

Appendix 3 Summary of applicant's 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. The report explains that an accessible website hosted information for the development proposal with two online interactive consultation events held between 13:30 – 15:30 and 17:00 – 19:30 on Wednesday 21st July and Wednesday 19th August 2021. The public consultation attracted 23 written responses from members of the public and community bodies. The report states that comments were made in relation to a number of matters which included – impact on local services; open space provision; increased traffic and road safety; impacts from traffic noise; impact on existing trees; impacts on wildlife; impacts on overhead power lines and loss of view.

Planning Statement – this document provides the applicant's assessment of the proposal in the context of the provisions of the Development Plan and other material considerations. It indicates the development is seen as a logical and non- strategic extension to the very popular Taylor Wimpey development to the immediate south and west at the Grange. There is a need for new housing land within the South Angus HMA for a number of reasons including - shortfall in the 5 year effective housing land supply (and therefore a shortfall in the 7 year land supply required by Angus LDP Policy TC1); an immediate shortfall in the emerging housing land supply in terms of housing units and sites; the current LDP being out of date; and, the delay to the preparation and, therefore, adoption of a replacement LDP. In such circumstances support is drawn for the planning application proposals, in particular, from Angus LDP Policy TC1 and from SPP 2014 and from the established 'titled balance'. The 40- 50 private and affordable homes on the application site can effectively fill the gap until such times as the new LDP is prepared and adopted. In doing so, the proposals, if approved, offer the opportunity of retaining the existing site work force and allowing them to transition to the new homes proposed within the application site. With Monifieth included within the Tier 1 Dundee settlement area, this is the first-choice location for new housing development within the HMA. It is suggested that there are no technical impediments that would prejudice the successful delivery of these new private and affordable homes.

Addendum to Planning Statement – this document provides the applicant's updated position in relation to housing land following the publication of the 2021 Angus Housing Land Audit. It highlights that of particular relevance to the South Angus HMA, is that within the approved HLA, the effectiveness of Strathmartine Hospital site remains formally disputed by Homes for Scotland. The Strathmartine Hospital site contributes 162 units to the 5-year effective housing land requirement. That is around 30% of all of the new homes that the Council have programmed for delivery over the next 5 years. By removing that site given its complicated history the 5-year land supply goes into a shortfall (as will the 7-year supply) with a 372 unit supply against a 387 housing land requirement. The removal of the Strathmartine Units highlights even further the dominance and over reliance of the units programmed at Pitskelly, Carnoustie. Out of the 372 residential units within the South Angus HLA effective supply, 214 are programmed at Pitskelly. This is 58% of the whole South Angus effective housing land supply. From April 2022 (the date of the next HLA), Taylor Wimpey's site at the Grange will have been completed. The units from this site are therefore not included in the projected 2022 HLA. The overall 5-year effective housing land supply subsequently drops to 328 units. This is against a HLR of 385 (5 years x 77 TAYplan HLR) meaning an overall shortfall of 57 units and a supply of 4 years and 3 months. The above projection also demonstrates the dominance of the Pitskelly site. Of the 328 units effective supply, 249 units are here. That is 76% of the whole effective supply within the South Angus HLA. In Monifieth, the supply drops to a total of 22 units over the 5 years from 2022, within which 14 units are flats. This leaves just 8 new houses to be built in Monifieth over the next 5 years; with no new homes from 2024. In conclusion the LDP is too distant to deal with the projected shortfall and the lack of choice of

sites / developer / housebuilder within the South Angus HLA; short term, non-strategic allocation is required to ensure the 5 year land supply is maintained and for the continued non delivery of Strathmartine to be responsibly managed and mitigated and any new allocation should be at Monifieth rather than elsewhere including Carnoustie given the existence and dominance of Pitskelly and the tiering hierarchy as set out within TAYplan 2.

Transport Statement – this document assesses the expected transport impacts of the proposals, along with any mitigation measures that may be required. The assessment concludes that the site is accessible by a range of transport modes and located within walking distance of local services. The site is also well-located for access to public transport services with bus routes serving a variety of key destinations passing the site on Victoria Street. Monifieth rail station is within reasonable walking and cycling distance and is accessible by public transport, as are a range of shopping and employment opportunities. The development proposal contains opportunities to link the internal network of the application site to the existing pedestrian, cycle and public transport networks with the aim of ensuring that occupiers of the development are able to utilise non-car modes. Vehicular accesses can be taken from Victoria Street via two simple priority junctions. The impact of the development traffic generation was assessed using industry standard analysis software. The results of this assessment predict that the level of vehicle trips likely to be generated by the proposed development during the peak hours is not significant and will not have any notable impact on the local road network.

Surface Water Drainage Strategy – the strategy indicates that foul drainage would drain by gravity to a pumping station to be located in the northeast (lowest) corner of the application site. The flows would be pumped upstream into the existing foul water network on the Victoria Grange development. Surface water drainage would be delivered on the application site through a SUDS basin that would discharge to the Monifieth Burn. It is indicated that surface water from the application site would be attenuated to greenfield run-off rates.

Noise Assessment – this document assesses the noise impacts from road traffic from the A92 on the application site. The assessment has measured road traffic sound levels and considered these against the external and internal limits usually applied by the Angus Council to identify whether appropriate levels of amenity could be achieved for the proposed houses. The assessment concludes in relation to external traffic noise that an acoustic barrier could be built along the northern boundary of the development to ensure compliance with a 50dBA limit. In relation to internal road traffic sound levels, should houses be orientated to have windows facing the A92, the daytime and night-time sound levels would be within the limits usually applied by Angus Council subject to the provision of an acoustic barrier. It is indicated that the acoustic barrier would need to be 1.7m high relative to the road level. The required barrier could be constructed of earth, rubble, brick or concrete blockwork, 25mm thick timber fencing with over-lapping boards, or any combination of these materials.

Ecology Report – this document provides an assessment of the ecological features to establish an ecological baseline for the site and identify any important ecological features which need further consideration within proposed development. This indicates the application site comprises five semi-natural habitats – line of trees, scattered scrub, arable, amenity/neutral grassland, and defunct hedge. The habitats recorded are widespread habitat types in Scotland, none is exceptional. The assemblage of habitats is also unexceptional. These characteristics and low structural and species diversity confer a low ecological value. In relation to impacts on species it is indicated that there will be no impact on badger populations, but precautionary measures should be put in place to safeguard small mammal species during construction and there will be no impact on bat roost opportunities and no negative impact on bat forage opportunities. The proposed development of the site has the potential for the creation of new nesting and roosting opportunities. It is anticipated there will be a positive impact on local biodiversity as a consequence of development as proposed.

Archaeology Report – this document has been prepared to investigate potential archaeological features within the application site. As no development is known to have taken place on the land, there is some potential for the survival of sub-surface archaeological remains, especially given the proximity to known prehistoric remains. Given this potential, it is advised that Angus Council may require a programme of archaeological mitigation works. This may take the form of an archaeological evaluation comprising trial trenching over the specific area of the development area to be subject to ground-breaking works.