

Appendix 2

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 an online interactive consultation event held from 1500 to 1900 on 10 June 2021. The event was attended by 56 members of the public. The report states that comments were made in relation to a number of matters which included – need for the development; loss of agricultural land; impact on local services; type and design of the proposed houses; road traffic impacts on Arbirlot Road West; drainage and flood risk impacts; provision of a tree line/ landscape buffer to Hospitalfield/Kinghorn Street; affordable housing provision; amenity impacts on existing housing; would the development make provision for a safe route to the primary school; timescale for the development; and there was a general welcoming for the proposals. The PAC Report sets out how the applicant responded to comments made and provides evidence that the various prescribed steps were undertaken.

Design Statement – this document explains the design and access principles and concepts that have been applied to the development proposals. This indicates the site is allocated for residential development within the Angus Local Development Plan and comprises arable agricultural land. The site is generally flat and slopes gently down towards the south where a ditch runs the length of the site separating it from the established residential development of Hospitalfield, and in the south-eastern corner, Muirfield Primary School. The proposal responds to the ALDP requirements for the site and the objectives contained in the approved development brief. The design solution incorporates – a landscaped edge to the Arbirlot Road West site frontage incorporating structure planting and amenity open space; planting throughout the area to enhance biodiversity, the green networks and views through the site and out into the open countryside; development of a mixed community which meets a variety of housing needs and provides opportunities for active transport through linkages with the existing path network. The applicant's house type range will be utilised with 16 house types proposed which comprise detached, semi-detached and terraced house types that range from bungalows to 2-storey units with accommodation between 1 and 4 bedrooms. A range of car parking solutions is employed to reduce impact of parked cars on the street scape and provide a safe environment. The car parking around the key routes is provided off street and in car parking courts screened from view. The open space provision is based on the Council's standards of 2.43ha (6 acres) per 1000 head of population. The major landscape features include the landscape buffers to the neighbouring housing, and landscape corridors throughout including the main boulevard. There are smaller landscape interventions within the overall streetscape which are intended to help create a sense of place that is both welcoming and pleasant from within, but also provides a pleasant environment and streetscape for passers-by. In relation to connectivity the design creates new vehicular, pedestrian and cycling routes from the existing housing surrounding the development to Muirfield Primary School and future phases of development. Shared road surface and regular traffic calming features will prioritise pedestrian use and contribute to safety, meeting the principles set out in 'Designing Streets' and the National Roads Development Guide (SCOTS).

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 site is highly accessible by walking, cycling and public transport, as well as for vehicles to/from the adjacent local and strategic road network. The site's location and characteristics meet with both local and national policies on sustainable development. 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. Access to the site will be provided via two new simple priority junctions from Arbirlot Road West. The internal road comprises a loop with limited use of cul-de-sacs. Feature 'squares' are incorporated into the road layout and the use of street trees on the main east to west lower 'Avenue' creates distinction between that route and the northern route. Swept Path Analysis confirms that all required manoeuvres can be undertaken within the available road space. Parking provision within the layout will accord with current parking standards. The layout is also extremely well connected with several foot and cycle connectors providing linkages between development 'pods' that are more direct than would be the case if using a vehicle to make the same connection. Additionally, the layout proposes to take certain routes to the development boundary in anticipation of future development. It is proposed that a residential travel pack will be issued as part of the welcome package for each household within the development.

Flood Risk Assessment – this document assesses the flood risk 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 the site is not at risk from flooding from Hercules Den Burn or Geordie's Burn that flow close to the site. An unnamed field drain is culverted to the west of the site. If this culvert blocked and overtopped, flood waters would pool to the north of the B9127 and pose no risk to the site. Properties along the southern edge of the site should have finished floor levels above the overspill level from the site to the south and at least 600mm above the ground levels above manholes 1 and 2 of the culvert that drains south.

The site is not thought to be at significant risk from groundwater flooding. The site is not considered to be at significant risk from flooding from surface water runoff from adjacent land. A suitable drainage system employing SuDS will be required to manage surface water within the site to greenfield runoff rates. The site will discharge to the culvert to Geordie's Burn. The culvert is under-capacity for the 200-year event, but attenuating site runoff will reduce the peak flows into the culvert. A maintenance regime should be put in place to ensure all components of the drainage system function as designed. In the case of blockage of the site drainage system or events in excess of design conditions, it is recommended that surface water flow pathways are provided within the site to route any surface water through the site without flooding properties within the site or downstream. It is suggested that this can be achieved through the provision of a land drain (or similar) along the southern edge of the site to capture any excess water and route it to the culvert without allowing water to flow south to existing properties.

Drainage Strategy Report – this document details both the treatment and attenuation strategies to be adopted for the surface water drainage solution to the site. It indicates that the surface water treatment and attenuation proposal has been designed in accordance with relevant guidance. It indicates that the development is not shown to be at risk from pluvial and fluvial flooding. Foul drainage is proposed to be prospectively adopted, by Scottish Water, with final connection proposed to Scottish Water's existing infrastructure. Surface water is to be attenuated by an appropriately sized SUDS detention basin which is located within the application site. The basin would then discharge to the watercourse/culvert to the southwest of the main site area, at an attenuated flow and after an appropriate SUDS treatment train.

Preliminary Ecological Appraisal, Phase 1 & Bat Preliminary Roost Assessment 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. The predominant habitat on site is arable wheat crop, surrounded by strips of species-poor semi-improved neutral grassland and amenity

grassland patches. These are judged to be of low possible wildlife and habitat significance, and are common in local, regional, and national contexts, and are not in any particular need of protection or mitigation. It concludes that there are no habitats or species present within the development site, or the surveyed parts of the 50m buffer zone, or any protected sites, which constitute constraints to housing development, which need protection, or which require mitigation or protected species licensing.

It recommends that ground clearance works should be completed outside the bird breeding season (which generally extends from March to September), or if this is not possible then a breeding bird survey should be undertaken by a qualified ornithologist before construction. If nests are found, then construction will need to be delayed until after the nesting attempts are completed. The landscape design, planning and management have the potential to provide a significant contribution to biodiversity net gain for the ecological value of the development site.

Biodiversity Action Plan – this document reviews the existing site information and proposed development activities and identifies opportunities to incorporate actions/measures that will maintain and enhance biodiversity in and adjacent to the development area.

The following actions are recommended in relation to bats – install two bat boxes on buildings in the site; two boxes on semi-mature trees adjacent to the site and two boxes mounted on a pole at the SUDS pond; external lighting post development should not illuminate green space on site and tree lines in proximity to the development; tree, shrubs and hedgerow in areas of landscaping should utilise species that produce nectar such as blackthorn (*Prunus Spinosa*), hawthorn (*Crataegus monogyna*), blackberry (*Rubus sp.*) and dog rose (*Rosa canina*) and therefore attract insects and thus increase food availability to bats in the locale.

In relation to squirrels, hedgehogs and birds – landscaping should seek to provide and link connective tree lines and areas of woodland on site to the surrounding landscape post development; landscaping should incorporate a mix of conifer and broadleaved species tree and shrub species; using flowering lawn mix, nectar rich flowering mix and wet meadow mix in landscaped areas and will encourage invertebrates and therefore food resource for hedgehogs; install 5 swift nest boxes within the development; maintain a slow site speed limit (max 20mph) and install speed bumps on upgraded access to avoid vehicle collisions with species; and leave small gaps (c.13cm) under fencing panels for hedgehogs to pass through gardens and avoiding/ reducing the use of walls to allow hedgehogs to move more freely around the site post development.

Energy Statement – this statement indicates the development has been designed as a low energy and low carbon development to comply with the requirements both national and local policies. Design features of the development include each dwelling having an energy saving meter installed; water consumption will be reduced across the site with the use of efficient fittings; locally produced materials will be sourced wherever practical to reduce transportation carbon emissions; the principles of natural ventilation will be used throughout the development and each dwelling will incorporate the provision of photovoltaic cells. Each dwelling will be future proofed with ducting provided to enable homeowners to install charging ports for electrical vehicles in future. Air Source Heat Pumps are proposed for the affordable housing area, but it is acknowledged that a noise assessment would be required to demonstrate that the ASHPs would not impact on existing or proposed housing. The statement indicates that the developer's priority will be to provide highly insulated, high quality homes at obtainable prices.