes few signs of protected species or habitats were found on or close to the site other than the River North Esk a short distance to the north. The only significant features on the site are the scattered mixed conifer and broadleaf trees and shrubs on the field edges. These are not continuous corridors, but they do provide nesting sites for birds and shelter for small mammals and insects. No tracks or signs of were found on or around the site though a roe deer was grazing in the field during the survey. This agricultural field has virtually no wildlife habitat potential. There are significant opportunities for habitat enhancement on the site and the habitat enhancements should be carried out as early as possible in the development.

Landscape architect reply to consultation response – this document provides a reply to the consultation response by the council's Environmental Services team. This indicates amendments have been made to the planting specification in the woodland structural planting and woodland edge planting. The green is a multipurpose space, which is large enough to host a wide range of community events. The central space has been left open, and tree planting has been restricted to the sides, as this will allow the space to remain open and flexible. The SUDS area has been converted to a Wildflower Meadow and this meadow has also been extended along the southern and western edges of the Woodland Structure Planting. The design of the Pocket Park is considered to be appropriate and the creation of additional pathways to the benches would only be detrimental to the space. The planting to private gardens is considered appropriate for the development with any additional planting at the discretion of the homeowners. Pedestrian linkages are identified beyond the site boundary, but these are not intended as an offer to either construct or to make a developer contribution towards the future provision of suitable surfaced paths.