

## **Appendix 2: Summary of applicants statements and assessments**

### **Design and Access Statement**

- Provides a site analysis and site history;
- Provides a site strategy and a planning context including reference to pre application discussions;
- Design proposal – revised development follows a grid pattern, typical of Newtyle. Streetscene provides for a linear pattern.
- Refers to secured by design and sustainability;
- Provides details on access;
- High quality design, reflective of local streetscape and urban grid of Newtyle.
- Efficient use of land that realises the potential of the site, whilst meeting both local and national design guidance;
- Strong transport connections;
- Addresses the immediate context of Bulb Park including the retention and integration of the established tree line, characterising the eastern approach to the town.
- The development of this site for housing meets the aims and objectives of planning policy, from both a national and strategic scale to the more localised information as contained within the Angus Local Development Plan and supplementary guidance.
- The development has been carefully designed in response to the immediate context of the site, whilst seeking to deliver a modern housing development in keeping with current guidance such as Designing Streets.

### **Planning Statement:**

- The total site area within the red line boundary extends to some 2.25 hectares (and not the 2 hectares as stated within the adopted LDP). Within that 2.25 hectares, the area of land subject to the construction of buildings, structures or erections comprises some 1.9 hectares.
- Describes site context and the proposed development in terms of housing numbers, car parking, access and connectivity. Open space, landscaping and SUDS.
- Describes pre application discussions and refers to planning policies and provides a policy responses on all points raised at the pre application stage.
- Concludes that the proposals within this application positively address all feedback received at pre-application stage and the relevant policies of the development plan including Design & Placemaking SG 2018.

### **Ecological Impact Assessment**

- Application site covers 2.24ha of intensively farmed agricultural land.
- There are no statutory or non-statutory nature conservation designations on or adjacent to the proposed development.
- No listed woodland (AWI or NWSS) or Tree Preservation Orders (TPOs) are present on, or adjacent to, the site.
- Habitats are dominated by agricultural land 95.5%.
- Two UK, Scottish and Tayside Local Biodiversity Action Plan priority habitats are present on western and southern boundaries. On the southern boundary, trees with hedges (J.2.3.2) extend for a distance of 207m along the north side of Bulb Park road.
- The hedge line includes 15 semi-mature trees, none will be removed. One semi-mature ash has Ash Dieback Disease and may have to be monolithed for safety.
- There are no protected species issues, badger and red squirrel are absent. Preferred bat roost features (PRF's) are absent from the trees in the hedge.
- Local bats are likely to forage and commute along Bulb Park and should continue to do so during and after construction, due to retention of hedging and trees.

- Development takes account of new guidance and meet the requirements of NPF4, Policies 3 and 4, with the following enhancements.
  1. A SUDS basin will be installed with native planting and native marginal sowing.
  2. Development will create a green buffer between the dwellings and trees.
  3. The buffer will include swales, a rich micro-habitat for invertebrates.
  4. The hedgebank that is to be removed will be used on the eastern site boundary to restore a neutral grassland boundary.
  5. Recommended mitigation for bats includes bat friendly lighting and installation of three roost boxes. Bats will also benefit from an increase in prey populations associated with SUDS, and grassland sowings.
  6. Where practical, a flowering lawn will be established and managed for pollinators.
  7. A total of 300 metres of new native hedging will be planted. The eastern 90 metres will include native trees to extend the tree line on Bulb Park road. This increases connectivity and improves natural corridors.
- After mitigation, all residual impacts will be of negligible magnitude and deliver a clear net gain in biodiversity over the agricultural baseline.

### **Surface Water Management Plan**

- In developing this Drainage Strategy for the proposed residential development on land to the north of the town of Newtyle, recommendations have focused on outlining a strategy to ensure that the development provides a suitable drainage network to meet the requirements of all relevant authorities.
- It is proposed to discharge foul flows generated by the development into the Scottish Water combined sewer to the south of the site via a pump. Following a Pre-Development Enquiry to Scottish Water, they have confirmed that there currently is sufficient capacity in the Newtyle Waste Water Treatment Works to accommodate the development.
- Surface water flows from the new development will ultimately discharge to the Newtyle Burn to the south-east of the site following appropriate on-site treatment and attenuation.
- There will be a variety of land use categories across the site, each with different treatment and pollution removal requirements from SUDS features. Treatment will be provided by a variety of SUDS measures including a proposed combination of swales, rain garden and an end-of-line detention basin.
- The discharge from the site should be restricted to the 1 in 2 year greenfield runoff rate, which equates to 7.3l/s for the site. Attenuation of flows in excess of the discharge limit will be provided on site via a detention basin, which will provide circa 840m<sup>3</sup> of storage to accommodate excess runoff.
- It is the conclusion of this report that the proposed development can be drained in a sustainable manner to meet the requirements of Scottish Water, Angus Council and the Scottish Environment Protection Agency.

Provides drawings and calculations in support of the surface water management plan.

### **Transport Statement**

- The proposed development site is accessible to a range of travel modes, particularly to sustainable travel modes in the form of foot, cycle and bus.
- There is a range of local facilities for shopping, leisure and education within comfortable walking distance of the proposed development, ensuring that local short-distance trips could be made by the most sustainable modes of travel.
- Vehicular and pedestrian access to the development site is available from the local footway and street network, and would be extended into the development, designed in accordance with the relevant local and national standards and policies for development

roads.

- Assessment indicates that the predicted modest travel impact of the proposed residential development could be accommodated on the existing travel networks in the area, and specifically on the local road network, in terms of traffic impact.

#### **NPF4 Statement**

- NPF4 is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places. The NPF4 policies relevant to the determination of this application are considered to be: Policy 1, 2, 3, 6, 9, 13, 14, 15, 16, 17, 18, 20, 21, and 22.
- Assessment against the policies of NPF4 has confirmed that the principle of the use as proposed remains acceptable. This is a site within a village settlement, allocated for housing development and located in close proximity to existing services and amenities. It offers opportunities to implement renewable and green energy solutions. It also promotes extensive new active travel links across the site and lies close to public transport connections.
- The most recent site layout demonstrates compliances with design, amenity and infrastructure requirements associated with the LDP and supplementary guidance and now also, the relevant policies of NPF4. It proposes (award winning) rural house types which will enhance the quality of residential development in the village as well as providing for affordable housing requirements.
- The development will provide opportunity to enhance biodiversity, retaining all existing trees and hedgerows across the site and improving green and blue infrastructure with extensive green amenity spaces and bioretention features such as raingardens and swales.
- In conclusion and on balance, the proposed development is considered to comply with the provisions of NPF4.