

LRB-2023-39

23/00532/FLL - Erection of a dwellinghouse and associated works, land north of 31 Main Street, Keltybridge

PLANNING DECISION NOTICE *(included in applicant's submission, pages 79-80)*

REPORT OF HANDLING

REFERENCE DOCUMENTS

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00532/FLL	
Ward No	P8- Kinross-shire	
Due Determination Date	20th June 2023 Extended to 20th August 2023	
Draft Report Date	26th July 2023	
Report Issued by	cm	Date 4/8/23

PROPOSAL: Erection of a dwellinghouse and associated works

LOCATION: Land North Of 31 Main Street, Keltybridge

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for a dwellinghouse on land to the north of 31 Main Street, on the east side of Main Street, Keltybridge.

A split-level dwellinghouse is proposed with a single storey element facing Main Street (west) and 2-storeys to the north and east as the land drops by some 3m from Main Street (west) to the east boundary of the site. The north and west elevations are to be finished in rubble stonework and the remainder in smooth white render. Clay pantiles are proposed on the roof with skew walls on each gable. Vehicular access is from Main Street (west) with 2no in curtilage parking spaces proposed. A 1.2m-1.8m high close board fence is proposed on the south boundary next to a neighbouring dwellinghouse.

A Tree Survey Report and a Landscape Report have been submitted with 22no trees to be removed to enable the development. 46no compensatory trees are proposed with 20no to be planted on the north and east boundary of the site and 26no trees are proposed off-site as outlined in the Tree Protection Plan and Compensatory Planting Plan prepared by BNTW Scotland dated 17/3/23 (drawing 09).

There are dwellinghouses to the south and on the west side of Main Street and to the north and east of the application site is farmland.

SITE HISTORY

00/01049/FUL Erection of 2 semi-detached dwellinghouses and associated carparking and landscaping 2 November 2000 Application Withdrawn

00/01380/FUL Erection of a house 2 November 2000 Application Refused

00/01558/FUL Siting of temporary caravan 1 December 2000 Application Withdrawn

05/00204/FUL Temporary siting of a site office/storage cabin 27 April 2005
Application Approved

05/02299/FUL Erection of a dwellinghouse with potential for use as guest house 16
February 2006 Application Refused and Appeal Dismissed 27 June 2006

12/01340/FLL Erection of 4 dwellinghouses at Site 5B 21 November 2013
Application Withdrawn

13/02177/FLL Erection of 2no. dwellinghouses 18 November 2015 Application
Approved

17/01593/FLL Erection of 2no. dwellinghouses (revised design) 22 November 2017
Application Approved

18/00170/FLL Erection of 2no. dwellinghouses (revised design) (in part retrospect)
29 March 2018 Application Withdrawn

20/00201/FLL Erection of 2 dwellinghouses (in part retrospect) Application Approved

22/01945/FLL Erection of dwellinghouse and associated works 19 January 2023
Application Withdrawn

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 1: Tackling the Climate and Nature Crisis

Policy 2: Climate Mitigation and Adaptation

Policy 3: Biodiversity

Policy 6: Forestry, Woodland and Trees

Policy 7: Historic Assets and Places

Policy 9: Brownfield, vacant and derelict land and empty buildings

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

Policy 17: Rural Homes

Policy 20: Blue and Green Infrastructure

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 6: Settlement Boundaries

Policy 27A: Listed Buildings

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 42: Green Infrastructure

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 58A: Contaminated and Unstable Land: Contaminated Land

Policy 58B: Contaminated and Unstable Land: Unstable Land

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non-Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

CONSULTATION RESPONSES

External

The Coal Authority – An initial objection was withdrawn on submission and review of a Coal Mining Risk Assessment.

Scottish Water - No objection.

Internal

Biodiversity/Tree Officer - Object due to a lack of information on protected species. The response noted that the application cannot be assessed until more information is provided on protected species and justification of 22 trees being removed. The submitted tree survey proposes the removal of the majority of trees on the site for arboricultural reasons with replacement planting. Query the removal of all 22 trees as they provide an attractive tree belt and although may not be good in terms of arboriculture, will still be of biodiversity benefit. As trees become older, they become more suited for roosting bats, nesting birds and fungi. 6 trees are described as Category U trees and must be removed for the health and safety reasons, but query whether the design could have incorporated more of the trees from the planning stage. Avoidance of tree loss should always be the first consideration and retaining existing habitat is always better than creating new. For the loss of 22 trees, 46 new are proposed. This is not in accordance with the ratio of 1:3 for every tree lost as outlined in the PKC Planning for Nature Supplementary Guidance. No ecological survey of the proposed development area or assessment of the likely effects from this development on habitats and species was submitted alongside this application. Policy 41 states that a detailed survey undertaken by a suitably qualified specialist should be submitted where one or more protected or priority species is known or suspected. There are records of red squirrel within 150m of the site and this should have ensured that an ecological survey was submitted. In addition, mature trees in poorer condition may contain bat roosts. A survey to ascertain the presence of bats roosts in trees is required. Further survey cannot be conditioned as advised by the Scottish Government. The full impact of a development on protected species or habitats must be known prior to planning consent being issued. A Biodiversity Enhancement Report has been submitted but without a baseline survey of the site, it is unclear these recommendations will result in biodiversity enhancement. The standard measures they propose should be incorporated into any new development.

Transportation And Development - No objection subject to conditions.

Development Contributions Officer - No requirement.

Environmental Health (Contaminated Land) - No potential sources of contamination on review of historical records. Informative recommended.

REPRESENTATIONS

10 representations were received objecting to the application. The material planning issues raised are as follows –

- Loss of greenspace
- Detrimental impact on use of community greenspace and local viewpoint
- Adverse effect on visual amenity
- Contrary to Development Plan policy
- Loss of open space
- Over intensive development
- Inappropriate Land Use
- Road safety, traffic congestion concerns
- Overlooking, loss of privacy and impact on residential amenity
- Poor design, design not in keeping with character of the local area

The issues raised are addressed in the report.

The representations also raised the long-term use of the site as a compound for storing and dumping building materials and waste during construction works in the village. This has long been an eyesore site for residents.

The loss of view from a dwellinghouse was raised as an issue which is not a material planning consideration.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Submitted Contamination Reports and Tree survey Reports

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of

the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

National and local placemaking policy encourages, promotes and facilitates well designed development. NPF4 Policy 14 Design Quality and Place requires development proposals to be designed to improve the quality of an area whether in urban or rural locations and be consistent with the six qualities of successful places – Healthy; Pleasant; Connected; Distinctive; Sustainable and Adaptable. LDP2 Policy 1 Placemaking states that development must contribute positively to the quality of the surrounding built and natural environment.

A split-level dwellinghouse is proposed with a single storey element of the build fronting Main Street (west). There is a 3m level change from Main Street to the east boundary of the site and the design reflects this. The upper level contains the main open plan living area and on the lower level are 3 bedrooms and a utility/store/plant room. The west and north elevations are to be finished in rubble stonework and the east and south elevations are to be finished in smooth white render. The roof is to be clay pantiles with PV panels. The Design Statement notes that the choice of materials complements the existing architecture and provides statement at the northern entrance to the village.

The finishing materials acknowledge the finish of the new cottages to the south. However, the mass, form and design of the L-shaped split-level dwellinghouse is poor, incongruous and not in keeping with the traditional styled cottages and the surrounding historic village.

This is a prominent site and the 2-storey north elevation finished in rubble stonework will be the main view on the southern approach into the village. Landscaping and trees may help soften the impact of the stone mass however this is likely to take several years to mature to provide the level of screening required to reduce the visual impact. This is acknowledged in the further supporting information submitted during the application process which states the 2-storey element will only really be visible from the field bordering the site. Once the proposed landscaping has been implemented and matured the view of this part of the house will be considerably reduced.

This is a distinctive green site on the east side of the village which establishes the transition from the village to open countryside. The loss of this distinctive green space will have a detrimental impact on the rural character and visual amenity of the village. The proposed development is poorly designed and will not contribute positively to the surrounding built and natural environment and is not consistent with the six qualities of successful places.

The proposal does not satisfy NPF4 Policy 14 Design Quality and Place and LDP2 Policy 1 Placemaking and related Placemaking Supplementary Guidance (2020).

Residential Amenity

Proposed Dwellinghouse

The split-level design runs with the sloping site. However, no detail has been provided on the landscaping and engineering works required to manage the sloping site including the rear garden. The Tree Survey (paragraph 1.1) reports that 'The Client has also requested Arboricultural (Ecological) suggestions to enhance the general garden area including reinstatement of the bank/steep slope after excavation.' The proposed plans show access to the garden will be by stepped landscape features and retaining walls adjoin the proposed dwellinghouse. A 2m difference between the proposed rear garden on the east boundary and the garden ground of the neighbouring dwellinghouse is shown with limited detail of how this level change is to be managed within the site. The bedrooms are on the lower level and residential amenity and daylight may be negatively affected by the split-level design and retaining structures.

Existing Dwellinghouse

There is a cottage style dwellinghouse to the immediate south of the application site (20/00201/FLL). The approved site plan for the cottage shows a 900mm timber fence on the boundary (north) with a 1500mm gap between the fence and the cottage. The fence offers separation between the cottage and the green space to the north and windows in the main living space of the cottage overlook this area providing an attractive outlook. The conditions attached to the planning permission 20/00201/FLL aimed to ensure a landscape plan was implemented and maintained in the interests of visual amenity.

There are no windows on the south gable of the proposed split-level dwellinghouse and a 1.8m high close board timber fence is proposed on the boundary between the existing and proposed dwellinghouse (south). The proximity of the timber fence and the appearance of the blank gable will be overbearing and reduce daylight through windows in the main ground floor living space of the neighbouring cottage. The proposal will have a detrimental effect on existing residential amenity.

The proposal is poorly designed and will be detrimental to residential amenity. The proposal does not satisfy NPF4 Policy 14 Design, Quality and Place and LDP2 Policy 1 Placemaking and related Placemaking Supplementary Guidance (2020).

Settlement Boundary

LDP2 notes that a tight settlement boundary has been drawn to limit any significant future growth of Keltybridge. The application site is not in the settlement boundary and forms a distinctive boundary between the residential area of the village of Keltybridge and open farmland.

In respect of LDP2 Policy 6: Settlement Boundaries the site adjoins the boundary. This policy states that development on sites that adjoin settlement boundaries will only be permitted where the proposal is:

- (a) in accordance with Policy 8: Rural Business and Diversification and does not adjoin a principal settlement boundary;
- (b) justifiable on the basis of a specific operational and locational need and it can be demonstrated that there are no suitable sites available within the settlement boundary; or
- (c) required to address a shortfall in housing land supply in line with Policy 24: Maintaining an Effective Housing Land Supply: and
- (d) will not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).

The proposed development does not meet any of the criteria above and therefore it does not satisfy LDP2 Policy 6. Further, the proposal does not satisfy NPF4 Policy 16 Quality Homes as the site is not allocated in LDP2, it is not in the settlement boundary and the proposal does not address identified gaps in provision.

Brownfield

NPF4 Policy 17 Rural Homes supports development for new homes in rural areas which is suitably scaled, sited and designed to be in keeping with the character of the area and the development reuses brownfield land where a return to a natural state has not or will not happen without intervention (Policy 17 a(ii)).

The Tree Survey reports 22 trees within the development site with some early mature broadleaves and beech trees forming the eastern boundary as a hedge/screen and records these as overgrown and elongated. The applicant's proposal outlined in 2020 is to rewild the site (20/00201/FLL). There is evidence that the site has and will return to a natural state without intervention.

The proposed dwellinghouse is poorly designed, is not in keeping with the character of the area and there is evidence that the site is rewilding naturally. The proposal does not satisfy NPF4 Policy 17a(ii) Rural Homes.

The application form and the applicant's supporting statement report the site as brownfield. NPF4 Policy 9 Brownfield, vacant and derelict land and empty buildings states at Policy 9a that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

The Design Statement considers the removal of contamination and the new landscape proposals should significantly improve the quality of this part of the village.

As noted previously in the report, the site forms a distinctive boundary between the residential area of the village of Keltybridge and open farmland. An attractive green

edge to the settlement was to be retained and enhanced as part of the consent for 2no dwellinghouses (20/00201/FLL). The development requires the removal of 22no trees and the Biodiversity Officer highlights that a Biodiversity Enhancement Report has been submitted but without a baseline survey of the site. There are records of red squirrel within 150m of the site and this should have ensured that an ecological survey was submitted. In addition, mature trees in poorer condition may contain bat roosts.

The removal of 22no trees to enable the development of a dwellinghouse on the site is not sustainable. There is evidence that the site has and is naturalising and is therefore of biodiversity value.

The proposal does not satisfy NPF4 Policy 9 Brownfield, vacant and derelict land and empty buildings.

Landscape and Visual Amenity

The site was historically zoned as 'village setting' where agricultural uses or green uses would be encouraged. The open view on the east side of Main Street, in contrast to the built development on the west side, was part of the character of the village and to be preserved. In historic development plans development northwards on the east side of Main Street was considered to erode the character of the village and therefore there was a presumption against built development on land within which the site is located.

The consent of 2no dwellinghouses to the south of the site was approved on the basis that the application site would be retained as a green buffer to mitigate the visual impact of the new dwellinghouses and would be enhanced by further planting to provide an attractive green edge to the settlement on the east side of Main Street as it transitioned into open farmland.

To enable the development the removal of 22 trees on the site is proposed. The Biodiversity Officer's comments highlight that the trees offer an attractive tree belt and although may not be good in terms of arboriculture, they will still be of biodiversity benefit.

The proposed development does not respect the village setting and the further erosion of a green use on the site will have a detrimental impact on the character of the village and visual amenity.

Roads and Access

Transportation and Development have no objection to the proposal. The vehicle access to the public road network for the property will be via the existing vehicle access off Main Street. Parking will be provided on site for two vehicles, which meets the requirements of the National Roads Development Guide.

Conditions are recommended to ensure further detail is submitted to show that turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward-facing gear and the vehicular access shall be formed in

accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type A Road construction detail.

The proposal satisfies NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals, subject to conditions.

Drainage and Flooding

Transportation and Development note that the applicant has advised that the foul drain connection will be made to the Scottish Water Sewer and any works to connect to the sewer will require the correct permits to be in place, prior to any works commencing within the public road network. It is noted in the application response from Scottish Water that only a foul connection can be supplied to the applicant, therefore a surface water disposal strategy will need to be sought as there is no connection for surface water from within the site. Planning conditions should ensure that no surface water is discharged to the public road from the vehicular access and that storm water drainage is disposed of by means of a Sustainable Urban Drainage System in line with best management practices.

The proposal satisfies LDP2 Policy 53B: Water Environment and Drainage: Foul Drainage and Policy 53C: Surface Water Drainage, subject to conditions.

Contamination

The Contaminated Land Officer advised that a search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site. It shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

The Coal Authority is a statutory consultee and were consulted as the site falls within a defined Development High Risk Area. The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically both actual and probable shallow coal mine workings and probable shallow coal mine workings associated with a thick coal seam outcrop, which may have been worked from the surface. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

The Coal Authority initially sent an objection to the application and considered that the applicant should submit a Coal Mining Risk Assessment Report (response dated 27 April 2023). This report was received and submitted for review to The Coal Authority on 2 June 2023. The Coal Authority noted that the Mine Workings Remediation Report (August 2017, prepared by Groundshire Ltd), confirmed that previously identified shallow mine workings beneath the site have been stabilised. As a result, The Coal Authority withdrew its objection to the planning application (response dated 8 June 2023).

The application satisfies NPF4 Policy 9c Brownfield, Vacant and Derelict Land and Empty Buildings and LDP2 Policy 58A: Contaminated and Unstable Land: Contaminated Land and Policy 58B: Contaminated and Unstable Land: Unstable Land.

Conservation Considerations

LDP2 Policy 27A: Listed Buildings requires the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting to be appropriate to the building's character, appearance and setting. The proposed development site is to the east of a terrace of category C listed cottages. While there is no direct impact on the listed buildings, the proposed new dwellinghouse will appear prominent in their immediate setting in views from the north. As highlighted previously, the stone finish on the north elevation of the proposed new build will be a prominent feature on the approach south into the village.

The proposed development on a prominent site in the village will have a detrimental effect on the setting of the listed buildings on the east side of Main Street.

The proposal does not satisfy NPF4 Policy 7c Historic Assets and Places and LDP2 Policy 27A: Listed Buildings.

Natural Heritage and Biodiversity

NPF4 responds to a growing nature crisis and the sustainable use of natural assets which has formed the foundations for the spatial strategy set out in the national planning framework. The national policies relevant to the proposal include NPF4 Policy 1: Tackling the Climate and Nature Crisis, Policy 2: Climate Mitigation and Adaptation, Policy 3: Biodiversity and Policy 6: Forestry, Woodland and Trees and Policy 20: Blue and Green Infrastructure. These national planning policies give significant weight to the global climate emergency, consider a healthy natural environment is key to reducing emissions, aim to protect biodiversity and natural assets and support the expansion of blue and green infrastructure.

To enable the proposed development 22no trees are to be removed and an indicative compensatory planting plan has been submitted. The indicative plan proposes approximately 20no new trees on the east boundary of the site and 26no trees are proposed off-site to the west. The exact details of the off-site provision are unknown – specific detail was requested during the application process and no response was received. Off-site provision is not acceptable, and the planning agent was advised of this.

The Biodiversity Officer highlights the trees will be of biodiversity benefit and that the number of replacement trees is not in accordance with the non-statutory Planning Guidance – Planning and Biodiversity. Further, no ecological survey of the proposed development area or assessment of the likely effects from the development on habitats and species was submitted. There are records of red squirrel, a protected species, within 150m of the site and mature trees in poorer condition may contain bat roosts.

The loss of trees and habitat to enable the proposed development will have an adverse impact on the natural environment and biodiversity including protected species and lead to the fragmentation of an existing network of green infrastructure.

The proposal does not satisfy NPF4 Policy 1: Tackling the Climate and Nature Crisis, NPF4 Policy 2: Climate Mitigation and Adaptation, NPF4 Policy 3: Biodiversity, NPF4 Policy 6: Forestry, Woodland and Trees and NPF4 Policy 20: Blue and Green Infrastructure and LDP2 Policy 1: Placemaking, LDP2 Policy 40B: Trees, Woodland and Development, LDP2 Policy 41: Biodiversity and LDP2 Policy 42: Green Infrastructure.

Material Considerations

1.Planning History

The wider site has been subject to development proposals over a 20-year period which have been assessed against the adopted development plan in place at the time. The planning history is a material consideration, and a review of the relevant applications is set out below -

Planning reference 05/02299/FUL – Plot adjacent to 27 Main Street – Erection of a dwellinghouse with potential for use as a guest house - Refused and Appeal dismissed 27 June 2006.

The development plan at the time comprised of the Perth and Kinross Structure Plan 2003 and the Kinross Area Local Plan 2004. The site was zoned in the Kinross Area Local Plan as 'Village Setting' as land within which the continuance of agricultural uses or 'green uses' would be encouraged to maintain the setting of the village. There was a presumption against any form of built development. The appeal notice noted that the site marks the transition from traditional properties to open countryside on the east side of Main Street. It was recognised at the time as an area set aside for 'village setting' to be protected and retained as green open space despite its previous past history of residential use and garden ground.

Planning reference 12/01340/FLL – Plot adjacent to 27 Main Street – Erection of 4no dwellinghouses – Withdrawn. The planning agent engaged with Planning to consider the number of houses appropriate for the site and the design and layout prior to submission of a further application.

Planning Reference 13/02177/FLL – 2no dwellinghouses approved by Committee.

The proposed development was assessed under the Perth and Kinross Local Development Plan 2014 and Housing in the Countryside policy under the relevant category 'Rural Brownfield Land'. This was supplemented at the time by The Housing in the Countryside Guide 2012. A historic map submitted by the applicant showed the site was previously occupied by buildings and the site was overgrown with hard-standing defined by hedging walls and trees. The proposal was assessed under this policy as small-scale development which would environmentally improve the village by removing dereliction, spoil and foul drainage infrastructure.

The proposed site plan shows that the area to north (application site) was to be landscaped to create a green buffer and screen the proposed new cottage style dwellinghouses and soften the visual impact. Condition 7 required the landscaping and planting scheme to be implemented within 6 months of completion of the development. A Notice of Initiation was received 15 July 2016.

Planning Reference 17/01593/FLL – the revised design for the 2no dwellinghouses to include front porches was approved. The report of handling highlighted that the site is on the edge of the settlement boundary and contrary to policy PM4 of the Local Development Plan 2014. However, it noted that the application was a change in design on an extant permission for 2no dwellinghouses.

The submitted landscape plan was the same as that submitted with 13/02177/FLL with beech saplings on the field boundary to be maintained and enhanced with further planting and a landscaped area to the north planted with native species to increase local biodiversity. Condition 7 approved the landscape plan to be completed within the first available planting season after the completion of the development or bringing into use of the development whichever is earlier.

Planning Reference 20/00201/FLL – 2no dwellinghouses (in part retrospect) approved. The report of handling highlighted that the site is on the edge of Keltbridge and as such Policy 6 Settlement Boundaries of the Local Development Plan 2019 applies. This policy limits built development to being within the settlement boundary. The report noted that the proposal is contrary to that policy however the extant permission is a significant material consideration that in this case outweighs the adopted Development Plan.

This application approved an enlargement to the porches (approved 17/01593/FLL) as well as changes to the location of dormer windows to the front and rear of the properties. The proposed site plan shows the area to the north to be left to rewild and allow access to the septic tank through a padlocked gate. The report of handling noted that limited information was provided as to how this revised landscape plan would affect the previously approved landscape plan and the submission of a detailed landscape plan and a landscape management plan were secured by condition – Conditions 3 and 4 refer. No landscape plan or landscape management plan have been submitted. Although the houses are completed and occupied no notice of completion of development has been received for 20/00201/FLL.

The planning history is a material consideration as it highlights the green use of the site is a distinctive part of the character of the village and has been protected as such. It also highlights that the plans to enhance the green use/buffer/landscaped area on the application site have been diluted between the 2013 application and the 2020 application. A full landscape plan was initially proposed with the beech hedge on the boundary to be retained and enhanced through the planting of native species and further planting of native species proposed within the site. However, the proposal shown in the application approved in 2020 is for the area of ground to rewild naturally. Further, within the site there is an existing septic tank for housing on the opposite side of the road and this was to be removed as shown on the original plans, and the 2020 application shows an existing brick built septic tank and soakaway to remain in the site.

The submission of a landscape plan for review and approval by the Council as Planning Authority was to enhance and protect the site as an attractive green buffer between the new dwellinghouses and the edge of the village and the open farmland. The site has been the subject of an enforcement enquiry on completion of the dwellinghouses and enforcement action was put on hold due to the current application and the previously withdrawn application for a dwellinghouse (22/01945/FLL). It is proposed that the landscape planning conditions 3 and 4 attached to 20/00201/FLL are enforced to ensure that an attractive green buffer is created and maintained on the edge of the village to protect its character and setting.

The proposed dwellinghouse does not satisfy the development plan. The historic protection and retention of the site for a green use is a material consideration and is of sufficient weight to justify refusal of the application.

2.Objections to the planning application

Ten objections have been received to the application including one from the Cleish and Blairadam Community Council. The Community Council objection noted the planning history of the site and the potential loss of an area of amenity, biodiversity and environmental quality in the local area. This potential loss of a local area of environmental quality was repeated in the objection letters and that the proposal is considered to directly contravene the original basis which the planning for the 2no adjacent dwellinghouses was granted.

The matters raised in the letters of objection are a material planning consideration and of sufficient weight to justify refusal of the application.

3.Applicant's Supporting Statement

A Design Statement was submitted with the application and further supporting information was received during the application process including the applicant's response to the matters raised in the letters of objection.

The further information states the 2-storey element will only be visible from the field and that once the landscaping has matured the view of the house will be considerably reduced. The applicant states the site is part of a wider site granted planning consent under the Housing in the Countryside policy guidance as rural brownfield land. The site is made-up ground and requires remediation – it contains an old septic tank and is not rural greenfield land but rural brownfield. It highlights that in terms of sustainability it is important to use brownfield land rather than greenfield for new housing and references NPF4. The proposed dwellinghouse will allow full remediation of the site with the removal of the old septic tank and made-up ground. In respect of rewilding, the statement highlights that rewilding without removing any contamination from past uses is not sustainable.

In response, at the time of the original application for 2no dwellinghouses the site was considered brownfield in respect of the Perth and Kinross Local Development Plan 2014 in place at the time. As noted in the planning history above, the subsequent applications to modify the design of the dwellinghouses were contrary to

development plan policy as the site is not in the settlement boundary. The extant permission was a material consideration.

The matters raised in the applicant's supporting information have been addressed in the report above and the current application does not satisfy NPF4 and the Perth and Kinross Local Development Plan 2019.

There are no material considerations to justify approval of the application.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons

1. The proposed development will have a detrimental impact on the distinct character and visual amenity of the village. The proposed development is poorly designed, will be detrimental to residential amenity and will not contribute positively to the surrounding built and natural environment. The proposal is not consistent with the six qualities of successful places. The proposal does not satisfy NPF4 Policy 14 Design Quality and Place and LDP2

Policy 1 Placemaking and related Placemaking Supplementary Guidance (2020).

2. The site is not an allocated housing site in LDP2, it is not in the settlement boundary of Keltlybridge and the proposal does not address an identified gap in provision and therefore the proposed development does not satisfy NPF4 Policy 16 Quality Homes and LDP2 Policy 6: Settlement Boundaries.
3. The removal of the majority of trees on the site to enable the development of a dwellinghouse is not sustainable as there is evidence that the site has and is naturalising and is of biodiversity value. The proposal is poorly designed and is not in keeping with the character of the area. The proposal does not satisfy NPF4 Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings and NPF4 Policy 17a(ii) Rural Homes.
4. The poorly designed proposal on a prominent site in the village will have a detrimental effect on the setting of the listed buildings on the east side of Main Street. The proposal does not satisfy NPF4 Policy 7c Historic Assets and Places and LDP2 Policy 27A: Listed Buildings.
5. The loss of trees and habitat to enable the proposed development will have an adverse impact on the natural environment and biodiversity including protected species and lead to the fragmentation of an existing network of green infrastructure. The proposal does not satisfy NPF4 Policy 1: Tackling the Climate and Nature Crisis, NPF4 Policy 2: Climate Mitigation and Adaptation, NPF4 Policy 3: Biodiversity, NPF4 Policy 6: Forestry, Woodland and Trees and NPF4 Policy 20: Blue and Green Infrastructure and LDP2 Policy 1: Placemaking, LDP2 Policy 40B: Trees, Woodland and Development, LDP2 Policy 41: Biodiversity and LDP2 Policy 42: Green Infrastructure.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07

08

09

10



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.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 100624192-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

planning permission for single dwelling house

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

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:	DDA Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Terence	Building Name:	
Last Name: *	Hughes	Building Number:	12
Telephone Number: *		Address 1 (Street): *	Corsie Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH2 7BU
Email Address: *			

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Bruce	Building Number:	
Last Name: *	Ferguson	Address 1 (Street): *	
Company/Organisation	PELATON LTD	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

new house, north of 31 main street kelty bridge

Northing

695425

Easting

313887

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

500.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

brown field site

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

2

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Hard stand areas for waste collection noted on drawings

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Terence Hughes

On behalf of: Mr Bruce Ferguson

Date: 05/04/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

LANDSCAPE REPORT AND PLANTING DESIGN

Provide copies of the following documents if applicable:

- | | | |
|--|------------------------------|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

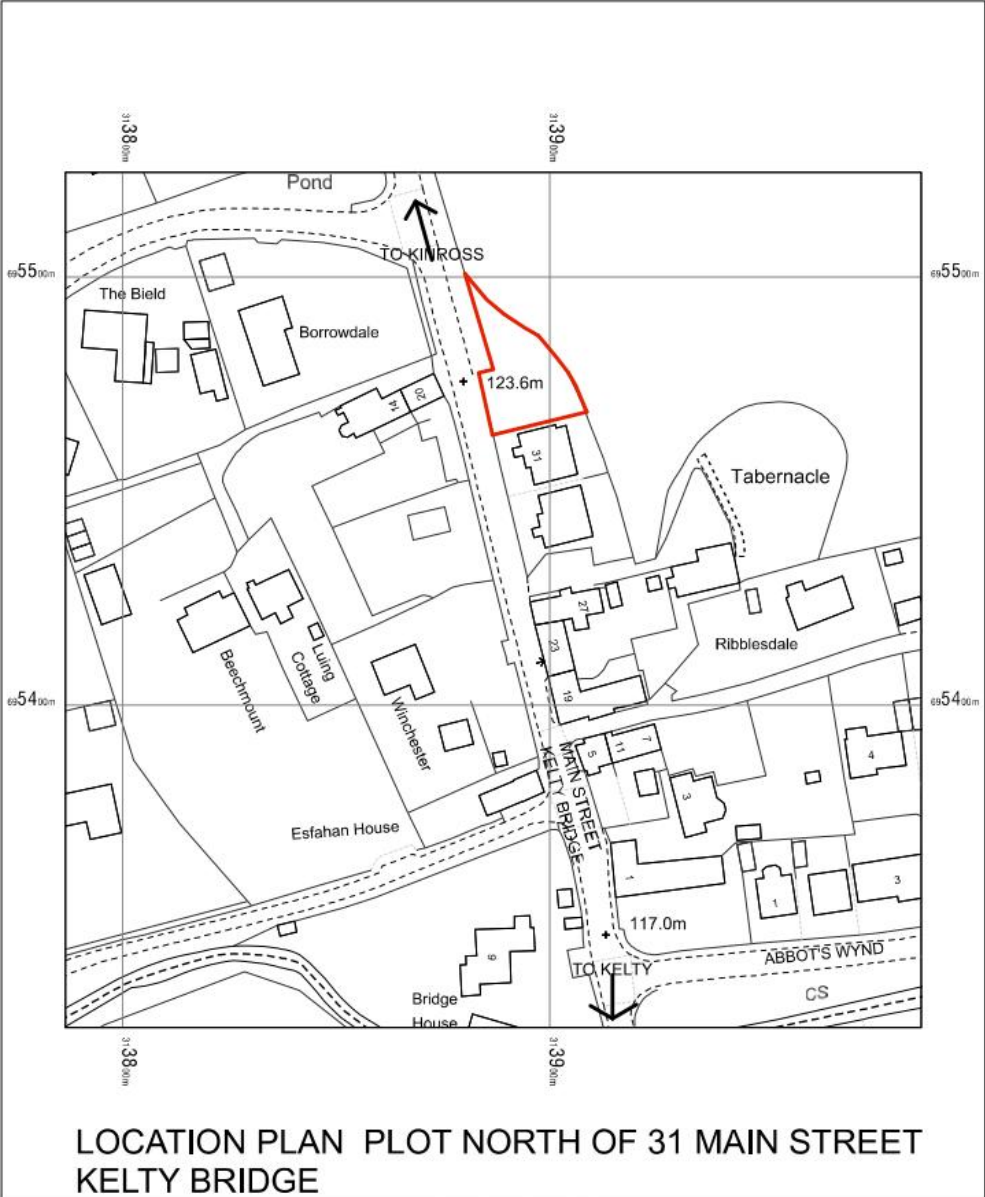
Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Terence Hughes

Declaration Date: 05/04/2023

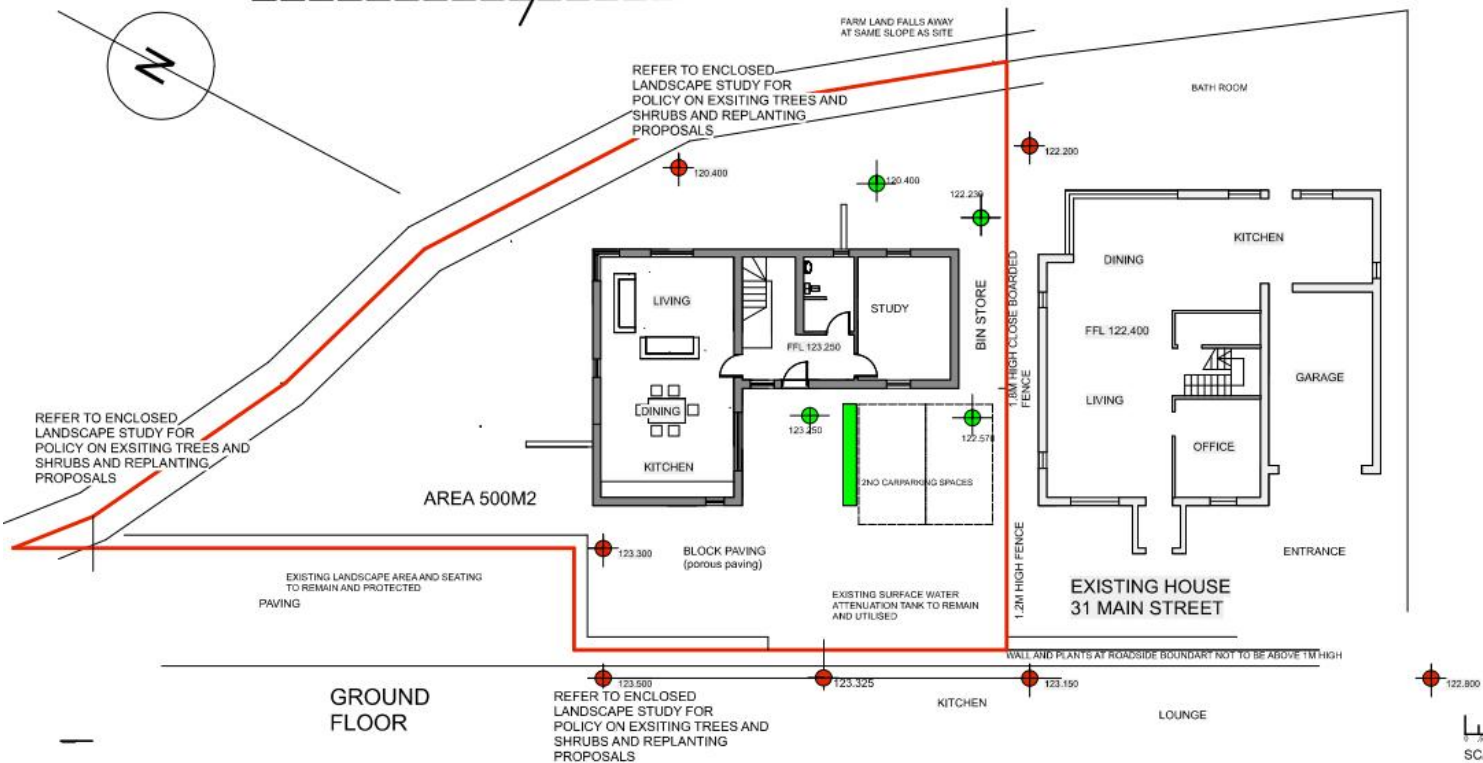
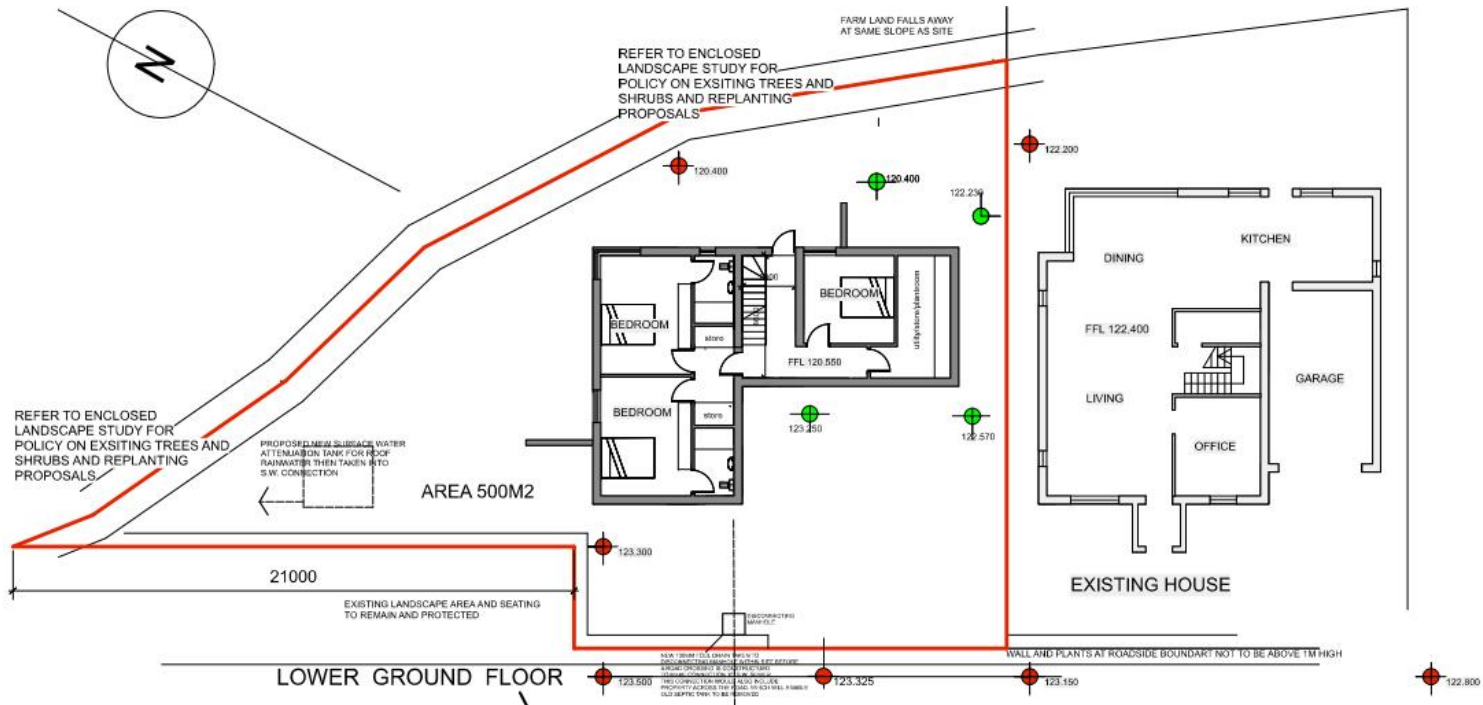


**LOCATION PLAN PLOT NORTH OF 31 MAIN STREET
KELTY BRIDGE**

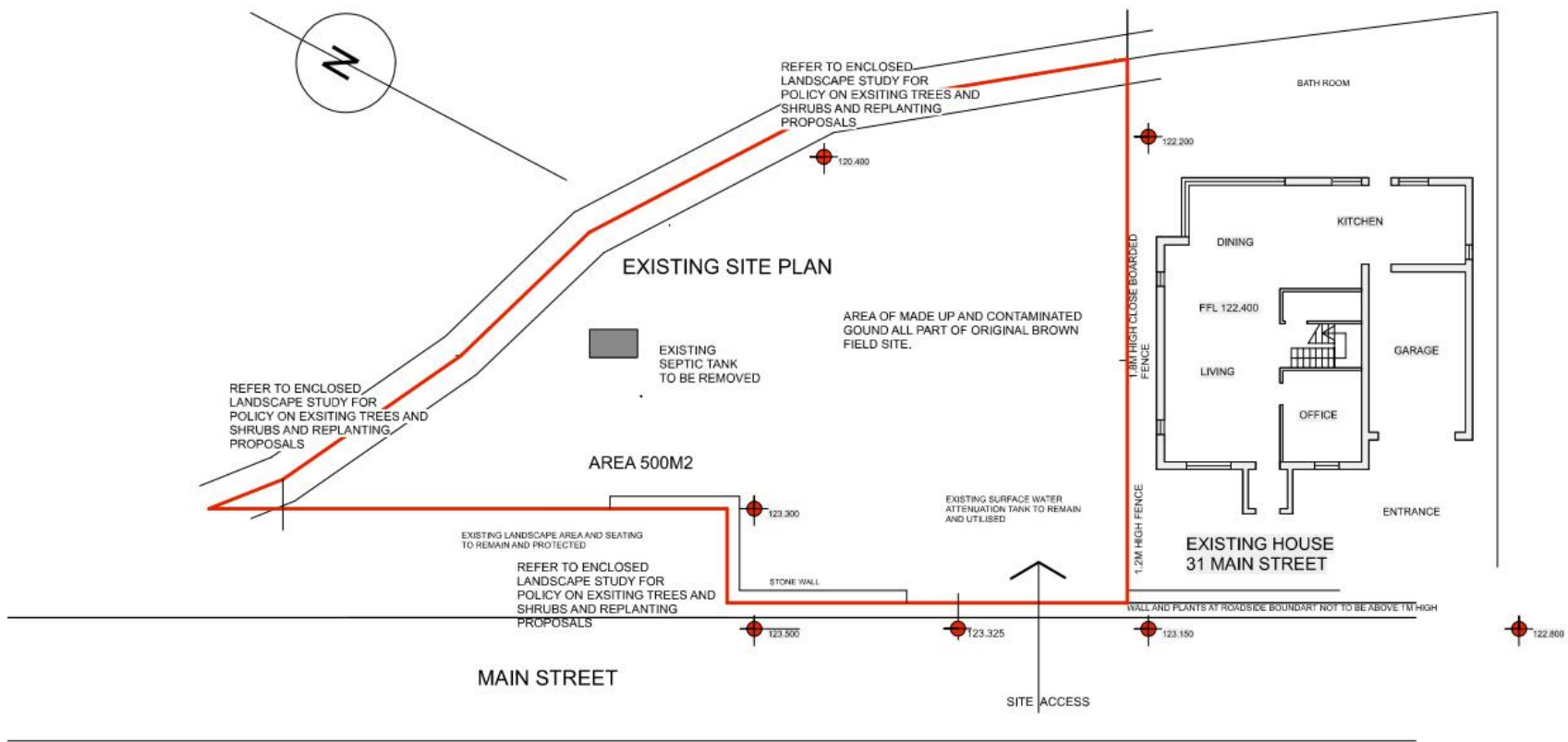


OS MasterMap 1250/2500/10000 scale
 Monday, November 1, 2021, ID: M4P-00999706
www.nicolsondigital.com
 1:1250 scale print at A4, Centre: 313887 E, 695425 N
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D D A ARCHITECT	12 CORSIE DRIVE PERTH PH2 7BU 07712355344	TITLE PLANS & SECTION	SCALE 1:100 @ A1 1:200 @ A3
CLIENT RELATION LTD 50A CARBORNE ROAD SHARPMERE VIC 3112 960	PROJECT NEW HOUSE KELTY BRIDGE NORTH OF NO 31 MAIN STREET KELTY BRIDGE	DATE APRIL 2023	PROJECT NO DDA/008/23
		DRAWING NO (100)002	REVISION



122.800 EXISTING LEVELS

D D A ARCHITECT	12 CORSIE DRIVE PERTH PH2 7BU 07712355344	TITLE	SCALE
		EXISTING SITE PLAN	1:100 @ A1 1:200 @ A3
CLIENT RELATON LTD 504 CARBOROUGH ROAD BLAUPHARME BVE 8472 000	PROJECT NEW HOUSE KELTY BRIDGE NORTH OF NO 31 MAIN STREET KELTY BRIDGE	DATE	PROJECT NO
		APRIL 2023	DDA/008/23
		DRAWING NO	(100)001
		REVISION	



PROPOSED HOUSE
NORTH OF 31 MAIN STREET
KELTYBRIDGE

DESIGN STATEMENT

APRIL 2023

The client has reflected upon the comments relating to the previous application and has submitted a revised design which we feel is in keeping with the existing built environment.

The house is smaller in area, single storey facing Main Street, two stories facing north and east as the land drops away.

The north and west elevations are constructed in stone, the remainder in smooth white render. The roof coverings are to be clay pantiles with skew walls on each gable.

We believe this design is in keeping with the character of the village and does present an attractive addition to the built environment.

LANDSCAPE

A landscape consultant has been engaged to look at the existing landscape features and comment upon its viability in the long term. He will also produce landscape proposals that will provide the most favourable area for bio-diversity over the long term. This scheme will be fully implemented and should form part of the planning conditions.

CONTAMINATION

The client has a signed legal agreement that the foul drainage from the two houses across the road can be taken into the new foul drainage system associated with new dwelling.

All contamination from the old cesspit and previous works on the site will be removed in a safe and professional manner.

COAL MINING REPORT

The coal mining report is attached with the application.

The client is aware of the presence of Radon Gas, the design and construction of the house will reflect this.

CONCLUSION

The remove of all the contamination and the new landscape proposals should significantly improve the quality of this part of the village.

The redesign of the dwelling we believe adds to this improvement, the scale on choice of materials complements the existing architecture and provides statement at the northern entrance to Keltybridge.

DRAWING LIST

LOCATION PLAN. PLOT NORTH OF 31 MAIN STREET KELTYBRIDGE

EXISTING SITE PLAN DDA/008/23(100)001

PROPOSED PLANS DDA/008/23(100)002

PROPOSED ELEVATIONS DDA/008/23(150)001

COAL REPORT

LANDSCAPE REPORT AND PROPOSALS

DESIGN STATEMENT

PLANNING STATEMENT TO BE SUBMITTED BY CONSULTANT



The Coal
Authority

CON29M

coal mining report

MAIN STREET, KELTYBRIDGE, KELTY, PERTH AND KINROSS, KY4 0JH



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 4



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **11685915**
Our reference: **51002307226001**
Date: **4 September 2020**

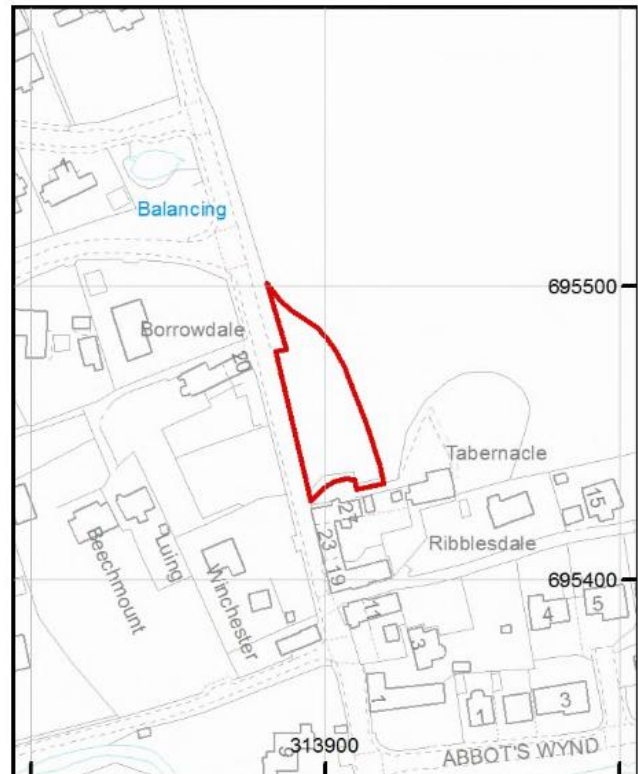
Client name:
FIRST SCOTTISH S S LTD

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on **0345 762 6848** or email communications@coal.gov.uk.

Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.



Site investigations

The following site investigation(s) took place in the location area:

A site investigation was carried out in July 2017 by Groundshire Ltd, Littleburn House, Littleburn Industrial Estate, Langley Moor, Durham DH7 8HJ.

Additional information regarding these investigations may be available from the company or companies listed above.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at shallow to 40m depth, and last worked in 1914.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



BNTW - SCOTLAND

6 WESTBANK

AUCHTERMUCHTY

FIFE

KY14 7LA

**Attention Terry Hughes
DDA Architects**

**12 CORSIE DRIVE
PERTH PH2 7BU**

**Re: Tree Survey
BS:5837 Survey at
NEW HOUSE KELTY
BRIDGE NORTH OF NO 31 MAIN
STREET KELTY BRIDGE**

19/02/23

CONTENTS

	Page No.
1 INTRODUCTION	1
Instructions	1
Documents Supplied	1
Site Visits	1
2 GENERAL SITE DESCRIPTION	3
3 THE TREES	3
Scope of Tree Survey	3
Tree Assessment Methodology	3
Data Collected	3
Limitations of Survey	5
4 SITE SUMMARY	6
Site summary and conclusions	

APPENDIX 1 TREE SURVEY SCHEDULE & DEVELOPMENT DEFINITIONS

APPENDIX 2 TREE SURVEY PLAN/INSERT & GLOSSARY OF TERMS

1 INTRODUCTION

Instructions

1.1

There is an aspiration to develop the site for one domestic property and our observations/advice on the condition of the trees will assist in the feasibility of development.

The Client has also requested Arboriculture (Ecological) suggestions to enhance the general garden area including reinstatement of the bank/steep slope after excavation. The Ecological aspect will be dealt with, as a separate document, separate from the BS:5837 Tree Report and following documents.

Documents Supplied

1.2 We have been supplied with the following documents:-

- a digital location survey plan for the area prepared by DDA, Architect, 12 Corsie Drive, Perth PH2 7BU for Pelaton, Dunfermline and shows the locations of boundaries of the development envelope.

Site Visits

1.3 We carried out a ground level, visual inspection of the trees on the 4th February 2023, when the weather was clear with sporadic light showers.

All arboricultural information contained in this report was gathered in the course of this visit.

2 GENERAL SITE DESCRIPTION

2.1 The specified survey area (500 m² approx), is located on the Northern boundary of Keltybridge in Fife. The Eastern boundary is bounded by agricultural (grazing) fields which intersect Main Road at the most Northerly point at an apex. The Western boundary runs parallel to Main Road with the Southern boundary adjacent to the domestic property at No.31 Main Road, Keltybridge. In general the site is flat with a North/North East facing steep/ banking slope with a derelict Beech hedge running along the boundary.

3 THE TREES

Scope of Tree Survey

3.1 All trees shown on the supplied survey plan within the specified survey area were included in the tree survey.

Tree Assessment Methodology

3.2 The tree survey was carried out in accordance with the the requirements of section 4 of BS5837: 2012 "Trees in relation to design, demolition and construction - Recommendations". The trees were assessed to establish their general condition and their suitability for retention within any future development of the site. They were visually inspected and assessed from ground level as far as access and conditions allowed. No climbing or specialist investigations were undertaken.

Data Collected

3.3 Detail on the individual trees assessed is given in the survey schedule attached at Appendix 1. The schedule has been prepared to accord with sections 4.4, 4.5 and 4.6 of BS 5837: 2012 and gives the following information : -

- **Tree number** – The trees are numbered in accordance with the Tree Survey Plan attached at Appendix 2.
- **Species** – Given by the common name.
- **Height** – The estimated height, informed by clinometer readings where space and conditions allowed.
- **Crown radius** – Where the crowns are balanced, an average figure is given. Where crowns are asymmetrical, the radii to the four compass points are given.
- **Stem diameter** – Measured using calibrated tape at approximately 1.5 metres above ground level where space and conditions allowed, otherwise estimated. For multi-stemmed trees, the diameter of the component stems is given. Where the form of the tree made such measurements unrepresentative, the diameter at the base of the tree is given.
- **Height of crown development** – The height, above adjacent ground level, at which the crown develops (i.e. the height of the first major branches).
- **Age** - Trees are categorised as Y = Young, MA = Middle-Aged, EM = Early mature, M = Mature or OM = Over-mature (i.e. senescent and declining).
- **Physiological condition** – An assessment of the overall health and vitality of the tree, given as Good, Fair, Poor or Dead.
- **Comments** – A brief description of the tree's form, along with details of any clearly visible decay, fungal infection or physical defects.
- **Preliminary management recommendations** – Description of any necessary or desirable surgery works which should be carried out prior to development.
- **Estimated remaining contribution** – The estimated future safe life expectancy in years. These are given as <10, 10 – 20, 20 – 40, and 40+.
- **Category** - To indicate the relative value of individual trees, they are placed in categories suggested in British Standard 5837: 20012. These are: -
 - A - Trees of high quality and value** : Those in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
 - B - Trees of moderate quality and value** : Those in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).
 - C - Trees of low quality and value** : in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested).
 - U - Trees for removal.** Trees which are unsuitable for retention within a development context as they are dead, dying, structurally compromised or otherwise have a future safe life expectancy of less than 10 years.
- **RPA and Radius**– The root protection area (RPA) as given in Annex D of BS5837:2012 calculated using the formulas given at 4.6.1 of BS 5837: 2012. This is the recommended area around the tree in m² within which no construction, excavation, soil stripping, levels changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage. This area should be protected by fencing for the duration of any development works to avoid damage to the root system. For guidance, the corresponding radius of the RPA is also given.

Limitations of Survey

- 3.4 The descriptions of the trees given in the attached survey schedule reflects their condition on the date the survey was undertaken. However, trees are living organisms which can be subject to change in a relatively short period of time due to the effects of pests, diseases and storms. It is therefore recommended that they are inspected on a regular basis for safety reasons, particularly after major storms.

Summary of Tree Survey

- 3.5 A total number of 22 trees were included in the survey within the development envelope.

The total number of each category recommended in Table 1 of BS5837:2012 is given below:-

Category A Trees - Nil
Category B Trees - 2 trees
Category C Trees -14 trees
Category U Tree - 6 trees

- 3.6 In general, trees within the garden area are early mature broadleaves (beech) and a small number of other hardwood species. The beech trees form the Eastern boundary as a hedge/screen but are now overgrown and elongated.
- 3.7 Trees T1,T2,T4,T6-T8,T12-T15,T17, are C category early mature beech trees - most of which are close grown and suppressed/elongated. None of which are particularly good form. Life expectancy is between 10-20 years.
- 3.8 Trees T3,T9,T10, are U category, poor quality, suppressed beech trees with a life span of between 0-10 years.
- 3.9 Trees T5 & T16 are early mature, B category beech trees, of reasonable form and growing well, with a lifespan of 20-40 years.
- 3.10 Trees T18,T19 &T20 are number of Ivy clad U class trees to the North of the site. (includes Elm/Willow species in groups) All of which are either poor quality/suppressed or have multiple defects, making them unworthy of retention in respect of BS:5837.
- 3.11 T21 &T22 are C category trees, Birch and Rowan. In respect of T21, this is an semi mature tree close to the roadside and adjacent service lines. There is also a sewer/man hole cover within the RPA which would give concerns regarding future stability and/or basal decay due to pipe trenching etc. Hence why this tree has been downgraded to C category. Life expectancy would be 10-20 years.

T22 is a young Rowan tree adjacent to the council road.

Site Summary

4.1 In summary, it can be concluded that the beech hedge screen consists of 15 x C & U category trees along with 2 x B category trees. Unfortunately it is neither a properly managed hedge nor is properly planted woodland strip. Trees are too closely planted and will have stability issues at a later date. To convert this strip back to 2m hedge may have cause pruning shock and the trees may not recover or produce adequate side shoots to constitute a hedge. It should be noted that Beech is a shade dominant species and can result in a sterile ground layer devoid of vegetation.

BNTW Scotland would recommend removing this row of beech trees and replacing them with a suitable replacement hedge (in depth) with tree standards, using native species eg hawthorn/blackthorn, hazel with alder/ birch standards along the perimeter. We would recommend this course of action whether the development proceeds or not.

4.2 In relation to the Tree groups T18- T20, U category trees , we would recommend in the removal and replacement of these trees whether the development proceeds or not.

4.3 Birch T21, is a prominent situated to the site frontage and is a landscape asset. However due to previous development works (pipe trenching) it is probable that root damage/soil compaction has taken place. Due to the proximity to "Main Road" /service lines and with great deliberation, BNTW Scotland recommend the removal and replacement of this tree whether the development proceeds or not.
T22 Rowan tree is a young tree which is not an impediment to any development.

4.4 Any development will be dependent on RPA extents of any retained trees but it should be noted that there are a large number of U & C category trees which are not an impediment to development.

4.5 As for 4.4 above, there are a small number of B category trees (beech) that are currently of reasonable quality and merit to be retained may develop stability issues do the tight plant spacing. If retained these would contribute to a high degree of shading of ground flora and conflict with a proposed wild flower/ grassland area. There is also a risk of root failure if adjoining trees (derelict hedge) are removed.



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BNTW Scotland
(part of The Tree Consultancy Group)

Appendix 1
Tree Survey Schedule

Tree Number	Species	Height	N	E	S	W	Stem Diameter (m)	Age Class	Physiological condition	Comments	Preliminary management recommendations	Estimated remaining contribution (years)	Category	RPA Radius	RPA (m2)
T1	Beech (<i>Fagus sylvatica</i>)	8	3	3	3	2	240	EM	FAIR	single stem branching at 1m into lateral crown, crown bias to South	crown reduce to 3m (hedging standard)	10-20.	C	2.88	26
T2	Beech	7	2	2	2	2	190	EM	FAIR	partially suppressed	crown reduce to 3m (hedging standard)	10-20.	C	2.28	16
T3	Beech	0	1	1	1	1	0	EM	POOR	suppressed tree	FELL/ replace	0-5.	U	0	0
T4	Beech	8	2	2	2	2	190	EM	FAIR	single stem growing well, slight stem kink at 1.6m	crown reduce to 3m (hedging standard)	10-20.	C	2.28	16
T5	Beech	8	2	2	2	3	200	EM	FAIR	single stem branching at 1.5m into lateral crown, stem kink at 3m	crown reduce to 3m (hedging standard)	20-40.	B	2.4	18
T6	Beech	8	2	2	2	2	190	EM	FAIR	single stem with pronounced kink at 2m, partially suppressed	Fell /replace if possible	10-20.	C	2.28	16
T7	Beech	8	1	1	1	1	130	EM	FAIR	single stem partially suppressed	crown reduce to 3m (hedging standard)	10-20.	C	1.56	8
T8	Beech	8	2	1	1	3	240	EM	FAIR	2x stems from one tight joint union, South stem has crown bias. Tree suppressed	crown reduce to 3m (hedging standard)	10-20.	C	2.88	26
T9	Beech	8	1	1	1	1	0	EM	POOR	partially suppressed (10 dbh)	crown reduce to 3m (hedging standard)	5-10.	U	0	0
T10	Beech	8	1	1	1	1	0	EM	POOR	very suppressed tree, poor form (11 dbh)	FELL /replace	0-5.	U	0	0
T11	Beech	8	2	2	2	3	277	EM	FAIR	2x stems partially suppressed	crown reduce to 3m (hedging standard)	10-20.	C	3.324	35
T12	Beech	8	1	1	1	1	130	EM	FAIR	single stem, thin, suppressed tree	crown reduce to 3m (hedging standard)	10-20.	C	1.56	8
T13	Beech	8	2	2	2	2	170	EM	FAIR	single stem, long crown (B borderline)	crown reduce to 3m (hedging standard)	10-20.	C	2.04	13
T14	Beech	8	2	2	2	2	240	EM	FAIR	single stem growing well. (B borderline)	crown reduce to 3m (hedging standard)	10-20.	C	2.88	26
T15	Beech	9	2	3	3	3	355	EM	FAIR	single stem forking at 0.5m into 2x stems with mouse ear unions	monitor forks for cracking, reduce height to 3m if possible	10-20.	C	4.26	57
T16	Beech	9	4	2	4	2	280	EM	FAIR	single stem forking at 2m into 2x lateral stems, growing well	monitor tree condition	20-40.	B	3.36	35
T17	Beech	8	1	1	1	1	120	EM	FAIR	single stem, suppressed tree, ivy on stem/not fully inspected	monitor tree condition	10-20.	C	1.44	7
T18	Elm, group (<i>Ulmus</i> spp)	9	7	5	5	5	0	EM	POOR	group of elm stems both live and dead, with ivy coverage, poor form, not fully inspected. 15/23/12/24/10	FELL /replace	5-10.	U	0	0
T19	Willow (<i>salix</i> spp)	6	1	1	1	1	0	Y	POOR	11/8 poor form	FELL / replace	0-5.	U	0	0
T20	Willow	4	1	1	1	1	0	Y	POOR	multi stem 20/8/13/19, ivy coverage	FELL/ replace	0-5.	U	0	0
T21	Birch spp	13	4	4	4	3	310	SM	FAIR	single stem branching at 2m, adjacent powerline and sewer/manhole within RPA. Tree category reduced to C from B on this basis.	monitor tree health and stability. Ensure tree growth (crown) is heavily reduced to avoid contact with the adjacent powerline.	10-20.	C	3.72	43
T22	Rowan (<i>Sorbus</i> spp)	3	3	1	1	1	70	Y	FAIR	young tree adjacent to the road		10-20.	C	0.84	2

TREES FOR REMOVAL

Category and definition	Criteria			Colour on Plan
Category U -Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management • Trees infected with	• 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 U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)			DARK RED
	• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline pathogens of significance to the health and/or safety of other trees nearby (e.g. Ash Dieback), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. U category tree used as a bat roost: installation of bat box in nearby tree).			
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Colour on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A - Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B - Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C - Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter be-	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTES Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				

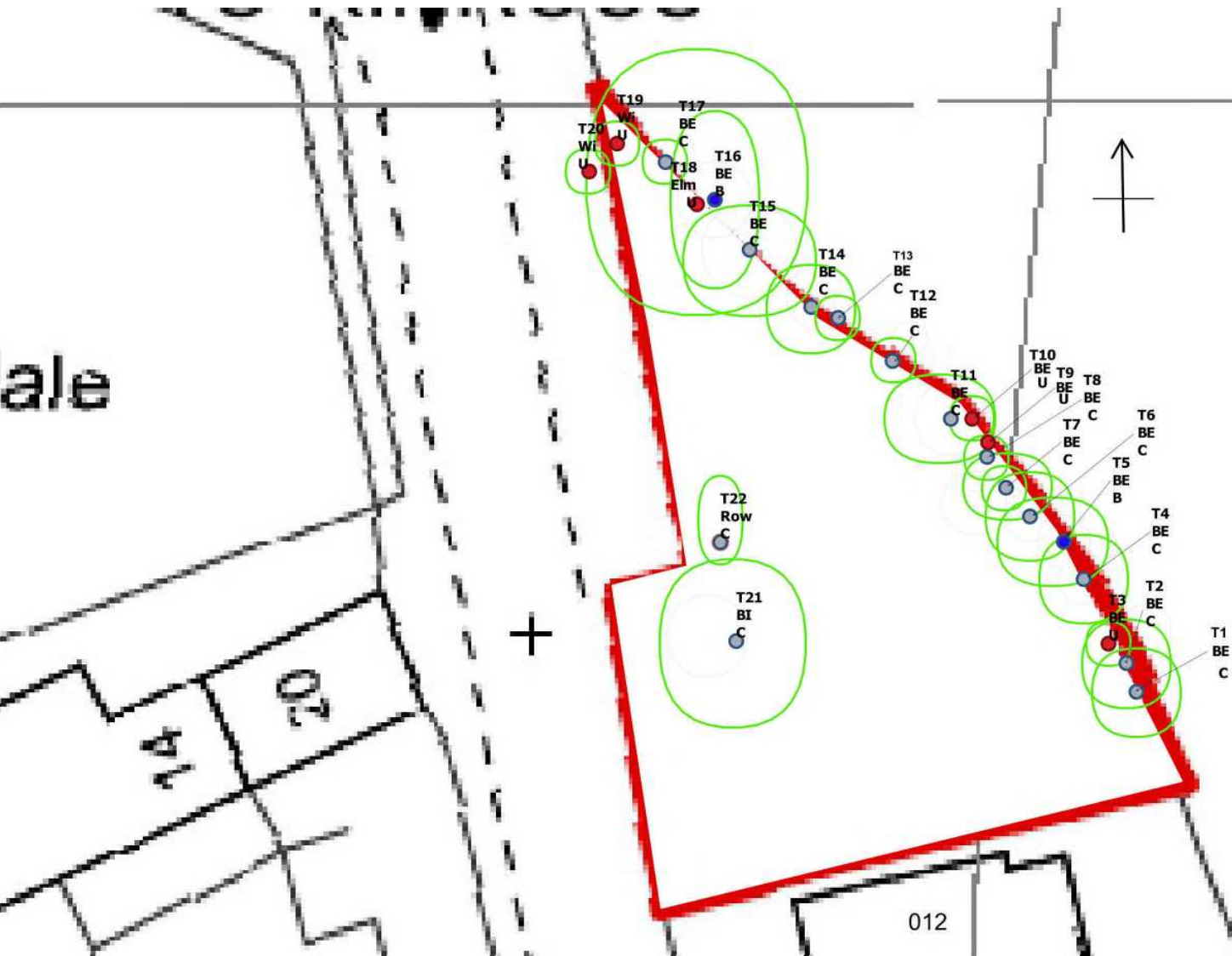
Appendix 2
Tree Location Plan

APPENDIX 2

TREE LOCATION PLAN

BNTW SCOTLAND

scale
1:300



KEY

- T15 - tree number
- Be - Species
- B/C/U - tree category
- Blue Dot - B class
- Grey Dot C class
- Red Dot - U class
- Green circle - tree crown extent
- Solid green area - thick hedge area
- Thick Blue Line - Development Ownership

BNTW Scotland

GLOSSARY OF ARBORICULTURAL TERMS

Abscission. The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way

Abiotic. Pertaining to non-living agents; e.g. environmental factors

Absorptive roots. Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients

Adaptive growth. In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress

Adaptive roots. The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading

Adventitious shoots. Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

Anchorage. The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

Architecture. In a tree, a term describing the pattern of branching of the crown or root system

Axil. The place where a bud is borne between a leaf and its parent shoot

Bacteria. Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms

Bark. A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

Basidiomycotina (Basidiomycetes). One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes

Bolling. A term sometimes used to describe pollard heads

Bottle-butt. A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification

Bracing. The use of rods or cables to restrain the movement between parts of a tree

Branch:

- **Primary.** A first order branch arising from a stem
- **Lateral.** A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches
- **Sub-lateral.** A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

Branch bark ridge. The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem

Branch collar. A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

Brown-rot. A type of wood decay in which cellulose is degraded, while lignin is only modified

Buckling. An irreversible deformation of a structure subjected to a bending load

Buttress zone. The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

Cambium. Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

Canker. A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

Canopy species. Tree species that mature to form a closed woodland canopy

Cleaning out. The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree

Compartmentalization. The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region

Compression strength. The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices

Compressive loading. Mechanical loading which exerts a positive pressure; the opposite to tensile loading

Condition. An indication of the physiological vitality of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree

Construction exclusion zone. Area based on the Root Protection Area (in square metres) to be protected during development, by the use of barriers and/or ground protection

Crown/Canopy. The main foliage bearing section of the tree

Crown lifting. The removal of limbs and small branches to a specified height above ground level

Crown thinning. The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

Crown reduction/shaping. A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

Crown reduction/thinning. Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape

Deadwood. Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard

Decurrent. In trees, a system of branching in which the crown is borne on a number of major widely-spreading limbs of similar size (cf. excurrent). In fungi with toadstools as fruit bodies, the description of gills which run some distance down the stem, rather than terminating abruptly

Defect. In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

Delamination. The separation of wood layers along their length, visible as longitudinal splitting

Dieback. The death of parts of a woody plant, starting at shoot-tips or root-tips

Disease. A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms

Distal. In the direction away from the main body of a tree or subject organism (cf. proximal)

Dominance. In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

Dormant bud. An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

Dysfunction. In woody tissues, the loss of physiological function,

especially water conduction, in sapwood

DBH (Diameter at Breast Height). Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified

Endophytes. Micro-organisms which live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture

Epicormic shoot. A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot

Excrescence. Any abnormal outgrowth on the surface of tree or other organism

Excurrent. In trees, a system of branching in which there is a well defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. decurrent)

Felling licence. In the UK, a permit to fell trees in excess of a stipulated number of stems or volume of timber

Flush-cut. A pruning cut which removes part of the branch bark ridge and or branch-collar

Girdling root. A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue

Guying. A form of artificial support with cables for trees with a temporarily inadequate anchorage

Habit. The overall growth characteristics, shape of the tree and branch structure

Hazard beam. An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting

Heartwood/false-heartwood/ripewood. Sapwood that has become dysfunctional as part of the natural aging processes

Heave. A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate

High canopy tree species. Tree species having potential to contribute to the closed canopy of a mature woodland or forest

Incipient failure. In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part

Included bark (ingrown bark). Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact

Increment borer. A hollow auger, which can be used for the extraction of wood cores for counting or measuring wood increments or for inspecting the condition of the wood

Infection. The establishment of a parasitic micro-organism in the tissues of a tree or other organism

Internode. The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches

Lever arm. A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch

Lignin. The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification

Lions tailing. A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end-loading

Loading. A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure

Longitudinal. Along the length (of a stem, root or branch)

Lopping. A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

Mature Heights (approximate):

- **Low maturing** – less than 8 metres high
- **Moderately high maturing** – 8 – 12 metres high
- **High maturing** – greater than 12 metres high

Microdrill. An electronic rotating steel probe, which when inserted into woody tissue provides a measure of tissue density

Minor deadwood. Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree

Mulch. Material laid down over the rooting area of a tree or other plant to help conserve moisture; a mulch may consist of organic matter or a sheet of plastic or other artificial material

Mycelium. The body of a fungus, consisting of branched filaments (hyphae)

Occluding tissues. A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. woundwood)

Occlusion. The process whereby a wound is progressively closed by the formation of new wood and bark around it

Pathogen. A micro-organism which causes disease in another organism

Photosynthesis. The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products

Phytotoxic. Toxic to plants

Pollarding. The removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation, or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species

Primary branch. A major branch, generally having a basal diameter greater than 0.25 x stem diameter

Primary root zone. The soil volume most likely to contain roots that are critical to the health and stability of the tree and normally defined by reference to BS5837 (2005) Trees in Relation to Construction Recommendations

Priority. Works may be prioritised, 1. = high, 5. = low

Probability. A statistical measure of the likelihood that a particular event might occur

Proximal. In the direction towards from the main body of a tree or other living organism (cf. distal)

Pruning. The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

Radial. In the plane or direction of the radius of a circular object such as a tree stem

Rams-horn. In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross-section

Rays. Strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood

Reactive Growth/Reaction Wood. Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)

Removal of dead wood. Unless otherwise specified, this refers to the removal of all accessible dead, dying and diseased branchwood and broken snags

Removal of major dead wood. The removal of, dead, dying and diseased branchwood above a specified size

Respacing. Selective removal of trees from a group or woodland to provide space and resources for the development of retained trees.

Residual wall. The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues

Root-collar. The transitional area between the stem/s and roots

Incorporating extracts from Lonsdale, D. 1999. Principles of Tree Hazard Assessment. Her Majesty's Stationary Office, London

Root-collar examination. Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem

Root protection area. An area of ground surrounding a tree that contains sufficient rooting volume to ensure the tree's survival. Calculated with reference to BS5837 (2005)

Root zone. Area of soils containing absorptive roots of the tree/s described. The **Primary** root zone is that which we consider of primary importance to the physiological well-being of the tree

Sapwood. Living xylem tissues

Secondary branch. A branch, generally having a basal diameter of less than 0.25 x stem diameter

Selective delignification. A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose

Shedding. In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales

Silvicultural thinning. Removal of selected trees to favour the development of retained specimens to achieve a management objective

Simultaneous white-rot. A kind of wood decay in which lignin and cellulose are degraded at about the same rate

Snag. In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point

Soft-rot. A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

Spores. Propagules of fungi and many other life-forms; most spores are microscopic and dispersed in air or water

Shrub species. Woody perennial species forming the lowest level of woody plants in a woodland and not normally considered to be trees

Sporophore. The spore bearing structure of fungi

Sprouts. Adventitious shoot growth erupting from beneath the bark

Stem/s. The main supporting structure/s, from ground level up to the first major division into branches

Stress. In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

Stress. In mechanics, the application of a force to an object

Stringy white-rot. The kind of wood decay produced by selective delignification

Storm. A layer of tissue which supports the fruit bodies of some types of fungi, mainly ascomycetes

Structural roots. Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree

Subsidence. In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

Subsidence. In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight

Taper. In stems and branches, the degree of change in girth along a given length

Target canker. A kind of perennial canker, containing concentric rings of dead occluding tissues

Targets. In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

Topping. In arboriculture, the removal of the crown of a tree, or of a major proportion of it

Torsional stress. Mechanical stress applied by a twisting force

Translocation. In plant physiology, the movement of water and dissolved materials through the body of the plant

Transpiration. The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water

up from the roots and through the intervening xylem cells

Understorey. A layer of vegetation beneath the main canopy of woodland or forest or plants forming this

Understorey tree species. Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a woodland

Vascular wilt. A type of plant disease in which water-conducting cells become dysfunctional

Vessels. Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally not present in coniferous trees

Veteran tree. A loosely defined term for an old specimen that is of interest biologically, culturally or aesthetically because of its age, size or condition and which has usually lived longer than the typical upper age range for the species concerned

White-rot. A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

Wind exposure. The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

Wind pressure. The force exerted by a wind on a particular object

Windthrow. The blowing over of a tree at its roots

Wound dressing. A general term for sealants and other materials used to cover wounds in the hope of protecting them against desiccation and infection; only of proven value against fresh wound parasites

Woundwood. Wood with atypical anatomical features, formed in the vicinity of a wound



BNTW - SCOTLAND

6 WESTBANK

AUCHTERMUCHTY

FIFE

KY14 7LA

**Attention Terry Hughes
DDA Architects**

12 CORSIE DRIVE PERTH PH2 7BU

BS:5837 Report Re: Tree Impact Assessment

**NEW HOUSE KELTY
BRIDGE NORTH OF NO 31 MAIN
STREET KELTY BRIDGE
16/03/23**

CONTENTS

	Page No.
1 INTRODUCTION	3
Instructions	3
Documents Supplied	3
2 GENERAL SITE DESCRIPTION	3
3 THE TREES	3
Tree Impact Assessment	3
Direct	4
Indirect	5
Direct Tree Mitigation and Recommendations	6
Indirect Tree Mitigation and Recommendations	6
4 SITE CONCLUSIONS	
Site conclusions	7
5 SUMMARY	8
APPENDIX 1 TREE ROOT PROTECTION AREA`S	
-Tree location plan 1 & 2	
- Tree RPA schedule/comments	
- BS:5837 Tree Planning criteria	
APPENDIX 2 - TREE IMPACT PLAN 1 - DIRECT	
(ALL minus U category)	
- TREE IMPACT PLAN 2 - Retained trees	

1 INTRODUCTION

Instructions

- 1.1 We have been instructed by Terry Hughes, DDA Architects 12 Corsie Drive, Perth, PH2 7BU, on behalf of Pelaton, Dunfermline, to carry out an assessment of the tree cover within a specified area of land at ,New House - Keltybridge, North of No.31 Main Street, Keltybridge.

Documents Supplied

- 1.2 We have been supplied with the following documents:-
- a digital development plan for the area prepared on behalf of Pelaton 60A, Carnock Road, Dunfermline and shows the proposed development layout.

2 GENERAL SITE DESCRIPTION

- 2.1 The specified survey area (500 m² approx), is located on the Northern boundary of Keltybridge in Fife. The Eastern boundary is bounded by agricultural (grazing) fields which intersect Main Road at the most Northerly point at an apex. The Western boundary runs parallel to Main Road with the Southern boundary adjacent to the domestic property at No.31 Main Road, Keltybridge. In general the site is flat with a North/North East facing steep/ banking slope with a derelict Beech hedge running along the boundary.

3 TREE IMPACT ASSESSMENT

Scope of Tree Survey

- 3.1 All trees shown on the survey plan within the specified survey area were included in the tree survey. In addition to this are a number of trees that are outwith the site but are influenced by the development layout. Tree locations were plotted on the development layout and the Root Protection Area`s (RPA) calculated and individual impacts assessed. Ref Appendix1 RPA Extents and Appendix 2 Tree Impacts.

- 3.2 The tree survey was split into two categories as follows:

- a) **Direct Impact** - Trees within the development including A+B+C category trees but excluding U class trees (ie trees that are either dead/dying or are assumed to have a life expectancy of 10 years or less.) There are no A class trees present on the site.

It should be noted at this point that the removal of C category trees should not be an impediment to development as are young trees. Ref Appendix 2 Tree Impacts.

- b) **Indirect Impact** - Trees outwith the development but adjacent to the site boundary including A+B+C category trees but excluding U class trees (ie trees that are either dead/dying or are assumed to have a life expectancy of 10 years or less.) There are no significant trees adjacent to the site boundaries.

It should be noted at this point that the removal of C category trees should not be an impediment to development as are young trees. Ref Appendix 2 Tree Impacts.

Direct Impact

3.3 From the BS:5837 Tree Survey dated 19/02/23, the following trees were identified as falling within the development area : - T1 - T22.

From above , the following trees were discounted as being of value for retention and /or in conflict with the proposed works:

Tree(s) T3,T9,T10, T18-T20 - all of which are U class trees of poor form, associated with derelict hedging.

Tree T1,T2,T4,T6,T8,T12,T15,T17- Beech species - C category trees that form part of a derelict hedge.

Tree T21 - Silver Birch, stunted form and patchy crown, adjacent to council road/phone line/trenched drain/sewer. - C category (reduced to reflect facilities ingress into RPA).

Tree T22 - Rowan tree, young tree , 1m from wall/foundations.- C category

(All U category trees and should be removed whether the development proceeds or not).

3.4 Trees worthy of retention but conflict with the proposed works: are listed as follows:

Trees T5 & T16 are B category trees that form the derelict boundary hedge.

It should be noted that although these two trees are better specimens (dominant/co dominant) under BS:5837 , from a silviculture aspect, they shade out the understorey/ground flora and due to the restricted root development and elongated stems , may lead to windblow.

In this respect , it would be prudent to downgrade these trees to a C category and/or remove as part of the development landscaping.

3.5 Tree Mitigation and Recommendations:

From section 3.3 above - All trees should be removed within the proposed development with a compensatory 2:1 planting ratio. Ref Tree Protection (Fencing) /Compensatory Planting plan.

From section 3.4 above - Tree T5 Beech and T16 Beech B category tree(s), will be minimal impact from the actual development, however with due consideration to 3.4 above, it would be prudent to remove these trees as part of the landscaping proposals and with a replanting ratio of 3:1.

There are no other significant trees that will be influenced by the development.

Indirect Impact

3.6 From the BS:5837 Tree Survey dated 19/02/23, there were no significant trees impacted by the proposed development.

3.7 Trees worthy of retention and conflict with the proposed works: are listed as follows:

N/A

3.8 Tree Mitigation and Recommendations:

N/A

Conclusions

4.1 It can be concluded that the the development will have minimal impact on the following trees:

Trees T1 - T20 & T22 and or are U/C category trees , the removal of which should not be an impediment to development. This includes trees T5 & T16 which are B category trees and if considered under a silviculture aspect would be downgraded to a C category. In order to address the neglected hedge issue, it would be prudent to remove these trees and replace with a more diverse native hedge/boundary with an appropriate number of trees.

4.2 Trees identified for removal including U+C Class trees should be replaced on a 2:1 ratio using native or comparable species to reflect a semi formal/ornamental style garden.

The two B category trees should be replaced on a 3;1 ratio.

4.3 Tree T21 Birch - C category, it is the clients aspiration to retain this tree , but it is our opinion that this tree should be removed to limit future liabilities. There is minor egress from car parking area into RPA by approx 5% - if this tree is to be retained it will require robust tree protection measures (fencing).

4.4 Any trees outwith the development will have no impact from the development due to the extensive distances.

SUMMARY

5.1 It can be concluded that the development will have a **Minimal** Impact on trees T1-T22, however these trees are not worthy of retention and should be removed under landscaping/good silviculture practice, including the reasons noted above.

It is recommended that these trees are removed whether the development proceeds or not.

5.2 Trees T5 & T16 should be removed ,as B category trees (downgraded to C cat,under silviculture) and should be removed under landscaping/good silviculture practice, including the reasons noted above.

It is recommended that these trees are removed whether the development proceeds or not.

5.3 Overall tree impact will remain minimal providing strict compliance to the Compensatory Planting Plan and consideration to sympathetic landscaping. Note if T21 Birch is required , it will require protective fencing.

5.4 There is a requirement for Compensatory planting within the development to cover the removal of 22 trees:

(includes 6 x U category trees, and 14 x C category trees from within the development envelope on a replacement ratio of 2:1 & 2 x B category trees on a replacement ratio of 3:1)

5.5 Compensatory planting requirement 46 trees of native species and/or garden ornamental ,to be planted within the development/ownership boundary and/or adjoining.



David.B Robertson Dip For, PTI,VR
BNTW Scotland
(part of The Tree Consultancy Group)

Appendix 1

Tree RPA` s

Tree Location Plan

Scale 1:300



Tree Location Plan (showing All trees)

Scale 1:300



KEY

T1 - tree number

AH - Species

C/U - tree category

Grey Dot - C class/cat

Red Dot - U class/cat

Green circle - tree crown extent

Red Line - Development Envelope

BNTW Scotland

Tree Number	Species	Height	N	E	S	W	Stem Diameter (m)	Age Class	Physiological condition	Comments	RPA IMPACT BY DEVELOPMENT	Estimated remaining contribution (years)	Category	RPA Radius	RPA (m2)
T1	Beech (Fagus sylvatica)	8	3	3	3	2	240	EM	FAIR	single stem branching at 1m into lateral crown, crown bias to South	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.88	26
T2	Beech	7	2	2	2	2	190	EM	FAIR	partially suppressed	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.28	16
T3	Beech	0	1	1	1	1	0	EM	POOR	suppressed tree	FELL/ replace	0-5.	U	0	0
T4	Beech	8	2	2	2	2	190	EM	FAIR	single stem growing well, slight stem kink at 1.6m	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.28	16
T5	Beech	8	2	2	2	3	200	EM	FAIR	single stem branching at 1.5m into lateral crown, stem kink at 3m	higher impact but tree stability may be impacted if adjoining trees are removed. Really a borderline C category tree.	20-40.	B	2.4	18
T6	Beech	8	2	2	2	2	190	EM	FAIR	single stem with pronounced kink at 2m, partially suppressed	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.28	16
T7	Beech	8	1	1	1	1	130	EM	FAIR	single stem partially suppressed	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	1.56	8
T8	Beech	8	2	1	1	3	240	EM	FAIR	2x stems from one tight joint union, South stem has crown bias. Tree suppressed	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.88	26
T9	Beech	8	1	1	1	1	0	EM	POOR	partially suppressed (10 dbh)	crown reduce to 3m (hedging standard) FELL/replace	5-10.	U	0	0
T10	Beech	8	1	1	1	1	0	EM	POOR	very suppressed tree, poor form (11 dbh)	crown reduce to 3m (hedging standard) FELL/replace	0-5.	U	0	0
T11	Beech	8	2	2	2	3	277	EM	FAIR	2x stems partially suppressed	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	3.324	35
T12	Beech	8	1	1	1	1	130	EM	FAIR	single stem , thin, suppressed tree	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	1.56	8
T13	Beech	8	2	2	2	2	170	EM	FAIR	single stem , long crown (B borderline)	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.04	13
T14	Beech	8	2	2	2	2	240	EM	FAIR	single stem growing well. (B borderline)	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	2.88	26

T15	Beech	9	2	3	3	3	355	EM	FAIR	single stem forking at 0.5m into 2x stems with mouse ear unions	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	4.26	57
T16	Beech	9	4	2	4	2	280	EM	FAIR	single stem forking at 2m into 2x lateral stems, growing well	higher impact but tree stability may be impacted if adjoining trees are removed. Really a borderline C category tree.	20-40.	B	3.36	35
T17	Beech	8	1	1	1	1	120	EM	FAIR	single stem, suppressed tree, ivy on stem/not fully inspected	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	1.44	7
T18	Elm,group (Ulmus spp)	9	7	5	5	5	0	EM	POOR	group of elm stems both live and dead, with ivy coverage, poor form, not fully inspected . 15/23/12/24/10	FELL /replace	5-10.	U	0	0
T19	Willow (salix spp)	6	1	1	1	1	0	Y	POOR	11/8 poor form	FELL / replace	0-5.	U	0	0
T20	Willow	4	1	1	1	1	0	Y	POOR	multi stem 20/8/13/19 , ivy coverage	FELL/ replace	0-5.	U	0	0
T21	Birch spp	13	4	4	4	3	310	SM	FAIR	single stem branching at 2m, adjacent powerline and sewer/manhole within RPA. Tree category reduced to C from B on this basis.	If retained -monitor tree health and stability. Ensure tree growth (crown) is heavily reduced to avoid contact with the adjacent powerline. BNTW SCOTLAND recommend removal of this tree as RPA has been infringed by drain/sewer/ infrastructure	10-20.	C	3.72	43
T22	Rowan (Sorbus spp)	3	3	1	1	1	70	Y	FAIR	young tree adjacent to the road	low impact but but should be removed as part of landscaping plan/derelect hedge	10-20.	C	0.84	2

TREES FOR REMOVAL

Category and definition	Criteria			Colour on Plan
Category U -Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	<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 U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) 			DARK RED
	<ul style="list-style-type: none"> • 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. U category tree used as a bat roost: installation of bat box in nearby tree). 			
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Colour on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A - Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B - Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C - Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTE: Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				

Appendix 2

Tree impact Assessments

KEY

T1 - tree number
AH - Species
C/U - tree category

Grey Dot - C class/cat
Red Dot - U class/cat
Red circle - tree RPA extent

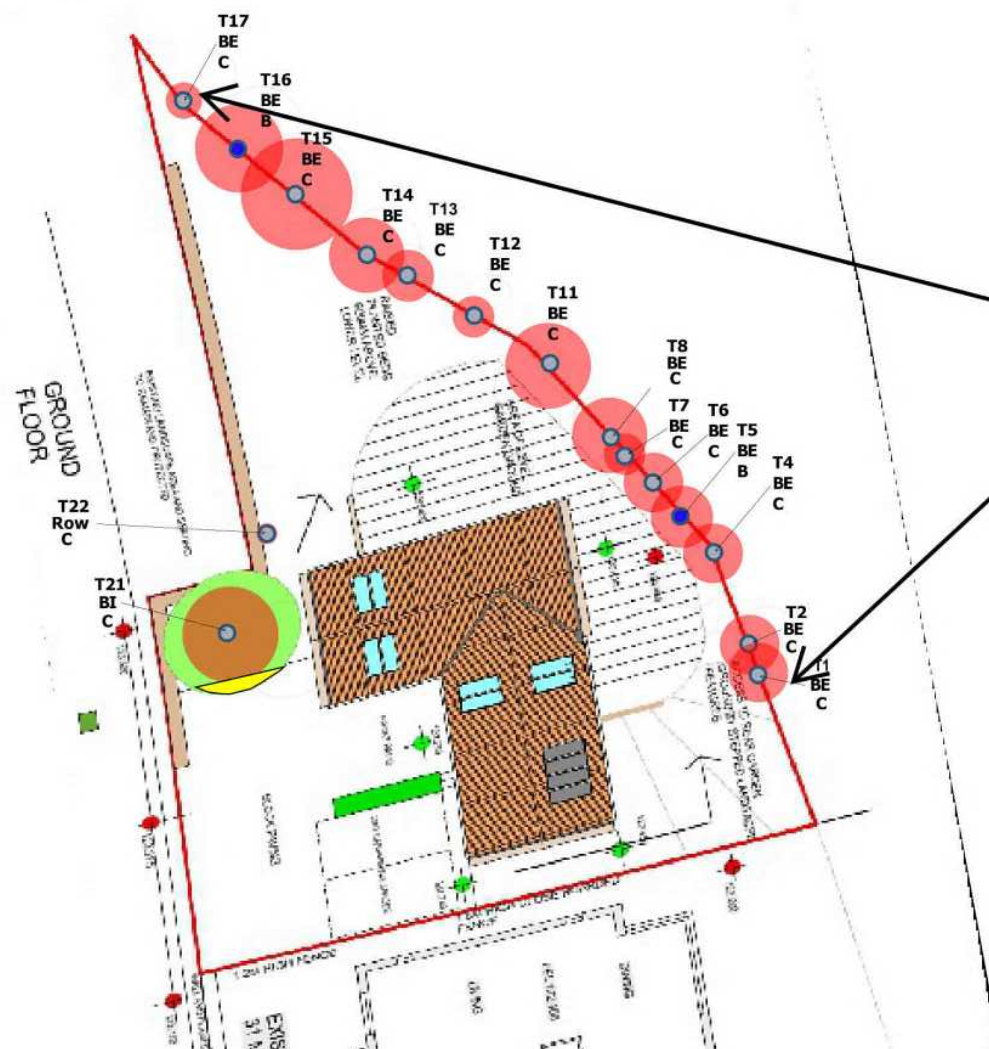
Yellow circle/pt - RPA in conflict with development envelope

Red Line - Development Envelope

BNTW Scotland

Tree Impact Plan1 (showing B/C category trees and RPA conflicts)

Scale 1:300



Trees along boundary/derelict hedge have minimal impact from actual development



BNTW - SCOTLAND

6 WESTBANK

AUCHTERMUCHTY

FIFE

KY14 7LA

**Attention Terry Hughes
DDA Architects**

12 CORSIE DRIVE PERTH PH2 7BU 07712355344

**BS:5837 Report Re: Tree Protection Plan &
Compensatory Planting Plan**

**NEW HOUSE
KELTYBRIDGE NORTH OF
NO 31 MAIN
STREET KELTY BRIDGE**

17/03/23

CONTENTS

1.0 Background	page 2
1.1 General Description	
1.2 Objective	
1.3 Time frame	
1.4 Contingencies	
2.0 Construction/Implementation Phase	page 3
3.0 Site Factors	page 4
4.0 Tree Survey Recommendations	page 4
5.0 Operational sequencing	page 5
6.0 Estimated cost summary	page 5
7.0 Planting and Maintenance schedule	page 6

APPENDIX 1 TREE PROTECTION PLAN

APPENDIX 2 COMPENSATORY PLANTING PLAN

1.0 BACKGROUND

In response to Mr T Hughes & Mr B Ferguson (Pelaton) , architect and owner of the land – BNTW Scotland was commissioned to supply a Tree Protection Plan/Compensatory site plan for Proposed development at "New House, Keltybridge, North of 31 High Street , Keltybridge.

1.1 General Description – The specified survey area (500 m² approx), is located on the Northern boundary of Keltybridge in Fife. The Eastern boundary is bounded by agricultural (grazing) fields which intersect Main Road at the most Northerly point at an apex. The Western boundary runs parallel to Main Road with the Southern boundary adjacent to the domestic property at No.31 Main Road, Keltybridge. In general the site is flat with a North/North East facing steep/ banking slope with a derelict Beech hedge running along the boundary.

1.2 Objective - To provide a concise, tree protection measures (development/vermin/fencing), establishment, maintenance and inspection schedule to satisfy the compensatory planting requirements for the planning application. The compensatory planting area covers a minimum of 46 individual replacement trees to replace trees identified in the BS:5837 tree survey ie trees in the B/C and U categories.

Further to the original tree impact assessment KB02 dated 16/03/23, it was concluded that fencing is not required but should be subject to review in regard to sequencing. However, if the client aspires to retain tree T21 Birch, then protective fencing (development) will be required.

1.3 Time frame - It is envisaged that the scope of compensatory planting will cover 7 year from "establishment" to signing off planting as "free to grow". The establishment phase both cultivation, planting and protection should be undertaken in one planting season with subsequent "beat up"(replacing dead trees), weeding and fixing tree stakes and shelters undertaken as defined by inspections.

Inspection phases, will be carried out prior to establishment work commencing, to mark out the site and ensure that the contractors are employing good silvicultural practice throughout the project.

1.4 Contingencies - Tree requirement should be over stocked by 10% to allow for a small amount of loss over the project period. However, should tree losses exceed 20 - 25%, tree planting "period 1", should be repeated along with subsequent "beat up" and maintenance.

In respect of damage from any vermin, disease or weather, further considerations will be made to address the threat.

2.0 Construction / Implementation

2.1 In order to ensure that no compaction, contamination or disturbance of the ground within the root protection areas adjacent to planted (tree), gardens and field edges; it will be necessary to erect protective fencing in accordance with the specifications given at Section 6.2 of BS5837: 2012, prior to the commencement of any upgrading and construction works.

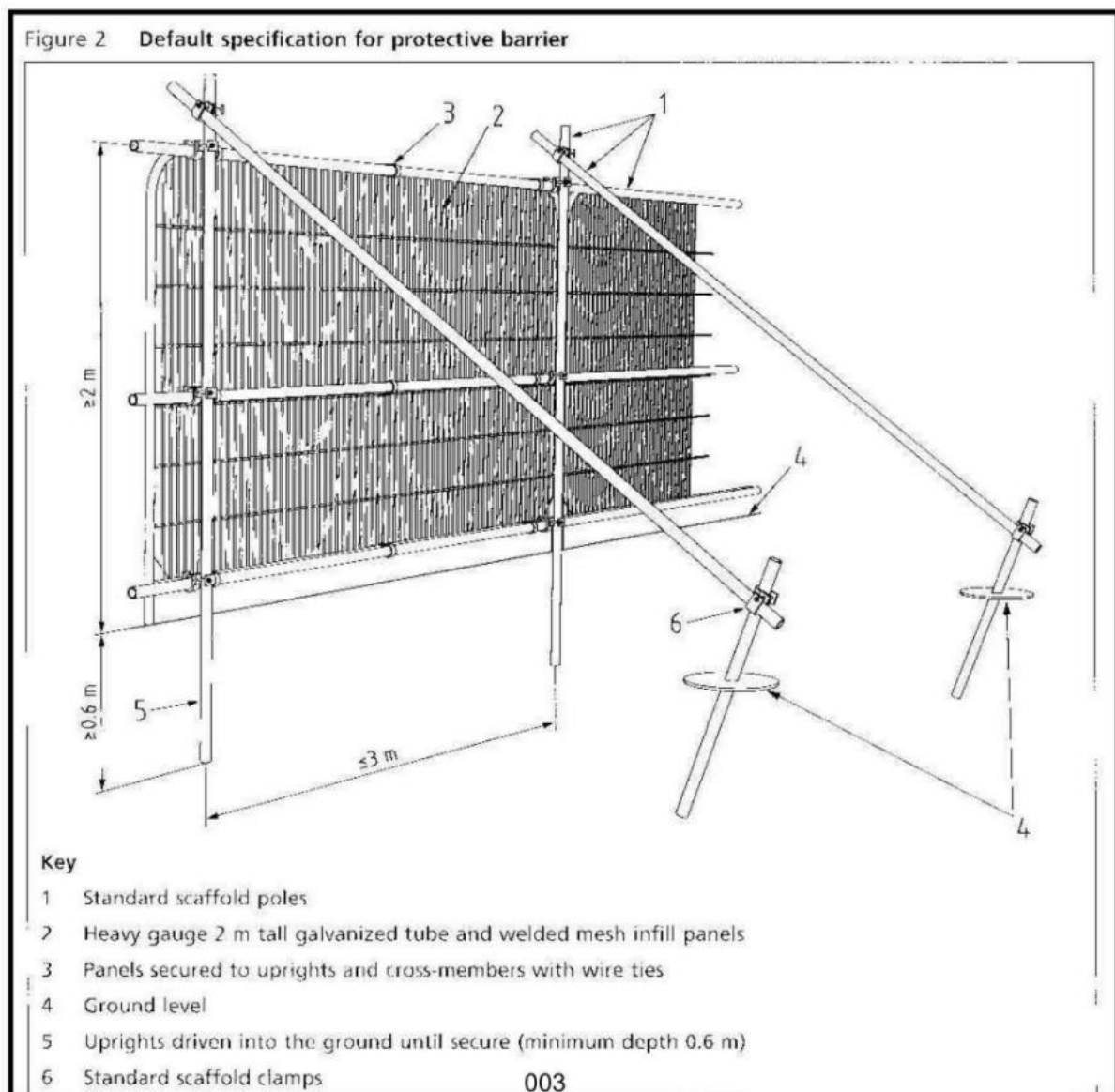
Once in place, the fencing and ground protection measures would remain intact until work in the area is completed and no further movements of plant or machinery are likely. Fencing will be erected as per fencing specification and locations.

Ref Appendix 1 Tree Protection Plan.

It is essential that tree RPA's are maintained and no compaction, is undertaken.

The protective fencing is to be constructed of weld mesh panels such as " or a similar, securely fixed to a framework of scaffold poles in accordance with the specifications given at

Figure 2 of BS5837: 2012, as shown below:-



3.0 Site Factors considerations:

- a) soil type and cultivation (clay soil/compaction also imported materials).
- b) exposure to frost (low temperature).
- c) species choice and location including disease/fungi /pest management eg tree shelters.
- d) sequencing and when planting ideally is phased eg during the Springtime before and or after building works.

4.0 Tree Survey Recommendations

4.1 In summary, there are a minimum of 46 trees to replace felled trees within/adjacent to the site.

4.2 Tree species (indicative) suitable for the site are as follows:

TREES

Acer platanoides - Norway Maple
Acer pseudoplatanus - Sycamore
Castanea sativa - Sweet Chestnut

Ilex aquifolium - Holly

Salix cinerea - Grey Willow
Populus tremula - Aspen
Quercus petraea - Sessile Oak
Quercus robur - English Oak
Viburnum lantana - Wayfaring Tree
Salix - Willow (Most)
Sorbus aria - Whitebeam
Sorbus aucuparia - Rowan
Betulae spp - Birch

SHRUBS

Cotoneaster franchetii
Cotoneaster simonsii
Crataegus monogyna - Hawthorn
Hippophae ramnoides - Sea Buckthorn
Lonicera pileata - Pivet Honeysuckle
Prunus spinosa - Blackthorn
Rosa - Rose (Many)
Viburnum opulus - Guelder Rose

Additional species may be considered eg Alder etc

5.0 Operation sequencing

In order to avoid disruption and damage during the construction phase it is recommended that the following operations are conducted in the following sequence.

- a) Clearing the boundary lines.
- b) Prepare and cultivate planting positions.
- c) Cultivation using small excavator or equivalent and boundary tree areas (all)
- e) Fencing - establish boundary compound for hedging (rabbit proof) if required see 5.0 above.
- f) Establish trees/shrubs.

Note: Cultivation and planting can take place pre development , but fencing/compaction/protection measures may be required to avoid damage to trees/shrubs.

6.0 Estimated Cost Summary

- a) Fencing - Nil (additional rabbit fence contingency ?)
- b) Cultivation [REDACTED]
- c) Tree Planting [REDACTED]
- d) Plant costs - trees [REDACTED]
- e) Tubes/stakes - trees [REDACTED]
- f) Shrub planting - [REDACTED]
- g) Shrub plants cost - [REDACTED]
- h) Shrub plant protection [REDACTED]
- i) Hedge weed mat [REDACTED]
- j) Annual weeding (chemical) [REDACTED] optional if weed mat not used.

7.0 Planting and Maintenance Schedule

Ref Appendix 2 Tree Compensatory Planting Plan.

Period 1 -

Establishment to Year 1 (October 2023 - April 2024)

Tasks - Fencing, cultivation, planting, protection (tube+stake+weed mat)

Nurseries to be contacted ref numbers/availability of trees/species
(bare root planting stock 50 - 100cm,)

46 x Trees minimum (Native species) as per Landscape Plan

Purchase treated fence posts, x 1.2 tubes/stakes-treated and 1m³
weed mats and metal pins.

Cultivation - To use a mini excavator to produce cultivated planting mounds of approx 5 litres at a density of 1.5 m spacing. It is important to mound prior to planting to allow mounds to settle and out with weed seeding season. Hand cultivation may be an alternative.

Fencing - Fencing should not be required for this project. Normally installed prior to planting, mainly fence posts and 2 line wires to exclude horses/livestock and to protect tree shelters/tubes from physical damage.

Planting - Using bare root native planting stock, planted in mound centre with free flowing root ball and gently compress to root collar. Important to protect trees from extremes of temperature and to be planted quickly. Ref attached map.

Protection - Important to place weed mat over the planted tree and to peg corners down firmly. There should be a hole in the weed mat to incorporate the tree and tree stake. The tree stake should be installed firmly to support the tree tube/shelter, with the shelter in contact with the soil /weed mat.

Timing is crucial and will be dependent on when planting stock is available from nursery and on local weather conditions. Ideally September to March 2023/24.

Period 2 -

Year 1 to Year 2 (December 2024 - November 2025)

Tasks - Inspection, "beat up" replacement trees, protection (tube+stake+weed mat) , firming up tubes and stakes, additional weeding if required - grass strimming around tube groups.

Nurseries to be contacted ref numbers/availability of trees/species (bare root planting stock 50 - 100cm,)

Inspection - To be carried out prior to the Spring planting season Feb - April 2025, to quantify any tree loss and or tube/stake maintenance. Summer weeding should be carried out (strimming around mounds).

Period 3 -

Year 2 to Year 3 (December 2025 - November 2026)

Tasks - Inspection, "beat up" replacement trees, protection (tube+stake+weed mat) , firming up tubes and stakes, additional weeding if required - grass strimming around tube groups.

Inspection - To be carried out prior to the Spring planting season Feb - April 2026, to quantify any tree loss and or tube/stake maintenance. Summer weeding should be carried out (strimming around mounds).

Period 4 -7

Year 3 to Year 8 (December 2026 - November 2031)

Tasks - Inspection, "beat up" replacement trees, protection (tube+stake+weed mat) , firming up tubes and stakes, additional weeding if required - grass strimming around tube groups.

Inspection - To be carried out prior to the Spring with an assessment of whether planted trees are "free to grow" ie out with maintenance period.

Inspection/ Supervision

Inspection period is anticipated to be 1 -2 times per year with a higher input in the establishment phase.

A Summary report should be compiled on an annual basis, outlining any tree mortality, maintenance requirements and supplementary work.



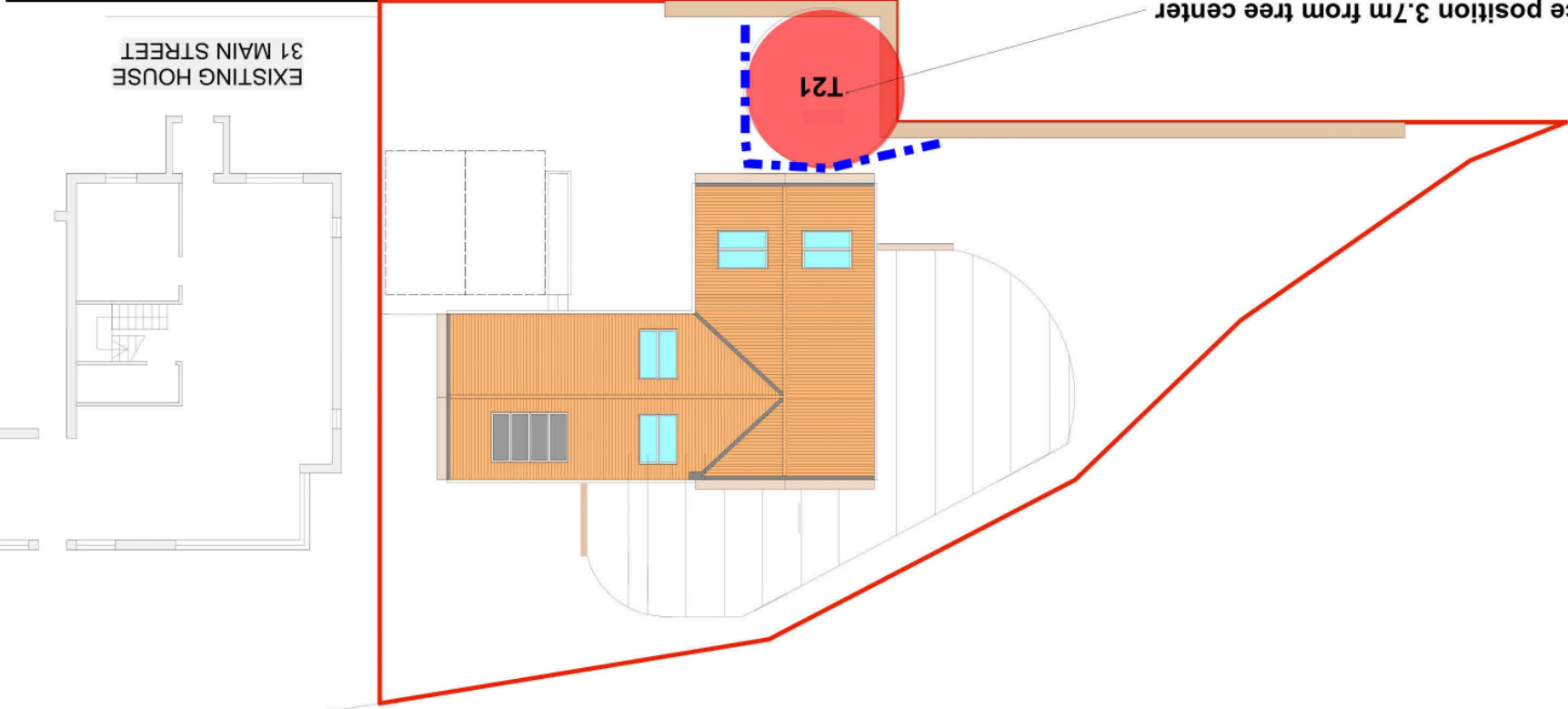
David Robertson PTI, Dip For.VR

19/03/23

**Appendix 1 Tree
Protection Plan
(Fencing)**



T21 fence position 3.7m from tree center



EXISTING HOUSE
31 MAIN STREET

T21

KEY

Red Line -
Development
Envelope

NOTE - There is No

requirement for
protective fencing
unless

establishment
proceeds actual

development or
T21 is to be

retained - then

recommended
dashed blue fence

line (protective
fencing) should be
implemented.

BNTW Scotland

Scale: 1:300

Appendix 2
Compensatory
Planting Plan
(Indicative areas)



Indicative tree planting positions within the new hedge layout:

Approximately 20 tree positions have been identified with the remainder to be planted adjacent to/opposite (West) of the development site ie 26 trees

Notes: Tree establishment will need to consider injuration on both the brown field site and the arable fields (plough pan).

KEY
GREEN (Green TRIM) AREA-

Indicative planting areas, where identified open areas are to be stocked with hardwood species (half standards) and shrub species in groups as defined below.

There should be a minimum of 46 trees planted to compensate the removal of B/C/U category trees. Shrubs should be used as both screening and to establish wildlife havens eg adjacent boundaries/ or adjacent to site

- Sessile Oak (Quercus petraea), Rowan (Sorbus aucuparia), Scots pine (Pinus sylvestris), Birch (Betula spp) with shrubs - Hazel (Corylus avellana), Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium), Blackthorn (Prunus spinosa).*

Trees and shrubs to be staked and tubed 1.2m tubes for trees and shrubs. Trees to be half standards and shrubs 30-50cm to reduce planting shock. Reference should be made to the Biodiversity Enhancement Document.

MAINTENANCE

Trees and shrubs will require maintenance for a period of 5-7 years, with beat up within the first two years and a weeding programme over 4 years. Stakes and tubes will need firmed up tightened periodically.

Note: Reference should also be made to the Landscape Plan/ BDED

Tree species should be native where possible and reflect localised conditions eg frost.





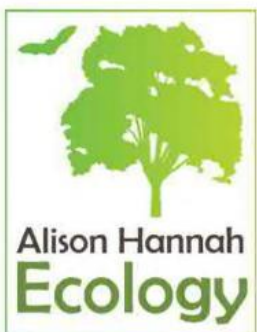
BNTW - SCOTLAND

("IN ASSOCIATION WITH ALANA HANNAH ECOLOGY")

6 WESTBANK AUCHTERMUCHTY FIFE
KY14 7LA

Attention of Mr Bruce Ferguson
Pelaton,
60A Carnock Road,
Dunfermline,
KY12 9NU

**Biodiversity Enhancement,
31 Main Street, Kelty Bridge**



16th March 2023

1. Introduction

Pelaton (the client) intends to have a residential property built on land north of 31 Main Street, Kelty Bridge, Fife.

This document proposes biodiversity enhancement for the land around the proposed new development.

2. Site Description

The area of land is north of 31 Main Street, Kelty Bridge (Figure 1; OS grid reference NT 13892 95475). It includes an area of bare ground, improved grassland and overgrown Beech hedge along the eastern boundary (Photo 1).

3. Suggested Biodiversity Enhancement

3.1 Grassland

Increasing the species diversity of the grassland area will be beneficial for pollinators and other wildlife. A suggested area for sowing wildflower mix is included in Figure 2. Example seed mixes are the Scotia Seeds MG meadow mix - [MG5 Meadow Mix – Scotia Seeds](#) or the Mavisbank Meadow Mix - [Mavisbank Mix – Scotia Seeds](#). An appropriate post-flowering mowing regime and removal of cuttings should be maintained.

3.2 Hedge line

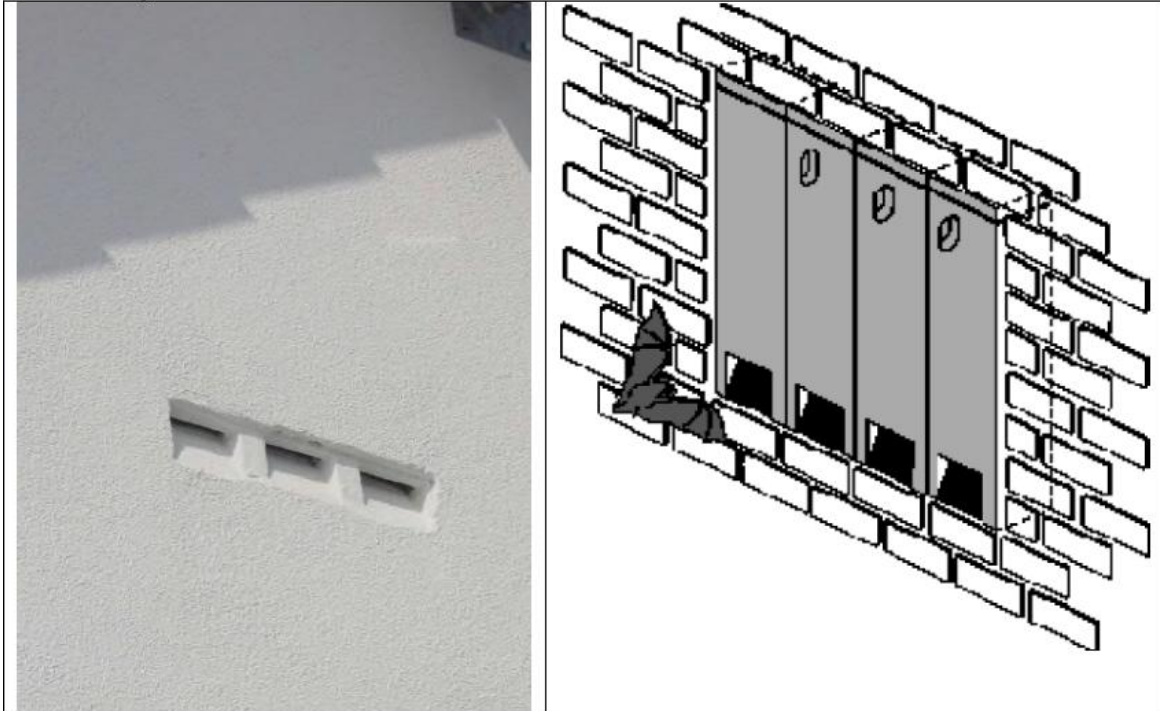
The current overgrown former Beech hedge, if allowed to continue growing will shade out any species below. It is therefore recommended that the beech are mainly removed (retained ones being cut to hedge height) and replaced with a hedge line of native species that will provide both cover and a food source for wildlife. Example native species include:

- Hawthorn, *Crataegus monogyna*
- Blackthorn, *Prunus spinosa*
- Wild Privet, *Ligustrum vulgare* (only occurs naturally up to southern Scotland, but produces berries for birds)
- Dog Rose, *Rosa canina*
- Guelder Rose, *Viburnum opulus*

3.3 Bat tubes/bricks within new build

Bat tubes can be included within the new build, preferably on a south or east facing wall. These should not be positioned above a window, to avoid droppings on the window.

NHBS image:



3 installed in left image (they can be connected internally)

Example suppliers:

[2FR Schwegler Bat Tube | NHBS Practical Conservation Equipment](#) (often out of stock)

[Bat Tube 2FR – Gardenature](#)

[Bat Block | Bat Brick – Green&Blue \(greenandblue.co.uk\)](#) (UK supplier, less supply problems than Schwegler)

3.4 Bee bricks within new build

Bee bricks could be incorporated within the new build.

Example supplier: [Bee Brick Bee Houses - A great gift for garden lovers & nature lovers – Green&Blue \(greenandblue.co.uk\)](#)

Figure 1. Site Plan

Site boundary (red line) is approximate.



Figure 2. Proposed Biodiversity Enhancement





Photo 1. The overgrown Beech hedge along the east of the site.

