

Appendix 2 – Summary of applicants supporting information

Design statement:

- Describes the site location and context, topographical information and provides various photographs.
- Refers to pre application discussions and planning policies in the ALDP (DS2, DS3, DS4, TC1, TC2, PV7, and the Angus Council 'Design & Placemaking Supplementary Guidance' and how the site complies with these policies;
- Refers to design concept and explains the changes to the design in relation to June 2023 discussions with the Council;
- The existing site falls gradually from north to south and the Site Sections illustrate how the existing ground levels will be manipulated to create a gentle slope over the site with the houses stepped accordingly.
- Describes how the site is split into 2no phases (29 and 28 units respectively);
- Describes road access and safety routes;
- Provides street scene elevations to show how the housing will sit in the context of the proposal and also provides a breakdown of car parking provision per dwelling.
- Various 3D images were also submitted to show a site context.

Ecology reports – comprising a phase 1 habitat survey and a bat survey:

- Phase 1 Habitat Survey - 2015, 2018 Update and May 2021 Update - The survey area had 10 Phase I habitat types present and a total of 70 species of plants were noted. None of the habitats within the study area were notable for their rarity, quality, or extent. Habitats and botanical species are therefore not an ecological constraint for development at this site, although retention of any mature native trees may be desirable. It also indicated that Badgers are not an ecological constraint at this site. With regards to breeding birds, Eleven species were noted in habitats adjacent to the Application Site and advised that to maintain a high due regard for the potential for breeding birds to be present they recommended that any site preparation works such as vegetation removal or soil stripping is done between September and the end of February to avoid the bird breeding season.
- Bat Survey - An initial daylight assessment of the Application Site for bat roost potential was completed in December 2015 as part of an extended Phase I study of the site. The survey identified potential roost features (PRF) on trees and buildings that could be used by bats, so it was assessed that follow-up bat presence/absence surveys would be required during the active bat season. These were subsequently completed between April and June 2016. Due to elapsed time then all surveys were updated during the summer of 2021 (daylight roost potential and presence/absence surveys). The report contained the findings of all of the bat survey work completed between December 2015, and September 2021. Between 2016 and 2021 ten roost locations were identified of which five were still occupied in 2021. The report contained a Bat Protection Plan that details the proposed bat roost destruction methods and proposed compensation and mitigation measures, to ensure that there would be no detrimental impact to the positive conservation status of the bat species in the UK or harm to the individual bats as a consequence of the proposed development of the Application Site.

Tree Survey and Arboricultural Constraints 03/08/21:

- Provides details of constraints posed by existing trees and provides an arboriculture impact assessment for trees being lost including for the widening of the road and to accommodate plots.
- The mature woodland that extends along the southern edge of the site will not be adversely affected by development, although shading of new properties will be significant during winter months. The early-mature woodland along the north-east

- boundary would be unaffected by development proposals.
- A tree protection plan has been provided to minimise impacts and provide appropriate exclusion zones.

Transport Statement dated 01 July 2021, including two appendices:

- Traffic volumes associated with the proposed development of 57 housing units would be small in comparison with existing and committed future traffic flows on the network.
 - The site is within reasonable walking distance to existing bus routes and bus stops on Barry Road. New bus routes proposed for the Persimmon development on the east side of Victoria Link Road could include bus stops adjacent to the site.
 - There are good rail connections to Aberdeen, Edinburgh and Glasgow from Carnoustie railway station which is less than two miles away.
 - Burnside Primary School is some 0.7 miles from the site and Carnoustie High School is 1.7 miles away.
 - The proposed accesses to Greenlawhill (with a reduced speed limit) would offer a safe and satisfactory access to the development.
- Two appendices with additional data are also provided.

Site investigation and contaminated land report 2021 (parts 1 – 5):

- Based on site investigations, and subsequent well monitoring, it was concluded that the site is not underlain by a shallow pervasive groundwater body.
- The shallow soils are not considered to be a risk to the water environment.
- Following a detailed ground gas risk assessment, it was concluded that the site would be classified as 'Characteristic Situation 1' whereby ground gas preclusion measures would not be required. Radon gas protection measures are not deemed necessary.
- Report also provides various other recommendations including recommendations on water supply pipes and concrete / foundations recommendations, that a qualified, experienced foundations engineer is present during foundation excavations.
- It also concludes that any proposed roads should not require a capping layer. The natural granular soils are generally suitable for natural drainage.
- It was concluded that the site would not be at risk from mineral instability, the result of historical mining or quarrying activities and as such mineral consolidation works and remedial measures are not deemed necessary.
- Intrusive investigations have been undertaken to identify ground related risks that have the potential to impact on the proposed residential development at the site.
- The ground conditions encountered during the investigation were generally consistent with those anticipated from published information.

Drainage assessment (parts 1 - 6), Flood Risk Assessment, maintenance schedule, letters on soakaways and soakaway calculations:

Drainage Assessment (December 2021 –

- Various information was provided on the surrounding topography and existing infrastructure networks along with data on trial pits etc.
- Drainage layouts (21-091-20 and 21-091-21) showing surface water proposals and soakaway locations along with foul drainage connection points are provided;
- Hydraulic modelling calculations are provided.
- It is proposed that the foul drainage and disconnection tails will be adopted and maintained by Scottish Water. Road gullies, dry swales and end of line soakaways will be maintained by Angus Council.

- The SuDS treatment train is discussed and considered acceptable as the mitigation indices are greater than the pollution indices for the proposed land use type.
- The SEPA flood risk maps have been reviewed to confirm that there is no risk of fluvial or coastal flooding on the site. There is an area of south-eastern corner of the site which is highlighted as being at risk of surface water flooding. The proposed development's level proposals show that the ground surrounding this area will be re-graded and the development drainage will intercept the existing overland flow paths therefore preventing flood water from accumulating within the area shown in the SEPA flood maps. This should be confirmed by an FRA and if necessary, the designs amended accordingly.
- Apart from the report, the documents also include various calculations and a copy of the report by Mason Evans dated Sept 2021 on 'Site Investigations'.
- The site investigations report in this documentation is a duplicate of the information provided in the contaminated land report. Various maps by Mason Evans and sample results and soakaway test results are also provided in the appendices.

Flood Risk Assessment:

- States that Shallow perched groundwater is unlikely to be encountered beneath the site and groundwater controls will not be required during construction.
- The proposed development will reduce infiltration and increase the impermeable surface area within the site. The proposed development will include an appropriate drainage strategy and will adopt the use of appropriate Sustainable Drainage Systems (SuDS) and surface water soakaways on a plot by plot basis. The SuDS will reduce peak runoff from the site and will also provide appropriate treatment of surface water prior to infiltration.
- It is recommended that the development drainage system take cognisance of any existing land drainage network and overland flow pathways.
- With the above recommendations the development of the sites will have a neutral or better impact on surface water runoff, thereby not increasing the risk to site neighbours.
- Concludes that the site is feasible for development in accordance with Scottish Planning Policy.

Drainage Maintenance Schedule:

- Outlines the SuDS maintenance strategy for the proposed development at Greenlaw in Carnoustie. The maintenance schedule has been developed to promote good maintenance whilst incorporating recognised safe systems of work. This schedule relates to: Sustainable Urban Drainage Systems such as the roadside swales and end of line cellular soakaways and Conventional drainage including gravity drainage.
- It states that , parties involved with the disposal of any waste materials should hold appropriate management licences to undertake any such activities and to allow disposal of any site materials with reference to current legislation and guidance.

Soakaway Calculations and Letters:

- Soakaway Calculations were provided to support the drainage design;
- Letter from Mason Evans consulting dated 10 May 2023 - explained soakaway testing on the site and this concluded that the shallow natural subsoils below the site were generally recorded as granular. Stated that based on the soakaway test results, it was concluded that the site could be suitable for natural drainage purposes based on the infiltration needed for the site specifically.
- Letter from Mason Evans consulting dated 27 June 2023 – commented on existing site drainage and southerly water slope issue. Confirmed that the site drainage will be investigated and upgraded during early construction works. Noted that whilst upgraded site drainage will improve the slope water issue, it is still recommended stone drainage

channels are constructed and then connected to the existing drainage channel.

Health Impact Assessment:

- States that NHS Tayside has not provided any assessment of the impact of the proposals at Greenlaw Hill. It is therefore unclear what methodology (if any) the Council and NHS Tayside would use when carrying out an impact assessment.
- The Assessment has set out a methodology that is Circular-compliant which should be used when calculating healthcare contributions. Without evidence from the Council and NHS Tayside, it is not possible to verify whether or not there is an impact from the new residents in this proposal that need to be mitigated;
- In the absence of an impact assessment from the Council (supported by NHS Tayside), and based on the available information, it can be concluded that the proposal will not impact significantly on the capacity of the local medical practice.
- On the basis that the practice is currently accepting patients, there is no justification to impose a planning obligation on the proposed development at Greenlaw Hill, or to conclude that the development of this proposal should be restricted on healthcare infrastructure grounds.
- Further, in the absence of an impact assessment from the Council (supported by NHS Tayside), it is not possible to impose any planning conditions to restrict development within the catchment area of medical practice on infrastructure capacity grounds.

Response to objections (parts 1 and 2)

Two documents were provided that detailed the matters raised in the letters of representation and provided responses to points raised.