

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 and notification of local properties within proximity to the development site. The report explains that an accessible website hosted information for the development proposal with an online interactive consultation event held from 1400 to 1700 on 28 January 2021. The event was attended by 23 members of the public. The report states that during the public consultation comments were made in relation to a number of matters which included – site selection process; amenity (noise, odour and ammonia); traffic, transport and access; impacts on the water environment; ecology; impacts on trees; operation of the range area; footpath provision; site operations and employment opportunities. In addition, non-planning matters were also raised, which included – animal welfare; ongoing operational processes; pollution control during the lifetime of the hen sheds.

Planning Statement – 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 nature of development is suited to its surroundings and has been sensitively designed and sited within the rural landscape of Angus in a manner that accords with relevant design requirements. Through careful design choices and siting adjacent to the woodland plantation at Summerhill, the development will not adversely impact local residential amenity. Detailed assessments undertaken in accordance with guidance and in discussion with the relevant bodies confirm no significant adverse impact to the amenity of the local or wider area as a result of this agricultural proposal. The development does not give rise to flood risk impacts and a DIA supports the design of the surface water drainage system. The development proposed at North Mains of Cononsyth is located on land classed as prime agricultural land as recorded by the national classification survey completed. Whilst the classification is recognized, local knowledge of the site from the landowner confirms the area outlined for the sheds offers much lesser quality land, with resultant crop harvest impacted negatively. The footprint of the development does not result in a significant loss of prime ground, with the erection of two agricultural buildings directly related to the existing farming business. Provision is made within the proposal for a footpath to ensure there is no loss of access across the site. The statement considers that the development proposed at North Mains of Cononsyth is deemed to be in accordance with local and regional planning policies and guidance.

Design and Access Statement – this document explains the design and access principles and concepts that have been applied to the development proposals. The development has been designed in compliance with Angus Council supplementary design guidance for farm buildings, the sheds are suited to the agricultural landscape within which they are positioned. Utilising specialist equipment, finished in a recessive colour to blend into the surrounding farmland, the sheds and access arrangements offer a high-quality agricultural environment, meeting the purpose for which it is proposed. The sheds and associated components are of a scale and design which, when viewed at the site from the surrounding area, are appropriate. No adverse effect is posed by their adoption at the farm with natural features throughout softening their presence. Tree planting proposed as part of the development will further reduce their impact, filtering views of the sheds from vantage points throughout the local area. In relation to accessibility this has been designed in terms of vehicles and workforce. Compacted hardcore along the track and encompassing the sheds will provide level access to the units. Concrete foundations and apron will provide even ground throughout the buildings. No steps or stairs have been designed into the build, with all components reached at ground level. Doorways throughout the sheds are wide allowing for movement of equipment throughout the units, as well as movement of birds, eggs, feed etc. Vehicular parking is to be restricted to the

concrete apron at the front of the sheds (western elevation), which will not be restrictive to individuals with reduced mobility.

Response to SEPA consultation – this document provides a specific response to the Nitrate Vulnerable Zone (NVZ) rules which were identified as a potential issue in SEPA’s consultation response. The information provided advises that consideration needs to be given on the amount of fertiliser and specifically nitrogen that is deposited on the ground by the free ranging birds. In order to meet the 170Kg N/H level stipulated in the NVZ rules the range area requires to be increased in size from 32ha to 40ha. This increased area can be accommodated within the application site boundary and other operational features of the PPC application are likely to reduce the actual deposition onto the range well below the critical level of 170Kg N/H, which will further help protect the NVZ even further.

Response to letters of objections – this document reviews representations from third parties and responds to them on a topic by topic basis. Replies to the following topics are provided – management of hen litter from the poultry shed and spreading of fertiliser on land; concerns regarding pollution to the Angus countryside; operational noise impacts; impacts on the water environment; proximity of the development to residential properties; loss of prime agricultural land; visual impact of the development; impacts on existing amenity; traffic impacts; need for the development; ecology impacts; animal welfare and the method of public consultation for the development.

NPF4 Statement

The statement provides a summary of the proposal against the considerations introduced as a result of the publication of National Planning Framework 4, which was approved by parliament on 11 January 2023. The statement indicates that following a review of NPF4 it can be concluded that the development meets the criteria of all relevant policies within the updated framework and further strengthens the planning position of the proposal against the new criteria. It indicates that information supplied within the EIA Report and supporting documents satisfy the policies of NPF4.

EIA Report

Copies of the EIA Report Non-Technical Summary and the Manure Management Statement Non-Technical Summary are appended to this report.