

Agenda Item No 6 **Appendix 2**

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. A public event was held at the Lawson Memorial Parish Church on 12 December 2017 which was attended by 35 members of the public. The report states that comments were made in relation to a number of matters which included – the site accommodates the drainage infrastructure of adjoining housing so how will the development protect these features; the proposed vehicular access would have adverse impacts on the houses on Arbroath Road; too many houses are proposed within the site as there are other housing developments taking place in Forfar already; the development should incorporate single storey houses to protect the amenity of existing houses; schools in the area are at capacity; concern over any noise and mess during construction.

Design and Access Statement – this document provides an assessment of the site's context and characteristics that informed the basis of the design solution. This indicates the site is allocated for residential development within the Angus Council Local Development Plan and comprises of vacant open space which has a strongly undulating landform with varying ground levels throughout. The development site is well connected with access to the town and local amenities. The site is naturally broken into 2 portions by the 'Rosie Road' running from South West to North East, which is to be retained and incorporated into the design with both portions being treated as 2 individual sites. The site entrance is proposed to be taken off Arbroath Road via the demolition of an existing cottage named 'Rosewood' and the formation of a new access road. Although no vehicular access is proposed from Montrose Road, emergency access can be gained via an interconnecting path from the Rosie Road. Both the Southern and Northern portions of the site have been designed to make best use of the open space required as part of the Planning guidance. It is suggested that the applicants have designed fully usable and overlooked village green areas within each pocket which would provide a positive open outlook for the proposed houses. In terms of privacy, a pocket of single storey houses is proposed to the rear of properties on Arbroath Road to address overlooking concerns. Houses along the West boundary have been orientated in such a manner that the blank gables face the existing properties adjacent thereby alleviating the overlooking concerns of properties on Strangs Ley and the existing cottages to the North West. With regards to access to the existing soakaways and septic tanks, a 6 metre stand-off is proposed to allow existing drainage infrastructure to be maintained as requested and there is an intention to investigate the possibility of intercepting the pipes to incorporate them into the proposed new drainage network. 16 house types are proposed including 2 & 3 bedroom semi-detached units, 3 & 4 bedroom detached units and also 1 & 2 bedroom cottage flats. The development addresses a range of requirements from starter homes to family villas, and the scale and massing of the development has been carefully considered to compliment the locale. Private amenity space is provided in accordance with Council requirements and car parking is provided in accordance with relevant standards. The applicant suggests they have aimed to provide SUDs on the development in a sensitive manner in the form of communal soakaways within open space areas to treat road / footway surface water runoff and in curtilage garden soakaways to treat driveway and roof surface water runoff. There are 4 main areas of open space proposed; a residential green to the South East, a further residential green to the affordable houses to the South West, an informal seating area and a core path link / soakaway feature to the East. All areas are positively surveyed by the surrounding houses. Two areas of land within the site are steeply sloping and not conducive to development but will be fully landscaped and useable areas of open space.

Supporting Statement – this document contains the reply to key issues raised by the Planning Service, consultees and third parties and has resulted in the application being refined

to produce a design accepted by all parties. The following matters have been addressed as part of the redesigned proposal. Unit numbers have been reduced from 106 to 81 with the 81 plots having a plot coverage and garden areas in excess of Council guidance, it is suggested that the site has been under allocated in respect to efficiency of land use as evidenced by calculations and back up. Scale of properties and associated overlooking to neighbouring properties has been addressed through the inclusion of single storey properties adjacent to boundaries with existing residential properties. Treatment of the Rosie Road. The applicant is of the opinion that frontage to the road would be to the detriment of the development. If houses were orientated in such a manner, they would effectively be turning their back on the development, resulting in reduced quality of open space areas and reduced surveillance of open space areas within the site. This would also create a situation where rear garden fences would be situated immediately adjacent to common areas. Houses are now positioned so that the boundary fences of adjacent plots have a significant stand-off in order to avoid any sense of enclosure. A new path connection has been incorporated to the Rosie Road by relocating an underground soakaway and making this area an open space feature, bounded by a surrounding path. A number of soakaways from adjacent residential properties are located within the application site and it is proposed to provide a 6m buffer around the perimeter of the proposed development to provide an opportunity to locate the pipes, intercept and incorporate them into the prospective adoptable development drainage. Boundary treatments have been revised with each type of enclosure considered relevant to their location on the site. The required open space area for the development proposals is 4920.75sqm. Calculating all areas of open space previously mentioned, the overall area achieved throughout the entire development is now 22031.48sqm, which exceeds the policy requirements significantly. There are four main areas of open space now proposed; a residential green to the South East, a further residential green to the affordable houses to the South West, an informal seating area and the aforementioned core path link / soakaway feature. All areas are positively surveyed by the surrounding houses. Two areas of the site have been determined to be non-developable due to their sloping topography and have been designated as no build zones, but these areas will be fully landscaped and useable areas of open space. Noise impacts from the neighbouring residential site have been reviewed in the supporting Noise Impact Assessment and mitigation has been introduced through an acoustic barrier stretching the length of the South East boundary comprising a low level retaining wall, tiered gardens and an acoustic fence 2m high. Odour impacts have been assessed through a revised Odour Impact Assessment and it is considered that odours released in relation to the composting site, are extremely unlikely to be detectable across the proposed development site. A revised Dust Impact Assessment has been undertaken and this concludes that fugitive dust issues are not considered a constraint to planning consent for the proposed development. In relation to flooding and surface water drainage the submitted site investigation and flood risk assessment address both ground water levels and groundwater flooding at the site. The surface water drainage scheme has been designed due to the nature of the underlying deposits and extremely good infiltration rate the retention time to achieve a satisfactory pre-treatment could not be achieved. Treatment will be accommodated by a combination of filtration media for the soakaway and by taking the water to ground in the sand and gravel deposits.

Response to Planning/Consultee Comments and Neighbour Representations (March 2021) – this document contains the reply to the issues raised by the Planning Service, consultees and third parties to the amended proposal. This indicates neighbouring residents have recently been written to advising that it is proposed to either relocate existing drainage infrastructure within the site to allow the properties to drain to a dedicated corridor of approximately 6m wide around the site perimeter to allow for future maintenance or provide drainage connections into the new site drainage infrastructure that is intended to be adopted by Scottish Water. Responses provided from the neighbouring residents have all been positive, with no adverse comments whatsoever. In relation to the treatment of the Rosie Road due to land ownership issues it is not possible to realign the path or incorporate it into the development. The treatment of the Rosie Road with stand-off areas to the boundary

enclosures provides an opportunity at the very least to visually enhance the land immediately adjacent to the Rosie Road for landscaping which would be fully and regularly maintained by the site factor. The 4 main areas of open space are well overlooked from housing. By orientating housing to overlook the undevelopable areas would result in the main area of open space being located to the rear of the housing. The level of development proposed is considered capable of being accommodated at the site and is supported by supporting reports that consider the constraints of the site with the design of each house plot being in accordance with relevant Council guidance. The matters identified in the recent response by the Roads Service have been incorporated into the proposed layout. It is noted that the Environmental Health Service has raised no objection in relation to noise, odour and dust impacts. The applicant is confident the requirements of the Housing Service can be satisfied with regards affordable housing provision. The majority of matters identified in the consultation response from Landscape Services can all be addressed should the planning application be successful. The no build zones are to be incorporated into the layout of the development as they will be landscaped in order to enhance their biodiversity. If there are concerns about the use of these area they can be fenced off. Changes to the width of the path corridor at plots 24 – 27 and 47 – 49 can be incorporated and would not reduce the private amenity space associated with the respective plots below the required 100sqm. Impacts on adjacent housing have been addressed with no overlooking issues likely to occur. The acceptability of the proposed site access from Arbroath Road is justified by the submitted Transport Assessment and can be constructed to required standards. Any damage caused to the existing boundaries of Agatha Bank and Dunedin would be rectified as necessary.

Dust Risk Assessment – this document assesses the impacts of dust from the adjacent concrete processing plant and aggregate storage site is likely to affect the amenity of the proposed residential properties. The assessment indicates that significant dust impacts would not occur at any sensitive location on the proposed development site as a result of current operation of the existing concrete aggregate storage site. As such, the potential for dust impacts at the proposed receptors is considered to be not significant. Furthermore, due to the prevailing wind direction, orientation of the site and nature of potential dust, impacts are considered unlikely to result in any significant loss of future residential amenity.

Noise Impact Assessment – this document assesses the impacts of noise from the adjacent concrete processing plant is likely to affect the amenity of the proposed residential properties. The assessment indicates that noise mitigation in the form of acoustic barriers sited at specific locations in the eastern area of the site will be required to ensure internal noise levels at all properties meet the criteria set by Angus Council. One barrier is required to be set to an absolute height of 81m above mean sea level (AMSL), a second barrier is required to be set at an absolute height of 80m AMSL and a third barrier is required to be set at 1.8m relative to the proposed ground levels. Barriers 1 and 3 are proposed to be installed on top of an earth bund, whereas barrier 2 barrier will replace the boundary garden fence of plot 13. In order to ensure the acoustic integrity of any barrier, they should be imperforate, sealed at the base, continuous and have a minimum surface / mass density of 10kg/m².

Odour Impact Assessment – this document assesses the impacts of odour from the adjacent composting and concrete batching facility is likely to affect the amenity of the proposed residential properties. The assessment indicates a Field Odour Survey was undertaken within and around the vicinity of the proposed development site in order to identify any detectable odour around the site and in close proximity to the composting facility. The survey indicated that the odours, were faint and non-offensive across and in close proximity to the proposed development. Odours considered to be unpleasant, strong and prevalent were only detected at locations adjacent to the composting facility. Applying the IAQM assessment method indicates that the composting facility is likely to have a slight adverse impact on the proposed development. An impact of this magnitude would be considered not significant, i.e., it would not be a deciding factor in planning determination and would not trigger the implementation of

additional mitigation. It is concluded that planning consent for the proposed residential development should not be restricted on odour grounds.

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. Due to the location of the development site there is no existing access road therefore a new access road must therefore be provided to link into the local road network and provide pedestrian, cycle and vehicular connections. Access is considered to be best achieved from Arbroath Road which requires the demolition of an existing residential property. The proposed access has been designed to the Design Manual for Road Bridges (DMRB)'s visibility standards for a 40mph road with pedestrian footways of 2m on each side of the carriageway which would have lane widths of 3.65m. The proposed development site is considered to be accessible by a range of sustainable travel modes and would have sustainable access to a range of local facilities. As a result, the proposed development satisfies planning policy requirements.

Flood Risk Assessment – this document assesses flood risk at the site and outlines any mitigation measures required to ensure that the proposed development is not at an unacceptable risk of flooding and will not increase the risk of flooding elsewhere in accordance with current planning policy. The assessment concludes the site is not at risk of coastal or fluvial flooding given the combination of plan distance from such flood sources. Three areas of the existing site are noted to be at risk of surface water flooding on SEPA's flood maps. The three areas identified as being at flood risk are local topographic low points within the site. Development of the site and provision of a formal drainage network will remove the source of flooding and flood risk in the post development scheme. The development site is not at risk of groundwater flooding based on the Site Investigation ground water monitoring concluding that a shallow pervasive groundwater is not present at the site. To remove any residual risk of groundwater flooding/ overland flow it is proposed that the buildings finished floor levels be set a minimum of 150mm above finished ground level.

Report on Site Investigations – this document investigates the ground conditions of the site and the possible presence of ground contamination associated with the historical uses of the site and any potential associated risks and provide recommendations (if any) for additional works/remediation required. The investigations concluded that the ground conditions do not require any remedial actions to be undertaken prior to the site being developed for the use intended. Based on the recorded ground conditions, we recommend spread foundations bearing onto the natural medium dense (or better) sub-soils at depths of within 1.00 m of existing site levels.

Ecological Constraints Survey – this document provides an assessment of the ecological features present or potentially present within the development site and its environs including a bat survey of the dwellinghouse and outbuildings proposed to be demolished. A survey of the site concluded that no designated conservation sites will be affected, and no evidence of any protected species was found on or near the site. The habitats and plant species within the proposed development site are common and widespread. The bat survey concluded there was no presence of bats in the dwelling or outbuildings. The survey recommends that demolition works should be undertaken outwith the bat breeding and bird nesting seasons.