



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100656082-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Environment & Planning Scotland Ltd"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text" value="Nisbet Stables"/>
Last Name: *	<input type="text" value="Campbell"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="07931776217"/>	Address 1 (Street): *	<input type="text" value="Coldstream Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Duns"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="TD11 3HU"/>
Email Address: *	<input type="text" value="jcampbellkc@advocates.org.uk"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Hillwood Cottage"/>
First Name: *	<input type="text" value="David"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Watt"/>	Address 1 (Street): *	<input type="text" value="Harvest Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newbridge"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH28 8LU"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="jcampbellkc@advocates.org.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="HILLWOOD COTTAGE"/>
Address 2:	<input type="text" value="HARVEST ROAD"/>
Address 3:	<input type="text" value="NEWBRIDGE"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="NEWBRIDGE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671969"/>	Easting	<input type="text" value="313260"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

The application proposes the change of use of ground to residential use including the erection of three residential dwellings with associated landscaping and hardstanding.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The application fully justifies this proposal which will not undermine any key principles of the local plan nor of NPF 4. The site is located within a wooded countryside area. Three spacious and proportionate houses would be erected, each with bespoke landscaping. The proposals are entirely consistent with policy. They do not undermine nor impact on the character of the wooded area and are an entirely appropriate and justifiable land use.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Location Plan Site Plan Sections Floor plan Elevations Roof Plan Arboricultural Report Tree Survey Group Tree survey
Constraints Plan Tree Protection Plan Ecology Report Design Statement Aerial shot (Google Earth)

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/02032/FUL

What date was the application submitted to the planning authority? *

23/05/2023

What date was the decision issued by the planning authority? *

03/10/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The site is moderately complex and requires to be seen to be fully understood. It would be expedient to arrange a site inspection so that any questions could be answered in respect of the interrelationship of the neighbouring and existing houses, local facilities and the location and layout of the proposed houses. It can then be shown how the development is supported by the LDP and NPF 4 and would contribute to local living and sustainable land use in the public interest.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Campbell

Declaration Date: 23/12/2023

PROPOSED DEVELOPMENT

for

DAVID WATT

at

HILLWOOD COTTAGE BY
HILLWOOD QUARRY
HARVEST ROAD
NEWBRIDGE
EDINBURGH EH 28 8LU

DESIGN STATEMENT/B

TOM BOMFORD STUDIO
LYNE COTTAGE
DALGINROSS
COMRIE
PH6 2HB
2/5/23

1. BACKGROUND HISTORY/SITE

- 1.1. Hillwood Cottage has been in the ownership of the Watt family since 1955. It is now in the ownership of David Watt.
- 1.2. The site is located at the junction of Harvest/Baird Road Newbridge, and the entrance to Hillwood Quarry. It consists of two parts divided by the access road to Hillwood Cottage and in total is approximately 1.134 hectares (2.8 acres). The access road is not adopted.
- 1.3. The main axis of the site runs generally east/west and rises from north to south. There is an embankment running along the south boundary which marks the edge of Hillwood Quarry.
- 1.4. Hillwood Quarry is classed as dormant by Edinburgh City Council. The proposed development of the site should not provide any impediment to quarry maintenance operations.
- 1.5. The site is severely restricted being bounded by the new Harvest/Baird Road, the access road to Hillwood Quarry and the embankment forming the south boundary. There is, therefore, no scope for future expansion beyond these proposals.
- 1.6. Boundaries are at present marked by fencing, banking, ditching and hedging.
- 1.7. The site is generally wooded; the trees having been planted by the family in the late 1950's and early 60's. Species are mixed and consist of oak, sycamore, ash, birch and assorted others. The separate triangular part (Plot3) was at one time farmed by a local farmer but when the new road was built, running close by, it became untenable for farming and the family then planted trees; this occurring in the mid 1980's.
- 1.8. Apart from carrying out regular operations to control brush and undergrowth, tree planting has been allowed to establish itself without any structured plan. A more detailed analysis of arboreal conditions can be found in the Tree Survey & Arboricultural Report carried out by Langton Tree Specialists.
- 1.9. Council generally, is concerned to retain as much forest coverage as possible in the Edinburgh area and our proposals consequently exhibit a sensitivity to this principle.
- 1.10. For the purposes of assessment Council might consider this development under their "Windfall Site" category.

2. EXISTING BUILDINGS etc.

- 2.1. There is an existing stone built garage on the north side of the site (Plot1) giving on to the access road to Hillwood Cottage. This is also the position of an existing gated access to the larger part of site.
- 2.2. There is also a number of sheds both timber and masonry on the site.
- 2.3. A number of stone gate columns are strewn around the site. Originally these marked the entrance to the existing cottage from Harvest/Baird Road, but were removed when the new access road to the quarry was built and this access blocked off. The proposals make use of these to define the entrances to two of the new plots.
- 2.4. The existing Hillwood Cottage is positioned to the east and is not included in the proposals. The existing driveway to the cottage will be unchanged and will also be used as access for the new houses.

3. DESIGN PROPOSAL

- 3.1. It is the clients' intention to obtain planning permission for three cottages on the site for onward sale. The clients are anxious to direct the development to maintain as much tree cover as possible and for the houses to blend into the landscape, as previously noted above.
- 3.2. The proposed houses will be finished generally in vertical larch cladding under low pitched sedum roofs, appropriate and complementary to the existing woodland environment. House plans are essentially linear in form to minimise contour shaping of the site. The houses sit on plinths of natural stone. Permeable paving forming patio areas of modest dimensions are indicated. Double glazed compound timber/aluminium windows are specified throughout. The entrance doors are set in small porches with a concave curved wall and muted zinc finish and zinc canopy supported by a single "tree" post.
- 3.3. Wall and roof structures will be designed to achieve high insulation values using natural insulation materials such as wool or hemp. Insulated insitu low-carbon concrete forms the floor slab with integral in-floor hydronic heating.

- 3.4. Drainage for each house shall be handled by mechanical treatment plant and soak-away appropriately positioned relative to boundaries and structures.
- 3.5. Cars are accommodated in a car port under one wing, but separate from, the house roofs with finishes to match. The car ports also incorporate a large garden store and a plant room to house an air sourced heat pump and associated valves and machinery etc. A three phase electricity service will be required to each plot to cope with the heat pump, power and lighting and charging points for Electric Vehicles.
- 3.6. Existing yew and hawthorn hedges along the major axis of the site are maintained and revitalised with mitigation planting to provide effective screening. This will also encourage hedge-nesting birds, hedgehogs and small mammals to inhabit the hedges. Mitigation generally shall be as outlined in the arboreal report by Nigel Rudd. It is further suggested that the extreme west end of the site would provide a suitable area for mitigation planting. This would replace diseased Ash with more appropriate species such as Oak, Rowan, Hawthorn, Bird Cherry and small leaved Lime.
- 3.7. Care has been taken to position the proposed houses to maintain as much as possible of the existing tree cover.
- 3.8. The existing stone gate columns, four in all, shall be used to mark the entrances to two of the new houses.

4. REPORTS

- 4.1. Tree Survey & Arboricultural Report carried out by Langton Tree Specialists with associated plans.
- 4.2. Ecological Assessment by Nigel Rudd ecologist.
- 4.3. Topological Survey by Douglas Land Services.

5. LOCAL DEVELOPMENT PLAN

- 5.1. Policy Des 1 Design Quality and Context; The proposed design for three houses is informed by the wooded nature of the site. The low profile and use of the gable icon and all natural timber finishes signal buildings of suitable woodland character. The use of sedum roofs is a further enhancement, settling the buildings comfortably into the landscape.

- 5.2. Policy Des 2 Co-ordinate Development: All design elements of the proposed houses serve to offer a co-ordinated design approach with variety furnished by their differing positions on the site and the cover of the existing tree canopy and screening of the existing hedges.
- 5.3. Policy Des 3 Development Design Existing Features etc,: Care has been taken to respect the existing tree cover and major trees by taking advantage of the less densely planted parts of the site to position the proposed houses. The houses are essentially linear in nature and are aligned along the existing contours using cut & fill operations to minimise changes. Similarly, external paved areas have a modest footprint. Paving shall be of a type that allows permeable drainage of ground water.
- 5.4. Policy Des 4 Impact on Setting: The linear nature of the site has been protected by stringing the proposed houses along the contours. Spaces between are generous and help to maintain the form and spread of existing planting. The gable treatment has been used as a key domestic feature and to avoid harsh horizontal lines against the existing tree canopy. Chosen finishes, larch cladding and sedum roofs, will weather naturally over time to further blend with the wooded environment.
- 5.5. Policy Des 5 Amenity: This is a small private development. It has minimal adverse impact on surrounding amenities. Single storey design makes the buildings generally fully Accessible. Existing fences and hedging clearly define private and public space. Mitigation is proposed for the main hedge runs fronting the access drive. Car Ports incorporate a large Garden Store and a Plant Room to house an air-sourced heat pump to provide space heating and hot water.
- 5.6. Policy Des 6 Sustainable Buildings: Heating and hot water are provided by the use of air-sourced heat pumps in a dedicated Plant Room. Materials include fully insulated, low carbon concrete floor slabs incorporating in-floor hydronic heating. These systems run at lower temperatures than radiator systems and provide better comfort conditions with air temperatures generally in the region of 18Deg C. Superstructure shall be in highly insulated SIPS wall panels finished externally in natural larch boarding. Insulation shall be natural fibres such as hemp or wool. The use of insulated sedum roofs minimises and controls the rate of run off

approximating to that of the natural ground. Effluent shall be treated by mechanical plant and suitably sized soak-away.

- 5.7. Policy Des 7 to 13: N/A.
- 5.8. Policy Env 1 World Heritage Site: The site is not within the designated World Heritage site area.
- 5.9. Policy Env2-4 Listed Buildings: There are no listed Buildings on the site.
- 5.10. Policy Env 5 & 6 Conservation Areas: The site is not in a designated Conservation Area.
- 5.11. Policy 7-9 Historic Gardens etc: The site does not contain any Historic Gardens, important remains or sites of archaeological significance.
- 5.12. Policy Env 10 Development in the Green Belt and Countryside: The site is designated as being in the Countryside. The Strategic Development Plan has a requirement for housing over a 5 year period. Significant greenfield land is required to be allocated to meet this demand. It is noted that permission for housing is under consideration on Greenfield sites at Maybury and Cammo. The proposals do not have an effect on the surrounding wider landscape.
- 5.13. Policy Env 11 Special Landscape Areas: The site is not a designated Special Landscape Area.
- 5.14. Policy Env 12 Trees: There are no Tree Preservation Orders on or adjacent to the site.
- 5.15. Policy Env 13, 14 & 15 Important Sites etc: N/A.
- 5.16. Policy Env 16 Species Protection: See Ecological and Tree Survey Reports.
- 5.17. Policy Env 17 Pentlands Hill Regional Park: N/A.
- 5.18. Policy Env 18 Open Space Protection: The site is in private ownership. The proposed use for housing does not endanger any Open Space.
- 5.19. Policy Env 19 Protection of Outdoor Sports Facilities: N/A.
- 5.20. Policy Env 20 Open Space in New Development: Proposed houses are served by more than adequate garden space. Existing hedges and tree canopy are generally maintained and subject to mitigation as outlined in the Tree Survey & Arboricultural Report.
- 5.21. Policy Env 21 Flood Protection: There is no flood risk associated with the site. The use of sedum roofs and permeable paving mimics the natural rate of run-off of the site.

- 5.22. Policy Env 22 Pollution and Air, Water and Soil Quality: There are no industrial processes intended for the site. Public water supply is available on Baird Road.
- 5.23. Policy Emp: No commercial development is envisaged for the site. Note however, that the proposals are in close proximity to the Riccarton University Campus, The Royal Highland Centre, Edinburgh Airport, RBS Headquarters, Gogarburn and the International Business Gateway. These facilities and excellent international communications would point to a requirement for some high quality housing in the area. Edinburgh Airport is approximately 10 minutes away.
- 5.24. Policy Hou 1 Housing Development: Efforts have been made to ensure that the proposed development does not undermine the Green Belt or Countryside by fully encompassing the principles of sustainable design incorporating low carbon materials, natural finishes and high energy efficiency. There is increasing pressure to provide sites for housing to the west side of Edinburgh. It is noted that there is a recognised deficit in the supply of land for housing in this zone.
- 5.25. Policy Hou 2 Housing Mix: As the proposals cover only three houses it is appropriate that they are all of the same type.
- 5.26. Policy Hou 3 Private green Space: Private gardens are the main greenspace provision for the proposals.
- 5.27. Policy Hou 4 Housing density: Site area is 1.134 Hectares or approximately 2.8 acres. Housing density is just short of 1house/acre.
- 5.28. Policy Hou 5 Conversion: N/A
- 5.29. Policy Hou 6 to 10: N/A.
- 5.30. Shopping & Leisure: Generally N/A. Shopping available at the Gyle Centre plus local services in Ratho.
- 5.31. Policy Tra 1 Travel Generation: It is considered that the development will have a negligible effect on transport in the area.
- 5.32. Policy Tra 2 Private Car Parking: All car parking is contained within the site.
- 5.33. Policy Tra 3 Private Cycle Parking: Generally N/A. Space for bikes on site.
- 5.34. Policy Tra Off Street Parking: N/A.

- 5.35. Policy Tra 5 Public Parking: N/A
- 5.36. Policy Tra 6 Park & Ride: N/A
- 5.37. Policy Tra 7 Public Transport: Bus services are available on the A8/M8 Corridor. It noted that it is proposed that the Edinburgh Tram system be extended to the west with a stop within close proximity to the site.
- 5.38. Policy Tra 8,9,10,11 & 12: Generally N/A.

6. SUMMARY

- 6.1. Every effort has been made to tailor the proposals to be sympathetic to the essence of the environment, landscape and various planning guidelines.
- 6.2. Care has been taken to respect the existing tree cover and major trees by taking advantage of the less densely planted parts of the site to position the proposed houses. The houses are essentially linear in nature and are aligned along the existing contours to minimise changes in level. External permeable paved areas have a clearly defined modest footprint.
- 6.3. Low carbon materials, high insulation values and high performance glazing are used throughout the build.
- 6.4. Natural finishes are chosen to minimise the carbon footprint and will weather naturally over time to blend with the wooded environment. They also require the absolute minimum of maintenance making them more suitable for those with modern, time poor, lifestyles.
- 6.5. Mitigation planting shall be as indicated in the Tree Survey & Arboricultural Report carried out by Langton Tree Specialists.

END

HILLWOOD COTTAGES NEWBRIDGE 23/02032/FUL

MR DAVID WATT

SUBMISSION TO CITY OF EDINBURGH LOCAL REVIEW BODY

for review of

A DECISION OF THE CITY OF EDINBURGH COUNCIL TO REFUSE AN APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT AT HILLWOOD COTTAGES, HARVEST ROAD, NEWBRIDGE, EDINBURGH EH28 8LU

1 REASONS

The five reasons given for refusal are

1. The proposal is contrary to the Local Development Plan Policy Env 10 in respect of Development in the Green Belt and Countryside, as it does not meet the relevant criteria for residential development in this countryside location.

2. The proposal is contrary to NPF 4 policy 9 b) (Brownfield, vacant and derelict land) as the residential use of this greenfield site is not supported in principle by policies in the LDP.

3. The proposal is contrary to NPF 4 policy 15 (Local Living and 20 minute neighbourhoods) as the proposal will not contribute towards local living as the residential development would not have good local access to range of sustainable modes of transport, local facilities or services.

4. The proposal is contrary to NPF 4 policy 17 (Rural Homes) as the new homes are not located on land designated for housing in the LDP and do not meet the relevant circumstances where this land use will be supported.

5. The proposal is contrary to the Local Development Plan Policy Env 12 in respect of Trees, as the proposal will have a damaging and unjustified impact on the trees within the site.

2 SUBMISSION TO THE LOCAL REVIEW BODY

1 Policy ENV 10 of Edinburgh's LDP restricts development to circumstances where it would not detract from landscape quality or rural character. In this instance, there are a number of houses in the immediate neighbourhood of the proposal, separated from them only by a little used private road leading to a disused quarry. The landscape character and topography on both sides of that road are identical.

2 Despite the proposal site falling into the Greenbelt and Countryside area and being subject to ENV 10, it serves neither to provide for Green Belt purposes or function, nor to figure as recognisable Countryside. The site is a wooded enclave,

circumscribed by roads. It serves no useful purpose. The Policy's explanatory text makes it clear that a Greenbelt location is not prescriptive nor exclusive by itself, and that, where development is complimentary to the existing surroundings and countryside, it can be permitted. This is such a location. Seen from an aerial photograph, its free standing, discrete character can be appreciated. The City's Associated guidance is similarly non-prescriptive.

- 3 Paragraph 183 of the LDP provides that the *key test* for all proposals in the Greenbelt and Countryside Areas will be to ensure that the development does not *detract from* landscape quality or character. The appearance and condition of the neglected woodland at the proposed site is poor. It would greatly benefit from woodland management, and selective and bespoke landscaping would greatly enhance its appearance. A Scheme can be conditioned. Modest development of the type proposed would enable considerable visual improvement of the area.
- 4 The proposed houses are directly complementary to those already constructed in the immediate neighbourhood to the east, with which they would form a small elongated local cluster. To describe the proposal as "an intrusion" is, with respect, somewhat bizarre, since it consists only of three modestly formed houses located in carefully managed landscaped surrounds. At present this location contributes nothing to local amenity.
- 5 Having regard to NPF 4 policy 16, all three of the houses in the proposal are well within range of local facilities and are compliant with the 20 minute neighbourhood policies. There is a No 20 bus route. Extended bus journeys are available at a connection on the A8, giving access to all further points, and of course to Edinburgh or Glasgow, and the Airport tram connection. The Hillwood Primary School and adjacent Community Centre are seven minutes' walk. The Scotmid Store is a ten minute walk. The road is suitable for cycling. There is no extant policy that excludes the use of the motor car. This site is well located to take advantage of available and future public transport in every direction.
- 6 The aspiration of NPF 4 Policy 16 is to promote delivery of high-quality, well-designed homes, spreading the choice of tenure and remaining accessible to the workplace, local facilities, and transport networks. The policy is in any event principally dedicated to the formation of new LDPs, and does not provide a prescriptive solution for individual housing development proposals such as the present.
- 7 The policy aspires generally to improve residential amenity and general appearance, as well as more generally to set the principles for large-scale housing development.

The Planning Officer has not, with respect, considered the balance between potential overall site improvement and the present condition of the site and locality.

- 8 There is extensive local housing under construction by Taylor Woodrow at Lauder Grove and Cala Homes at Freeland/ Canalside (now complete). In addition, housing is also designated for Craigpark, Wilkieston Road and for a major site to the south side of the A8 opposite Edinburgh Airport. All in all this covers c. 11,000 houses.
- 9 NPF 4's Policy 16 g) is relevant. It strikes against the creation of a detrimental impact on the character or environmental quality of neighbouring properties in terms of impact, overshadowing or overlooking. None of those are present. In addition, Policy 16 h) looks to secure housing with sustainable components designed to minimise carbon emissions and promote the net zero agenda where possible. The designs achieve that.
- 10 The proposals are amenable to a conditional time scale for construction completion. These are small-scale sustainable homes in an otherwise neglected location. Taken together they will enhance and improve that location, add to the very small cluster of existing houses, and provide a small windfall housing solution. The contained character of the site prohibits any further development.
- 11 The Tree Report and analysis which is presented with this Notice of Review shows clearly that the woodland would benefit from management, and that where trees have to be taken, these are not of indispensable quality. The number having to be removed has been kept to the minimum. The trees are in any event not well cared for or managed, and the woodland is wild. It would benefit from proper management and attention. Tree care is a matter which can easily be subject to a condition.
- 12 There are no transportation, contaminated land, flooding or neighbourhood amenity issues presented by the application. No evidence of bats, foxes, badgers or any other indigenous or non-indigenous species other than wild birds was found.
- 13 The applicants are content to abide by any archaeological condition which may imposed.
- 14 The Appellant respectfully disagrees with the planning officer's conclusions. These proposals have considerable design and locational merit, and would add to the community which is beginning to form on the approach road to the former Hillwood quarry. They do not detract from greenbelt purposes or functions, nor impinge upon any other policy areas which would necessarily exclude their construction.

- 15 It is respectfully submitted that this Application should be allowed on review. The Planning Officer has found no harm. It is impossible to point to any negative feature or actual harm to anyone which may be occasioned by the construction of three houses in this location. Benefit will flow from new housing designed to improve the area and surroundings and to aid society's efforts for sustainability, the drive for net zero, the encouragement of biodiversity, all as encouraged by modern policy in a number of important and well understood areas.

JDC
22/12/2023

Tom Bomford Studio.
Lyne Cottage
Dalginross
Comrie
PH6 2HB

Mr Watt.
Hillwood Cottage
Harvest Road
Newbridge
EH28 8LU

Decision date: 3 October 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

To erect 3x houses
At Hillwood Cottage Harvest Road Newbridge EH28 8LU

Application No: 23/02032/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 23 May 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Env 10 in respect of Development in the Green Belt and Countryside, as it does not meet the relevant criteria for residential development in this countryside location.
2. The proposal is contrary to NPF 4 policy 9 b) (Brownfield, vacant and derelict land) as the residential use of this greenfield site is not supported in principle by policies in the LDP.
3. The proposal is contrary to NPF 4 policy 15 (Local Living and 20 minute neighbourhoods) as the proposal will not contribute towards local living as the residential development would not have good local access to range of sustainable modes of transport, local facilities or services.

4. The proposal is contrary to NPF 4 policy 17 (Rural Homes) as the new homes are not located on land designated for housing in the LDP and do not meet the relevant circumstances where this land use will be supported.

5. The proposal is contrary to the Local Development Plan Policy Env 12 in respect of Trees, as the proposal will have a damaging and unjustified impact on the trees within the site.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-10, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals do not comply with the National Planning Framework 4 and Edinburgh Local Development Plan.

The residential development does not meet relevant criteria of the Countryside policy and would be an intrusion into the landscape quality and rural character of the area.

The site is not allocated for housing, residential use of this greenfield site is not supported in principle by LDP policy.

It is anticipated there would be a reliance on private car usage. The site is not located in a sustainable location and its residential use would not support local living. Overall, the material considerations support the presumption against granting planning permission.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Adam Gloser directly at adam.gloser@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Hillwood Cottage Newbridge

Tom Bomford Studios



Ecological Assessment



NIGEL RUDD
ECOLOGY

Nigel Rudd
BSc CBiol MRSB CMLI

September
2022



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SUMMARY

Nigel Rudd Ecology was commissioned by Tom Bomford Studios to undertake an Ecological Assessment, incorporating a Phase 1 Habitat Survey extended to include protected species, badgers and bats, and designated sites over their Site at Hillwood Cottage, Newbridge.

The survey is required to inform an application to develop the land in respect of ecological impacts of the proposals. It is proposed to build there cottages on the land retaining much of the existing tree cover.

The 2022 survey is required to establish the ecological status of the Site. The Site comprises two elements, informal garden ground in the south and broadleaved plantation in the north east.

The field survey was complemented by inspection of biological records for the site and the surrounding area to a radius of 5km. In addition, potential effects on designated sites within a radius of 2.5km were considered.

There was found to be no potential effect on international, UK Statutory, or locally designated sites.

The Phase 1 Survey involved a walkover of the land noting habitats and plant communities and sought evidence of use of the land by badgers and bats.

No evidence was found of badgers using the land and there is restricted opportunity for sett excavation and foraging by the species.

No potential bat roost feature was identified on the Site. It is accepted that bats forage around and over the land.

There will be negligible adverse impact on biodiversity from the loss of unexceptional habitats. It is proposed to retain significant tree cover on the Site and that this resource should be brought under management for biodiversity enhancement. It is therefore anticipated there will be a neutral/positive effect on biodiversity by development as proposed. The undeveloped areas of the site will be managed to enhance their biodiversity status.



1.0 INTRODUCTION

- 1.1 This report is commissioned by Tom Bomford Studios in respect of proposals to develop steading land, at Hillwood Cottage, Newbridge (the Site) for residential use. (NT131719) The Site comprises two elements, a rectangular strip of land aligned east-west and a triangular site immediately to the northeast.
- 1.2 The Site is south of Ratho Station and east of Newbridge. Hillwood Quarry is immediately to the west of the Site and the access road to the Quarry forms the north boundary of the Site. The Site is effectively informal garden ground to the north and east of Hillwood Cottage and supports plantation woodland and a small open area. The woodland elements are small and planted within the last 40 years. The site extends to 1.2ha. There is one stone walled building in the west and one timber shed and one metal shed in the east.
- 1.3 There is no European designated/ UK Statutory ecological site within 2.5km of the land. The Union Canal - Ratho to Hermiston LBS (Local Biodiversity Site) is aligned east-west 1km to the south.
- 1.4 The proposal is to develop the land for residential use, comprising three cottages, two in the west and centre and the third on the triangular plot.
- 1.5 The report will set out the survey methods, the findings of the survey, an assessment of the impact of development and recommendations for planting and habitat creation. The report also sets out explicit preliminary measures for enhancement of wildlife opportunities, which will be incorporated in the buildings and/or landscape on the site, should that be appropriate.

2.0 LEGISLATION & POLICY

- 2.1 The following legislation and policies are relevant to the current assessment:
 - The Wildlife & Countryside Act 1981 as amended;
 - The Wildlife and Natural Environment (Scotland) Act 2011;
 - The Conservation (Natural Habitats &c) Regulations 1994
 - The Nature Conservation Scotland Act 2004;
 - The Protection of Badgers Act 1992;
 - Scottish Planning Policy 2014;
 - Edinburgh Local Development Plan (2016); and
 - Edinburgh LBAP (Local Biodiversity Action Plan)
- 2.2 The Wildlife & Countryside Act 1981 as amended - The Act consolidated and amended existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain, Council Directive 79/409/EEC which was updated by Directive 2009/147/EC.



- 2.3 The Act is one of the most important pieces of environmental legislation in Britain. The Act provides for the protection of wild animals, birds and plants as well as the protection of areas of natural heritage value and the designation of protected areas including, Sites of Special Scientific Interest (SSSIs), National Nature Reserves, (NNRs) and Marine Nature Reserves (MNRs).
- 2.4 The Act has been variously amended over the years by legislation including the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment Act 2011.
- 2.5 Wildlife and Natural Environment (Scotland) Act 2011 – The Act makes changes to existing legislation covering deer management, game management, species licensing, muirburn, snaring, badgers, invasive non-native species and protected areas; SSSIs and ASPs.
- 2.6 The Conservation (Natural Habitats &c) Regulations 1994 – The Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and wild fauna and flora (The Habitats Directive) into national law. The Regulations have been amended several times in Scotland, the most recent of which was 2012. Irrespective of the amendments, the purpose of the Regulations has remained the same; containing five Parts and four Schedules, the Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.
- 2.7 The Nature Conservation Scotland Act 2004 – The Act imposes a wide-ranging duty on the Scotland's public sector to conserve biodiversity and protect the nations natural heritage. The Act strengthens protection of SSSIs and increases maximum fines for deliberate or reckless damage to Scotland's important natural land and wildlife habitat from £5,000.00 to £40,000.00.
- 2.8 The Protection of Badgers Act 1992 – The Act protects badgers by making it an offence to: wilfully kill, injure, take or attempt to kill a badger; possess a dead badger or any part of a dead badger; cruelly ill-treat a badger; use badger tongs in the course of killing, taking or attempting to kill a badger; dig for a badger; possess, sell or offer for sale any live badger; or mark, tag or ring a badger.
- 2.9 It is also a crime to interfere with a badger sett by intentionally or recklessly causing or allowing: damage to a sett or any part of it; destruction of it; sett access to be obstructed, or any entrance of it; a dog to enter it; disturbance to a badger when it is occupying it.
- 2.10 There is provision in the Act for licensing any otherwise illegal activity if it can be demonstrated this is in pursuit of a legitimate purpose.
- 2.11 Scottish Planning Policy 2014 – SPP sets out its principles for safeguard of Scotland's Natural Heritage. They are:
- facilitate positive change while maintaining and enhancing distinctive landscape character;
 - conserve and enhance protected sites and species, taking account of the need to maintain healthy ecosystems and work with the natural processes which provide important services to communities;
 - promote protection and improvement of the water environment, including rivers, lochs, estuaries, wetlands, coastal waters and groundwater, in a sustainable and co-ordinated way;



- seek to protect soils from damage such as erosion or compaction;
 - protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value;
 - seek benefits for biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats; and
 - support opportunities for enjoying and learning about the natural environment.
- 2.12 Planning authorities are required to adhere to the principles by preparing Development Plans and Development Management Plans, The Development plans should identify International, national and locally designated sites and afford them protection appropriate to their level of designation.
- 2.13 Edinburgh Local Development Plan – Policy Env 12 protects against the loss to development of trees protected by a Tree Preservation Order. Should felling of a tree be permitted the policy requires replacement planting to offset the loss of amenity.
- 2.14 Policies Env13, Env 14 and Env 15 cover protection of international, national and local designated sites stating that development will not be permitted which adversely affects these sites, unless there is overriding public interest in development affecting international and national sites, or the benefits from development outweigh the biodiversity value of locally designated sites.
- 2.15 Policy Env 16 states that development that would adversely affect a species protected by European legislation would not be permitted unless:
- There is overriding public need and no satisfactory alternative;
 - a species protection plan is submitted, based on survey, which includes information on the status of the species and the potential adverse impact of development;
 - suitable mitigation is proposed and agreed;
 - and if it is established that the European protected species are present, and the development is not detrimental to the maintenance of the species at a favourable conservation status.
- 2.16 The Edinburgh BAP – The plan addresses the need for co-ordination of work across habitat types in the promotion of biodiversity opportunity. The plan recognises the importance of the built environment to some rarer species. The relationship between built and natural environment is considered important in terms of water management, flooding and pollution.
- 2.17 The plan also seeks to influence aspects such as development proposals, open space management, rural areas, woodland management, and greening of the built environment.



3.0 THE SURVEY

3.1 Desk Study

3.2 The desk study comprised:

- Acquisition of biological data from the National Biodiversity Network Atlas (Scotland) (NBN Atlas);
- Acquisition of biological data from The Wildlife Information Centre (TWIC)
- Acquisition of information on designated sites within 2.5km of the land from NatureScot (sitelink); and
- Consultation of historical maps of the land and its surroundings.

3.3 Field Survey

3.4 The survey was undertaken by Nigel Rudd (Appendix 1) in August/September 2022.

3.5 The survey area extended to the site boundary (Fig1) and an area 50m beyond the boundary, where accessible. The weather on each visit was dry and bright.

3.6 The survey comprised a walkover of the land consistent with Phase 1 Habitat Survey methodology (JNCC 2016), noting habitat structure and component plant species, augmented by assessment for potential for use by, or inspection for signs of the presence of, species protected under legislation listed above.

3.7 The species sought were badgers and roosting bats, there was no suitable habitat for water voles, otters or breeding great crested newts.

3.8 The findings of the survey are set out below.

3.9 The survey findings are complemented by consideration of recorded data available from the NBN Atlas (Scotland).

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Designated sites

4.2 International/ National sites

4.3 There is no international designated site within 2.5km of the Hillwood Cottage Site.

4.4 Local sites

4.5 There is one locally designated site within 1.0km of the Site; the Union Canal - Ratho to Hermiston LBS.

4.6 This is a rural stretch of the Union Canal. The main habitats of the LBS are broadleaved plantation woodland and standing water. The notable species of the site include



European badger, European water vole, European otter. Five species of bats and numerous aquatic invertebrates and aquatic plants.

4.7 The LBS is remote from the Hillwood Cottage Site.

4.8 **Habitats**

4.9 There are three buildings on the Site, one stone, one timber and one metal shed. In addition, there are six other habitat elements; broadleaved plantation woodland, mixed plantation woodland, scattered trees, tall ruderal, swamp and intact hedge. The habitats will be described below, and the overall habitat value assessed. (Figure 2)

4.10 Common plant names are used in the text and a list of plants recorded is set out in Appendix 3.

4.11 Much of the land is tree covered, most of which has been planted by the owners' family in the last 30-40 years. There are two plantation types, broadleaved and mixed.

4.12 A small area of broadleaved plantation woodland is located in the west of the site and a larger area is situated on the triangular plot in the east (0.2ha). The most common canopy tree is birch, other species include ash, sycamore, elm and oak. The canopy is closed resulting in a sparse shrub and field layers. There is a hawthorn hedge on the north boundary and the species is colonising the woodland. Other shrubs include rhododendron, Portuguese laurel and snowberry. In the east ivy forms a dense ground cover.

4.13 The habitat exhibits a very simple structure and restricted species diversity, attracting **site value**.

4.14 Mixed plantation is found in the centre of the rectangular element of the Site. Canopy species include Lawson's cypress, spruce, larch, sycamore, oak, horse chestnut, western hemlock and ash. The shrub layer is restricted to elder, hawthorn and holly colonisation. The field layer is sparse and the ground layer non-existent.

4.15 The habitat has a simple structure and is unexceptional. The habitat has **site value**.

4.16 Scattered trees habitat is found in the southern half of the site in the east and west. The canopy is open with the tree species complement reflecting that found in the broadleaved plantation. The character, age range and species mix suggests that this was planted as open woodland. The open canopy permits the development of the shrub field and ground layers. Strawberry, fescues, raspberry and ferns are all represented in the field and ground layers, each attaining local dominance. The habitat is more species diverse than the plantation woodland, but is very small and attracts **site value** as a consequence.

4.17 Tall ruderal habitats is found in the north and east of the rectangular site, occupying areas that exhibit signs of disturbance. The norther element is dominated by raspberry, whereas the eastern area presents more bramble, willowherb, thistle, nettle, butter cup and lady's mantle. In this area there is a significant area that has been the site of a bonfire.

4.18 Tall ruderal habitat is widespread throughout the UK, primarily on disturbed ground. The habitat varies between being species-rich and species-poor depending on the degree of



- disturbance and the quality of the substrate. At Hillwood Cottage the habitat is species-poor. The habitat is unexceptional, small and attracts **site value**.
- 4.19 The remaining habitats, swamp and species-poor hedge are restricted in area and species-poor. The swamp habitat is very small occurring in an area that has been scraped and is poorly drained. Wetland and aquatic plant species are present; teasel, duckweed, and curled dock. The area is shaded by beech, ash and birch. Wet habitats have an elevated ecological value, but this example is very small in the context of the site. This habitat attracts **negligible/site value**.
- 4.20 There are four hedgerow elements on the Site. Three are on the north boundary. These are species-poor comprising two stretches of hawthorn hedge and one short stretch of yew hedge. The western length of hawthorn hedge is unmanaged and fragmented, the eastern section is on the northern boundary of the triangular plot and well maintained. The yew hedge is on the northern boundary of the rectangular element.
- 4.21 The fourth hedge is in the centre of the site and is a line of Lawson's cypress that appear to have been planted as a hedge but have now grown out to form a like of trees. Again the feature is species poor and is simple in structure.
- 4.22 None of the hedges is part of a network of hedges. These features are species-poor linear habitats that have **site value**, given that they do not have a network corridor value.
- 4.23 In summary, the Site exhibits few habitat types with very low habitat value. The Site is small and insignificant in the local context, attracting **site habitat value**.
- 4.24 There is Long Established Woodland of Plantation Origin to the immediate east of the Site.
- 4.25 **Species**
- 4.26 The only protected species anticipated as resident on the land were badgers and bats. Inspection of the land revealed no significant habitat potential for great crested-newts, otters or water voles.
- 4.27 *Badgers*
- 4.28 The ecology of badgers (*Meles meles*) is outlined in Appendix 3. The survey extended to a radius of 50m beyond the Site boundary, where accessible.
- 4.29 The land was inspected for evidence of use by badgers (Appendix 3). **No evidence was found of the species using the Site.**
- 4.30 The NBN Atlas has records of the species within 1km of the Site. TWIC has an historical record of the species 500m to the south of the Site.
- 4.31 **The Site presents suitable habitat for sett excavation, but a restricted forage resource**, the forage resource is negligible. The surrounding farmland presents sub-optimal forage opportunity, there is better forage resource within the nearby woodlands.
- 4.32 **It is not anticipated badgers use the Site.**
- 4.33 *Bats*



- 4.34 There are three buildings on the Site and some mature trees on the Site which were inspected for bat roost potential. (Appendix 3) There is an established shed in the north of the Site, exhibiting no roost potential. No evidence was found, of features that might permit bat roosting in the building. The second building is a timber shed which offers no roost potential. The third building is a metal shed with no bat roost potential.
- 4.35 The NBN Atlas (Scotland) holds records of Daubenton's *Myotis daubentonii*, Natterer's *M. nattereri*, common, Nathusius's and soprano pipistrelle *Pipistrellus pipistrellus*, *P. nathusii*, and *P. pygmaeus*, and brown long eared *Plecotus auritus* bats within 5km of the Site. TWIC holds records of Daubenton's and pipistrelle bats within 1 km of the Site.
- 4.36 There was nothing in the inspection that suggested bats might roost on the Site. It is likely bats forage over the Site, but the scale of the forage resource offered by the site is negligible.
- 4.37 *Other species*
- 4.38 *Rhododendron ponticum* is growing on the site, albeit in very small areas. This is an invasive non-native plant species which propagates by fragmentation or layering. The species can grow to a height of more than 5m. The species has the capacity to smother native plant communities and significantly reduce biodiversity wherever it grows. The ecology of the species has resulted in its listing in Schedule 9 of the Wildlife & Countryside Act 1981 as amended, which makes it an offence to cause it to grow in the wild. Spreading fragments of the plant would result in the spread of the species and development in and around stands of the species has the capacity to disperse fragments causing an offence under the Act.

5.0 ECOLOGICAL IMPACTS, OPPORTUNITIES and RECOMMENDATIONS

- 5.1 The proposal is to develop land at Hillwood Cottage, Edinburgh for residential use.
- 5.2 The proposed development land comprises the plantation woodland, scattered trees, tall ruderal, swamp and hedge habitats, within which two single-storey buildings are set. There are few mature trees on the land.
- 5.3 The potential impacts of the proposed development are identified below, and where appropriate mitigation measures are proposed.
- 5.4 **Designated sites**
- 5.5 *International sites / UK designated sites*
- 5.6 There is no European/UK Statutory designated site within 2.5km of the Site.
- 5.7 *Local designated sites*
- 5.8 There is one locally designated sites within 1km of the Site; Union Canal – Ratho to Hermiston LBS. The LBS approaches to within 1km of the Site.
- 5.9 The separation of the LBSs from the Site is such that there will be no impact on Canal LBS arising from redevelopment of the Site as proposed.



5.10 Habitats

5.11 There will be loss of plantation, scattered trees, tall ruderal, hedge and swamp habitats to development. **The habitats are of low value (simple structure and species-poor plant communities) and recently created their loss results in no significant adverse impact on biodiversity because of development.**

5.12 The proposed cottages will be located in the areas thin or no tree cover. Significant areas of woodland will be retained and brought under management for biodiversity benefit. **This approach will ensure that the biodiversity status of the retained habitats will be enhanced. Minor negative impacts arising from development will be more than compensated for by the positive effects of management as proposed.**

5.13 The habitats lost will be replaced by new build with new tree and shrub planting and replacement of some amenity grassland. The new development will represent replacement of like with like. **The change does not present significant negative impacts of development as proposed.**

5.14 Species

5.15 There was no evidence of badgers using the site, but there are records of the species within 1km of the Site. It is anticipated there will be no risk to the wellbeing of badgers during the construction process but building construction raises potential threats to wildlife. **Development will not have a significant impact on the species, but a precautionary approach is recommended, putting measures in place to ensure small mammals do not come to harm during this time; open pipes should be closed up at the end of each working day, and trenches should be covered, or a ramp provided to permit animals that fall in a means of exit, to prevent animals becoming trapped. Chemicals and materials should be stored securely.**

5.16 No bat roost potential was recorded on the Site. It is likely that bats forage over and around the Site. There will be negligible reduction of forage opportunity, as the forage resource is small and insignificant in the local context. **Development of the Site will not have a significant impact on local bat populations.**

5.17 There will be clearance of small areas of low value semi-natural habitat to make way for development. Clearance of vegetation has the potential to adversely affect nesting birds, but nesting opportunity is negligible on the Site. Nevertheless, **it is recommended that clearance is carried out outside the bird nesting season; March to August, such that no adverse effect on nesting birds arises. If this is an obstacle to development, it is important that no clearance is undertaken before the land is inspected for nesting birds by a suitably qualified ecologist.**

5.18 Summary

5.19 Development of the Site will result in the loss of very-low value semi-natural habitat to residences and open space to replacement with similar features. There will be negligible adverse impact on biodiversity from the loss of unexceptional habitats and it is **anticipated there will be a neutral/positive effect on biodiversity as a consequence of implementation of development as proposed.**

5.20 There will be no impact on designated or protected sites.



- 5.21 There will be no impact on badger populations, but precautionary measures should be put in place to safeguard small mammals during construction.
- 5.22 There will be no impact on bat populations.
- 5.23 No site clearance should be carried out during the bird nesting season, unless the areas to be cleared have been inspected and declared free of nesting by a suitably qualified ecologist.
- 5.24 **It is anticipated that there will be a neutral/positive effect on biodiversity as a consequence of redevelopment as proposed.**

Bibliography

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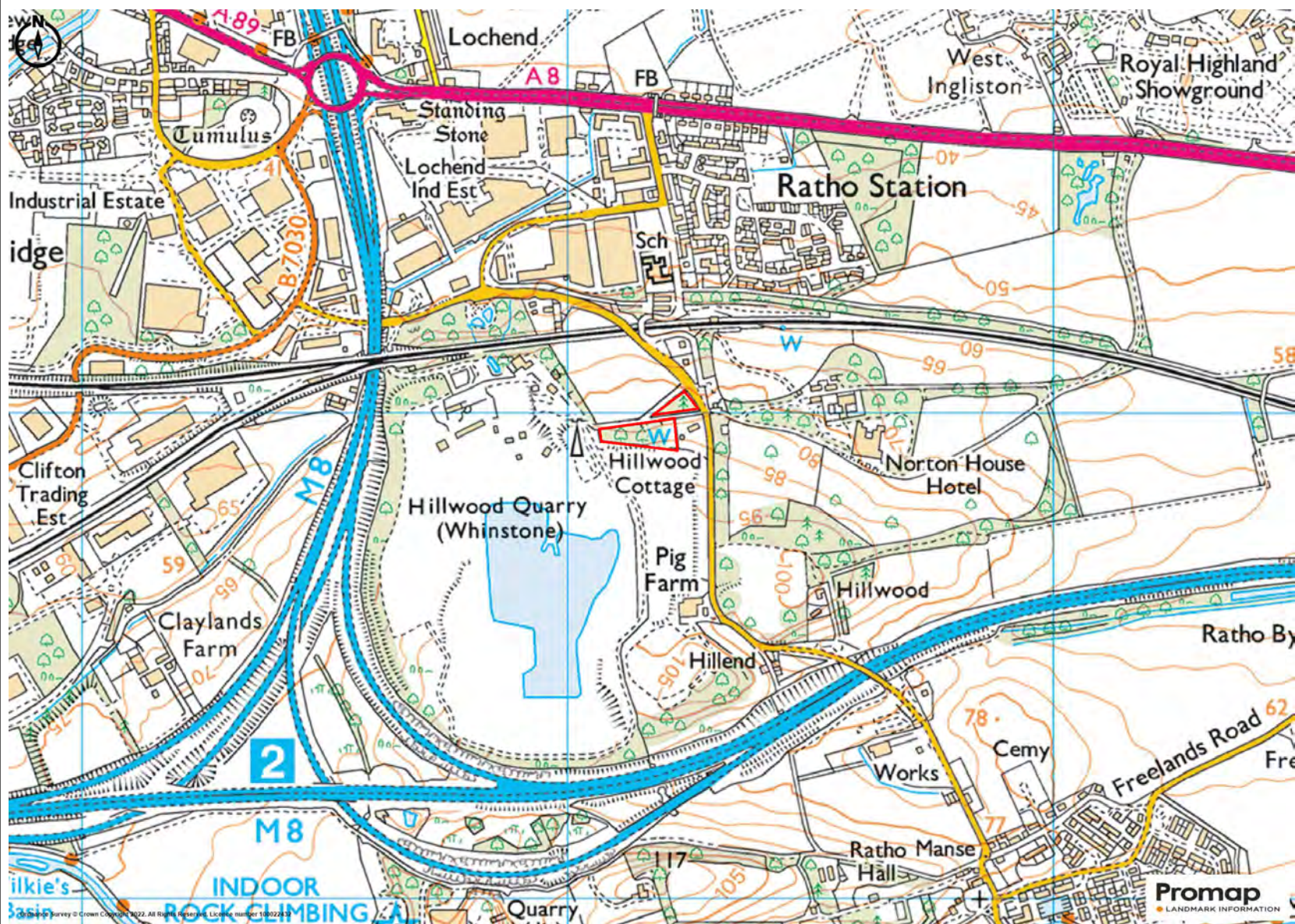
JNCC, (2010), *Handbook for Phase 1 Habitat Survey - a technique for environmental audit*, ISBN 0 86139 636 7



Figure 1

Location Plan

Figure 1



Hillwood Cottage
Edinburgh

Location Plan
August 2022

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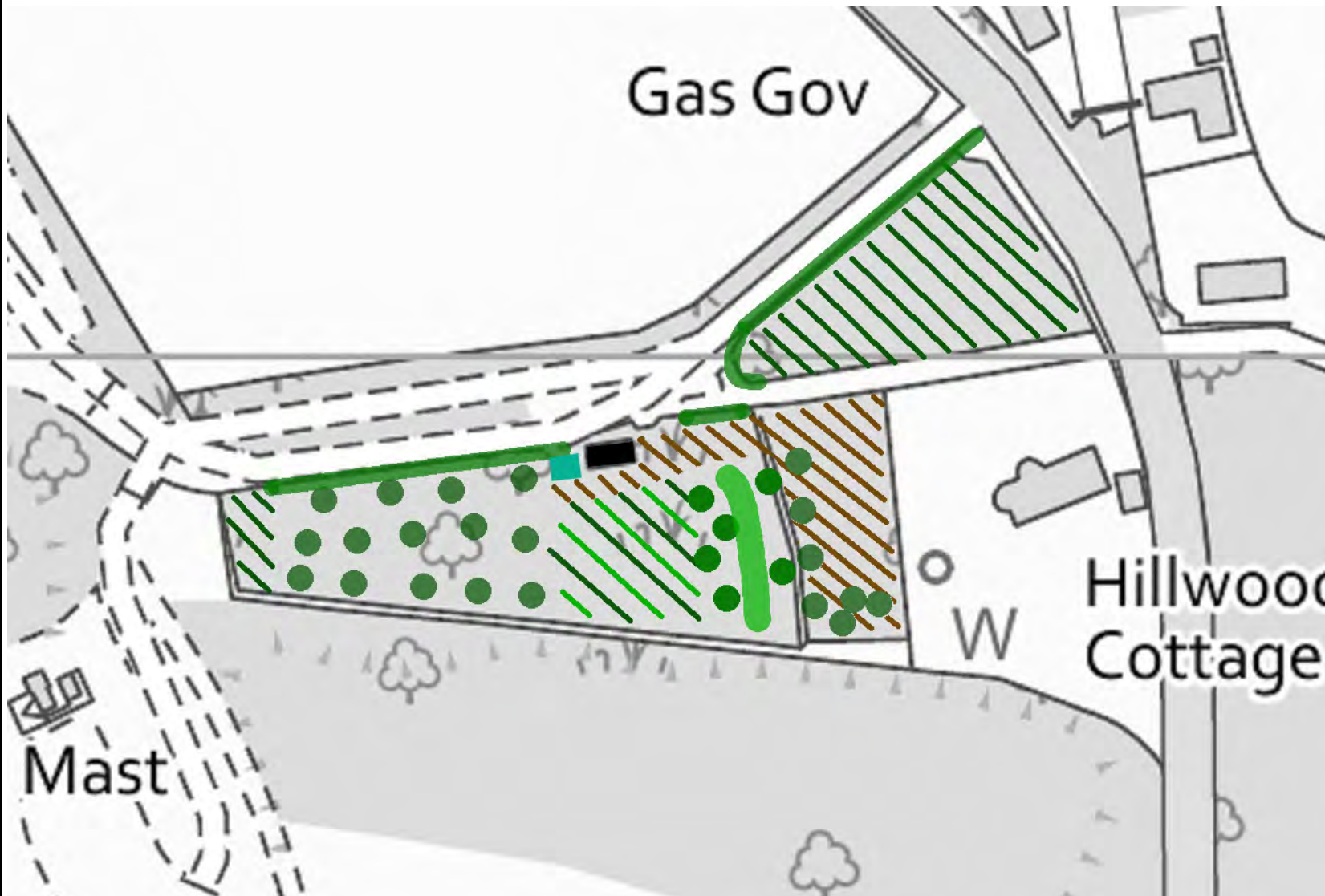











Figure 2

Phase 1 Habitat Plan

Figure 2



-  Broadleaved plantation
-  Mixed plantation
-  Scattered trees
-  Tall ruderal
-  Swamp
-  Intact hedge
-  Building

Hillwood Cottage
Newbridge

Phase 1 Habitat Plan
August 2022

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Appendix 1

Personnel

Nigel Rudd BSc CBiol MRSB CMLI

Consultant ecologist with forty-two years-experience. Twenty-three years part-time and nineteen full time. Over twenty-five years-experience in Phase 1 Habitat Survey, twenty in bat, otter, and badger survey and fifteen years in reptile, and formal great crested newt surveys.

Graduated in Applied Biology – Honours Ecology in 1976. (Liverpool Polytechnic)

Three years' research in estuarine algae Heriot Watt University. Lectured Ecology to Landscape students at Edinburgh College of Art/Heriot Watt University 1979-2002, Dean of Faculty Environmental Studies 1998-2000.

Chartered Biologist – Member of the Royal Society of Biology since 1976
Chartered Landscape Architect – member since 1986

Clients – Major house builders, Local and Central Government, non-governmental organisations. Provided survey, EA and BREEAM reports. Professional witness. Co-authored policy and methodology reports.



Appendix 2

Feature Evaluation Table



Nature Conservation Value	Example of Selection Criteria
International	<p>A site designated, or identified for designation, at the international level e.g., World Heritage Site, Special Protection Area (SPA), Special Area of Conservation (SAC) and/or RAMSAR site.</p> <p>A sustainable area of habitat listed in Annex 1 of the Habitats Directive, or smaller areas of such habitat that is essential to maintain the viability of a greater whole.</p> <p>Any regularly occurring population of an internationally important species e.g., UK Red Data Book Species, which is listed as occurring in 15 or fewer 10km squares in the UK, and that is identified as having unfavourable conservation status in Europe or global conservation concern in the UKBAP.</p>
UK	<p>A site protected by national designations e.g., Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), or Marine Protected Area or a site considered worthy of such designation.</p> <p>A sustainable area of any priority habitat identified in the UK BAP, or smaller areas of such a habitat that is essential to maintain the viability of a larger whole.</p> <p>A feature identified as of critical importance in the UK BAP.</p> <p>A sustainable population of a nationally important species (species listed in Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 as amended), which is threatened or rare in the District.</p> <p>Any regularly occurring population of a nationally important species that is threatened or rare in that region of the country and for which the LBAP identifies the need to protect all remaining sites.</p>
National Scotland	<p>Sustainable area of key habitat identified in the UK BAP or smaller areas of such habitat that is essential to maintain the viability of a larger area.</p> <p>Non-statutory sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves.</p> <p>Some non-statutory designated sites (Ancient Woodland, TPOs).</p> <p>Any regularly occurring, locally important population of a species listed in a Regional Red Data Book or LBAP on account of its national rarity or localisation.</p>
District	<p>Some designated sites (e.g., Local Nature Reserve)</p> <p>Some non-statutory designated sites (including SLNCI/CWS)</p> <p>A viable area of habitat identified in a District BAP.</p> <p>Sustainable populations of a species that is rare or scarce within a District, or listed in a District BAP.</p> <p>A viable area of a habitat that is uncommon in the District/district or a degraded example of a habitat identity in a District BAP.</p> <p>Sites or populations that appreciably enrich the District/district habitat resource.</p>
Local	<p>Area of internationally or nationally important habitats, which are degraded and have little potential for restoration.</p> <p>Areas within the site or locally, or populations, that appreciably enrich the habitat/species resource within the locality, e.g., species-rich hedgerow.</p>
Within zone of influence Site Value	<p>Common and widespread species.</p> <p>Areas of heavily managed or modified vegetation of low intrinsic interest and low value to species of nature conservation interest that do not appreciably enrich the site or locality.</p>



Appendix 3

Species inspections



Badgers

Background – The badger is the largest member of the Mustelidae in Britain weighing up to 20kg and reaching a length of 1m. Badgers are strong animals, adapted to digging, have good hearing and a well-developed sense of smell.

Badgers live in setts. A sett is a network of underground tunnels, which can have a total length of several hundred metres, although individual tunnels reach only 15m. The tunnels incorporate nesting and sleeping chambers, which are usually lined with dry plant material.

Setts are recognised by the large volume of soil and rock deposited at their entrances and the shape of the opening, usually an oval/arch wider than it is high. Plant debris from the bedding is often found close to the entrances. Setts are only excavated where the soil is deep enough and dry.

The setts vary. **Main setts** are large and in continuous use and on average have ten to twelve entrances. Often close to a main sett (up to 150m away) there may be an **Annexe sett** linked to the main sett by established paths. Annexe setts have an average of eight entrances and may not be in continuous use. **Subsidiary setts** are close to the main sett and are not connected by a clear path and not continuously active the average number of entrances is four. The fourth kind of sett is an **Outlying sett**. These can be distinguished by having little associated spoil, no approach path and are seldom used. Often, they can be occupied by other species such as foxes and rabbits. The average number of holes is two.

The badger diet is mainly earthworms but also includes fruit, berries, small mammals, birds, carrion, insects and other invertebrates. Usually, the badgers find the earthworms in areas of short grass, the most important forage resource used.

Badgers live in extended families or clans with up to 6 adults. They are territorial, often marking the boundary of their territory with latrines. The latrines can be used to establish the size of badger territories in bait marking exercises. The territory can extend to 120 hectares in areas with plenty of improved grassland. Where the forage resource is poorer the territory can be much larger.

Badgers mate at any time of the year and births are most common between December and June.

Badgers and the Law

Badgers are protected by the Protection of Badgers Act 1992, which is designed to protect the species against cruelty and incidental effects of lawful activity that might harm badgers.

Under the legislation it is an offence to wilfully or recklessly:

kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so
Interfere with a sett by damaging or destroying it
Obstruct access to, or any entrance of, a badger sett
Disturb a badger when it is occupying a sett.

A person is not guilty of an offence if the act was '*the incidental result of a lawful operation and could not have been reasonably avoided*'; what is reasonable often has to be determined by the courts.



A badger sett is defined as '*any structure or place which shows signs of current use by a badger*', including culverts, pipes, holes under sheds, piles of boulders, old mines and quarries.

Current does not mean current occupation but applies to any sett in an area of current badger activity. This applies if the sett is used for only short periods in the year.

The Act makes provision for the issue of licences permitting otherwise illegal operations. Scottish Natural Heritage (SNH) is the licence issuing authority for the purposes of development.

The Survey - The inspection was carried out in August/September 2022 and involved inspection the land for evidence of use by badgers.

In addition to setts, there are a number of signs that indicate badger activity. These include hair on fences; paths or runs; footprints; latrines; snuffle holes in the ground; day nests and scratch marks on trees.

The site and surrounding accessible land to a radius of 50m was assessed for badger activity. A constant search method was employed in a thorough walkover of the land.

No evidence was found of badgers using the land.

No significant forage habitat was found on the land.

NBN Atlas (Scotland) holds records of badgers local to the Site as does TWIC. There is potential for the species to visit but there is extensive forage opportunity locally.

Bats

Background - Bats are mammals. They are the only mammals capable of true flight and feed at night, on insects.

During the active seasons of the year bats require a reliable source of insect food, and therefore habitat rich in insects is good for bats. The preferred feeding habitats are well vegetated, moist, sheltered and warm areas such as mixed woodland, freshwater and hedgerow.

Bats roost during the day in a range of places. In summer females form nursery colonies mainly in buildings, especially houses. Males and non-breeders will use a variety of crevice-type locations, including under slates, gaps in masonry, hollows in trees and bridges, and some species also use these sites for nursery roosts.

Distance travelled to feed varies with species, the pipistrelle is known to travel 3 to 5km radius from the roost, while long-eared bats only travel about 1km as a maximum. Bats use linear features of the landscape: rivers, hedges, woodland edge, to commute from their roost and between feeding areas. These linear features are also feeding routes.



Bats are true hibernators, that is, they are able to survive the winter with little food by lowering their body temperature and surviving on stored fatty deposits built up in the autumn. They use a variety of sites for hibernation: hollow trees, caves, old mines, or more superficial sites (depending on species) like crevices in buildings and bridges, old rubble-filled stone walls, even under roof slates or tiles. Most species require a stable cool temperature for hibernation and generally the deeper and more sheltered the space, the more stable is the temperature. Unlike some other hibernators, bats may be active at any time during the winter, particularly on mild nights. They will slowly arouse from hibernation and become active when disturbed, and so are particularly vulnerable in winter when becoming active will possibly exhaust their stored energy supply.

Evidence of bats using crevices and holes in trees and buildings on a regular basis includes; urine and grease stains, droppings, food remains, individual animals and evidence of disturbance of spiders' webs.

Acoustic detectors can be employed to identify bat activity in conjunction with dusk and dawn observations.

Survey

There will be some tree removal to accommodate development, but it is not proposed to remove the buildings. Irrespective of this both trees and buildings were inspected and the findings are presented below.

Inspection

The Site presents former mostly informal garden ground, with an additional area of broadleaved plantation, and two single storey buildings.

The trees and buildings on the site were inspected for bat roost potential in August/September 2022. The trees were inspected from the ground, where necessary using binoculars, for potential for, or evidence of use by bats for roosting.

The conditions were ideal for this survey: the weather was good, and the tree had very few low leaves such that the trunks and branches were clearly visible.

The survey findings

The trees exhibited no features which might support bat roosting.

There are three sheds on the Site. There is a stone built shed on the north boundary and one timber and one metal shed in the east.

The north building has pointed stone walls with corrugated sheet metal and Perspex roof. The wall heads are pointed and there is a timber fascia board on which the gutters are attached. The building is in good condition and presented no roost opportunity.



The north building – east elevation



The north building - south elevation

The second building is a single storey timber building, with a single pitch felt roof . The walls are constructed from vertical tongue-and-groove timber. The roof is pitched to the north and covered with felt. The building is in good condition, again exhibiting no bat roost potential.



The timber building – south elevation



The third building is a sheet steel building with a pitched roof, constructed on a metal frame. The building is in fair condition, but offers no roost potential because of its condition.



Third building south elevation – steel on steel frame

The buildings were assessed using the criteria set out in table 1, in conjunction with the contextual information below.

Table 1 – Structure/Tree Classification

Classification Of Feature	Category description and associated features	Possible further survey work Depending on context
Confirmed Roost	Evidence of roosting bats; live/dead bats, droppings, urine stains, grease staining.	If the structure/tree is to be affected by development, a disturbance licence must be obtained from SNH for the proposed work. The licence application would need to be supported by close inspection findings and those of activity surveys. Building/tree work should be supervised in accordance with good practice guidance. Where the roost site is unaffected by the proposal, it is likely a precautionary working method statement or mitigation proposals will be required.
High Potential	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Buildings – Three visits at least one dusk and one dawn activity survey between May – September. Trees – Closer/Aerial assessment by roped access bat worker (if appropriate) and/or nocturnal survey as above between May – August. Additional assessments may result in up or down grading the building/tree, based on findings. If upgraded, and the building/tree is to be affected by development it will be necessary to obtain a licence as described above. If there is no upgrading after consideration of findings a precautionary method statement may be required.
Moderate potential	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Buildings – Two visits one dusk and one dawn activity survey between May – September. Trees – Closer/Aerial assessment by roped access bat worker for a tree (if appropriate) and/or nocturnal surveys as above between May – August. Additional assessments may result in up



		or down grading the tree, based on findings. If upgraded, and the building/tree is to be affected by development it will be necessary to obtain a licence as described above. As above there may be a need for acquisition of a licence or preparation of a precautionary method statement.
Low potential	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Buildings – One dusk or dawn activity survey between May – August. Trees – No further survey work required, but a precautionary working method statement may be appropriate.
Negligible/No potential	Negligible habitat features on site likely to be used by roosting bats.	None.

The three buildings were deemed to exhibit no roost potential.

Examination of historical maps indicates that there was a building in the north in 1923. The building may be older than that but it was difficult to determine using the historical material available. The current roof is a replacement.

NBN Atlas holds records of Daubenton's (*Myotis daubentonii*), Natterers (*M. nattereri*), common, Nathusius's and soprano pipistrelle (*Pipistrellus pipistrellus*, *P. nathusii* and *P. pygmaeus*), and brown long eared bats (*Plecotus auritus*) within 5km of the Site.

Summary

The buildings offered no roost opportunities.

The trees offered no roost opportunities.

It is considered that it would be appropriate to repeat the inspection of the northern building should there be proposals to redevelop it in the future.

The survey was undertaken in August/September, and there was no constraint on the survey in respect of timing, weather condition or access to the property.

Bibliography

Collins, J. (ed) (2016), *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition)*. The Bat Conservation Trust, London.



Appendix 4

Plant species list



Hillwood Cottage Newbridge

Plant Species

American willowherb	<i>Epilobium ciliatum</i>
Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Birch	<i>Betula pendula</i>
Bramble	<i>Rubus fruticosus</i>
Buttercup	<i>Ranunculus repens</i>
Curled dock	<i>Rumex crispus</i>
Elder	<i>Sambucus nigra</i>
Fescue	<i>Festuca sp.</i>
Foxglove	<i>Digitalis purpurea</i>
Gean	<i>Prunus avium</i>
Hawthorn	<i>Crataegus monogyna</i>
Holly	<i>Ilex aquifolium</i>
Horse chestnut	<i>Aesculus hippocastanum</i>
Ivy	<i>Hedera helix</i>
Lady's mantle	<i>Alchemilla mantle</i>
Larch	<i>Larix decidua</i>
Lawson cypress	<i>Chamaecyparis lawsoniana</i>
Male fern	<i>Dryopteris filix-mas</i>
Nettle	<i>Urtica dioica</i>
Oak	<i>Quercus petraea</i>
Raspberry	<i>Ribes idaeus</i>
Rhododendron	<i>Rhododendron ponticum</i>
Snowberry	<i>Symphoricarpos albus</i>
Spruce	<i>Picea sp.</i>
Strawberry	<i>Fragaria vesca</i>
Sycamore	<i>Acer pseudoplatanus</i>
Teasel	<i>Dipsacus fullonum</i>
Thistle	<i>Cirsium sp.</i>
Turkey oak	<i>Quercus cerris</i>
Western hemlock	<i>Tsuga heterophylla</i>
Yew	<i>Taxus baccata</i>
Yorkshire fog	<i>Holcus lanatus</i>



TREE SURVEY
&
ARBORICULTURAL REPORT
FOR
Hillwood Cottage, Newbridge

Requested by: Tom Bomford architect
Prepared by: Martin Langton
Report reference: MGL
Date: May 2022

SUMMARY

This pre-development assessment has been carried out at the request of Mr Tom Bomford architect, in relation to potential residential development at Hillwood Cottage, Newbridge. This report considers an initial broad survey, which has informed more detailed survey of trees in 2 specific areas of the site. The site has a rural setting and occupies areas of open space and tree cover within the grounds of Hillwood Cottage, to the west and north of the existing dwelling and garden.

The tree cover is predominantly mixed, planted woodland, much of it dating to the 1970's. Species include Ash, Oak, Horse Chestnut, Birch, and Sycamore. There are several mature Roadside Sycamore beside the access drive to the house and occasional mature Beech. In contrast to broadleaved tree cover is a large group of maturing conifers which includes Douglas Fir, Larch, Scots Pine, and a single Western Red Cedar.

The initial broad assessment identifies 4 main types of tree cover, which are summarised at appendix 2A. A total of 70 individual trees have been surveyed in detail following this. The trees have been assessed according to BS 5837: 2012 '*Trees in relation to construction... – Recommendations*', which provides an objective method to identify the quality and value of the existing tree population. All arboricultural information is provided at appendix 2.

The location of the trees is provided on the Tree survey and constraints plan (plans A & 1), appendix 3. Constraints information is presented in relation to the above and below ground tree constraints represented by crown spreads and root protection areas, shading and condition category. This information should be used to help inform detailed layout design. Residential houses should be set back from mature trees, in the interests of public safety.

The trees are of variable condition and quality but provide areas of significant amenity, shelter, and landscape value: a little over 50% are assessed as category A or B (under BS 5837: 2012). The Ash population is in decline, due to 'Chalara ash dieback'.

Recommendations for remedial tree work and management are included in the detailed Tree survey schedule at appendix 2. One tree is recommended for removal in the current context. Group information is provided at appendix 2A.

Outline tree protection measures are provided that will safeguard the long term well-being of retained tree cover and suggestions are provided regarding future tree management and new replacement tree planting following development. Further detailed advice concerning alleviating conflict between trees and development can be provided as required.

Tree losses (due to development) should be mitigated by new compensatory landscape planting, in keeping with the landscape and character of the area. Such planting will help to integrate the development with the surroundings to ensure long term amenity. Species choice should reflect site and ecological conditions, planting conditions, future growth in relation to infrastructure and tolerance of disease. A proportion of large tree long lived species should be used to provide a heritage contribution.

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Photographs (plates 1 to 19)

APPENDICES

1	Tree Protection Measures
2	Tree survey schedule
3	Tree survey and constraints plan (plan 1)
4	Tree Quality Assessment Chart (BS 5837: 2012 Table 2)

ARBORICULTURAL REPORT

Hillwood Cottage, Newbridge

Brief: This pre-development arboricultural report has been prepared in relation to proposals for development at Hillwood Cottage, Newbridge – principally to the West and North of the existing dwelling.

The trees on and adjacent site have been assessed in the current context in accordance with British Standard 5837:2012 '*Trees in relation to design, demolition, and construction - Recommendations*', and in the light of my own experience. This report provides recommendations for remedial tree work in the current context and options for future management of the trees. It identifies the main arboricultural constraints for development and provides general guidance for protection of retained trees during construction works

TREE SURVEY DETAILS

1 Scope of limitation of survey

- 1.1. This survey (and report) is concerned with the arboricultural aspects of the site only. The survey was carried out during late April and May 2022, as instructed.
- 1.2. It is restricted to trees within the site or those immediately out with that may be affected by its re-development only. No other trees have been inspected.
- 1.3. The survey has been carried out following the guidelines detailed in British Standard 5837(2012): '*Trees in relation to design, demolition and construction*' – Recommendations.
- 1.4. Only trees of significant stature have been surveyed: trees with a stem diameter <75mm (or 150mm in woodland) and large shrubs have generally been excluded.
- 1.5. In some cases, groups of trees are discussed collectively where individual identification and separate treatment is considered unnecessary.
- 1.6. No plant tissue samples have been taken and no internal investigation of the tree has been carried out.
- 1.7. No soil samples have been taken and or soil analysis carried out.
- 1.8. I have no detailed knowledge of existing or proposed underground services.

1.9. This report has been prepared for the sole use of Tom Bomford architect and the client. Any third party referring to this report or relying on information contained herein does so entirely at their own risk.

1.10. This report should be read in conjunction with the Tree Survey and Constraints Plan drawings that accompany it (see appendix 3).

2 Survey method

Woodland areas and groups

2.1 Initial survey has identified woodland areas and groups of tree cover, which have been surveyed by walkover inspection: The tree cover has been divided into 4 compartments. A general description is provided for each compartment at appendix 2A, with further information concerning species composition, life expectancy, management issues, constraints information and management prescriptions.

Detailed survey

2.2 The survey, informed by the initial broad survey (above) has been conducted from ground level with the aid of binoculars.

2.3 It is based on an assessment from ground level and examination of external features only – described as the ‘Visual Tree Assessment’ method per Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).

2.4 I have estimated the height of each tree visually having first measured a sample of trees across the site using a hypsometer.

2.5 Trunk diameters of single stemmed trees have been measured at 1.5m above ground level. Multi-stemmed trees have been measured immediately above the root flare.

2.6 The crown radii have been estimated by pacing and are given for the main compass points: north, south east and west.

2.7 Where access to trees was obstructed or obscured, measurements have been estimated.

2.8 The details of all inspected trees are given in the Tree Survey Schedule, appendix 2.

3 Tree Preservation orders and statutory protection

3.1 The site is not located within a Conservation Area.

3.2 With reference to Edinburgh City Council web site, there are no Tree Preservation Orders (TPOs) on or adjacent site. However, no remedial tree work recommended in this report should be carried out without due consent from the Local Authority, Edinburgh City Council.

3.3 The first edition Ordnance Survey map extract (figure 1) shows amenity planting at site boundaries but no woodland on site. The nearest areas of 'Ancient Woodland to site are located beyond Harvest Road, east of the site, associated with Norton House. They appear under the Scottish Natural Heritage Ancient Woodland Inventory Scotland, defined as 'Long Established of Plantation Origin' (LEPO), as seen at figure 1.



Figure 1: First edition Ordnance Survey map

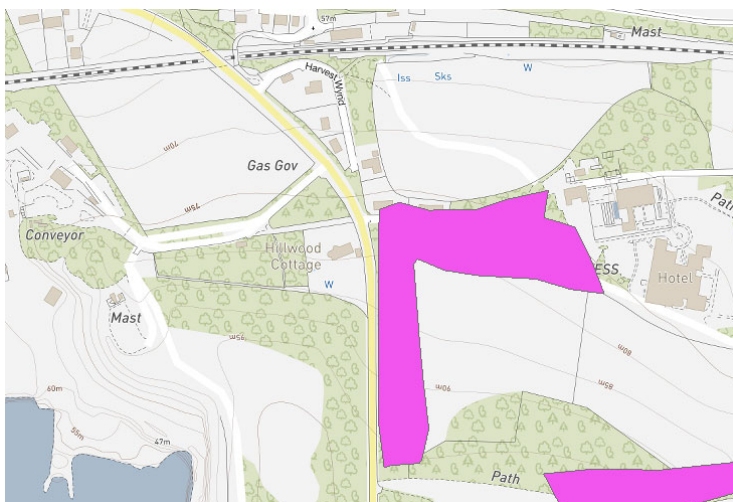


Figure 2: Ancient Woodland (LEPO) east of site (from Environment Scotland)

4 The site

- 4.1 The site is located at Newbridge, Edinburgh, to the south of the village in a semi-rural setting enclosed within a larger area of land between the M9 motorway to the west and M8 to the south. Harvest Road bounds the west of the property at Hillwood Cottage. An access road dissects the property, running along the north edge of the main part of the site. This leads to a large quarry which bounds the west and south of the site. Beyond the North of the site is an agricultural field. To the East of the site, beyond Harvest Road is Norton House.
- 4.2 The property at Hillwood Cottage, Newbridge includes the existing residential dwelling and garden. To the West of this is a triangular area, with tree cover, areas of open space and separate stone garage. The north site boundary here is marked by a security fence. Much of the southern boundary is marked by a ditch, beyond which is an old post and wire fence and scrub vegetation on the quarry site.
- 4.3 The tree cover is predominantly of mixed planted broadleaved trees dating from the 70's, with species including Ash, Oak, Birch, occasional Horse Chestnut, Red Oak, and Silver Maple. There is a group of maturing conifers centrally located including species of Fir, Larch, and Scots Pine. Several mature Sycamore and 2 Ash are located beside the access road. There are a few mature trees at the west edge of the garden including Lime, Horse Chestnut, and Sycamore.
- 4.4 The site has a generally northerly aspect and levels drop down gently from south to north. Soils appear in the main to be mineral and relatively free draining, except at the north of the site where ground is moist.

Development proposal

- 4.5 The development proposal is for up to 3 residential dwellings, with associated access and landscaping. I have no detailed information of layout at this stage.

5 Existing tree population

General

5.1 Three main areas of tree cover have been identified and surveyed on site from initial survey. These are broadly as follows: -

- Mixed, planted Birch dominated tree cover north of the access road
- Mixed, planted Ash dominated tree cover at the west and north edge of site
- Mixed, broadleaved tree cover including Oak and Horse Chestnut
- Conifer planted group

The character and species composition of these areas differs. Group survey information is presented in the summary schedules at appendix 2A. The location of each group is shown on plan A at appendix 3.

Brief description of groups: plates 1 to 14

5.2 WA: is Birch dominated, mixed, planted broadleaved woodland, occupying a triangular area north of the access road. Other species include slender, drawn Hawthorn, within and located at the north edge, restricted Oak, occasional Beech, Elm, Ash, Sycamore, and rare Holly. Holly is present at the East edge beside the wide grass verge. Birch are tall and relatively slender, with reasonable crown space. There are no significant gaps in the canopy. See plates 1 to 3.

5.3 W1: is mixed, broadleaved, planted tree cover with species including Sycamore, Oak, Beech, Horse Chestnut, and Ash. Trees are generally quite widely spaced with reasonable crown development. There are 3 areas, separated by conifer group W3 and a tight group of Cypress. Oak include a few Red Oak (east end of site). Beech have a tendency for coarse bark and there are 2 trees with weak main structural unions. See plates 4 to 7 & 10 to 12.

5.4 W2: is Ash dominated, planted woodland, located at the west of the site. The trees are of generally good form but in decline due to 'Chalara ash dieback'. There are a few Wild Cherry and Hawthorn. Beyond the security boundary fence are 2 mature roadside Ash, also in decline. See plates 13 & 14.

5.5 W3: is a distinct group of early mature conifers, with vigorous Douglas and Silver Fir, Larch, and Scots Pine. Pine are a little restricted beside larger tree species. Tree height extends to 25m. There is one substantial partially windblown tree. See plates 8 & 9.

5.6 The groups and woodland tree cover are of varying potential - generally of medium to long term – but with areas of Ash of short term, due to disease. However, given ongoing management and replanting these features can be retained for the longer term.

Detailed tree survey

5.7 A total of 70 individual trees have been recorded in 2 distinct areas, as informed by initial group survey. The trees have been tagged and the significant tree numbers run as follows: -

T801 to 824 & 870: Plot 1

T825 to 869: Plot 2

5.8 The locations of the trees are shown on the Tree survey and constraints plan, drawing no. 0117 (255) – 01-Tree; appendix 3, (plan 1). The tree details are shown on the Tree survey schedule at appendix 2, which provides a schedule of their species; age; condition; diameter; BS 5837: 2012 condition category (quality) and management recommendations.

Species composition

5.9 The survey population comprises 17 species, with the most frequently occurring listed as follows: -

<u>Species</u>	<u>No. of trees</u>	<u>Percentage</u>
Sycamore	17	24%
Ash	14	20%
Beech	8	11%
H. Chestnut	6	9%
Hawthorn	4	6%
Oak	4	6%
Red Oak	3	4%
Douglas Fir	2	3%
Holly	2	3%
Scots Pine	2	3%
Silver Fir	2	3%
	<u>64</u>	<u>91% (approx.)</u>

Sycamore is the dominant species, accounting for 43% of the trees surveyed. Together with Beech and Horse Chestnut, they account for just fewer than 65% of the individual trees surveyed. Silver Fir and Douglas Fir are surveyed at the edge of the prominent conifer group. Other species surveyed are Alder (1 tree), Cypress (comprising a large group of closely spaced trees – G806), Elm (1), Larch (1), Lime (1 tree at the edge of the garden), and a single Western Red Cedar of good form and condition.

Age class structure

- 5.10 The majority of trees have been planted at the same time (in the late 70's) and are assessed semi-mature and early-mature, depending on species characteristics and vigour. There are several mature trees, predominantly roadside trees.

Tree Quality Categorisation

- 5.11 Although the assessment of a tree's condition is a subjective process, British Standard 5837: 2012 gives clear guidance on the appropriate criteria for categorising trees and the factors that assist the arboriculturist in determining the suitability of a tree for retention.
- 5.12 Under BS 5837: 2012, trees can be categorised as follows (see appendix 4 for full details): -

Category U: Trees of poor condition, such that any existing value could be lost within ten years and which, in the current context, could be removed for reasons of sound arboricultural management.

Category A: Trees of high quality and value: in such a condition to make a substantial contribution to amenity (a minimum of forty years is suggested).

Category B: Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category C: Trees of low quality and value which might remain for a minimum of 10 years, or young trees with uncertain potential.

- 5.13 The tree survey population has been assessed as shown in table 1 below, which includes a further breakdown within the main groups and woodland areas.

Tree Quality Assessment Category					
Location	A	B	C	U	Totals
Plot 1 (801 to 824 & 870)	10	6	8	1	25
Plot 2 (825 to 869)	7	14	22	2	45
Totals	17	20	30	3	70
Percentage	24%	29%	43%	4%	100%

Table 1: BS 5837: 2012 tree quality overview

- 5.14 Overall, the tree cover is of variable quality, with a high percentage of A category trees (24%) but also of low quality C category trees (at 43%).

- 5.15 The 17 'A' category trees are as follows: -
- 801 Oak, a maturing tree located beside the access road
 - 802 Oak, as above
 - 815 Beech, a large, mature tree, with dominant crown over Cypress screening (to west)
 - 816 Horse Chestnut
 - 819 Horse Chestnut
 - 820 Lime, a mature tree at the edge of the garden, with previous crown reduction pruning
 - 822 Sycamore, an attractive mature garden tree located within the high stone wall but near the access road
 - 823 Sycamore, a mature roadside tree
 - 824, Sycamore, as above
 - 825 Silver Fir, a large tree of good form at the NE corner of group
 - 829 Western Red Cedar, a healthy tree of good form with full crown
 - 830 Larch, an attractive tree with correcting lean east
 - 832 Douglas Fir, with straight stem and minor lean east
 - 833 Sycamore, a mature tr
 - 839 Horse Chestnut, with finely branched crown
 - 845 Oak of good form at the southern edge of woodland
 - 870 Sycamore, a mature tree of generally good form located on small island at the junction of access roads

5.16 Around 43% of the trees are recorded category 'C' and are of low quality and/or of short term potential. These include suppressed individuals and trees with significant physiological and/or structural defects, as recorded in the Tree survey schedule (at appendix 2). There are 12 C category Ash, which are in general decline and exhibit crown dieback to varying degrees, due to 'Chalara ash dieback'. There is a relatively high incidence of weak structural compression forks within Beech, with T838, and 864 assessed category C as a consequence. Mature Beech T804 has significant basal decay and whilst this is an attractive tree of good general form, is downgraded to category C as a result. There are 7 C category Sycamore, mainly small, suppressed trees.

5.17 Twenty trees are assessed B category. These trees are of moderate and good potential and make a significant contribution to site amenity. There are 5 Sycamore, and 3 Horse Chestnut. Beech, T843 has an attractive, spreading crown, but significant weak main structural union at 1.5m. It is assessed B2 and can be considered a marginal B category tree.

- 5.18 Three category U trees of poor quality are recorded. These are as follows: -
- 807 Hawthorn, a dead suppressed tree beside the group of Cypress
 - 826 Silver Fir, with unstable root plate and partially windblown
 - 856 Ash, dying with small live crown

5.19 The small section of boundary Yew hedge is assessed category B2. To the east of this, the intermittent section of Hawthorn screening is assessed category B3.

Arboricultural recommendations in the current context

5.20 With reference to the Tree survey schedule (at appendix 2) one tree is recommended for removal in the current context due to condition, T826 Silver Fir, an unstable, partially windblown tree. The other 2 U category trees can be retained for wildlife habitat.

Action	No. of trees	High priority
Fell	1	826
Crown clean	3	810, 811, 840
Remove dead wood	1	860
Remove damaged branch	2	
Crown lift	1	869
Further investigation	1	804

Table 2: summary of recommended remedial tree work

5.21 The other works recommended in the current context includes removal of dead wood and damaged hanging branches. One tree, mature Beech 804 is recommended for further investigation due to the presence of significant basal decay, as mentioned previously. This work is summarised above at table 2 above.

5.22 Routine remedial work should also include crown lift pruning over access roads, security fencing and general infrastructure.

Tree management to date

5.23 The tree cover provides visual amenity in the landscape and is functional in providing shelter and screening, although only boundary tree cover is prominent from outwith site. A relatively low intensive approach to management appears to have been adopted but with appropriate pruning beside access roads and fencing.

5.24 Areas of semi/early -mature tree planting have received some thinning following initial planting. These would benefit from further intervention/thinning in some areas.

Future management

- 5.25 In the short term the tree cover would benefit from the remedial tree work recommended in this report.
- 5.26 The mature trees at roadside should continue to be managed with safety in mind. Remedial tree work should then be informed by regular tree inspections.
- 5.27 Areas of semi/early-mature planting should be managed to ensure the development of robust, stable tree cover. Thinning should be undertaken, on a regular basis, as required, with dead, diseased, and unstable trees removed, as required and light crown thinning to allow the best trees to develop. The declining Ash population, infected by 'Chalara ash dieback', should be managed in line with current best practice and advice from Forestry Scotland and Edinburgh City Council. Trees near high use areas should be removed before they become hazardous.
- 5.28 A tree and woodland management plan could be drawn up to address management of the tree and significant woodland areas over the short to long term. This should be revised on a 5 year basis. The objectives of management should prioritise landscape and amenity, safe development, and biodiversity.
- 5.29 Long term management should include the following: -
- Ongoing monitoring of the development of tree cover through fixed point photography
 - Annual tree inspections with appropriate follow up work
 - Crown lift pruning to maintain access routes through tree cover
 - Management of understorey species through careful thinning and selective enrichment planting where appropriate
 - Removal of dead, diseased and unstable trees as appropriate
- 5.30 Further information can be provided as required.

6 Tree and woodland constraints

- 6.1 The existing tree cover has amenity value and landscape appeal. The 'A' and good quality 'B' category areas of tree cover and individual trees represent the main constraints to development.
- 6.2 The information provided in the woodland/group schedules (as identified at appendix 2A) has been used to provide constraints guidance for the main areas of tree cover. Detailed information, provided in the Tree survey schedule at appendix 2 of this report, provides further guidance based on the location of the tree, the crown spread and available rooting and condition category.
- 6.3 The Root Protection Areas (RPA's): (the area where ground disturbance must be carefully controlled) have initially been established according to the recommendations set out in table 2 and section 5 of BS 5837: 2012. In most cases these have been assessed based on the trunk diameter of the tree, although it is recognised that root morphology and distribution can be influenced by a variety of factors, including ground conditions, site management and proximity of neighbouring trees. The roots of trees in closely spaced areas of tree cover, for example, are likely to be affected by those of neighbouring trees. Rooting of roadside trees is likely to be restricted under existing hardstanding and possibly by past utility works.
- 6.4 The crown spreads represent part of the above ground constraints to construction and development, along with shading, as shown on the Tree survey and Constraints Plan (at appendix 3). This plan should be used to help inform the layout design.

Building stand-off distance

- 6.5 Where possible, residential dwellings should be set back out-with falling distance of retained mature tree cover in the interests of safety. However, trees should be assessed on an individual basis, due for example to stem leans.

New tree planting

- 6.6 Any tree removals necessary to accommodate future proposals should be mitigated by appropriate replacement tree planting in order to maintain amenity, screening, and resilient tree cover. Species used in new planting should fit well with site conditions, planting conditions, ecology, and future growth in relation to infrastructure. Planning should consider species habitat, future maintenance of the trees and species under threat from disease. Ash has come under increasing threat from 'Chalara' Ash die-back. Where removal of Ash is required, alternative species should be considered,

particularly native species such as Small leaved Lime, Pedunculate Oak, Bird Cherry, Rowan, and Hazel.

Tree retention

- 6.7 Successful tree retention in future will depend on the effective implementation and design of tree protection measures, as indicated in section 7 of this report, as well as the layout design.
- 6.8 'A' and 'B' category trees and areas of tree cover/woodland should be retained wherever possible. Further advice on avoiding conflict between tree roots and specific areas of development can be provided as required.

7 Tree protection: general requirements

Root Protection Areas (RPAs) and Construction Exclusion Zones (CEZ)

- 7.1 In order for retained trees to be protected during construction and to flourish post-development, it will be essential to prevent root severance or compaction of soils within the Root Protection Areas.
- 7.2 The RPA dimensions are assessed in this report, based on the calculation for perimeter trees using the trees diameter: with measurements estimated at 1.5metres for trees with a single stem, and above the root flare for twin and multi-stemmed trees. This should be determined by detailed tree survey in future.
- 7.3 Robust protective barrier fencing should be erected, preferably at the limit of the RPA, (or in a position to be agreed once further detailed proposals are available) in order to form Construction Exclusion Zones around retained trees. This must be done before any construction activity takes place or machinery is brought to site.
- 7.4 The design of fencing suitable for purpose and compliant with BS 5837 is given at appendix 1. The fencing shall be at least 2.1m high and comprise of standard 'Heras' welded mesh mounted on a scaffold framework. All fencing must be fixed in to the ground to withstand accidental impact from machinery and to ensure that the protective area is maintained.
- 7.5 Within the CEZs the following prohibitions must apply: -
- No vehicular or plant access
 - No mechanical digging or scraping
 - No storage of plant, equipment, materials, or soil
 - No hand digging
 - No lighting of fires
 - No handling discharge or spillage of any chemical substance, including cement washings

Underground utilities

- 7.6 Guidelines set out in the National Joint Utilities Group publication NJUG *Volume 4, Guidelines for the Planning, Installation and Maintenance of Utility apparatus in Proximity to Trees* will be adhered to during excavation works close to or partially within the RPAs.
- 7.7 NJUG Volume 4 can be downloaded at <http://www.njug.org.uk>

Trees and construction: overview

7.8 Tree rooting is widely misunderstood, and it is a surprising fact that typically, 80% of roots will be found in the upper half metre of soil and often extend well beyond the canopy spread. Threat to trees from development comes from: -

- Root severance and fracture
- Compaction of the soil, preventing gaseous exchange and moisture percolation
- Possible changes to moisture gradients due to surface water run-off or interception
- Physical damage to low branches, trunk, and root crown

7.9 The consequences for the tree of such damage are: -

- Instability, if severe enough
- Entry points for pathogenic fungi at wounds and fractures
- Loss of vitality and predisposition to pathogens

All of these can lead to root death which can cause a general decline or possible death of the tree.

7.10 As well as the physical footprint of any new structure, allowance needs to be made for the essential space requirements for construction activity. This includes machinery access, material storage and parking.

8 ARBORICULTURAL RECOMMENDATIONS

8.1 Tree works: and removals recommended in this report should be carried out by suitably experienced tree surgeons. Tree felling and pruning should comply with BS 3998: 2010 'Tree Work'.

8.2 Statutory wildlife obligations: The Wildlife and Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004 provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions. Prior to undertaking any tree work, the trees should be inspected by a suitably qualified ecologist for the presence of Bat roosts. If Bats and/or roosts are identified, Scottish Natural Heritage (SNH) should be contacted, and an agreement made with regard to measures to be undertaken to protect Bats before undertaking any work which might constitute an offence.

8.3 Tree protection measures: as outlined in this report, measures should be used to protect the retained trees and woodlands. The implementation of these measures and subsequent adherence should be supervised by an arboricultural consultant/and or the Local Authority tree officer.

8.4 An arboricultural impact assessment: should be conducted in relation to future detailed layout proposals. This will inform actual tree protection requirements and indicate necessary tree removals due to development.

8.5 An Arboricultural Method Statement (AMS): may be required where construction within the **CEZs** is unavoidable and tree retention is desired. The AMS will detail special mitigation construction measures and procedures that will minimise damage to tree roots and the surrounding soil. The AMS will be supported with a Tree Protection Plan, detailing the alignment of tree protective fencing.

8.6 Appropriate replacement tree planting should be carried out post-construction to ensure sustained, effective long term tree cover on site. Choice of species should fit well with site conditions, planting conditions, ecology, and future growth in relation to infrastructure. Planning should consider species habitat and future maintenance of the trees.

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Bsc (Hons) For MICFor, CEnv

Photographs

Main areas of tree cover



Plate 1: View westerly along access road; note mature roadside Sycamores and tree cover to north and south. Small section of Yew hedge at south edge of access road

North of access road – Birch dominated woodland WA



Plate 2: View north easterly of tree cover north of access road, Birch dominated planted woodland with Hawthorn, Holly, and Elm



Plate 3: View north easterly at north edge of tree cover – Hawthorn and Birch beside access road

Photographs

South of access road – east end (W1) beside garden



Plate 4: View easterly over open ground towards garden trees (T821 highlighted). Mixed tree cover to south includes Red Oak, Hawthorn and Beech



Plate 5: View southerly of mature Beech, T804 a mature tree of good form but with significant basal decay. Dense Cypress screening to south of this



Plate 6: View easterly of Oak 801 and 802 beside road, at north edge of tree cover. Note section of Yew hedge and adjacent open ground

Photographs



Plate 7: View of trees at edge of garden: T819 to 821. Horse Chestnut 819 and Lime 820 (highlighted) previously managed by crown reduction

Central area W3 – Conifer group



Plate 8: View westerly of stone garage and hardstanding drive. North edge of conifer group (to south of this) includes Silver Fir and Scots Pine



Plate 9: Trees at west edge of conifer group. Larch 830 in foreground with lean to east, with some correcting. Western Red Cedar 829 highlighted

Photographs

Central, west W1



Plate 10: Oak 844 at southern boundary highlighted and 855 adjacent. Note scrub to south beyond boundary ditch and Horse Chestnut 848 beyond



Plate 11: Beech (T838) with weak structural unions liable to fail



Plate 12: Beech T843 with main compression union and large area of included bark, a tree with spreading crown

Photographs

West end, W2



Plate 13: View westerly of group of semi-mature Ash at west end of site, with occasional Cherry, and Hawthorn. Ash are in decline, due to 'Chalara ash dieback'



Plate 14: Ash at W2 with crown dieback, affected by 'Chalara ash dieback'

Appendix 1: Tree protection measures

Tree Protection Fencing

Specifications (specifically outlined by outline box)

Heras Fencing

Heras fencing describes the 2.4m galvanised steel mesh panelled fencing normally supplied with pre-cast concrete bases. **Bases are to be replaced with a fixed wooden frame to which panels are clamped/firmly fixed.** For extra stability, scaffold poles/4 x 4 wooden posts are to be firmed in to the ground as supporting posts and supporting struts are to be attached at a 45 degree angle on the 'tree side' of the fencing and fixed in to the ground, as required.

1.5m (min) Chestnut Paling Fence on Scaffold

Chestnut Paling to be affixed to a scaffold framework comprising two horizontal braces (top and bottom) supported by vertical scaffold posts driven firmly into the ground at 4.0m or less. Angled supporting struts are to be affixed 'tree-side' as appropriate.

1.5m (min) Chestnut Paling on wooden supporting frame

Stakes – 1.8m half round 100mm diameter untreated posts @ 1.8m centres (or as directed).

- 2 x 38 x 87mm rails (motorway)
- 1.2m Chestnut Paling will be industrially stapled to the rails

Extra wooden supports to be affixed at an angle on the tree side of the fence.

2.4m Hoarding

3.0m 100 x 100mm square wooden posts

3 x 38 x 87mm wooden rails affixed to posts

2.4m x 1200mm outside grade ply panels (12mm) affixed to rails.

50 x 100mm angled supporting struts affixed internally (quantity as required).

(Supporting posts fixed into position using concrete. All posts holes to be hand excavated. Post holes to be no larger than 300 x 300mm.)

Appendix 1 continued

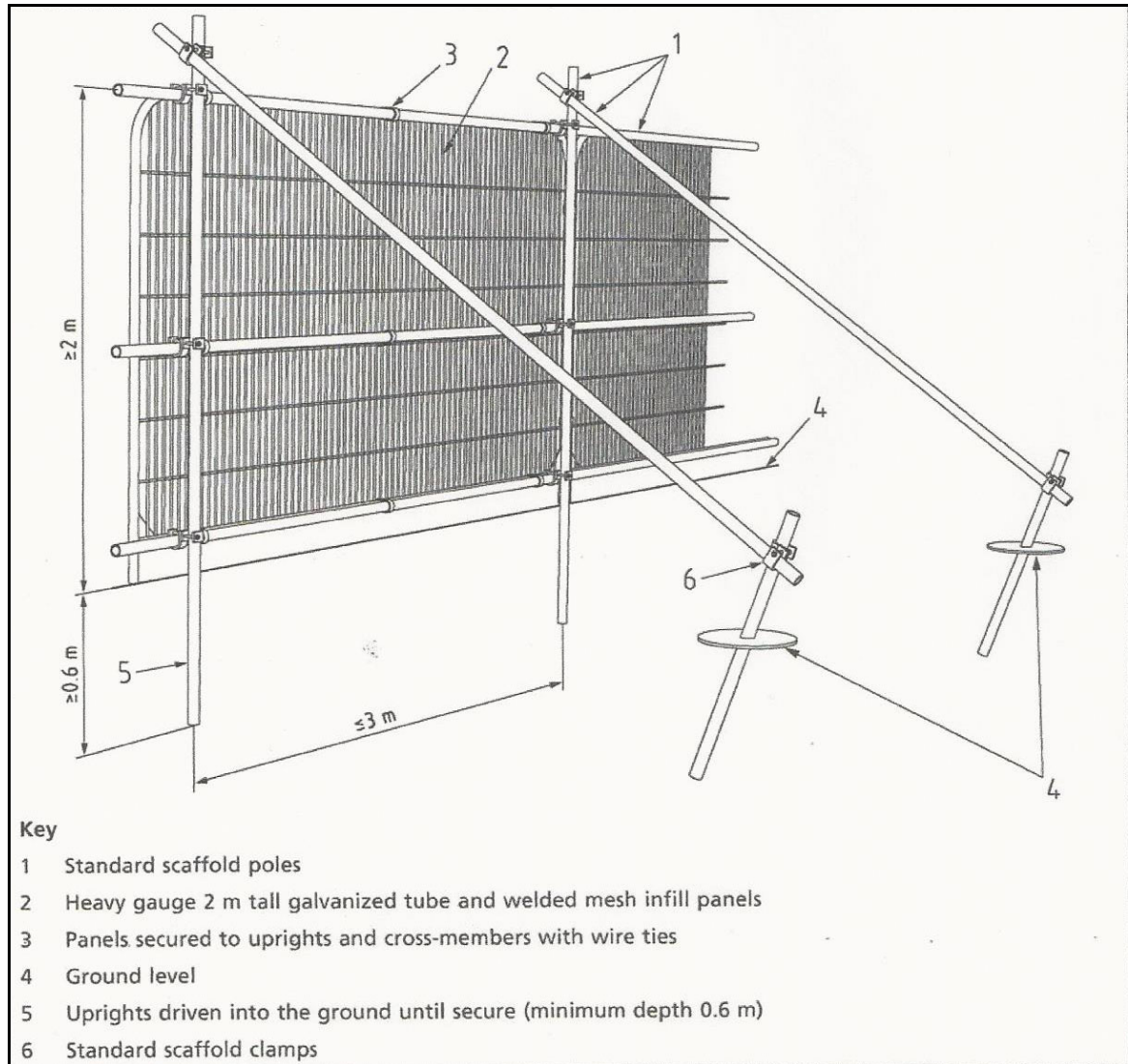
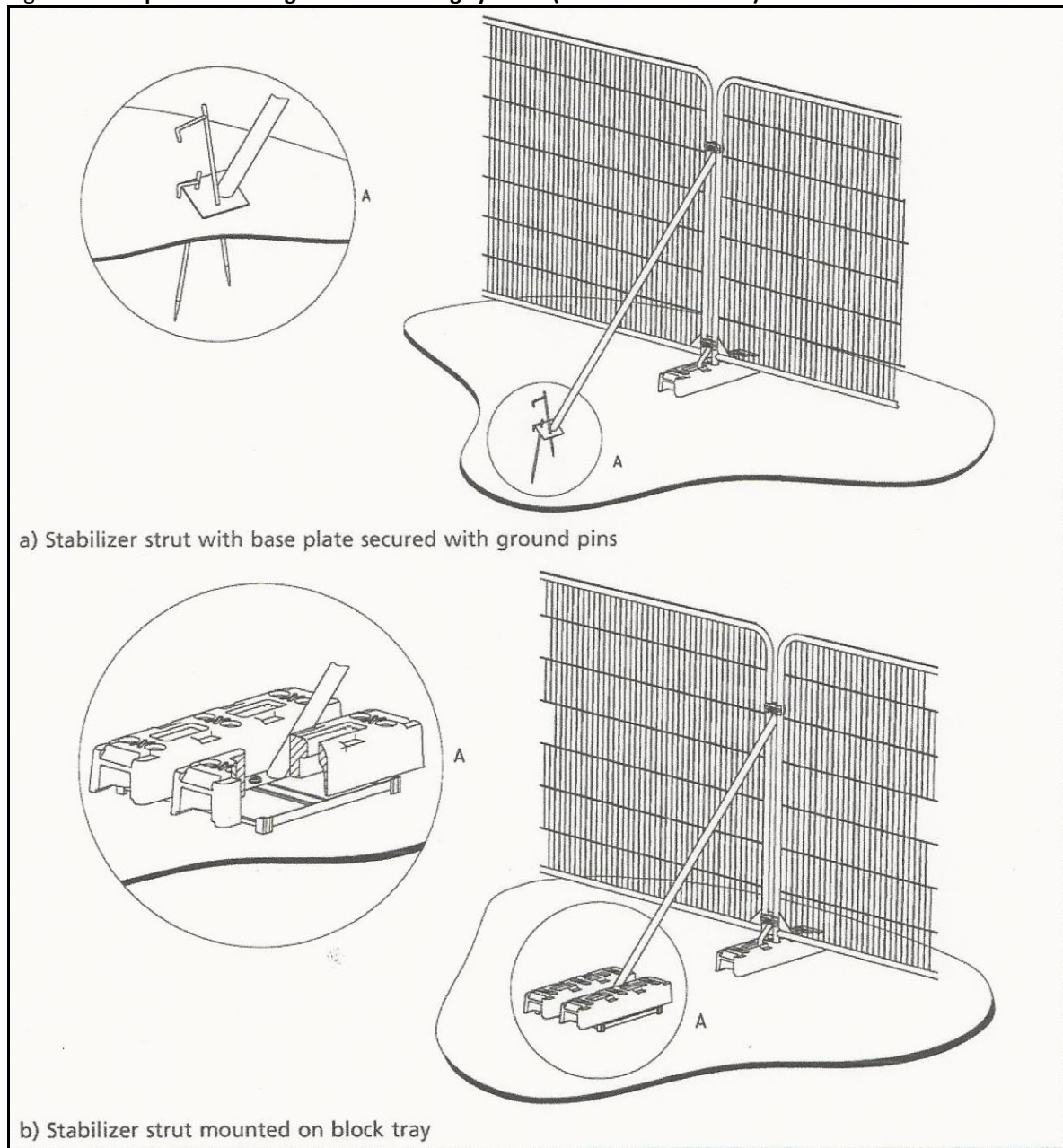


Figure 3 Examples of above-ground stabilizing systems (from BS 5837: 2012)



Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate

Appendix 2A

Group survey schedules

Compartment W A – north of access road

1. Woodland Description and assessment

Description	Triangular shaped area of mixed broadleaved planting with Birch dominant and other species including drawn, slender Hawthorn and along north edge, restricted Oak, occasional Beech, Elm, Ash, Sycamore, and rare Alder. Holly is present at East edge beside grass. Trees at 3-4m spacing.
Species composition	Birch 70%, Haw 15%, Oak <10%, Elm <10%, Syc <5%, Ash <5%, Alder <5%
Age structure	Single aged, planted with trees (20-35cm x 20-24m) Broadleaves semi-mature (0.12 to 0.3m x 12 to 17m) A few mature roadside individuals at south edge
Condition/assessment	Birch Fair-good, with reasonable crown space but a tendency to be drawn and rather slender. Oak and Hawthorn often restricted with poor crown development.
Management issues	Birch a short lived species and often drawn and slender requiring increased crown space. A few promising Oak require more crown space.
Threats	Stability of Birch the main species
Life expectancy	20 to 30 years
Management prescriptions	Tree safety at edge Thin birch to promote understorey Consider underplanting with appropriate species over time

2. Woodland interface with development (BS 5837: 2012 information)

Boundary	Roads to north, south and east. South road not public
Trunk set back from boundary	2-4m
Height of edge trees	10m to 17m
Crown height of clearance	3-6m
Crown overhang in to site	N/A
Management requirements	Tree safety at edge beside roads Retain attractive appearance from Harvest Road
Root Protection Area	5m approx.
Building stand-off distance (M)	10m?

Compartment W 1 (mixed broadleaved planting)

1. Woodland Description and assessment

Description	Mixed broadleaved planting, with separate areas east and west of conifer group 3 and each side of Cypress screening G806. Species include Oak, Beech, Horse Chestnut, Ash, Hawthorn, Silver Maple, and Sycamore. Trees generally widely spaced at 5m-6m. Diameters range from 0.35m to 0.5m and heights from 9m to 17m. Around 80 trees
Species composition	Sycamore (20%), Beech (20%), Oak (including Red Oak) (20%), H. Chestnut (15%), Ash (15%), Birch (5%), Hawthorn (5%)
Age structure	Single aged, planted with trees assessed semi-mature and early-mature. A few mature Beech and mature garden trees.
Condition/assessment	Generally, of Fair and good condition, with a few suppressed individuals. 2 Beech with weak structural unions. Ash in decline with Chalara ash die-back.
Management issues	Beech with main weak structural unions Chalara ash die-back, although Ash nearly all at W2
Threats	Chalara ash dieback; squirrel damage
Life expectancy	>25
Management prescriptions	Tree safety at and near north edge Consider underplanting with appropriate species over time

2. Woodland interface with development (BS 5837: 2012 information)

Boundary	Access roads to north; boundary shallow ditch to south, conifer group W3 and Ash group W2 (see plan)
Trunk set back from boundaries	Variable, 2-6m
Height of edge trees	10m to 16m
Crown height of clearance	2m-6m
Crown overhang in to site	N/A
Management requirements	Tree safety at edge beside access road
Root Protection Area	5m approx.
Building stand-off distance (M)	Variable, 10m to 17m (to be determined by detailed survey)

Compartment W 2 (Ash dominated broadleaved planting)

1. Woodland Description and assessment

Description	Planted, at west end of site at narrow end of tree cover on even ground and extending east along north end of site. 30-40 trees with Ash dominant. Hawthorn screen to 4m height at north edge, occasional Cherry, and Hawthorn within.
Species composition	Ash 75%, Haw 15%, Cherry 10%
Age structure	Planted even aged, semi-mature/early mature. Two mature trees at north edge beside road.
Condition/assessment	Ash of poor condition with low vigour and crown dieback – Chalara.
Management issues	Chalara ash dieback, main species Woodland succession
Threats	Chalara ash dieback
Life expectancy	<20 years without management intervention/new planting
Management prescriptions	Remove dead, diseased, and unstable trees for safety - ongoing Consider underplanting

2. Woodland interface with development (BS 5837: 2012 information)

Boundary	North: road (no fence); South boundary ditch and post and wire fence
Trunk set back from boundary	5m, variable
Height of edge trees	12 to 16m
Crown height of clearance	3 to 7m
Crown overhang in to site	Trees on site
Management requirements	Tree safety beside busy access road
Root Protection Area (RPA)	5m
Building stand-off distance (M)	12 to 14 m

Compartment W 3 (conifer group)

1. Woodland Description and assessment

Description	Planted group of mixed conifer species between large ditch (by garage) and south boundary, on even ground. Trees to 25m height and spaced relatively evenly at 3-5m spacing. 22 trees in total.
Species composition	Silver Fir (35%), Scots Pine (30%), Douglas Fir (10%), Larch (10%), Thuja (10%)
Age structure	Trees planted in the 1970's and even aged, early-mature
Condition/assessment	Fair to good, with a few smaller restricted tree, generally Scots Pine
Management issues	Minor thin on a little and often basis. Trees are of generally good form.
Threats	Stability, one mature edge tree is part blown. Some restriction of rooting at north edge, due to ground conditions/ditch
Life expectancy	20 to 30 years
Management prescriptions	Tree safety at edge Thin as required to promote stability and retention

2. Woodland interface with development (BS 5837: 2012 information)

Boundary	Boundary shallow ditch to south, large ditch to north by garage. Different tree cover to east and west – younger mixed planted broadleaves
Trunk set back from boundary	4 to 6m
Height of edge trees	10m to 24m
Crown height of clearance	1m-6m
Crown overhang in to site	N/A
Management requirements	Tree safety at edge beside roads Retain attractive appearance from Harvest Road
Root Protection Area	Up to 9m.
Building stand-off distance (M)	18m (trees at west edge lean to east)

Appendix 2

Tree survey schedule

Appendix 3

Group survey plan (plan A)
Tree survey and constraints plan (plan 1)

Appendix 4: Cascade chart for tree quality assessment: BS 5837: 2012

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Table 1 Cascade chart for tree quality assessment		Identification on plan
Category and definition	Criteria (including subcategories where appropriate)	
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits
		Trees with no material conservation or other cultural value
		See Table 2

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