

Appendix 6 – Summary of applicant supporting information

Pre-application Consultation Report – this describes the consultation process undertaken by the applicant prior to submitting the application. It advises that consultation took place online with information about the site and the proposals available to view on a dedicated webpage. An interactive consultation was arranged whereby members of the project team could be contacted via phone and email and any questions from members of the public about the proposals could be answered. It indicates that in total, there were six responses received and further telephone and email correspondence took place with the neighbouring Elliot Caravan Park owners. It is suggested that the significant majority of feedback received was supportive of the proposed development and proposed uses at the site. Some concern was expressed regarding possible adverse impact on the town centre and regarding the accessibility of the site. Specific comment was made regarding a proposed drive-thru facility adjacent to the boundary with the caravan site and potential amenity impacts, and regarding the impact of development on access to the caravan park. The proposal was amended to remove the drive-thru facility and a yellow box junction is advocated at the caravan site access.

Design and access statement – this document provides an assessment of the site's context and characteristics and identifies its planning history. It describes the proposals in relation to design and material finishes and details the parking provision that would be provided, including cycle parking, electric vehicle charging points and taxi waiting spaces. It is indicated that internal pavement network will include dropped flush kerbing and zebra crossings to provide barrier free pedestrian access, allied to the use of tactile blister paving in contrasting colours to aid those with visual impairment. All new buildings being created will have level thresholds to assist customers with pushchairs and shopping trolleys as well as wheelchair users in accordance with Equality Act 2010 legislation and current Building Regulations. The document indicates that landscaping will be created at the site frontage on Dundee Road to soften this edge, while also retaining and adapting the established stone wall at the rear edge of the existing street pavement. Planting will also be incorporated throughout the car park to help break up the area of hard surfacing, as well as providing some biodiversity to the site via choice of appropriate shrubs. It concludes that the proposed development will deliver new retail and commercial units for Arbroath to enhance the local shopping provision and complement the existing facilities at the neighbouring Westway Retail Park. Finally, it suggests the proposal will also result in the regeneration of a prominent brownfield site and create a significant level of investment as well as employment opportunities during both the construction and operational phases.

Economic impact statement – this document highlights the economic benefits that would result from the development. The statement suggests the development proposal will generate 192 additional Full Time Equivalent (FTE) positions and 19 indirect jobs; a total of 211 jobs will be created by the project, once built; the proposal will help contribute a GVA value of £5.24m to the economy based on the FTE jobs that will be created; the value of the project is anticipated to be in the order of £16m; during the construction phase 208 job years of construction work would be created which is the equivalent to 21 further FTE positions; and the total direct and indirect GVA from the construction would be an additional £11.2m to the economy.

Employment land audit – this document is an update of a 2018 report for the previous site owners Brackenbrae Investments Ltd and is prepared on behalf of TJ Morris Ltd. The report reviews the current market conditions for both the Angus and Arbroath Industrial sector with particular regard to the subject property on Dundee Road/A92, Arbroath. The report indicates that there is currently 160.78ha of available employment land in Angus, which compares with 172.6ha in 2018 (a reduction of circa 12 ha). It identifies that 30.89ha is located in Arbroath, which represents an increase of 2.08 ha since 2018. It suggests that

take-up of employment land between 2015 – 2021 was limited to 7.84 ha in and 1.08 ha in Arbroath. There has been no take-up of land in Arbroath since 2018/19, with only 1.37 ha of take-up across Angus during the last year (2020/21 in the Angus Employment Land Audit report 2021). At present there is over 175,000sqft of available industrial accommodation in Angus, highlighting a vacancy rate of 4.5%. This percentage figure is similar to the market average of 5% vacancy across Central Scotland. However, according to CoStar, the average marketing period in Angus is 30 months which is almost double the marketing period in the rest of Central Scotland. The conclusion from analysing the take-up and supply figures is that both Angus and more specifically Arbroath, has significant amounts of industrial land with very little demand. The document suggests that, in locational terms, there is nothing unique about the subject site that elevates its primacy for employment use and this is borne out by its continued vacant state. If anything, the site, as employment land, sits in a somewhat isolated spot below/in front of the principal Elliot Industrial Estate and separated by a mature tree-belt with Retail immediately to the North/East and the Elliot Caravan Park to the South/West. The document concludes that the proposed development at the subject site would have an inconsequential impact on the supply of employment land in Angus and more specifically, Arbroath.

Employment marketing statement – this document details the marketing exercise undertaken for the site since early 2017. It indicates due to the obsolescence and dilapidated condition of the buildings on the site there was deemed to be no demand from a letting or sales perspective therefore the site was cleared and marketed since early 2017 with no interest from Class 4, 5 or 6 occupiers. Throughout the marketing process demand and interest was expressed from developers expressing interest in retail uses on the site. It is indicated that while the industrial market has improved in the last 12 – 18 months, this has not filtered through to Angus where rents and capital values remain low, which in combination with other factors, make the feasibility of future industrial development uneconomical.

Noise impact assessment – this assess potential noise impacts arising from the development on nearby receptors. It describes the methodologies used to undertake the assessment and the assumptions included in the associated modelling. It indicates that the noise model used predicts the impact of car park, HGV deliveries and forklift trucks, the drive-thrus and externally located mechanical plant and predicted daytime and night-time noise levels at the nearest properties. A 2.5m high acoustic fence was incorporated into the model at the western perimeter of the site and a solid wall and door was included at the east façade of the secure compound associated with unit 1. Predicted noise associated with the development is not considered significant and is capable of complying with noise levels likely to be required by the council. The assessment identified that during the night-time, HGV deliveries associated with unit 7 could give rise to noise levels with potential for adverse impact. It is suggested that deliveries to unit 7 may need to be restricted to the daytime period only.

Planning statement – this document concludes that: -

- Development of the site would bring a vacant brownfield site within Arbroath Settlement Boundary into viable economic use and will serve to address retail demands within the local area;
- The proposal site is designated as an 'Existing Employment Site' within the ALDP (2016) however, the extant planning permission, Employment Land Audit and Marketing Statement confirm there is little demand for employment land and that there is more than sufficient employment land to meet current and anticipated requirements;

- There is extant planning permission for retail development at this site which confirms the principle of retail is supported at the site. This permission should be given considerable weight as a material consideration in the assessment;
- The proposals, evidenced by the supporting reports meet the policy requirements contained within the ALDP (2016), specifically, TC14 and TC19 and other material considerations including Scottish Planning Policy (2014);
- As noted in the Retail Statement, there are no sites that would be considered sequentially preferable to the application site and that the revised proposals are anticipated to have a lower impact on Arbroath Town Centre than the extant permission; and
- The Employment Land Audit and Marketing Statement indicate that Arbroath has significant amounts of industrial land with very little demand. Therefore, the proposed development would have an inconsequential impact on the supply of employment land in Angus and more specifically, Arbroath.
- The proposed development will result in the creation of a high-quality new retail development which will serve an identified need for local convenience and comparison provision. The proposal will also result in the development of a long-term vacant, brownfield site and will have a significant positive impact on the local economy.

Retail Statement – this document assesses the impact of the development against retail planning policies within the development plan and SPP. It advises that the Dundee City Retail Study 2015 and household survey identifies significant retail expenditure leakage to Dundee. It indicates that leakage ranges from 22% of convenience (food) expenditure totalling £59.8m and 72% of comparison (non-food) expenditure totalling £222m by 2021. It reports that these figures were found to be 18% or £20.7m for convenience expenditure and 53% or £68.3m for comparison goods from the primary catchment for the proposals by the household survey. It indicates that a quantitative and qualitative deficiency in shopping provision for both convenience and comparison goods in Arbroath was recognised by the council in deciding to grant the previous permission for retail development at this site. The report indicates that the revised proposal provides for a reduction in the number of retail units and the scale of retail floorspace. It advises that the projected turnover of the proposals is forecast to be £22.7m for convenience goods and £22.8m for comparison goods. This compares with the extant permission, which would result in turnovers of £21.5m for convenience goods and £26.7m for comparison goods. It is indicated that the revised proposals are anticipated to have a lower impact on Arbroath Town Centre than the extant permission and that they can be accommodated within the catchment without any significantly adverse impacts on protected town centres within the area. The statement advises that the site is the most sequentially preferable location for the development with no other sites either within or on the edge of protected centres being available. It is indicated that the proposal will improve the sustainability of shopping trips by reducing trips to retail destinations further afield and provide more retail provision allowing the community to shop more locally.

Transport Assessment – this document notes that the site benefits from an existing planning permission that allows for a similar form of development. It seeks to update and refresh the assessment that accompanied that application focusing on a comparison of original and new trip generation; an update of traffic surveys and review of data; a re-assessment of the junctions previously considered for the opening year of the development; a review of accessibility by means other than private car; a review of parking provision; and a review of service access and internal operation. The document concludes that the site is well located in terms of existing and future sustainable travel options in compliance with local, regional and national policy objectives. It is predicated that the proposed development

will not have a detrimental impact upon the operational capacity or road safety of the surrounding road network.

Flood risk assessment – this document assesses potential flood risk at the site in relation to fluvial, coastal, and groundwater flooding to be little or no risk. In relation to flooding from infrastructure failure and surface water it is suggested that the risk is low to medium. It is recommended that sustainable urban drainage systems (SUDS) be incorporated into the design and it is indicated that this will reduce peak runoff from the site. It is recommended that the development drainage system take cognisance of any existing land drainage infrastructure and existing overland flow pathways. Where possible, it is suggested that there should be recognised and incorporated into the design. It is indicated that any building located in the southeast of the site should have a final floor level set 300mm above the final ground level. The document indicates that subject to the identified recommendations, the development of the site will have a neutral or better impact on surface water runoff, thereby not increasing the risk to site neighbours. It concludes that the proposal is compatible with Scottish Planning Policy in so far as it relates to flooding.

Drainage strategy – this document concludes that foul drainage will comprise a gravity drainage system that will connect to the existing foul sewer system within the site. It is indicated that surface water will be discharged to a surface water system at the eastern boundary of the site following sustainable urban drainage system treatment (SUDS). The report advises that the SUDS will be in accordance with CIRIA C753, with any proprietary drainage system maintained as per manufacturer recommendations. Finally, it is indicated that the drainage system would be maintained by the developer.

Ground investigations – report indicates that the aim of the investigation was to provide information to identify environmental and geotechnical constraints which may have consequences in the design of the development and to provide information to be submitted as part of the planning process and in obtaining regulatory approvals. It is indicated that investigations sought to identify any chemical contamination constraints; characterise the groundwater regime and identify any risks posed to water resources; examine the ground gas regime and any constraints posed by gas emissions; determine a foundation horizon and potential foundation solution; and identify any mining constraints. Potential development constraints are identified and appropriate remedial actions are recommended. Foundation design considerations are also discussed.

Breeding birds – species protection statement - this provides comment in relation to the reported presence of ringed plover nesting at the site. It identifies the characteristics of the species, noting that they are highly sensitive to disturbance during nesting. It indicates that they are a red listed species. The statement suggests that where possible, site clearance works and commencement of construction should be undertaken outside the main bird breeding season, identified as March to August (inclusive). Amongst other things, it advises that any tree removal should also be undertaken outwith the nesting bird season. It further indicates that where avoidance of site clearance works during the nesting season cannot be avoided, a site survey should be carried out within 48 hours of works commencing by an experienced ornithologist. If ringed plover are recorded nesting, a protection buffer zone should be established and retained until chicks have fledged.