

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

Design statement – this document offers a site analysis and assessment against policy. The site analysis identifies the position of the site and with the aid of photographs illustrates that the site is an open field accessed from Watson Street with houses located on its eastern, northern and western boundaries. In terms of policy it states that the development will be compatible with surrounding land uses, provide a satisfactory residential environment, would not result in any unacceptable impacts on the surrounding neighbours, and would provide an appropriate mix of house types and sizes. In relation to the Lethem Unadopted Roads policy it identifies that the policy clearly states there is potential for development on the site and notes consultation with the Roads Service. The statement advises that the proposal was amended in response to pre-application discussions and the requirements of Advice Note 14 in relation to window to window distances. Plot sizes are identified as being a fit for the surroundings and that all properties have at least 100 sqms of private amenity space. Concludes that the proposals will be sympathetic to the surrounding residential area and will maximise the sites potential.

Ground Assessment & Surface Water Drainage Recommendation Report - the aim of this report was to ascertain the suitability of the underlying sub-soils for suitable SuDS design for the disposal of the surface water from the new houses roof areas. The assessment findings indicate that the site is overlain with 300-400mm thickness of topsoil and the underlying sub-soils have an upper mantle of loose to medium dense orange, brown slightly silty sand and gravelly becoming medium dense to dense dark red orange brown silty sandy angular gravel. Ground water was not encountered in the investigated depth of 2.00m. The assessment confirms that the development is suitable for the installation of infiltration trenches and discharge to the ground for the disposal of the surface waters from the roof areas of the new dwellinghouses. It is further confirmed that the appropriately designed and constructed sub-surface soakaway will be effective in all-weather conditions and are not considered to pose a risk to local water supplies and ground water.

In terms of flood risk the assessment finds that the site is not at risk of flooding from a watercourse. Ground investigation found no indicators of standing water, flooding or excess rainwater run-off through or from the site. All existing field drains where encountered will be re-established and diverted in line with building regulations and SEPA requirements. Investigations encountered a good thickness of free-draining topsoil across the site overlying gravelly sub-soils and the infiltration results provides evidence that the development can be supported by positive drainage to the underlying sub-soils. The assessment considers that the proposed development does not pose a risk of flooding to adjacent properties or the wider water environment.

The report recommends the sizes of infiltration trenches based on the impermeable surface areas of the development and sets out the location and construction of the infiltration trenches and certifies that the assessment has been carried out in accordance with set out within the Domestic Scottish Building Standards Technical Handbook. The report is supplemented by Wastewater and Water supply plans and a Scottish Water Pre- Development Capacity Review Enquiry Application.

Further correspondence received in respect of the application in relation to drainage confirms that according to the landowner and previous tenants there are no issues with flooding on any part of the site and the proposal will benefit from a SUDS system.