



Aberdeen Local Development Plan Review

Main Issues Report Response Form 2019

Aberdeen City Council has published a Main Issues Report (MIR) which is part of the process of preparing a new Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years such as the location of new housing and employment development, the future of retailing and the City Centre, housing needs and tackling climate change. It also includes a number of potential new policies which would be used in the determination of planning applications.

The MIR has been published alongside a Monitoring Statement and Environmental Report. Copies are available to view at Marischal College, Broad Street, Aberdeen. These, and other supporting documents, are available at: - www.aberdeencity.gov.uk/aldp2022

Everyone now has the chance to comment on the report and associated documents. All comments received will be considered and used to inform the preparation of the Proposed Aberdeen City Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in early 2020.

The consultation runs from 4 March 2019 to 13 May 2019.

Responses to the published documents can be:

- made online at:- <http://consultation.aberdeencity.gov.uk/planning/mir2019>;
- emailed to:- ldp@aberdeencity.gov.uk; or
- by post to:- Local Development Plan Team, Strategic Place Planning, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen, AB10 1AB.

Completed response forms should be with us no later than 13 May 2019.



YOUR DETAILS

Name	Alexa Martin
Organisation (if relevant)	Halliday Fraser Munro
On behalf of (if relevant)	J. S. Cordiner
Address	
Postcode	
Telephone	
E-mail	

Thank you for taking the time to complete this response form. If you wish to be added to the LDP e-mailing list to be kept informed of our progress in producing the next Local Development Plan, please tick here



If yes, please provide an e-mail address

PRIVACY STATEMENT

As part of the review of the Local Development Plan, Aberdeen City Council (ACC) will offer you several opportunities to submit your views and comments. These opportunities will range from the current consultation stage, the Main Issues Report, where we will ask you to comment on specific proposals and alternatives to the Proposed Plan stage where the set view of ACC has been established.

ACC are legally required to consult at this stage and at Proposed Plan stage. This is set out in the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations. The Environmental Assessment (Scotland) Act 2005 also requires us to consult on a Strategic Environmental Assessment Environmental Report.

By submitting a response to the consultation, you understand that ACC can use the information provided in this form, including personal data, as part of the review of the Aberdeen City Local Development Plan. ACC will not share or disclose any personal data about you to any organization or person unless it is authorized or required to do so by law.

The data controller for this information is ACC. We understand our legal basis for processing this information as Article 6(1)(c) of the General Data Protection Regulation as this is an activity we are legally required to carry out under the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations and The Environmental Assessment (Scotland) Act 2005. The data on the form will be used to inform the preparation of the Proposed Aberdeen City Local Development Plan 2022. At the end of the consultation, where contact details have been provided, the Local Development Plan team will provide you with a respondent number. You may also be contacted about the comments you have made and, as obliged by the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations, the Local Development Plan team will contact you to inform you of the publication of the proposed Aberdeen Local Development Plan in early 2020. If you chose not to provide your contact details, your comments will still be valid but we will not be able to contact you in the future.

Responses will be collated, redacted, summarised and stored electronically or in locked cabinets in Marischal College. All redacted responses will be published, alongside the respondents name (if provided), on the Aberdeen City Local Development Plan website. Contact details will not be made public, but your name and respondent number will be published.

Aberdeen City Council will only keep your personal data for as long as is needed. Data will be kept until the emerging Local Development Plan is itself replaced – this is likely to be around 5 years following its adoption in 2022 – so 2027. Following this, data will be disposed of in a secure manner.

YOUR DATA, YOUR RIGHTS

You've got legal rights about the way ACC handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data. Please contact the Council's Data Protection Officer by e-mailing DataProtectionOfficer@aberdeencity.gov.uk or writing to Data Protection Officer, Aberdeen City Council, Governance, Level 1 South, Marischal College, Broad Street, Aberdeen, AB10 1AB. More information is available at: - <https://www.aberdeencity.gov.uk/your-data>

YOUR COMMENTS

<p>Which document(s) are you commenting on?</p>	<ul style="list-style-type: none">• Main Issues Report• Strategic Environmental Assessment Environmental Report• Monitoring Statement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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Please indicate the document and the specific Issue, Question, Site, Policy, Map or Table you are commenting on. Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document.

Please see the attached report and tree survey report and plan in response to the MIR for Bid B0909, Pineacres, Contlaw Road on behalf of J. S. Cordiner.



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

**ABERDEEN CITY LOCAL DEVELOPMENT PLAN
RESPONSE TO MAIN ISSUES REPORT**

SITE B0909 – PINEACRES, CONTLAW ROAD

MAY 2019

On behalf of J. S. Cordiner



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



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1. Introduction and Bid Summary

- 1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Planning Consultants on behalf of the landowner Mr J. S. Cordiner in response to the Aberdeen City Local Development Plan (LDP) Main Issues Report (MIR) to support the allocation of land at Pineacres, Contlaw Road, Milltimber. The site was submitted as a bid for development of approximately 12 residential units and is identified as Bid B0909 in the MIR.
- 1.2. This response addresses the Officers' assessment and views on Bid B0909 which has been recommended as undesirable as a residential zoning. Despite assessing the site as undesirable for residential development the assessment considers a residential zoning is more appropriate than its current green belt zoning but with the Green Space Network (GSN) zoning remaining. We welcome the residential zoning of the site but consider that the GSN zoning should be removed along with the Green Belt zoning.
- 1.3. The site is located on Contlaw Road within the Milltimber area. Pineacres is a residential plot extending to 2.3ha and presently comprises a single detached dwellinghouse dating from the 1980s set in extensive landscaped ground with mature woodland planting around the plot boundaries. The site is accessed directly from Contlaw Road.
- 1.4. The site is considered suitable for a development of up to 10-12 houses set within landscaped grounds and retaining the boundary woodland planting. The proposal would bring the plot more in line with the surrounding housing pattern and development density.
- 1.5. The plot is bordered by Contlaw Road and housing on Culter House Road to the east and south, and to the north and east the land is allocated for residential development in the 2017 LDP. OP112 is allocated for 10 houses in the Aberdeen Local Development Plan 2017 and there is a pending planning application (REF: 190409/DPP) for the site for 30 houses. In addition to this a bid for OP112 was submitted at the 'call for sites' stage for 40 houses, this has been recommended as undesirable in the MIR.
- 1.6. The plot was previously considered as a suitable development option through the preparation of the 2004 finalised Local Plan as shown in Figure 1.



Figure 1: Extract from 2004 Local Plan Options—site indicated as part of larger development allocation.

- 1.7. In the 2017 LDP the Pineacres plot sits incongruously as Green Belt and GSN surrounded on all sides by existing housing and land zoned for residential use, we therefore welcome the recommendation in the MIR to zone the site as residential in keeping with the surrounding area.
- 1.8. The vision presented in Bid B0909 for Pineacres, Contlaw Road was to create an attractive residential development at a density in line with the surrounding area, within the defined existing curtilage of Pineacres, retaining the boundary woodland'. We are pleased this vision has been accepted by Officers and the site zoning is to be changed to residential.

2. MIR Bid Assessment Summary

- 2.1. The Mains Issues Report (officer's summary and assessment of bid) states:

B0909 – Pineacres, Contlaw Road

'The development option is for a residential development in approximately 12 units. The site is east facing and is well drained. The site is situated close to a residential area and is reasonably well connected to the surrounding area, as there are residential dwellings on the east and south sides of the site, and opportunity site OP112: West of Contlaw Road, allocated for 10 units, is to the north.

The site is situated in an attractive landscape setting. The ancient woodland and priority habitat will be significantly impacted by the development. The site sits within the greenspace network and is within the River Dee Special Area of Conservation Catchment area. It will not offer affordable



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housing on site and it is remote in terms of accessibility to community facilities as most are beyond 2 kilometres from the site. There is limited accessibility to sustainable transport methods such as walking and cycling routes, however the site is within 400 metres from a bus stop.

It is considered that the proposal for 12 units is undesirable. However, this is an island of green belt that was left isolated as a result of the reporters' decision to allocate OP112 to the north and west. In this context the green belt zoning is unsuitable and it is considered that a residential zoning is more appropriate. The existing green space network should remain'.

Our client supports the zoning change for site B0909 put forward in the MIR. We agree that the Green Belt zoning is inappropriate, and a residential zoning would be more appropriate for the site bringing it in line with the character of the surrounding residential development pattern. However, we do not agree that the GSN should remain. This will be considered in detail in the following response.

2.2. 'The ancient woodland and priority habitat will be significantly impacted by the development'

We disagree that the development would have a significant impact on ancient woodland. The map in Figure 2 demonstrates that the woodland designation surrounding the site is *long-established of plantation origin* not *ancient woodland* as reported in the MIR. Such a designation is not as restrictive as 'ancient woodland' as it means that the woodland is not natural, it is of plantation origin, therefore has more scope to accommodate development through a suitably balanced approach to development. This is what is proposed through bid B0909.

Tree Preservation Order 250 covers a portion of the site, however impacts on the trees covered by the TPO would be minimal.

OP112 is an allocated site despite being covered by a substantial area of long-established woodland and Tree Preservation Order 250. This demonstrates that the principle of development in this area is accepted and we would request that site B0909 be considered the same way.

The accompanying tree survey indicates that boundary areas of pine woodland around the southern and western boundaries can be retained to enhance the setting of any housing development. The character of these trees allows scope for reduction without impacting on the character or setting of the area. The Category A specimen trees around the existing dwellinghouse will be retained and used to integrate the new density of housing development into the site.



Figure 2: Map demonstrating the woodland is Long-Established according to the Ancient Woodland Inventory Scotland. Source: <https://map.environment.gov.scot/sewebmap/>

2.3. 'The site sits within the greenspace network and is within the River Dee Special Area of Conservation Catchment Area'

The proposed development will not impact on the River Dee Special Area of Conservation Catchment Area. There are no watercourses within the site we therefore cannot understand why this has been raised in the MIR.

The GSN will not be negatively impacted by the proposed development, however we maintain the position that the GSN zoning should be removed from the site as it serves little purpose. The woodland on site will be carefully managed. A balance between the developable area of the site and the woodland will be established to ensure the two can coexist on the site creating an attractive and desirable woodland development.

The area of long-established woodland is extensive. We don't consider that all of this needs to be retained. By retaining the existing mature tree lined western and southern boundaries the wooded character of the area is not lost. The MIR notes that the site '*is situated in an attractive*



landscape setting and the development proposal seeks to retain this landscape setting whilst bringing the plot more in line with the surrounding housing pattern and development density.

We question the value and function of the GSN in this area as it doesn't connect to anything as demonstrated by the extract from the Aberdeen LDP 2017 in Figure 3. The permeability of the GSN is restricted by the surrounding residential zonings and therefore we consider that like the Green Belt, the GSN has been left as an isolated island area as a result of allocation OP112. We would therefore request that the GSN zoning is removed. This will in turn remove one of the Officer's perceived constraints.

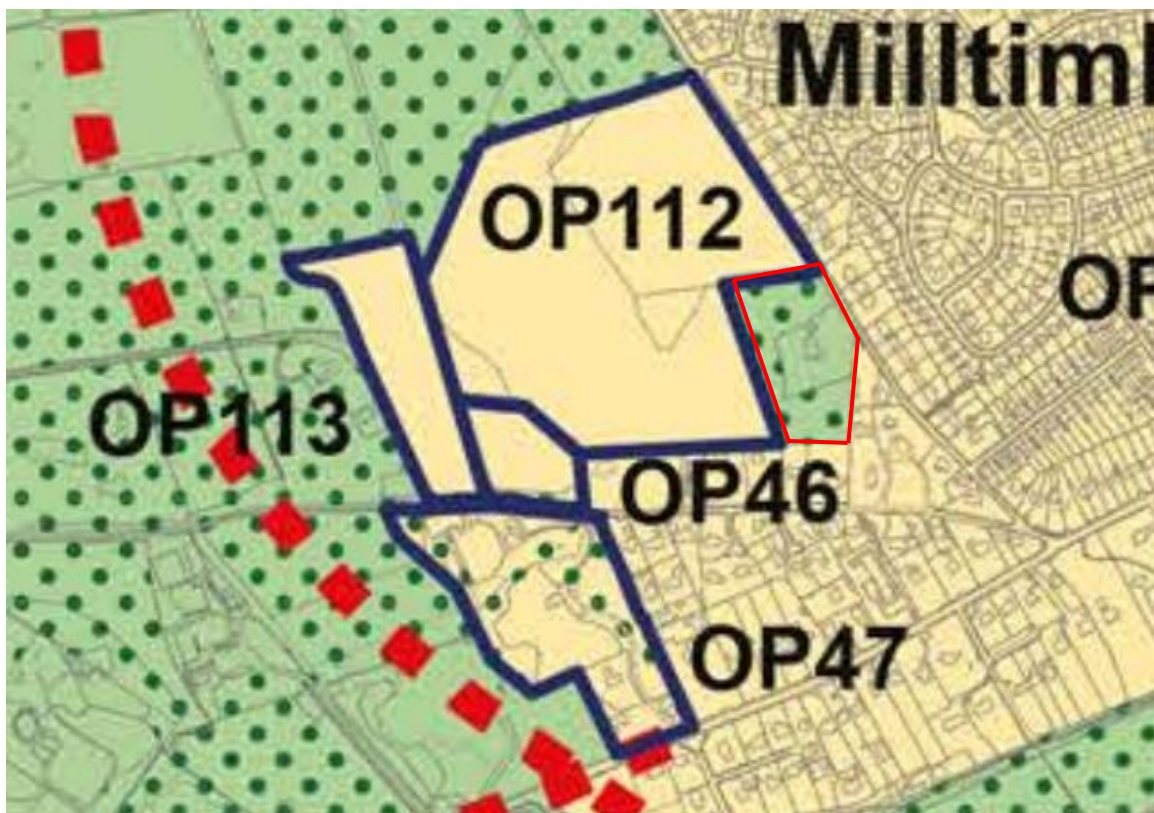


Figure 3: Extract from Aberdeen Local Development Plan 2017 proposals map. Site B0909, outlined in red, zoned as Green Belt and Green Space Network.

2.4. ***'It is remote in terms of accessibility to community facilities as most are beyond 2km from the site'***

We do not consider that the site is remote in terms of accessibility to community facilities. Milltimber Community Centre is 1km from the site. A wide variety of community events take place there. 1.2km from the site is the Oldfold residential development which will provide new local facilities including shops. This means there will be a variety of facilities less than 2km from the site.

There is a substantial amount of development taking place around the Contlaw Road area. OP112 (allocated for 10 homes) directly to the north of the Pineacres site is presently the subject of a



planning application (REF: 190409/DPP) for development of 30 houses. We would consider that this site is equally distant from community facilities however the principle of residential development has already been considered acceptable, we would request that B0909 should be treated the same way as OP112. The amount of development taking place in Milltimber is changing the area and it is likely that as the population increases new facilities will be delivered.

2.5. ***'There is limited accessibility to sustainable transport methods such as walking and cycling routes, however, the site is within 400m from a bus stop'***

The map in Figure 4 shows the site is well connected to the Core Path network. Core Path 66 is easily accessible for pedestrians and cyclists and aspirational Core Path 4 will improve connectivity to the north.

As the site is within 400m of a bus stop we would consider that *limited accessibility to sustainable transport methods* is an inaccurate and misleading assessment of the accessibility of the site. In reality being within 400m of a bus stop means the site has very good accessibility to sustainable transport methods.

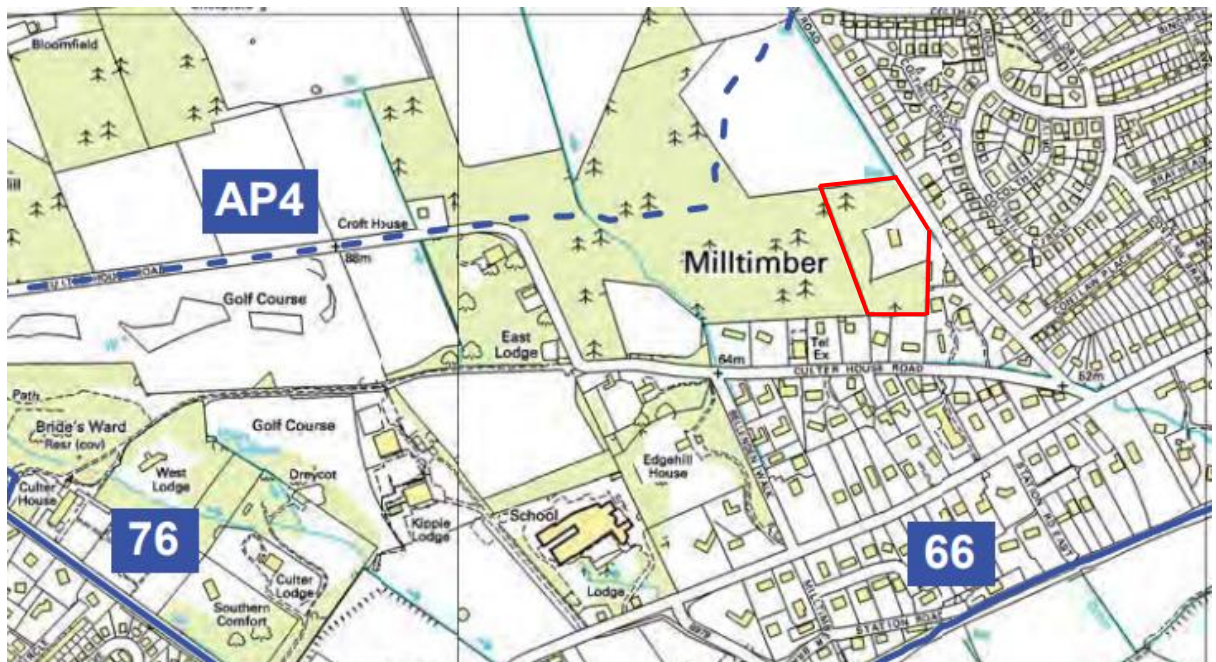


Figure 4: Core Paths in close proximity to the site which is outlined in red.

2.6. The MIR includes a bid assessment summary, with the B0909 site being awarded a score of 47 out of a possible 63. We have reassessed the bid using the Council's criteria and would suggest that a scoring of 57 would be more appropriate. The detailed narrative and reasoning are contained in Appendix 1.



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3. Housing Land Strategy

- 3.1. The housing strategy contained within the MIR relies heavily on existing allocated sites, additional brownfield sites coming forward over the lifetime of the plan and a very limited set of additional allocations. We do not believe that this approach will assist in halting the continued shortfall in housing delivery across the City and will not meet the housing delivery requirements of the Strategic Development Plan.
- 3.2. The MIR housing strategy is a continuation of the existing strategy that has now been in place for two LDPs. That existing strategy has not delivered the City's housing needs and in an economy where greater ambition is required to drive future success, we do not support a do-minimum housing strategy.
- 3.3. Our client has serious concerns about the range and scale of housing that can be delivered on the back of that do-minimum strategy, the practicality of relying on difficult brownfield sites and the relationship between that strategy, the SDP in its final form when approved later this year and national policy on delivering more housing more effectively. Scottish Planning Policy sets out requirements for LDPs to identify a **generous supply of land for each housing market** area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining **at least** a 5-year supply of effective housing land at all times and to have a **sharp focus on the delivery of allocated sites** embedded in action programmes, informed by strong engagement with stakeholders.
- 3.4. The latter emphasis on **deliverable housing sites** is essential in the LDP review process if the planning system is going to provide a positive, realistic and flexible approach to housing development required by SPP.
- 3.5. The proposed SDP states "*4.18 Local Development Plans **must identify allocations for the period 2020 to 2032 which are deliverable within the timeframe of this period***" and although it also suggests "*New allocations **should** consider opportunities to reuse brownfield land and attempt to utilise the current "constrained" supply in the first instance..."* it recognises that "*...some new development will need to take place on greenfield sites in order to help deliver our Vision and future strategy for growth*". In other words, the Plan must identify effective and deliverable housing sites but **can consider brownfield and constrained sites if they meet the effective and deliverable criteria**. The current strategy of relying on brownfield sites for at least 82% of the proposed new housing allocations is not a balanced approach and likely to fail. On top of that at least 50% of the MIR preferred sites are also brownfield taking the overall brownfield reliance up to 90% in the MIR additional housing allowances. On a purely proportional basis this is a clear over-reliance on brownfield sites.
- 3.6. Brownfield sites are more difficult to develop, have complex servicing needs, have significantly greater contextual issues to overcome, can include more convoluted ownership and are proportionately more costly to develop.



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- 3.7. Brownfield sites cannot therefore be counted on to deliver much needed housing in the City. **They should be included as an extra layer of flexibility to supplement more reliably deliverable housing allocations.**

4. Conclusion

- 4.1. Bid B0909 presented a small-scale imminently deliverable residential development and we welcome its inclusion as a residential allocation in the forthcoming LDP.
- 4.2. We welcome the rezoning of the site from Green Belt to residential, however, we consider that the retention of the GSN zoning on the site is unnecessary and restrictive to any future development and would therefore request that this zoning be removed.
- 4.3. The concerns raised in the Officer's assessment regarding impact on ancient woodland are not justifiable. The Ancient Woodland Inventory of Scotland indicates that the trees on and surrounding the site are not ancient woodland but are long-established woodland of plantation origin. We therefore do not agree that the site is constrained by ancient woodland. Additionally, the proposal presented in Bid B0909 retains the existing trees on the southern and western boundary.
- 4.4. We would respectfully request that the land put forward as Bid B0909 at Pineacres, Contlaw Road is included in the Proposed LDP as a residential allocation as recommended by Officer's in the MIR but with the Green Space Network zoning removed from the site.



Appendix 1: Development Options Assessment Report

Development Options Assessment Report on the Pre-Main Issues Submissions 2018 (Appendix 3 to the Main Issues Report)

Criteria	Officers Score	Justification	Proposed Score	Justification
Exposure	3	The site is well protected by existing mature trees on site. The document submitted with the proposal indicates trees will be felled to accommodate the development. A tree line to the north of the site will remain.	3	Agree with justification.
Aspect	2	The site is east facing.	2	Agree with justification.
Slope	2	There is a ridge part way along the site that is very steep and separates the site in two. The top section has a gentle slope.	3	Agree with justification provided but we consider that an appropriately designed development can be delivered on site and the slope will not be a constraint.
Flood Risk	2	SEPA flood maps indicate there is a risk of flooding along Contlaw Road, this forms a boundary with the site. The Milltimber Burn flows in a culvert at this point.	3	The SEPA flood maps don't indicate any flood risk on the site. Contlaw Road is a steep hill with therefore water would flow to the base of the hill and is not considered a risk to development of this site.
Drainage	3	The site is well drained.	3	Agree with justification.
Built/Cultural Elements	3	There are no built heritage designations on site. The existing single residential dwelling will be demolished to accommodate the proposal.	3	Agree with justification.
Natural Conservation	1	The site is within the River Dee SAC catchment area. 1.2ha of the 1.8ha site is wooded, and of this 0.8ha is designated ancient woodland. Tree Preservation Order 250 covers the whole site, and priority habitat is to be found at the western portion of the	2	The site is 2.3ha. The development will not affect the River Dee SAC catchment area. Trees covered by TPO 250 will be affected by development. A Bat Survey will be provided if required.



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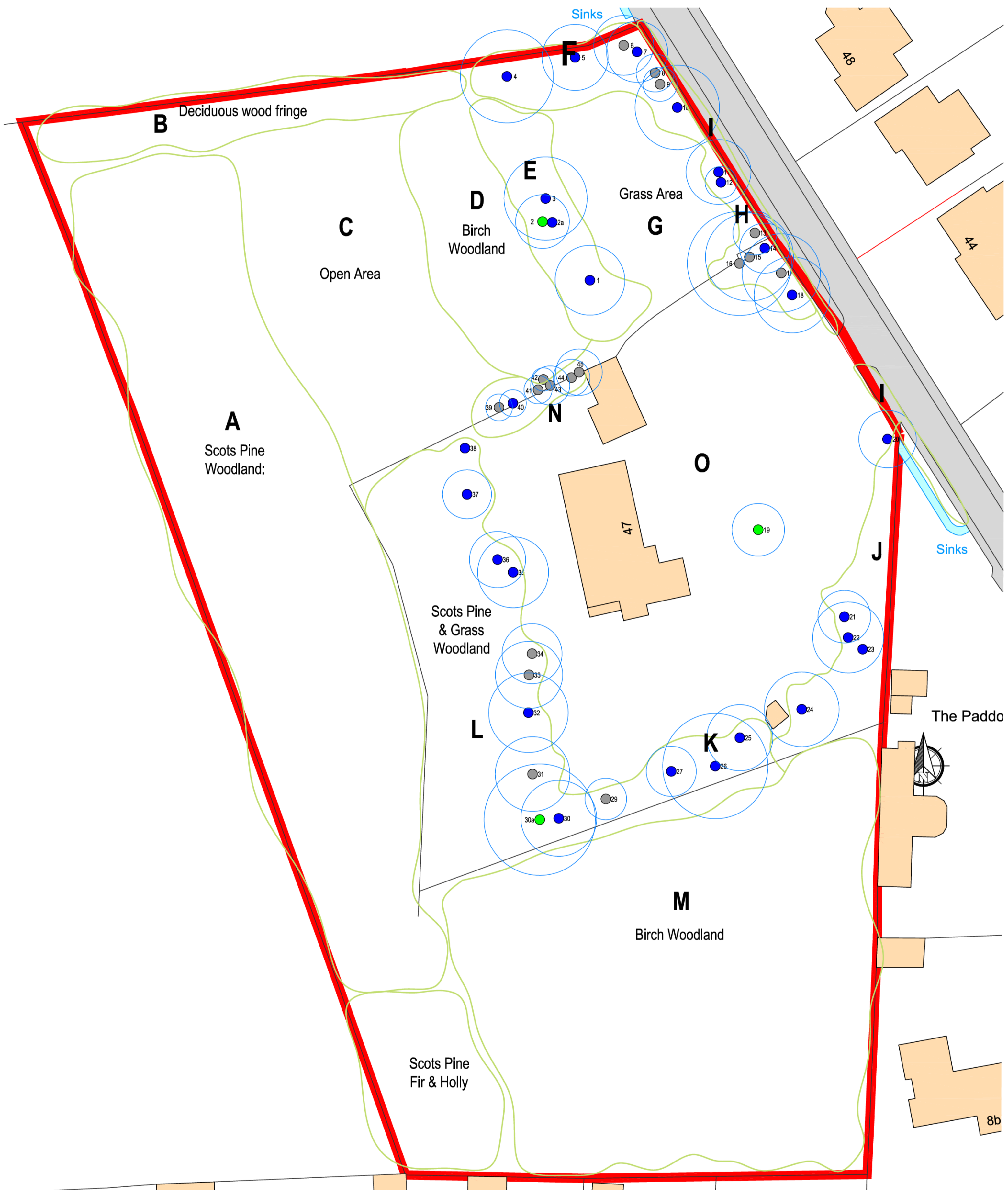
		site. The wooded element of the site is greenspace network. The site is green belt. Bat survey may be required, Red Squirrel also recorded on site and within proximity (NESBReC data).		
Landscape Features	1	The site comprises a significant tree group on Contlaw Road. The trees make worthwhile contribution to the setting of Milltimber.	2	The proposals will retain as many trees as possible.
Landscape Fit	3	The site is abutted by OP112 on the north and west side, and the existing development of Milltimber on the east and south. Due to tree cover retention the site will not intrude into the landscape.	3	Agree with justification.
Relationship to existing settlement	3	The development will relate well to the existing development on the east and south and the proposed development in OP112.	3	Agree with justification.
Land Use Mix / Balance / Service Thresholds	1	The development of 12 detached houses will not contribute to a better mix land use mix. The surrounding area is residential.	3	May not result in a better land use mix but will not create any land use conflict.
Accessibility	3	There is a bus stop within 400m from the site on North Deeside Road. The route has regular bus services – 19, 119, 201, 202 and 203.	3	Agree with justification.
Proximity to facilities / shopping / health / recreation	1	All facilities over 800m from the site.	2	Agree that facilities are over 800m from the site but there is a bus stop within 400m allowing easy access to facilities.
Direct footpath / cycle connection to community	2	There is a pavement on the east side of Contlaw Road. Core Path 66 is the closest to the site, and aspiration path 4 is to the north.	3	We consider the site is well connected to footpath and cycle routes.



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and recreation facilities and resources				
Proximity of employment opportunities	1	There are no significant employment opportunities with 1.6km of the site.	2	Prime Four at Kingswells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.
Contamination	3	No known contamination.	3	Agree with justification.
Land Use Conflict	3	No known land use conflict.	3	Agree with justification.
Physical Infrastructural Capacity	3	There is infrastructure capacity.	3	Agree with justification.
Physical Infrastructure Future	3	The proposed has indicated there is fibre optic broadband available, and low and zero carbon issues will be addressed through a fabric first approach. The proposer also notes the development will include a heat network/district heating scheme, no information has been provided on this.	3	Agree with justification.
Service Infrastructure Capacity	2	The site is allocated to Milltimber Primary School which is forecast to be over capacity by 2020. Secondary education is allocated to Cults Academy which is forecast to be over capacity by 2021.	2	A new Milltimber Primary School is being delivered as part of the Oldfold development.
Other Constraints	3	No known other constraints.	3	
	47		57	



- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root protection area
- Woodland areas

astall associates
arboricultural, environmental and landscape consultants

project: Proposed New Housing at Pineacres, Milltimber

Client:	Mr Cordiner
Date:	10th May 2019
Drawing:	PAM-1905-AA
CAD File:	
Scale:	1:400 @ A2
Origin:	

26 Bingham Crescent, Milltimber, Aberdeen, AB13 0HP
 email: info@astallassociates.co.uk www.astallassociates.co.uk

Pineacres, Milltimber



Tree Survey Report

13th May 2019

Ref: PAM-1905-TR



Tree Report

Pineacres, Milltimber

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Tree Survey

Pineacres, Milltimber

Introduction

Astell Associates have been instructed by Halliday Fraser Munro to advise on trees and the constraints on development at Pineacres, Milltimber.

This report is intended to accompany the LDP Bid as a document supporting the application and demonstrating that the implications of the proposed development on the arboricultural, landscape and cultural (conservation) value of the trees on the site have been considered.

Limitations

This is a preliminary assessment from ground level and observations have been made solely from visual inspection for the purposes of assessment for planning and the proposed development. No invasive or other detailed internal decay detection instruments have been used in assessing trunk condition.

The conclusions relate to conditions found at the time of inspection. The recommendations contained within this report (Tree Schedule) are valid for a period of one year only. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site.

It should be noted that this survey is not a tree safety inspection. It is carried out in order to inform the planning process

Site Visit and Tree Assessment Methodology

A site visit was undertaken on 08 May 2019 by Nigel Astell and Theresa Dockery.

The inspection took place from ground level aided by the Visual Tree Assessment method (Mattheck and Breloer, 1994). A Laser Ace Hypsometer was used to establish tree heights and canopy distances.

Survey Methodology

The trees surrounding the grass area G in the Northeast, area E, F and H have been numbered and assessed using BS 5837 2012. The large trees in the South East (J), along the South side of the garden (K), and the Scots Pine East edge in the garden area K were also numbered and surveyed.

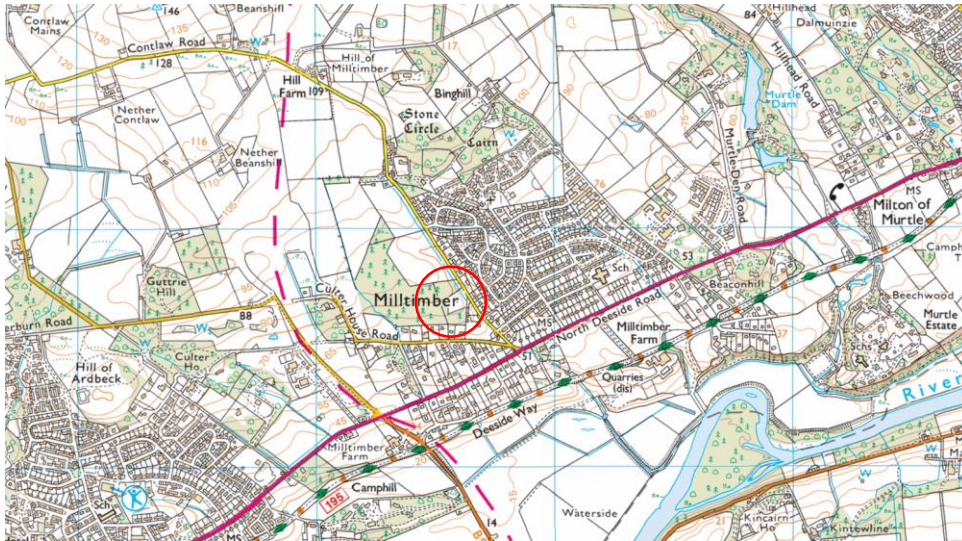
The tree areas were surveyed for species, age, average height and general condition.

All numbered trees have been surveyed for tree species, height, number of stems, stem diameter, branch spread (to N, S, E and W), condition, tree category and suitability for retention. Refer to drawing PAM-1905-AA, which is a plan showing the location of each tree and its arboricultural tree category.

Data collected regarding individual trees and groups of trees are detailed in the Tree Schedule, Appendix A.

Site Description & Proposed Development

Site Location



Site location circled in red. Grid ref: NJ855017.

Site Description

Pineacres, 47 Contlaw Road is a bungalow and garage which is accessed by a driveway between grass lawns and has grass to south, east and west.

On the east side is Contlaw Road, and on the south side are the gardens of Culter House Road.

Adjacent to the garden area to north south and west are areas of woodland, which are the subject of this survey. The house and garden are in a woodland setting.



Development Proposals

It is proposed to demolish the existing house and garage and construct houses within the area of garden and woodland.



Woodland Areas

This survey gives an idea of the different areas of woodland and sizes of the trees found. The tree schedule detailing numbered and individually surveyed trees is found in Appendix A.

Area A	This is predominantly mature Scots pine woodland with trees, some 21 - 23m in height. Many of the canopies are one-sided, and suppressed by neighbouring trees. It is part of the extensive coniferous plantation woodland once extending up Contlaw Road and Culter House Road. Some birch and spruce are also found with the occasional noble fir also present. There is diverse woodland floor flora, with young seedling holly, rowan and birch regenerating. These are being grazed by roe deer. The maturity of this tree stand is shown by trees beginning to be blown over by the wind.
Area B	This is a deciduous woodland fringe along the north boundary. It is from 2 - 3 trees in depth with a 10m depth. It has sycamore, birch and poplar growing.
Area C	This is an open area between Area A and birch woodland at D. There are some young poplar germinating and suckering in this area.
Area D	An area of mature birch woodland, with some sycamore present. The ground flora is mainly grass, with some ferns. The sycamore trees cast shade, restricting the diversity of the flora in this area.
Area E	The east facing slope down to the grass at Area G, has mature, multi-stemmed sycamore trees growing on it and little woodland floor flora.
Area F	A continuation of the northern woodland fringe. This area has mainly ash, sycamore and some birch.
Area G	Open grass area between the woodland garden areas.
Area H	Mature trees along Contlaw Road which have been surveyed to BS 5837 2012. There is a cypress hedge adjacent to the road, which is kept neatly clipped adjacent to the lawn and access to the garden drive. (next to the garden area is another cypress hedge, pollarded at different times, and is now large trees in poor condition)

Area I	An area of well clipped cypress hedge, mirroring the hedge on the north side of the driveway. This hedge is approximately 6m high and 3m wide.
Area J	This is an area of cypress trees from 6m to 11m in height. Trees are some mature Cypress of 18-20m, and some large Sitka Spruce over 20m in height.
Area K	This is an area of mature rowan, noble fir, sycamore, cypress and cherry. There are individual trees that have been numbered and surveyed. They separate the garden grass from the birch woodland at M.
Area L	This is an area of Scots pine 21 - 23m tall, with suppressed canopies. They were once part of the coniferous production woodland to the west, but have been included in the garden for many years, and have cut grass as the woodland floor. Many of these trees have one sided canopies, and have suppressed restricted canopies due to competition with their neighbours. The trees on the east boundary of Area L have one sided canopies to the east, with some trees leaning to the east.
Area M	This is birch woodland with a diverse woodland ground cover.
Area N	A line of semi-mature, poor quality sycamore and Scots pine leaning south, with once sided canopies to the south.
Area O	House, garage and lawn area.



Woodland Designations

The trees on the site are covered by Tree Preservation Orders 250. The woodlands to north, south and west are registered in the National Forest Inventory, and those to the west are classified as Ancient Woodland.

If the area is to be developed, an area of compensation planting will need to be found, equal to the area of woodland lost to development of houses, roads and gardens.



Areas registered as National Forest Inventory, shaded orange and Ancient Woodland shaded green

Evaluation

Area A, C, D, E, G, L, and M are all on the National Forest Inventory and/or designated Ancient Woodland. These areas will need to be felled in order to construct roads, houses and their associated gardens. Compensation planting areas must be found to replace these areas of felled woodland. These proposed compensation areas must not be currently classified as woodland.

Areas J and O have no woodland constraints.

Areas B, F, H and K will be retained and hence only offer constraints in terms of BS 5837 2012, and garden tree management.

Area N is a line of semi-mature trees growing on a bank in close proximity to the garage and buildings on the north side of Area O, and should be felled for safety.

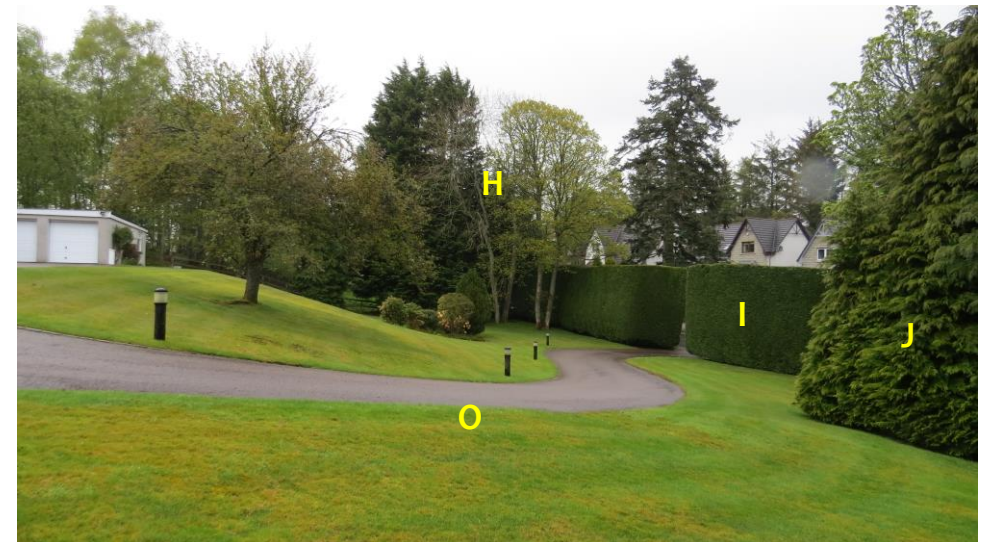


Photo 1. View north over Area O.





Photo 2. View west across lawn of Area O to Area L.



Photo 3. View south to north sides of Area A and L.



Photo 4. View north across open Area C to deciduous fringe B.



Photo 5. View west across open Area C to Area A and Contlaw woodland to the west.





Photo 6. View north across open Area C to woodland edge B and trees of Contlaw woods outwith feu.



Photo 8. View south of Birch woodland M, showing close grown trees.



Photo 7. View north across grass Area G. Photograph shows coniferous hedge I along Contlaw Road and mature deciduous trees of E and H.



Appendix A:

Tree Schedule

No	Species	Dia at 1.5m (cm)	Canopy Radius (m)				Height (m)	RPA (m)	Age	Class	Description	Action
			N	S	E	W						
1	Sycamore	34, 33, 21	4	5	5	4	14	5.7	M	B2	Three stems from 0.6m, tree appears healthy.	Retain.
2	Birch	37	3	3	2	4	17	4.4	M	A	Tree leans north. Canopy suppressed. Tree appears healthy.	Retain.
2a	Sycamore	15, 34, 37	3	6	5	1	17		M	B2	Two main stems from base, with 3 adventitious stems. Tree leans to south-east. Canopy suppressed by adjacent birch. Tree appears healthy.	Retain.
3	Sycamore	36, 34, 20, 18	3	5	6	1	16	6.8	M	B2	Two main stems from 0.2m. Two smaller stems from base. Canopy one-sided to east. Tree appears healthy.	Retain.
4	Norway Maple	43, 39, 20, 14	7	3	5	2	21	7.6	M	B2	Two main stems from base, with two further adventitious stems. Ivy dominant in canopy up to 18m.	Cut ivy and retain.
5	Ash	30, 23, 24	4	3	4	2	14	5.4	M	B2	Three-stemmed from base. Some dead wood and snags. Tree appears healthy.	Retain.
6	Ash	28, 30	7	2	5	3	19	4.9	M	C2	Two-stemmed from base. Canopy one-sided to north. Tree appears healthy.	Retain at present.
7	Sycamore	27, 32	2	4	3	4	19	5.0	M	B2	Twin-stemmed from 0.4m. Tree appears healthy.	Retain.
8	Sycamore	26	3	3	4	2	15	3.1	M	C2	Tree leans slightly to east. Canopy one-sided to east. Tree appears healthy.	Retain at present.
9	Ash	23	2	2	2	3	18	2.8	M	C2	Tall. Canopy suppressed to north. Rot at 0.5m to south-west and at 1m to west.	Retain and inspect at regular intervals.
10	Sycamore	44, 37	4	5	7	6	20	6.9	M	B2	Twin-stemmed from base. Semi-mature ash growing up through its canopy. Tree appears healthy.	Retain.
11	Sycamore	32, 31	7	4	5	6	18	5.3	M	B2	Twin-stemmed. North limb appears healthy. South-west limb leans to the west. Canopy suppressed on east side. Tree appears healthy.	Retain.
12	Birch	22	1	3	3	4	18	2.6	M	B2	Ivy growing up trunk to 8m. Canopy one-sided to south and suppressed by adjacent sycamore.	Cut ivy and retain.
13	Sycamore	30	2	1	3	2	14	3.6	M	C2	Tree leans east. Canopy one-sided to east. Dead wood on west side.	Retain and inspect at regular intervals.
14	Cypress	34	5	3	5	2	15	4.1	M	B2	Part of an old hedge. Previously pollarded at 5m and 9m. Canopy suppressed to west. Tree appears healthy.	Retain.
15	Cypress	60	7	4	3	1	21	7.2	M	C	Tree leans south-east. Canopy suppressed to east and west by neighbouring trees. Previously pollarded at 5m and 9m. Tree appears healthy.	Retain at present.



No	Species	Dia at 1.5m (cm)	Canopy Radius (m)				Height (m)	RPA (m)	Age	Class	Description	Action
			N	S	E	W						
16	Cypress	71	7	5	1	6	22	8.5	M	C2	Tree leans towards west. Canopy one-sided to west. Canopy suppressed by neighbouring trees to east. Previously pollarded at 7m and 9m. Tree appears healthy.	Retain at present.
17	Ash	26, 21, 18, 38	4	3	6	8	19	6.4	M	C2	Four-stemmed from base. North stem was previously cut at 2m. Remaining stems lean towards north-east and west.	Retain and inspect at regular intervals.
18	Sycamore	39, 34	3	5	3	5	18	6.2	M	B2	Twin-stemmed at base. Originally four-stemmed - the two stems growing towards the road have been cut at base. Tree appears healthy.	Retain.
19	Cherry	36	4	4	4	4	6	4.3	M	A	Eight-stemmed from 1.5m. Divergence angles appear sound. Spreading canopy. Superficial root apparent. Tree appears healthy.	Retain.
19a	Cypress						5				Trimmed cypress hedge along road.	
20	Sycamore	39	3	3	4	3	19	4.7	M	B2	Canopy mainly one-sided to west. East side suppressed by neighbouring cypress trees now grown to height. Tree appears healthy.	Retain.
21	Sitka Spruce	36	5	2	4	2	20	4.3	M	B	Tree appears healthy.	Retain.
22	Sitka Spruce	48	4	4	5	2	17	5.8	M	B	Tree appears healthy.	Retain.
23	Sitka Spruce	51	3	5	4	2	23	6.1	M	B	Tree appears healthy.	Retain.
24	Cypress	32, 27	3	3	2	3	17	5.0	M	B2	Twin-stemmed.	Retain.
25	Rowan	18, 10, 7, 14, 12, 12, 10, 11, 12, 9, 12, 10	4	4	3	4	12	5.4	M	B2	Originally two-stemmed from base. Now divides into twelve stems. Some dead wood. Tree appears healthy.	Retain.
26	Noble fir	72	5	3	4	3	21	8.6	M	B	Twin-stemmed from 11m. Weak divergence angle.	Retain.
27	Sycamore	34	2	4	3	5	14	4.1	M	B2	Tree appears healthy.	Retain.
28	Cypress	47, 23	3	2	3	2	14	6.3	M	B	Twin-stemmed from base. South-east stem suppressed, growing to 7m. Tree appears healthy.	Retain.
29	Cherry	28	4	3	4	3	14	3.4	M	C	Tree leans towards north. Canopy one-sided to north. Canopy suppressed to south. Superficial roots apparent. Retain and inspect at regular intervals.	Retain at present.
30	Scots pine	52	4	5	4	2	23	6.2	M	B2	Twin-stemmed from 7m. South stem suppressed. Tree leans towards east. Canopy one-sided to east.	Retain.
30b	Beech	76	5	8	7	5	24	9.1	M	A	Tree leans slightly to south. Tree appears healthy.	Retain.



No	Species	Dia at 1.5m (cm)	Canopy Radius (m)				Height (m)	RPA (m)	Age	Class	Description	Action
			N	S	E	W						
31	Scots pine	51	4	4	5	1	23	6.1	M	C	Tree leans to east. Canopy is one-sided to east.	Retain at present.
32	Scots pine	54	3	4	4	1	23	6.5	M	B	Canopy is one-sided to east. Canopy suppressed to west by neighbouring trees.	Retain.
33	Scots pine	46	2	3	2	1	23	5.5	M	C2	Tree leans slightly to east. Canopy is one-sided towards south-east. Tree appears healthy.	Retain at present.
34	Scots pine	41	3	1	2	1	22	4.9	M	C2	Top of tree leans to north-east. Canopy suppressed on south and west sides. Dead wood and snags apparent.	Retain and inspect at regular intervals.
35	Scots pine	48	4	3	4	2	23	5.8	M	B2	Tree leans slightly to east. Canopy one-sided to east. Tree appears healthy.	Retain.
36	Scots pine	38	2	2	3	1	23	4.6	M	B2	Tall tree with canopy mainly at height. Canopy suppressed to west. Tree appears healthy.	Retain.
37	Birch	33	2	4	5	3	16	4.0	M	B2	Tree leans to east. Canopy mainly one-sided to south. Tree appears healthy.	Retain.
38	Birch	45	4	5	7	4	18	5.4	M	B2	Tree leans to east. Twin-stemmed from 2.5m. Tree appears healthy.	Retain.
39	Sycamore	16	4	4	1	2	14	1.9	SM	C	Tree leans to south. Canopy mainly one-sided to south and suppressed by neighbouring trees. Tree appears healthy.	Retain at present.
40	Sycamore	18	1	4	2	2	14	2.2	SM	B	Tree leans to south. Canopy one-sided to south. Tree appears healthy.	Retain.
41	Sycamore	19	1	4	1	2	12	2.3	SM	C	Tree leans to south. Canopy is one-sided to south. Tree appears healthy.	Retain at present.
42	Scots pine	16	2	2	1	1	13	1.9	SM	C	Suppressed tree.	Retain at present.
43	Scots pine	27	0	4	2	2	15	3.2	M	C	Tree leans to south. Canopy is suppressed and one-sided to south. Retain at present.	Retain at present.
44	Scots pine	25	2	4	3	1	15	3.0	M	C2	Tree leans slightly to south. Canopy mainly one-sided to south. Tree appears healthy.	Retain at present.
45	Willow	21, 13, 20	1	5	4	2	12	3.8	M	C2	Three-stemmed. Tree leans to south. Canopy one-sided to south and east. Tree appears healthy.	Retain at present.



Appendix B: Adapted from BS: 5837 2012 Trees in Relation to Construction.

Table 1: Cascade chart for tree quality assessment				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<p>Category U Trees which cannot be retained long-term (for longer than 10 years)</p>	<ul style="list-style-type: none"> Trees that have a serious structural defect which puts them at risk of collapse, including those that will become unviable after removal of other trees Trees that are dead or dying Trees infected with pathogens which could affect the health and/or safety of nearby trees, or very low-quality trees which suppress trees of better quality <p>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve.</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<p>Category A Trees of high quality and value: in good condition; able to persist for long (a minimum of 40 years).</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance.	Trees, groups or woodlands of significant conservation, historical, or other value (e.g. veteran trees)	LIGHT GREEN
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	Trees downgraded from category A because of impaired condition (e.g. presence of minor defects, including unsympathetic past management or storm damage).	Collections of trees (in groups or woodlands) with a higher rating than they would have as individuals.	Trees with some conservation or other cultural value	MID BLUE
<p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, without significantly greater collective landscape value; and/or trees offering low or only temporary landscape benefits	Trees with no conservation or other cultural value	GREY



Appendix C: Tree Life Stages from BS: 5837

Y	Young
SM	Semi-mature
EM	Early-mature
M	Mature
OM	Over-mature
V	Veteran

Appendix D: Drawings

PAM-1905-AA: Arboricultural Assessment
Plan showing positions of all trees and tree areas, root protection areas and arboricultural assessment.

Appendix E: Legislation, Guidance and References

Legislation

Town and Country Planning (Scotland) Act 1997 (as amended)
Health & Safety at Work Act 1974
Construction (Design & Management) Regulations 2015
Scottish Government Policy on the Control of Woodland Removal

Appendix F: Professional Qualifications

Nigel Astell has been involved in arboriculture for over 40 years. He holds degrees in Botany and Zoology and is a member of the Arboricultural Association and The Chartered Institute of Environmental and Ecological Management.

Theresa Dockery has a BSc Ecology degree from the University of Aberdeen with experience in bird, insect and mammal surveying.

Appendix G: Contact Details

Client: Mr Cordiner

Architect: Halliday Fraser Munro

Environmental Consultant:

