Appendix 2: Summary of applicants supporting assessments

Pre-application Consultation Report

This 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 Lesser Reid Hall on 2 May 2019 which was attended by 33 members of the public. The report states that comments were made in relation to a number of matters which included – is there a need for further housing in Forfar and potential traffic impacts on Westfield Loan.

Design and access statement

The document identifies the range of matters that have been considered in preparing the design and set out its evolution.

It states that the design proposals have been created to provide a sustainable and desirable development in an area of the town that has demand for new high-quality housing. The concludes: -

- This will create a positive impact on the local community by providing safe, affordable, well-built and attractive housing for existing local residents and newcomers to the area.
- The variety of housing mix will attract a range of residents including single people, couples and families, with a range of affordability which will suit both young and older purchasers.
- Architecturally, the proposals are designed with reference to the key principles of 'Placemaking' and have considered these principles in terms of the layout, massing and material finishes of each of the individual propertied and how they combine in the overall setting.
- Key features within the layout are accentuated by the relationship to both open space and views, emphasising their importance within the emerging street layout.
- The proposals have considered and accommodated all the constraints identified and provide a well-thought-out streetscape in terms of safe pedestrian connections, appropriate levels of car parking and enclosure.

Masterplan Framework (Parts 1 – 12)

This draft document provides guidance on how residential development can be delivered across the housing allocation 'F4 Housing – Westfield' within the 2016 Angus Local Development Plan (LDP). It has been prepared with regard to the adopted Angus LDP, Reporter's conclusion and the previously submitted Development Framework (2013) which promoted the land for development. The framework undertakes a higher-level assessment of the site including a landscape and visual assessment which informs opportunities and constraints associated with the site to identify its potential development capacity. It suggests that the site has potential to deliver more than the 300 homes allocated by the local development plan. The framework provides strategies for the blue/green infrastructure network; access and movement; layout including design principles; affordable housing and developer contributions and phasing. The document suggests that future planning applications for development will work with the Masterplan in accordance with the design strategies it describes. It indicates that applications should be supported by a design statement that demonstrates consistency with design principles established by the Masterplan Framework.

In relation to the A90 Lochlands junction, the document indicates that Transport Scotland has confirmed that 175 units would be acceptable using an access from Glamis Road. The masterplan shows further potential access points on Westfield Loan which may be capable

of accommodating an additional 125 homes. It is indicated that the junctions have not been tested, but if any or all are not acceptable to Transport Scotland the housing could be directed through the allocation towards Glamis Road.

Transport assessment

This document assesses the expected transport impacts of the proposals, along with any mitigation measures that may be required. The assessment contains an assessment of up to 175 homes to the north of the site, plus a 300-house test to reflect both the current application and also the wider 300 home allocation.

The assessment includes an analysis of the A90 junctions. This assessment indicates the Lochlands junction will operate over capacity during the morning and evening peak hours beyond an initial development of 300 homes and mitigation to address issues at the junction would have to be implemented. Options for improving the Lochlands junction are limited, save for full or partial grade separation. Simpler improvements could be made by further extending the length of the right turn lane within the central reservation, but this would provide no gains in capacity just more space for queuing traffic. Additionally, restricting the speed limit through the Lochlands section of the A90 (similar to that in force south of Laurencekirk) may improve capacity by creating more or greater gaps in mainline traffic in which right turning traffic can gap accept. Reducing the speed limit may also enable the lower capacity threshold applicable to high-speed roads to be lifted. Further discussions would be required between Transport Scotland and Angus Council to identify the preferred mitigation which would also identify a level of developer contribution required to implement the mitigation.

In relation to the impacts on the local road network the assessment indicates the northern part of the allocated site would have its main vehicular access from a new priority junction onto the A94 Glamis Road and a secondary vehicular access from a new priority junction onto Westfield Loan, while the southern part of the allocated site is understood to have its main vehicular access from a new priority junction onto Westfield Loan. The assessment undertaken on the local road network using industry standard analysis software predicts that the surrounding road network would, subject to detailed assessment, generally operate satisfactorily for the proposed year of opening of 2023 with the committed development, proposed 175 home test and 300 home wider allocation trips included.

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, it is suggested that the proposed development satisfies planning policy requirements.

Flood risk assessment

This document assesses fluvial flood risk posed to the site by the watercourse adjacent to the south and southwestern boundaries at the site and outlines 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 that the vast majority of the site is considered to be at Little or No Risk of Fluvial flooding from the Upper & Lower Halfpenny Burns. Areas adjacent to the burns, along the southern boundary, the on-site pond and along the southwest boundary are assessed to be at Medium to High Risk. The small area of flooding along the south and southwestern boundaries would not impact any of the proposed residential dwellings. The vast majority of the site is outwith the functional floodplain and development should be restricted to these areas.

Proposed Final Floor Levels (shown on DWG 1932-200-001) provide a minimum 1.8m freeboard on the maximum water level during design storm plus climate change scenario. Existing overland flow pathways should be maintained and incorporated within the proposed

development scheme including the use of appropriate Sustainable Drainage Systems (SuDS). The overland flow pathway through the site, should be incorporated into the drainage design. The possibility of shallow perched groundwater below the site should be considered as part of the development, especially in close proximity to the Halfpenny Burn and the on-site pond. In relation to impacts outwith the site the proposed development will increase the impermeable cover at the site and lead to increased rainfall runoff. Implementation of appropriate SuDS measures is expected to attenuate rainfall runoff from the site to greenfield runoff rates, which will be equal to that of the current site. There will, therefore, be a neutral impact on site neighbours.

Supplementary information submitted to address SEPA's objection indicates that the overland flow pathway will be cut off via land raising out-with the Q200 functional flood plain. The proposed minimum ground levels are shown with a 150mm freeboard allowance added in. The land raising would be profiled into the site platform and there would not be a bund. It is indicated that this would remove the risk to the proposed development plots, without increasing flood risk to others. It is suggested that the proposed development is compliant with Scottish Planning Policy. It is further indicated that mitigation works to cut off the overland flow pathway and maintain flow within the channel has a negligible localised impact within the site and no impact on site neighbours.

Noise impact assessment

The document indicates that an assessment of the noise sources surrounding the development site has been completed, including a road traffic assessment and an industrial assessment. A cumulative assessment of both noise sources has also been undertaken.

The document states that the results of the noise survey have been used to calibrate all existing noise sources within a 3D acoustic prediction model. The noise model has been created using topography data, mapping and existing buildings and the proposed development incorporated from architectural drawings.

It concludes that the outcome of these assessments is that no mitigation is required for a large proportion of the site. It is stated that alternative ventilation will be required for some parts of the site in the form of trickle vents and acoustic glazing, which will provide sufficient mitigation to ensure internal noise levels comply with those stated within this report.

The conclusion also states that the noise prediction model shows that all outdoor amenity areas fall within acceptable limits, and no further mitigation will be required.

School impact assessment

The document has been prepared on the basis of an anticipated development of 175 homes.

It indicates that assessments have been undertaken to determine whether there is a requirement for the development to make a financial contribution toward an extension/ configuration of Langlands Primary School and/ or Forfar Academy.

The assessment concludes that anticipated pupils from the development could be accommodated within both schools without requirement for extension or reconfiguration. It indicates there is no requirement for a financial contribution towards education infrastructure from the proposed development and any requirement for such contribution would not meet the policy tests of Circular 2/2012: Planning obligations and good neighbour agreements.

Preliminary ecological appraisal

This document indicates that the development site has one statutory designated site (River Tay SAC) within the zones of impact as specified by NatureScot. The development would have no impact on the designated species for any protected sites (SPA, SSSI etc.).

In relation to habitats and plants, the appraisal suggests that the arable fields, scrub and woodland habitat and plants at the proposed development site are extremely common throughout the region and none are locally notable or have significant botanical value. None of the plant species identified at the development site have value above 'least concern' on national red lists.

In terms of protected species, the appraisal suggests that given the habitat present on site and that the proposed development is expected to be in arable fields, it is expected that all impacts on protected species (badger, bats, red squirrels, breeding birds, amphibians, reptiles, water vole) is negligible if the appropriate mitigation is carried out. Mitigation measures are identified.

Archaeological assessment

This document provides an assessment to understand the impact of two known Scheduled Monument areas or of any other archaeological implications on the development potential of the site.

There are two Scheduled Monuments within the study area, SM6053, comprising three circular enclosures, the smallest of which is probably a ring ditch or Class 1 henge monument, to the northwest of Westfield mansion, and SM6054, comprising one circular enclosure to the southwest of Westfield mansion. SM6053 lies wholly within the study area, and about half of SM6054 is within the area. It confirms that the Scheduled Monuments must not be damaged in any future development within the study area. It identifies that in areas around the Scheduled Areas, traces of associated activity may be expected to survive. The assessment indicates that the setting of the Scheduled Monuments is also protected from development and Historic Environment Scotland must be consulted before any proposed development within the study area.

The assessment suggests that there are no other sites within the study area of archaeological significance. There are no other Scheduled Monuments outside the study area whose setting may be affected by any proposed development within the study area. There are no listed buildings within the study area or outside the study area whose setting may be affected by any proposed development within the study area.

Arboricultural impact assessment

This document indicates that a total of 329 trees have been surveyed. The trees have been assessed according to BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations', which provides an objective method to identify the quality and value of the existing tree population.

It indicates that the trees are of mixed species, age and quality. The tree cover includes mature and developing trees at field boundaries; old hedgerow trees, and mature trees and policies associated with the garden at Westfield Lodge. Ash is the dominant species.

It is stated that overall the tree cover is of relatively good quality with around 63% of the trees surveyed assessed as category A and B category. Recommendations are provided for remedial arboricultural work where required; a total of 22 trees should be considered for removal in the current context due to poor quality and in some instances a risk to public safety.

It is indicated that the good quality A and B category trees provide the main constraint to development. Seven 'A' and 12 B category trees should be removed to facilitate the design proposal. The document indicates that the significant tree losses will be mitigated by new compensatory landscape planting. The compensatory planting should incorporate new trees of good quality to ensure sustained tree cover, in keeping with the local landscape and

character of the area. It is suggested that such planting would more than compensate tree losses and help to integrate the development with the surroundings to ensure long term amenity. Such planting would include a proportion of large tree long lived species capable of making a substantial contribution to long term amenity.

Report on Site Investigation

This document seeks to investigate the possible presence of ground contamination associated with the historical uses of the site and any potential associated risks, and to investigate the ground conditions and provide recommended foundation and infrastructure design. It also seeks to provide recommendations for additional works/ remediation required.

The document indicates that chemical soil analyses identified no metal, inorganic, polycyclic aromatic hydrocarbons, or total petroleum hydrocarbons in exceedance of toxic or phytotoxic guideline values. In addition, no asbestos was recorded. It is reported that during the gas monitoring, no elevated ground gas concentrations were recorded and therefore, gas preclusion measures are not considered necessary. It is indicated that radon protection measures are not required. Recommendations are made for foundation construction.

The document indicates that an area of land to the south of the planning application site was used in connection with the burial of anthrax. It indicates that sampling was undertaken to test for the presence of anthrax in the area surrounding the woodland area to the south and west of Westfield Loan. The document advises that anthrax was not detected in any of the 8 soil samples analysed.

Construction Environmental Management Plan

This document provides an overview of potential environmental impacts of the proposed development, during its construction phase, and describes the management and mitigation measures to protect the environment and sensitive receptors, both on- and off-site, and to minimise potential adverse impacts on the environment.

Specific information is provided on the roles and responsibilities of individuals who are involved in the project and how they ensure environmental compliance would be achieved. Site waste management procedures are included which detail how waste reduction is to be implemented at the site and also how this is to be monitored throughout the construction phase.

Noise and vibration management procedures would be implemented to ensure compliance with permitted hours of operation; legal noise constraints; identification of noise mitigation buffers; method statements for the mitigation of construction noise and vibration are identified; a survey programme and route noise surveying at sensitive receptors and a complaint investigation and resolution procedure is identified.

Dust and air pollution management procedures would be implemented which incorporates mitigation measures to deal with dust generation related to construction operations; earthwork operations and vehicle movements. Measures would also be implemented to deal with any dust complaints.

Soil management procedures are identified and identifies how soils would be handled and stored.

Water protection measures are identified which detail how existing land drainage would be identified along with measures for its protection during construction works and the management of surface water during the construction phase. Specific information on how pollution prevention is to be achieved is provided along with mitigation measures should an incident occur.

Surface Water Management Plan and Appendices

This document and associated appendices seek to identify a suitable drainage strategy serving the proposed developments and to demonstrate whether the proposed developments can be effectively drained with no detrimental impact to surrounding properties or land.

The assessment indicates the development is to be served from the public water supply.

A foul network is to be installed within the site and this would connect into an existing Scottish Water foul sewer to the north of the site, and this will treat and dispose of all wastewater from the development.

Surface water from the development is to be discharged to the Halfpenny Burn at the northwest corner of the site. The surface water run-off will be restricted to the 1 in 2-year greenfield run-off rate and attenuated to meet Scottish Water and Angus Council requirements. The surface water would be directed to a detention basin before being discharged with the discharge rates controlled by a hydrobrake.

The drainage systems are to be maintained by Scottish Water, Angus Council and the individual plot owners.