

Appendix 4 Summary of applicants supporting information

Masterplan Design and Access Statement – this document assesses the character of the site and surrounding area and identifies the design principles and concept for the development of the site to achieve the aspirations for good design and sense of place as set out in national and local guidance. It indicates that the proposal has been designed to complement the existing landscape and historical context. The retained listed buildings provide a unique character and setting for the proposal and, in turn, the proposal provides these buildings with a setting fitting for the place. Historical features, such as the central lime avenue and semi-circular garden have been retained, reinstated and enhanced to create a place which is connected to its past. The existing landscape framework has been adapted to work with the required levels, with new planting provided not only to compensate but also to improve the existing quality. Additional planting will bed the proposal into the site, whilst also reinstating some of the existing features.

Design and Access Statement Addendum – this document sets out the design evolution to explain and illustrate the design progression which has been shaped through the detailed design process, and informs the established principles of the proposal. This explains that the proposal has been amended to enhance the central spine area, reposition homes to strengthen perimeter block principle, introduce a 1.5 storey house type, include an additional flatter area of open space, adjust materials and boundary treatments, break up the linear length of streets through the rotation of frontages, and stagger homes and include build-outs within the carriageways. The result of this design refinement process is a proposal which provides significant betterment to the original proposal included within the approved PPP submission.

Design for All Accessibility Statement – this document describes the access principles relating to the proposed development. It indicates the proposal creates development platforms within which there will be compliant access and amenity space. Each property will be provided with a fully accessible entrance and parking arrangements in accordance with the current building standards. All adopted roads and paths will require to be approved through liaison with Angus Council and the formal RCC process.

Flood Risk Assessment and Drainage Strategy Report – this document sets out the proposals for drainage for the development and considers flood risk associated with the proposal. It indicates that the development is not shown to be at risk from fluvial flooding and pluvial flooding would be mitigated. It indicates that the surface water treatment and attenuation proposal has been designed in accordance with relevant guidance and foul drainage would connect to the public sewer.

Residential Travel Pack – this document proposes a package of measures to promote alternative modes of transport other than the private car, to limit the impact of the development on the surrounding road network. The pack indicates the site is accessible by walking with the development connecting to the existing pedestrian network in the surrounding area. Much of Dundee and the surrounding settlements are accessible by cycling and the city centre can be reached by using the existing public transport services within Strathmartine. The pack would be provided to the occupants of each property constructed within the development.

Contextual Planning Report – this document provides an overview of the proposal by detailing the history of the site; its planning history; a development strategy and a context and summary of the key issues that are defined by specific conditions on the basis of the original determination of the planning permission in principle (PPiP). This site has been identified for development in order to save listed buildings for some 20 years. The development proposal seeks to conserve and rehabilitate the listed buildings and the overall landscape structure of the site. It indicates that the details of the proposals are consistent with the detailed work

undertaken as part of the original planning permission and associated environmental impact assessment. Tree removal is necessary but would be supplemented by appropriate new planting of different standards supplemented by a woodland management strategy as part of the sustainable ongoing maintenance of the site as a whole. The report considers that impacts associated with the development are localised with the scale and form of development established through work undertaken as part of the formal environmental impact assessment process and the details submitted as part of the application are consistent with the core objectives of saving the listed buildings and providing a long-term sustainable use for the site.

Tree Survey Report – this document provides an assessment of existing trees within the application site and identifies the tree removal required due to health and safety grounds and to facilitate the development. This report indicates that 120 trees require removal based on safety grounds and a further 118 require removal to facilitate the development. These trees in the main are C category trees, where many are in a neglected state and would require extensive remedial works in order to return to an amenity standard, where many would not be suitable in a housing environment. Within the 118, 37 forest trees including Sitka Spruce, Norway Spruce and Larch, which are not suitable to be retained in a residential development. 93 trees can be retained to create a mature entrance gateway to the development. It further advises that the woodland shelterbelt plantations to the north and those to the east should be considered for woodland management and a pre-development planting programme to manage the estimated existing 1000 woodland trees. Such a plan should consider thinning out and replanting using species more suited to being more sustainable and increasing the biodiversity net gain. The survey indicates that there will be seasonal restrictions on all tree work to comply with the Wildlife & Countryside Act 1981 to protect nesting birds between 1 March and 31 August. A bat survey may be required prior to tree works being carried out within the larger mature species where cavities have been identified. Tree protection areas are identified around retained trees and protective barriers would be erected around those areas.

Ecology Assessment – this document provides an updated assessment of the ecological features within the site. The assessment comprises a Phase 1 Habitat Survey extended to include badgers. This assessment concludes there was no suitable habitat for water voles, otters, red squirrels and breeding great crested newts. It indicates that there was no evidence found of badgers using the site. The Phase 1 Habitat Survey revealed very restricted habitat diversity. The site is almost entirely amenity grassland with some tree and woodland cover. The semi-natural habitat resource is unexceptional, and the resource is entirely artificial, having been installed as the campus landscape. The new development will introduce habitat diversification with and enhancement of biodiversity opportunity, largely native species planting will be carried out and there will be extensive retention of existing habitat. Both the existing and new habitats will be brought under management for biodiversity benefit. In addition, features will be introduced to the site, which encourage invertebrate and bird nesting as well as bat roosting. Adopting this approach will serve to enhance the biodiversity status of the Strathmartine. There will be a significant biodiversity net gain arising from development as proposed.

Construction Method Statement – this document identifies matters that are likely to give rise to impacts during the construction phase of the development and these include – noise and vibration; dust; traffic management; pollution prevention; energy use and water use. In relation to noise and vibration it confirms that works will be undertaken in compliance with the relevant planning conditions with additional mitigation measures implemented which include the use of noise dampening plant; dust suppression measures / damping down of access routes and haul routes, water cannons during demolition works; vibration assessments and informing neighbours. In relation to dust, wind speed and direction and weather conditions will be taken into account for construction activities such as soil movements and stripping. A water bowser will be made available to suppress visible dust emissions during periods of dry and/or windy weather. Plant will be maintained so that exhaust emissions do not breach statutory emission

limits for the vehicle and equipment type and mode of operation. A traffic management plan will be implemented to manage vehicle movements associated with the development. Pollution prevention measures will be implemented to manage surface water discharges during the construction phase; fuel will be stored in a controlled manner on site and refuelling will be undertaken in designated areas. In the event of leaks and emergencies a plan will be implemented to detail emergency arrangements in order to prevent contamination outside the site.

Public consultation/response to representations sent to third parties – this document provides details of communication (include a response to representations) sent by the applicant to parties making comment on the application. It seeks to address the matters raised in representations in relation to public consultation, construction traffic impacts, pedestrian connections, drainage, roads and traffic matters, affordable housing, landscape matters and tree loss, ecology matters, housing layout, open space/play provision and retention of Rose Garden. It invites third parties to contact the applicant if they wish to discuss the proposal further.