



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)	
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 response for Bid B0932 Hillhead of Countesswells accompanied by a tree survey report and plan and amended layout proposal on behalf of Dr Moulton and Family.



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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

SITE B0932, HILLHEAD OF COUNTESSWELLS

MAY 2019

On behalf of
Dr Moulton and Family



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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1. Introduction

- 1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Planning Consultants, on behalf Dr Moulton and Family in response to the Aberdeen City Local Development Plan (LDP) Main Issues Report (MIR) to support the allocation of land at Hillhead of Countesswells. The bid was submitted for development of four residential units.
- 1.2. The Officers view in the MIR reports that the site is *undesirable* for development as it is constrained by trees and connectivity.
- 1.3. However, we consider that the site at Hillhead of Countesswells offers an excellent opportunity to provide a small-scale residential development appropriate to the area.
- 1.4. The bid presented a vision for the land at Hillhead of Countesswells. This was to “create a small development on redundant scrubland within the existing residential curtilage, respecting the setting and landscape character of the area”.
- 1.5. We believe that this small scale development will have
 - **Minimal impact on trees and is not constrained by them:** The recent tree survey (attached) has demonstrated that the development enables the retention of the established tree boundary on Countesswells Road as well as other Category A and B trees on the site.
 - **Good connectivity to the surrounding area:** There is good access from the site onto the existing road network from Countesswells Road forming the northern boundary of the site, and good pedestrian and cycle connectivity to Cults along a country lane forming the eastern boundary of the site.
- 1.6. The site is positioned on the south side of Countesswells Road and is centrally placed between three major new development areas of the new Countesswells Village, Pinewood/Hazlewood residential area and the major Friarsfield Cults development, all three of which are being built out at present, total 3630 houses and are within 500m or less of the site. Compared to the changes these developments will bring, the proposals for Hillhead of Countesswells will have very little impact on the landscape and character of the wider area.

2. Site Overview

- 2.1. Hillhead of Countesswells is located approximately 500m from Aberdeen’s western edge at Airyhall. The existing residential curtilage extends to 2.2ha and comprises the main vernacular house and a steading converted to a single house. The site has been in the ownership of the proposer for more than 20 years. He carried out the renovation of the original house and the steading conversion where he currently resides.



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- 2.2. An extensive paddock area lies to the north of the house and steading between the southern edge of Countesswells Road. This area is presently unmaintained scrubland with some derelict structures within it. The entire site benefits from established woodland around its boundaries, providing an enclosed site with minimal landscape impacts adjacent to Countesswells Road.
- 2.3. The Hillhead of Countesswells site lies immediately to the south of Countesswells Road and the Den Wood and Hazlehead Park area which presents a substantial green edge to the northern side of the road.
- 2.4. The site benefits from its close proximity to the city and surrounding communities of Cults, Airyhall and Pitfodels. There is good access from the site onto the existing road network from Countesswells Road which forms the northern boundary of the site and good pedestrian and cycling connections to Cults along a country lane which forms the eastern boundary of the site.
- 2.5. The site location provides a unique opportunity for provision of a small-scale development benefitting from an attractive rural setting whilst also being well related to the western suburbs of the city, Cults and Countesswells.
- 2.6. To minimise the number of trees to be removed to accommodate the development the proposal presented in the bid has been amended from four housing plots to three. The tree survey identified that the trees in Plot 4 are on the woodland inventory and therefore an area of compensation planting would be required. It was therefore considered the most sensible option is to reduce the number of houses proposed and retain the woodland in its current form.



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2.7. The land at Hillhead of Countesswells represents a deliverable, measured development within the existing established residential curtilage. We consider the proposals presented in Bid B0932 should be supported as a residential allocation in the forthcoming LDP.



Figure 1: Mature tree boundary along Countesswells Road.



Figure 2: Plot viewed from the access road.



3. Response to the MIR

- 3.1. We disagree with the Officers assessment of bid site B0932 and do not consider trees and connectivity justifiable constraints preventing development of this site and should not be used as reasons to not allocate the site for residential development. The justification provided in the MIR reports that, *“The bid proposes local scale development for 4 residential units. The site is located within Green Belt within the defined curtilage of an existing dwellinghouse, Hillhead. The site is poorly related to both Cults settlement and the western edge of the City in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent. It may result in the loss of locally significant trees and would appear sporadic and isolated in a rural context”*.
- 3.2. This response will address the above justifications and will demonstrate that this site is an appropriate location for a small-scale development which will deliver choice and variety in an area where the market is currently dominated by large scale housing developments.
- 3.3. The MIR contains a checklist which scores the bids against a set of criteria. The Hillhead of Countesswells bid scored 43 out of a possible 63. Appendix 1 contains our assessment of the bid using the same criteria and provides a score of 60.
- 3.4. The site has been assessed against the current characteristics of this area to the west of Aberdeen city, however, this area is going through a process of change with numerous large developments taking place that will fundamentally alter it and its relationship with and connections to the city. For this reason we consider that this site should be assessed against how this area will look and perform through the lifespan of the next Local Development Plan rather than the area as it currently stands.

3.5. The Site is Located within the Green Belt

- 3.5.1. In the MIR Paragraph 2.1 Housing Allowances and New Sites states that ‘Any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure and should not be extensions to existing sites identified in the Aberdeen LDP 2017’. The site at Hillhead of Countesswells is an exact fit with these criteria.
- 3.5.2. Green Belt release is necessary in order to meet the Council’s stated request for new greenfield sites of 100 houses or less. Hillhead of Countesswells is a small-scale, deliverable development and would meet the Council’s request.
- 3.5.3. Green Belt policy protects land for four main reasons:
 - To maintain the distinct identity of Aberdeen and the communities within and around the city;
 - To safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
 - To maintain Aberdeen’s landscape setting; and



- To provide access to open space.

- 3.5.4. Development at Hillhead of Countesswells would not put any of the above reasons at risk.
- 3.5.5. We do not consider that this small-scale development which is concealed by defensible tree boundaries threatens the identity of Aberdeen and the communities within and around the city.
- 3.5.6. Most greenfield allocations are zoned as Green Belt until they are allocated through the LDP process.
- 3.5.7. Delivery of the site will not create coalescence or sprawling development. It is a small-scale measured development that is contained within the residential curtilage of an existing residential development. There is not enough space within the development site to create a development which could be considered sprawling. The site has clear defensible boundaries, Hazlehead Park and the Den Wood restrict any development to the north of the site, Ben Reid Garden Centre and fields to the east prevent any coalescence between the development and the western edge of the city.
- 3.5.8. The landscape setting of Aberdeen is not undermined by this proposal. The site is bound on all sides by mature trees and will have minimal visual impact when viewed from Craigton Road or Countesswells Road thanks to its defensible boundaries. The main public frontage to the site is onto Countesswells Road and the mature trees will provide adequate screening from the road providing residents with privacy and there will be little visual impact to the public.
- 3.5.9. The site will not affect access to open space. There is ample open space provision in the area thanks to Hazlehead Park and the Den Wood.
- 3.5.10. The land at Hillhead of Countesswells is suitable for development and is not required to protect the character, landscape setting or identity of Aberdeen. A Green Belt backdrop in the form of Hazlehead Park and the Den Wood will remain to the north and this is unlikely to ever change.
- 3.5.11. It is evident that the established green areas of Den Wood and Hazlehead Park north of the site will remain unaltered and therefore Countesswells Road marks a clear boundary restricting any development to the north. To the south of Countesswells Road matters are more flexible where the land is open and already populated by residential plots surrounded by woodland planting. This will remain the appearance of the B0932 plot both before and after development.
- 3.5.12. The Green Belt cannot and should not be treated as an absolute constraint to development as almost all land outwith the built-up area of the city is designated as Green Belt.



3.6. The Site is Poorly Related to Cults and the Western Edge of the City

- 3.6.1. The site sits between three large recent housing developments totalling 3630 houses. These are all within 500m or less of the site and therefore we do not consider that the site is poorly related to Cults and the Western Edge of the City. It is 450m north of the development of 280 houses at Friarsfield, 500m west of Pinewood/Hazlehead development of 350 houses and 500m east of development of 3000 houses at Countesswells.
- 3.6.2. We strongly disagree that the site is poorly related to Cults. Residents of this development would have access to all the facilities within Cults without having to be within the area itself. Facilities in Cults can be accessed along safe core path links. It is unrealistic to expect everyone to want to live within a built up area, the site at Hillhead of Countesswells offers the opportunity to live in a rural setting but with facilities and amenities only a mile away. We also do not consider that the site is poorly related to the western edge of the city. Airyhall and the services and facilities on offer there is a short distance from the site.
- 3.6.3. The site is ideally located for commuting to Aberdeen centre which is 2.4 miles away. Prime Four business park is 3.2 miles away and Arnhall business park in Westhill is 5 miles from the site. In addition, 10ha of employment land is to be provided at Countesswells 500m to the west.
- 3.6.4. There are further employment opportunities locally at Hilton Treetops Hotel, Palm Court Hotel, the James Hutton Institute and Airyhall Primary School.
- 3.6.5. The Pinewood development site has pushed the settlement edge of Aberdeen further westwards to the point where it is around 500m from the Hillhead of Countesswells site, because of this we do not consider that the development is poorly related to the western edge of the city.

3.7. Public Transport Provision, Community Facilities and Other Amenities

- 3.7.1. The development proposes live work units which minimise the need for travel therefore public transport is not as important as it would be for properties that would be solely residential.
- 3.7.2. There are existing local community facilities including a primary school, library, doctors surgery and local shops within Cults and Airyhall. These facilities are accessible by means of a country lane forming the eastern boundary of the site which can be accessed directly from the site entrance. This lane is already used by pedestrians, cyclists and horse riders for safe off-road access to Cults and Den Wood. We therefore consider that there is good access to community facilities and other amenities.



3.7.3. Although at present there is no public transport on Countesswells Road there are bus routes planned to link Countesswells to Aberdeen city and surrounding towns. These bus routes will use Countesswells Road and will directly pass the site at Hillhead of Countesswells. These new bus services will improve public transport provision to and from the site, however, at present it is possible to travel to and from the site on public transport with the closest bus stop 1.2km away. We would again emphasise that this site should be assessed with regard to the way in which this area is going to change over the next 5 years.

3.8. **May Result in Loss of Locally Significant Trees**

3.8.1. **The proposals will not result in the loss of locally significant trees.** There are no Tree Preservation Orders on the site. The development has been carefully designed so that trees can be retained.

3.8.2. A detailed tree survey has been undertaken and is enclosed. This verifies that a developable area exists in the middle of the site allowing 3 houses to be developed whilst retaining Category A and B trees. This ensures the retention of the established tree boundary on Countesswells Road.

3.8.3. The trees provide a natural boundary and screening to the site creating a secluded and unique setting for the development. There will therefore be minimal visual impact to the public from the proposed small-scale development.

3.8.4. The site is currently unmanaged scrubland and most of the trees are poorly maintained.

3.8.5. The bid has been amended to remove a plot from the most heavily wooded area of the site. The remaining three plots can be delivered with minimal impact on trees and any tree removal would be as a result of woodland management and safety as set out in the accompanying tree survey. An amended layout plan is submitted with this response.

3.9. **Appear Sporadic and Isolated in a Rural Context**

3.9.1. We disagree that the site would be isolated. As previously mentioned, there are three recent large residential development sites within 500m or less of the site. These development sites are fundamentally altering this area of Aberdeen.

3.9.2. This discrete development will be well screened from Countesswells Road and Craigton Road and its appearance will have very little affect on the wider area. It has been designed with regard to its wooded surroundings and the two existing high quality properties.

3.9.3. There are a number of pockets of small residential development along Countesswells Road and Craigton Road and we consider the small-scale development being proposed at Hillhead of Countesswells is in keeping with this.



- 3.9.4. This is a sympathetic small development designed to fit the character of the site and sit within the existing trees and landscape. The development proposes an additional 3 dwellings within the curtilage of the site which already contains two residential properties therefore the development is not sporadic.
- 3.9.5. There is a tendency to assume properties set in rural locations are remote, this is not the case as rural does not have to mean remote. This site has an undoubtedly rural feel but in actual fact it is only 1 mile from the western suburbs of Aberdeen, 2.5 miles from the city centre and 1.5 miles to the centre of Cults. Given this we do not consider that the site is in any way isolated.
- 3.9.6. Hillhead of Countesswells is extremely well connected to the Core Paths network meaning residents are not isolated. Core Paths 87 and 63 link the site to Cults (shown in Figure 3). As already discussed a bus service is planned linking Countesswells with Aberdeen city and this will further improve accessibility to and from the site.



Figure 3: Core Paths connect the site to Cults.

4. Housing Strategy

- 4.1. 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.



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- 4.2. 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.
- 4.3. 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.
- 4.4. 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.
- 4.5. 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 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.
- 4.6. 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.
- 4.7. 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.**



5. Conclusion

- 5.1. The scale of the development will ensure that the site is attractive to a range of developers and contrary to what is reported in the MIR there are no constraints to development delivery.
- 5.2. The site is not constrained by trees as evidenced by the tree survey which accompanies this response.
- 5.3. Development at Hillhead of Countesswells offers the opportunity for people to have a house that feels rural in location but is only 1.5 miles from Cults and the wide-ranging facilities on offer there. Cults can be reached by pedestrians and cyclists via a car free country lane meaning walking is a safe and viable option. The site is also ideally placed to use the services and facilities in Airyhall and future services, including public transport, to be delivered as part of the Countesswells development.
- 5.4. The focus of development in this area is large scale housing allocations delivered housing estate style. This is not a diverse choice for buyers or developers. It is unrealistic to expect that everyone wants to live in this style of development and unfair to offer sites that can only be developed by volume housebuilders.
- 5.5. This measured small-scale development would deliver high quality, well designed homes in a setting that is unique compared to the other new build developments in the area.
- 5.6. The site can be accessed by existing infrastructure and there are services available.
- 5.7. Having regard to the information set out in this response to the Main Issues Report, we respectfully request that this site be supported in the Local Development Plan as a residential allocation.



Appendix 1

Table 1 – Hillhead of Countesswells Sustainability Checklist Review Assessment

Proposed Justification in italics

Criteria	Officers Score	Proposed Score	Justification
Exposure	3	3	Planting on-site, well screened from Countesswells Road. Open fields surround the site, with Den Wood to the north.
Aspect	2	3	The site is well screened and slopes to the east.
Slope	2	3	Easterly, approx. 1:11/9% slopes
Flood Risk	3	3	<i>SEPA maps indicate no flooding on the site.</i>
Drainage	3	3	<i>The site is well drained.</i>
Built/Cultural Elements	2	3	Stone dykes bound the site.
Natural Conservation	2	3	Site located in Green Belt and Green Space Network. Denwood LCNS located north across Countesswells Road. Records of Red Squirrel in proximity of the site (NESBREc). The site is very well wooded with a variety of trees. <i>The proposals do not pose a threat to natural conservation.</i>
Landscape Features	2	3	<i>It is suggested that the trees in and around the site are a significant landscape feature. Trees do not have to be removed to accommodate the development. Tree removal would be a result of management and maintenance only.</i>
Landscape Fit	2	3	<i>Site lies within Lower Deeside Character Area. It is suggested that the area has a very rural character despite it being close to the city. The rural character of the area is not threatened by this development. It is well screened from Countesswells Road by mature trees that will be retained. The development of 3 houses is small scale and will have minimal impact on the areas character. Therefore, Officers scoring is not justified.</i>
Relationship to existing settlement	1	3	<i>It is suggested that development at this site would appear sporadic and isolated from main urban areas. The development is well related to Cults, Countesswells and the west of Aberdeen city. Not all development needs to be located within urban areas and this development offers a semi-rural setting with all the benefits of being with 1.5 miles of Cults and its facilities.</i>



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			<p><i>Craigton Drive, the new Friarsfield link road is only 0.5km bringing the northern boundary of Cults closer to the site improving the relationship between the two. The scoring of 1 is unjustified.</i></p>
Land Use Mix / Balance / Service Thresholds	2	3	<p>Rural location. Major mixed-use masterplan site (Countesswells) being built out will add different uses in long term. Cults and Craigiebuckler/Braeside in proximity.</p> <p><i>The site is in a rural location but with services and facilities in close proximity. The units proposed a live work providing a land use mix.</i></p>
Accessibility	1	3	<p>Road access. No pavements, no cycle lane. Closest bus stop is 0.3 miles on Countesswells Terrace east).</p> <p><i>There is a country lane providing safe off-road walking/cycling route to Cults. Site will benefit from future public transport provision to Countesswells.</i></p>
Proximity to facilities / shopping / health / recreation	1	2	<p>Site is located on outskirts of city area; Cults Medical Centre is 1.5 miles south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/amenities.</p> <p><i>These distances are not considered prohibitive to development.</i></p>
Direct footpath / cycle connection to community and recreation facilities and resources	2	3	<p>Denwood to Cults Core Path and Hazledene Road to Countesswells Core Path close by. West Hazlehead Park further north.</p> <p><i>Country lane provides off road, safe access for active travel to Cults.</i></p>
Proximity of employment opportunities	1	2	<p>Prime Four at Kingswells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.</p> <p><i>We consider the sites proximity to these employment areas appropriate distances for commuting.</i></p>
Contamination	3	3	No known contamination.
Land Use Conflict	3	3	Site is located in the Green Belt. Small scale/dispersed rural housing in the area consistent with proposal.



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			No known land use conflict.
Physical Infrastructural Capacity	2	3	There is infrastructure capacity.
Physical Infrastructure Future	2	3	<i>There is fibre enabled broadband on site. The scale of development is unlikely to be suitable for district heating. Where appropriate buildings will be designed in accordance with low and zero generating technologies.</i> Therefore, the scoring is not justified.
Service Infrastructure Capacity	2	2	Capacity at Airyhall Primary School. Hazlehead Academy predicted to be above capacity by 2021. School provision at Countesswells to be delivered long term.
Other Constraints	3	3	No known other constraints.
	43	60	

Hillhead of Countesswells



Tree Survey Report

10th May 2019

Ref: HHC-1905-TR



Tree Report

Hillhead of Countesswells

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Tree Survey

Hillhead of Countesswells

Introduction

Astell Associates have been instructed by Halliday Fraser Munro to advise on trees and the constraints on development at Hillhead of Countesswells.

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 22 April 2019 by Nigel Astell and Tim Stephen.

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

Trees with a diameter of over 12cm have been numbered and 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 HHC-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: NJ892042.

Development Proposals

It is proposed to build three houses in the open glade areas of the site.

Tree Preservation Orders / Conservation Areas

The site is not situated within a Conservation Area, and there are no Tree Preservation Orders at the site. Part of the site is listed on the National Forest Inventory.



Site outlined in red. Area of site which is detailed in National Forest Inventory in light green

Site Description

The northern area is an open grass field with a belt of trees surrounding it. Many of the trees are close grown, tall and thin, often with one sided canopies, competing for light.

Management to produce coppiced lime and sycamore has taken place in the past. Woodland management should be carried out to reduce tree density and remove suppressed and leaning trees.

The southeastern area is an area of commercial Sitka spruce, now mature and ready for harvesting. South of this plantation is a line of mature beech on the feu boundary. On the east side is an area of deciduous trees, mainly birch and sycamore. There is a small pond in this area



Arboricultural Impact

Detailed proposals are not available at this time and the extent of tree felling that will be required is not known. There is a large open glade area between Hillhead and Countesswells Road, in which houses can be built, as they will be outwith the root protection area of the surrounding trees.

Tree Felling for Management or Health & Safety

The following trees should be felled for health and safety or woodland management

27	Scots pine	28	Larch	42	Norway Maple
43	Norway Maple	58	Lime	68	Lime
71	Sycamore				

Scots Pine 27 has a split at the divergence angle which extends down the main stem. This tree is becoming dangerous and should be felled for safety.

Larch 28 is a one-sided suppressed tree and it is recommended that this tree should be felled for woodland management.

Norway maple 43 is a four-stemmed tree with a one-sided canopy to south east and leans southwest. It has one broken off stem and a cavity in another stem. It is recommended that this tree is felled for management.

Lime trees 58 and 68 are multi-stemmed trees growing from coppice stools. Fell for management.

Sycamore 71 is a twin-stemmed tree with a crack developing at the divergence angle. This tree is becoming dangerous and should be felled for safety.

In addition the following tree works are recommended

5	Norway Maple	Remove eastern limb.
11	Lime	Remove ivy and retain.
18	Sycamore	Remove smaller west and north stems to balance tree.
33	Oak	Thin canopy by 20%. Retain at present.
35	Beech	Reduce northern limbs by 50% to balance tree.

Following tree management, which identifies the removal of trees for health and safety and woodland management, houses can be positioned in the glade area, surrounded by the trees giving a mature landscape.

The tree schedule with details of each tree and management recommendations is given in Appendix A





Photo 1: View west from eastern area of open field.



Photo 1: View east from western area of open field.



Photo 1: Trees on western boundary. Two of these elm trees are dead.



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	Lime	107	6	7	7	7	17	12.8	M	B1	Multi-stemmed from 6.0m, previously there was much adventitious growth at base which has mainly been removed. Currently used as strainer for adjacent post and wire fence, with fencing wire embedded in bark at 1.7m, tree appears healthy.	Retain.
2	Horse chestnut	85	7	9	5	7	15	10.2	M	C2	Twin-stemmed from 4.0m, east stem dominant, large limb growing to south at 2.0m. A small hole in torsion twist at 0.5m to southeast indicates hollow in main stem, which extends approximately 1.0m up stem. Tree appears healthy.	Retain and monitor.
3	Lime	64	6	5	4	7	15	7.7	SM	B2	Tree appears healthy.	Retain.
4	Sycamore	59	3	4	4	6	16	7.1	M	C2	Several dead branches to east, with canopy mainly one-sided to west, tree appears healthy.	Retain at present and monitor.
5	Norway Maple	44	4	4	6	2	15	5.3	M	C2	Large limb to east at 1.6m, with canopy mainly one-sided to east, tree appears healthy.	Remove eastern limb.
6	Sycamore	47	6	5	8	1	17	5.6	M	C2	Tree has canopy mainly one-sided to east, appears healthy.	Retain at present.
7	Lime	22, 42, 44, 19	4	4	4	6	17	8.1	M	B2	Multi-stemmed from base, some dead wood and snags, but tree appears healthy.	Retain.
8	Beech	49	7	5	8	4	15	5.9	M	C2	Tree has slight lean to east, with one-sided canopy to east, appears healthy.	Retain at present.
9	Elm	97	5	7	5	8	20	11.6	M	C2	Twin-stemmed from 4.0m, north stem divides further at 7 and 9m. Some dead wood and snags, but tree appears healthy	Retain and inspect at regular intervals for signs of Dutch elm disease.
10	Lime	72	6	5	7	7	18	8.6	M	B2	Some dead wood and broken branches but tree appears healthy.	Retain.
11	Lime	56	4	4	7	5	14	6.7	M	C2	Twin-stemmed from 7.0m, ivy becoming dominant in crown. Some dead wood and snags, but tree appears healthy.	Remove ivy and retain.
12	Oak	71	6	7	4	7	21	8.5	M	C2	Tree leans west over neighbouring field with canopy mainly one-sided to west, appears healthy.	Retain at present.
13	Lime	59	3	5	7	6	18	7.1	M	B2	Twin-stemmed from 4.0m, slight lean to east, some dead wood and snags, but tree appears healthy.	Retain.
14	Beech	55	2	6	8	8	21	6.6	M	B2	Twin-stemmed from 7.0m, tree appears healthy.	Retain.
15	Lime	81	5	4	6	7	19	9.7	M	B2	Some dead wood and snags, but 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						
16	Ash	70	3	5	5	7	20	8.4	M	B2	Twin-stemmed from 8.0m, some dead wood and snags, but tree appears healthy.	Retain.
17	Beech	47	5	5	7	3	21	5.6	M	B2	Twin-stemmed from 14.0m, tree appears healthy.	Retain.
18	Sycamore	66, 31, 34	7	6	6	8	19	9.7	M	C2	Three-stemmed from base, east stem dominant, divides at 8.0m, large limb at 4.0m to south has broken off in past, creating hollow. Some dead wood and snags, but tree appears healthy.	Remove west and north stems to balance tree.
19	Sycamore	75	6	6	3	6	17	9.0	M	C2	Tree has one-sided canopy to north and west, tree appears healthy.	Retain at present.
20	Lime	88	5	6	7	5	19	10.6	M	B2	Twin-stemmed from 11.0m, some dead wood and snags and fence netting wrapped around base but tree appears healthy.	Retain.
21	Beech	98	10	8	8	7	22	11.8	M	B2	large limb to south at 6.0m, canopy spreads outwards from 9.0m, tree appears healthy.	Retain.
22	Sycamore	59	6	7	4	4	17	7.1	M	B2	Twin-stemmed from 7.0, some dead wood and snags, but tree appears healthy.	Retain.
23	Beech	40	7	5	5	3	14	4.8	M	C2	Large limb to south at 5.0m, canopy leans north from this point, southern limb gives the tree its height. Tree appears healthy.	Retain at present.
24	Area of Holly							3.0		B2	Approximately 12 multi-stemmed trees, which form an understory to the adjacent larger deciduous trees. Maximum stem diameter 25cm, maximum height 16m.	Retain.
25	Larch	45	7	6	5	5	20	5.4	M	A2	Tree appears healthy.	Retain.
26	Larch	50	5	7	4	4	19	6.0	M	B2	Tree appears healthy.	Retain.
27	Scots pine	66	6	5	3	3	19	7.9	M	U	Twin-stemmed from 3.0m, with split at divergence angle which extends down main stem to 1.5m. Tree is becoming dangerous.	Fell for safety.
28	Larch	30	5	5	5	3	15	3.6	M	C2	One sided and suppressed	Fell for safety.
29	Norway Maple	31	5	3	2	4	14	3.7	EM	C2	Tree has slight lean to northwest with one-sided canopy to north, tree appears healthy.	Retain at present.
30	Sycamore	67	7	5	5	6	17	8.0	M	A2	Twin-stemmed from 6.0m, east stem divides further at 7.0m. Tree appears healthy.	Retain.
31	Larch	42	5	5	2	4	17	5.0	M	B2	Tree appears healthy.	Retain.
32	Sycamore	35	5	5	3	4	16	4.2	M	B2	Tree appears healthy.	Retain.
33	Oak	65	7	7	8	7	19	7.8	M	C2	Tree leans north over Countesswells Road, some dead wood and snags and broken branches but tree appears healthy.	Thin canopy by 20%. Retain at present.
34	Birch	38	3	3	5	3	17	4.6	M	B2	Large limb growing to east at 1.5m, tree appears healthy.	Retain.
35	Beech	98	8	7	7	8	22	11.8	M	B2	Two large limbs at 4 and 6m, lean mainly to north over Countesswells Road. Some dead wood and snags, but tree appears healthy	Reduce northern limbs by 50% to balance tree.



No	Species	Dia at 1.5m (cm)	Canopy Radius (m)				Height (m)	RPA (m)	Age	Class	Description	Action
			N	S	E	W						
36	Scots pine	48	3	5	3	3	20	5.8	M	B2	Twin-stemmed from 9.0m, tree appears healthy.	Retain.
37	Birch	39	3	5	4	3	18	4.7	M	A2	Twin-stemmed from 8.0m, tree appears healthy.	Retain.
38	Scots pine	43	4	6	4	4	17	5.2	M	C2	Tree has one-sided canopy to south, tree appears healthy.	Retain at present.
39	Fir	36	2	5	5	4	14	4.3	M	C2	Tree suppressed to north by neighbouring tree , with canopy mainly one-sided to south, appears healthy.	Retain at present.
40	Beech	97	8	8	6	7	21	11.6	M	A2	Multi-stemmed from 12.0m, tree appears healthy.	Retain.
41	Beech	61	7	6	8	4	13	7.3	M	C2	Main stem has broken off at 9m in past with large scar evident. Remaining canopy mainly to north and east. Some dead wood and snags, but tree appears healthy.	Retain at present.
42	Norway Maple	72	6	9	4	4	16	8.6	M	C2	Four-stemmed from 4.0m, north stem has broken off at 7.0m in past, remaining stems appear healthy. One sided to South EDast, cavity on Southwest trunk, leans South.	Fell for woodland management.
43	Norway Maple	53	4	11	7	3	16	6.4	M	C2	Twin-stemmed from 4.0m, south stem dominant, slight lean to south, with canopy mainly one-sided to south. Some dead wood but tree appears healthy.	Fell for woodland management.
44	Scots pine	38	3	4	3	3	19	4.6	M	B2	Tall thin tree, canopy mainly at height, appears healthy.	Retain.
45	Beech	45	8	3	5	5	19	5.4	M	C2	Twin-stemmed from 2.0m, tree appears healthy.	Retain at present.
46	Birch	27	3	2	2	3	19	3.2	M	C2	Tree leans east, appears healthy.	Retain at present.
47	Beech	38	5	3	4	5	19	4.6	M	B2	Old fire scar at 1.0m to north, exposed wood with only superficial rot. Tree appears healthy.	Retain.
48	Birch	37	7	7	7	6	19	4.4	M	A2	Tree appears healthy.	Retain.
49	Larch	39	5	4	5	5	20	4.7	M	B2	Tree appears healthy.	Retain.
50	Sycamore	37, 22	6	3	4	4	18	5.2	M	B2	Twin-stemmed from base, northwest stem dominant, divides into two at 6.0m, with canopy mainly one-sided to north, appears healthy.	Retain.
51	Sycamore	30	5	1	5	2	18	3.6	M	C2	Twin-stemmed from 7.0m tree suppressed to south by neighbouring tree, appears healthy.	Retain at present.
52	Birch	31	5	2	3	3	18	3.7	M	C2	Tree has slight lean to north, appears healthy.	Retain at present.
53	Larch	46	6	4	3	3	23	5.5	M	B2	Tree appears healthy.	Retain.
54	Sycamore	49	6	3	5	5	22	5.9	M	B2	Twin-stemmed from 8.0m, tree appears healthy.	Retain.
55	Larch	45	4	4	4	4	23	5.4	M	B2	Tall thin tree, canopy mainly at height, appears healthy.	Retain.
56	Beech	92	8	6	7	9	23	11.0	M	B2	Twin-stemmed from 3.0m, some dead wood and snags, but 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						
57	Norway Maple	45	6	4	5	4	21	5.4	M	C2	Twin-stemmed from 4.0m, with canopy mainly one-sided to northeast, tree appears healthy.	Retain at present.
58	Lime	22, 19, 35	6	4	4	4	22	5.5	M	B2	Multi-stemmed from coppice stool, some dead wood and snags, but tree appears healthy.	Fell for Woodland Management.
59	Larch	29	5	3	3	3	22	3.5	M	B2	Tall thin tree, canopy mainly at height, appears healthy.	Retain.
60	Oak	37	5	2	4	5	14	4.4	M	C2	Tree suppressed to south by neighbouring trees. Some dead wood and snags, but tree appears healthy.	Retain at present.
61	Oak	76	8	5	6	7	23	9.1	M	A2	Some dead wood and snags, but tree appears healthy.	Retain.
62	Norway Maple	66	7	2	7	6	16	7.9	M	B2	Twin-stemmed from 2.0m, with canopy mainly one-sided to north, tree appears healthy.	Retain.
63	Sycamore	42	5	2	5	4	14	5.0	M	B2	Tree has canopy mainly one-sided to north, tree appears healthy.	Retain.
64	Larch	43	4	3	5	2	23	5.2	M	B2	Tree appears healthy.	Retain.
65	Beech	92	6	8	8	6	22	11.0	M	B2	Twin-stemmed from 18.0m, with canopy mainly one-sided to east, tree appears healthy.	Retain.
66	Sycamore	55	1	5	5	5	16	6.6	M	C2	Tree suppressed to north by neighbouring tree, appears healthy.	Retain at present.
67	Lime	15, 22, 22	5	6	5	5	14	4.1	M	B2	Multi-stemmed from base, some dead wood and snags, but tree appears healthy.	Retain.
68	Lime	52, 25, 61, 43, 16, 35, 15	6	5	7	5	18	12.4	M	C2	Multi-stemmed from coppice stool, some dead wood and snags. Rot in coppice.	Fell.
69	Birch	52	4	6	6	5	19	6.2	M	B2	Tree appears healthy.	Retain.
70	Lime	45, 39, 45, 38, 11, 10, 12	7	7	6	5	19	10.3	M	C2	Multi-stemmed from base, some small stems to north have died in past, large stems appears healthy.	Retain at present.
71	Sycamore	44, 45	6	5	5	6	19	7.6	M	B2	Twin-stemmed from 1.2m, with crack developing at divergence angle, tree is becoming dangerous.	Fell.
72	Lime	54	5	6	7	7	18	6.5	M	B1	Tree appears healthy.	Retain.
73	Beech	21	5	6	4	5	12	2.5	SM	B2	Tree appears healthy.	Retain.
74	Sycamore	28	3	6	5	3	16	3.4	EM	C1	tree has been suppressed in past by neighbouring trees, now all felled, appears healthy.	Retain at present.
75	Beech	34	4	6	7	3	18	4.1	M	C2	Twin-stemmed from 1.8m, slight lean to east with one-sided canopy to east, appears healthy.	Retain at present.
76	Sycamore	66	6	7	7	6	20	7.9	M	A2	Twin-stemmed from 8.0m, appears healthy.	Retain.
77	Lime	124	7	7	7	7	21	14.9	M	C2	Three-stemmed from 4.0m, with canopy mainly one-sided to south, 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						
78	Beech	36	8	5	5	3	17	4.3	M	C2	Tree appears healthy.	Retain at present.
79	Beech	93	11	7	7	8	20	11.2	M	C2	Multi-stemmed from 2. - 2.5m, slight lean to east, some cavities and deadwood but tree appears healthy.	Retain at present.
80	Sycamore	73	8	12	6	5	19	8.8	M	B1	Large limbs at 4 and 6m form spreading canopy, tree appears healthy.	Retain.
81	Sycamore	39	6	2	3	5	16	4.7	M	C2	Twin-stemmed from 3.0m, suppressed to south by neighbouring trees but tree appears healthy.	Retain at present.
82	Beech	102	11	5	6	7	20	12.2	M	B2	Twin-stemmed from 2.0m, tree previously suppressed to south, by neighbouring tree, which has since fallen. Tree appears healthy.	Retain.
83	Oak	71	9	5	5	4	18	8.5	M	B2	Some dead wood and snags, but tree appears healthy.	Retain.
84	Ash	34	5	5	6	6	18	4.1	M	C2	Tree has slight lean to south, appears healthy.	Retain at present.
85	Yew	59	5	6	6	5	10	7.1	M	B2	Tree has slight lean to south, two large branches to south have broken in past. Tree appears healthy.	Retain.
86	Yew	77	6	6	5	7	11	9.2	M	A2	Tree has been crown lifted to 5.0m in past, appears healthy.	Retain.
87	Norway Maple	39	6	1	4	2	15	4.7	M	C2	Tree suppressed to south, with canopy mainly one-sided to north, appears healthy.	Retain at present.
88	Ash	32, 34	6	5	5	6	16	5.6	M	B2	Twin-stemmed from 8.0m slight lean to north, some branches broken to north in past but tree appears healthy.	Retain.
89	Sycamore	32	4	5	5	3	14	3.8	M	C2	Tree suppressed by neighbouring trees, appears healthy.	Retain at present.
90	Sycamore	106	10	8	9	10	16	12.7	M	A1	Three main stems from 10.0m, tree has wide spreading canopy, appears healthy.	Retain.
91	Sycamore	72	7	8	5	7	18	8.6	M	B2	Twin-stemmed from 4.0m, slight lean to west, with canopy mainly one-sided to west, large scar at 1.5m to west, which has calloused well, tree appears healthy.	Retain.
92	Lime	123	7	7	5	5	22	14.8	M	C2	Three stems from 4m, eastern stem has broken off at 6m in past. Western stem divides further at 8m, tree appears healthy.	Retain at present.
93	Beech	116	8	9	4	4	16	13.9	M	C2	Three stems from 3m, northern stem has broken off at 4m in past. Southern stem has slight lean south, over field. Some large broken branches but tree appears healthy.	Retain at present.
94	Sycamore	68	7	4	6	7	20	8.2	M	B2	Twin-stemmed from 3m, eastern stem dominant, divides further at 5m. Canopy mainly to west, tree appears healthy.	Retain.
95	Sycamore	75	3	6	5	4	21	9.0	M	C2	Twin-stemmed from 8m, tree has slight lean south, with canopy one-sided to south, appears healthy.	Retain at present.
96	Lime	65	6	4	6	5	21	7.8	M	B2	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						
97	Beech	88	7	6	7	7	22	10.6	M	C2	Three stems from 10m. Large branch broken off at 5m to north in past. Main stem is losing bark below this but appears sound. Tree appears healthy.	Retain and inspect at regular intervals.
98	Sycamore	73	4	8	5	6	20	8.8	M	B2	Tree has slight lean south with canopy one-sided to south, appears healthy.	Retain.
99	Lime	76, 42	4	6	3	4	21	10.4	M	C2	Twin-stemmed from 1m, southern stem has evidence of rot at base. Some dead wood and snags but tree appears healthy.	Retain at present.
100	Sycamore	92	8	7	5	4	22	11.0	M	A2	Multi-stemmed from 3m, tree appears healthy.	Retain.
101	Beech	85	6	8	3	4	22	10.2	M	B2	Tree has slight lean south, appears healthy.	Retain.
102	Lime	71	4	6	4	4	22	8.5	M	C2	Twin-stemmed from 2.5m, northern stem dominant, divides further at 4m. Tree appears healthy.	Retain at present.
103	Beech	86	6	5	4	6	22	10.3	M	B2	Some bark scars but tree appears healthy.	Retain.
104	Beech	92	6	8	7	5	22	11.0	M	B2	Canopy mainly to south, tree appears healthy.	Retain.
105	Beech	101	7	7	5	6	22	12.1	M	B2	Three stems from 4m, some dead wood and snags but tree appears healthy.	Retain.



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><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve.</i></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

HHC-1905-AA: Arboricultural Assessment
Plan showing positions of all trees, root protection areas and arboricultural assessment, indicating trees to be felled for management and potential development area.

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

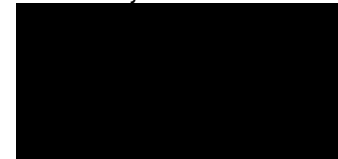
Nigel Astell has been involved in arboriculture for over 40 years. He holds degrees in Botany and Zoology and is a member of the Arboricultural Association and The Chartered Institute of Environmental and Ecological Management.

Tim Stephen has a BSc (Hons) Ecology from The University of Aberdeen, and has been involved in ecological surveying, research, species identification and teaching on ecology field courses in the UK and overseas for the past four years. He has been carrying out tree surveys for the last two years.

Appendix G: Contact Details

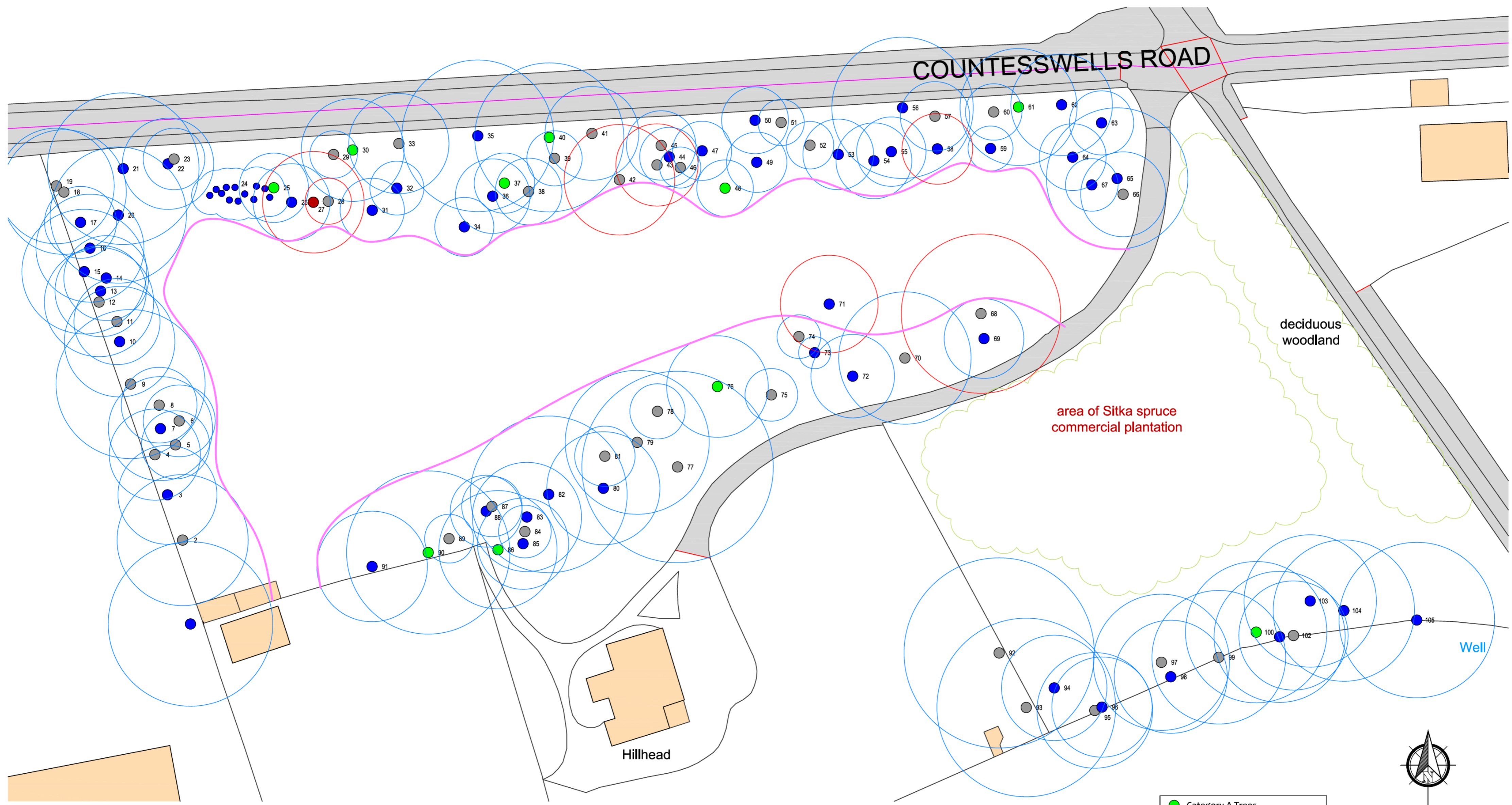
Client: Alan Moulton

Architect: Halliday Fraser Munro



Environmental Consultant: Astell Associates





- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees

- Root protection area
- Trees recommended to be felled
- ~ Potential development area with no impact on trees



astall associates
arboricultural, environmental and landscape consultants

project: Arboricultural Assessment Hillhead of Countesswells

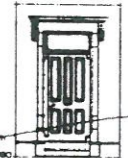
Client:	Alan Moutt
Date:	9th May 2019
Drawing:	HHC-1905-AA
CAD File:	
Scale:	1:400 @A2
Origin:	

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S1 = 2800m² AP
 S2 = 3000m² AP
 S3 = 2000m² AP



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SITE DEVELOPMENT
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 ABERDEEN
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