

### **Appendix 3 - Summary of Applicant's Supporting Information**

**Pre-application Consultation Report (Version 1.0 13/07/21)** – the report describes the consultation process undertaken by the applicant prior to submitting the application. It 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 1600 on 18 January 2021. The event was attended by 11 members of the public. The report states that during the public consultation comments were made in relation to a number of matters which included – pollution, impact on the landscape, impacts on ecology, amenity, air quality, operations relating to free range rearing. The PAC Report responds to the matters raised in the public consultation.

**Design and Access Statement (Issue 1 06/05/21)** – this document explains the design and access principles and concepts that have been applied to the development proposals. 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 and woodland, the sheds and access arrangements offer a high-quality agricultural environment, meeting the purpose for which it is proposed. Assessments completed as part of the EIA submitted reviews the impact posed by the development in terms of landscape and visual impact. 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 the natural landform to the south fully backclothing the units and natural features throughout softening their presence. Though set aside from the yard at the lower slopes of Fotheringham Hill on open farmland, the development will be read in conjunction with the farm steading at Mains of Easter Meathie. 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. As a working agricultural development, accessibility has been designed in terms of vehicles and workforce. Discussions held with the shed designers and builders confirm that whilst mobility concerns or useability for disabled people have not been specifically designed into this proposal, the sheds themselves do offer ease of access for those with such concerns.

**Planning Statement (Version 1.0 19/07/21)** – describes the proposal, provides information relating to the applicant and provides the applicant's assessment of the proposal in the context of the provisions of the development plan (at the time of submission) and other material considerations. It indicates that the development accords with relevant local and regional planning policy and guidance; and opines that this agricultural development is a well-designed, appropriately sized and suitably located. The approval is sought by Craginathro Farms Ltd for the extension of a successful family-run rural business, offering a sustainable development opportunity within rural Angus that does not negatively impact the surrounding landscape, environment or its recognised receptors.

**National Planning Framework 4 Statement** – provides narrative relating to the proposal and the supporting information submitted in relation to policy tests set out in NPF4. It indicates that it can be concluded that the development meets the criteria of all relevant policies within this updated framework and further strengthens the planning position of the proposal against the new criteria. The document indicates that all information supplied within the EIA Report and supporting documents satisfy the policies within NPF4 and as such, no further information is required.

## **EIA Report**

Copies of (i) the EIA Report Non-Technical Summary, (ii) the Manure Management Statement Non-Technical Summary, and (iii) the Flood Storage Addendum Non-Technical Summary are appended to this report.