

<p>LRB-2022-24 22/00326/IPL – Erection of a dwellinghouse (in principle), land 60 metres north of Knowhead House, Bendochy</p>
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LRB-2022-24

**22/00326/IPL – Erection of a dwellinghouse (in principle),
land 60 metres north of Knowhead House, Bendochy**

**PAPERS SUBMITTED
BY THE
APPLICANT**



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 100528651-002

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Bidwells		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Iona	Building Name:	Broxden House
Last Name: *	Sutherland	Building Number:	
Telephone Number: *	07471012595	Address 1 (Street): *	Lamberkine Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH1 1RA
Email Address: *	iona.sutherland@bidwells.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Knowehouse House"/>
First Name: *	<input type="text" value="Bill"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Lawson"/>	Address 1 (Street): * <input type="text" value="Coupar Angus"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Blairgowrie"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH13 9HU"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="will.lawson407@gmail.com"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land North of Knowehead House"/>
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Northing	<input type="text" value="741718"/>	Easting	<input type="text" value="321520"/>
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Description of Proposal

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

Erection of a dwellinghouse (in principle).

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

Please see Notice of Review Statement.

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

☐ Yes ☒ No

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

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

Report of Handling, Decision Notice, Supporting Statement, Notice of Review Statement, plans, consultee responses, and tree survey.

Application Details

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

22/00326/IPL

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

24/02/2022

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

11/05/2022

Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure *

By means of inspection of the land to which the review relates

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

Undertaking a visit of the site would allow the site to be put into context in its landscape setting.

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

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

☐ Yes ☒ No

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

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is not visible from the main road but is accessible.

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Miss Iona Sutherland

Declaration Date: 20/05/2022

Land North of Knowehead House
Mr & Mrs Lawson
May 2022



ERECTION OF A DWELLINGHOUSE NOTICE OF REVIEW STATEMENT

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1.0 Introduction

- 1.1 This Notice of Review Statement has been submitted on behalf of Mr and Mrs Lawson for the erection of a dwelling on land 60 metres north of Knowehead House, Bendochy. The application was refused planning permission in principle (22/0326/IPL) by Perth and Kinross Council on the 10th of May 2022.
- 1.2 The planning officer refused the application by use of delegated powers on the grounds that:
- “The proposal is contrary to Policy 19 ‘Housing in the Countryside’...‘Placemaking’ Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019).”*
- 1.3 During the determination period of this planning permission in principle application, a site visit was not carried out; the case officer deemed the electronic means of assessing the site adequate enough to determine the application.

2.0 Grounds for Appeal

- 2.1 Following the refusal of this application, Bidwells have carried out a review of the reasons for refusal presented by Perth and Kinross Council to appeal this decision. This section of the Notice of Review Statement will address the policies cited in the Report of Handling in turn below, as well as other material considerations pertinent to this Notice of Review Appeal.

Perth and Kinross Local Development Plan 2 (2019)

Policy 1A & 1B Placemaking

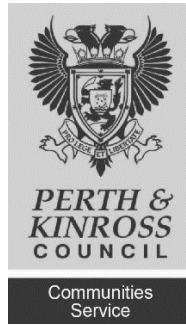
- 2.2 The Decision Notice identifies that the proposal is contrary to Policy 1 ‘Placemaking’ due to the proposal resulting in the development of an isolated plot of ground which would not complement its surroundings or contribute positively to the quality of the surrounding area in terms of character and amenity.
- 2.3 The Report of Handling also raises this issue; however, it goes on to state that the submitted indicative layout plan does not, in fact, pose any issue regarding layout or design. Moreover, stating that the site has well established boundaries and there is a good level of containment, resulting in no significant impact on landscape character or visual amenity.
- 2.4 The Report of Handling contradicts itself highlighting that there are no placemaking issues yet lists Policy 1 ‘Placemaking’ as a reason for refusal. The plot is well defined, screened from the adjacent properties and the main road, and would compliment its surroundings. Therefore, there are no placemaking issues, as suggested in the main body of the Report of Handling.

Policy 19 Housing in the Countryside & Housing in the Countryside Supplementary Guidance (2020)

- 2.5 The Report of Handling raises that the proposed dwelling would not conform as an extension to the existing building group due to the lack of visual interrelation and distance of the proposed dwelling to the existing properties.
- 2.6 The Housing in the Countryside Supplementary Guidance highlights that permission may be granted for houses which extend an existing group into a readily definable adjacent site formed by existing well-established landscape features.
- 2.7 The site is clearly well defined as each boundary is formed by existing, well-established, mature tree lines. Though the site is beyond Knowehead House, the mature tree line which surrounds the site also bounds the existing dwellings (which form the existing grouping) therefore, providing a solid boundary line around the existing group and the site.
- 2.8 The Report of Handling goes onto suggest that that the landscaping to the north of Knowehead House detaches the site from the existing building group; however, there is a mature hedge line and landscaping which detaches the two southern newbuilds from Knowehead House. The landscaping which creates the perimeter of the group ties them together visibly and this internal landscaping acts as screening between the properties.
- 2.9 The Supporting Statement identified that the proposal could fall under Housing in the Countryside Category 3 New Houses in the Open Countryside, Subsection 3.3 Existing Gardens. The Report of Handling highlights that due to the garden previously being agricultural land which was later acquired to make up more extensive garden grounds for the property, the proposal would not apply to this category. However, the grounds of Knowehead House are extensive and an appropriate landscape setting to accommodate this proposal.

3.0 Conclusions

- 3.1 As per the reasons stated in Section 2 above, it is considered that the proposed dwellinghouse is a suitable proposal for this location. The site is well screened in an established site and would not affect the character or amenity of the area.
- 3.2 Furthermore, the site, according to the Housing in the Countryside Supplementary Guidance, is a reasonable plot to extend the existing building group into. The site is clearly definable and adjacent to the existing grouping.
- 3.3 Prior to determining this Notice of Review Appeal, we would respectfully request that the LRB undertake a site inspection to assess the proposal for themselves in the context of the above grounds of appeal. We would welcome the opportunity to provide any further input or respond to any specific further information requests that the LRB may raise.
- 3.4 For the reasons set out in this Notice of Review Statement, which read in conjunction with the supporting statement submitted alongside the planning permission in principle application, it is considered that the proposal can be considered to comply with the relevant Development Plan policies.



Mr Bill Lawson
c/o Bidwells
Mark Myles
Broxden House
Lamberkine Drive
Perth
PH1 1RA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice : **10th May 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00326/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 3rd March 2022 for permission for **Erection of a dwellinghouse (in principle) Land 60 Metres North Of Knowehead House Bendochy** for the reasons undernoted.

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to Policy 19 'Housing in the Countryside' of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
2. The proposal is contrary to 'Placemaking' Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would result in the development of an isolated plot of ground which would not complement its surroundings or contribute positively to the quality of the surrounding area in terms of character or amenity.

Justification

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

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/00326/IPL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	2nd May 2022	
Draft Report Date	6th May 2022	
Report Issued by	DN	Date 09/05/22

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 60 Metres North Of Knowehead
House Bendochy

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.

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This application relates to an area of extended garden ground associated with the property at Knowehead House, Bendochy which is located 1.2km north of Coupar Angus. The site is an expansive area of ground that extends to 0.9 hectares and contains a number of trees, particularly around its perimeter, which largely screen the site from surrounding views.

The applicant has previously gained permission for the erection of two houses within the ground to the south-east of Knowehead House (15/01603/AML) and it is understood that one of the houses has now been constructed.

Planning permission in principle is now being sought for the erection of a large single dwellinghouse within the plot ground to the north of Knowehead House. The applicant has submitted an indicative layout that proposes a single large house development within the site with access taken via a new driveway that would extend along the eastern boundary and link into the recently formed access to above noted plots to the south-east of Knowehead House.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: 21/00593/PREAPP – Advised proposed plot would not comply with the Housing in the Countryside Guide 2020.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to*

live, work, study and visit, and where businesses choose to invest and create jobs.”

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 5: Infrastructure Contributions

Policy 19: Housing in the Countryside

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 53B: Water Environment and Drainage: Foul Drainage

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

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

OTHER POLICIES

Developer Contributions Guide 2020

Housing in the Countryside Guide 2020

CONSULTATION RESPONSES

Scottish Water
No objection

Structures And Flooding

No objection but note that to the west the Old Military Road is susceptible to flooding during a 1 in 200-year event. Also advised that SuDS details should be provided with any detailed submission.

Development Contributions Officer

Condition regarding education contribution recommended.

Transport Planning
No objection

Perth And Kinross Heritage Trust

Note potential for the site to be archaeologically sensitive given the various prehistoric monuments, both designated and undesignated in the vicinity. However, as the plots proposed location is at the southern end of the plot and given the scale, they are unlikely to recommend a condition with the information currently provided.

Environmental Health (Contaminated Land)

A search of historical mapping did not raise any concerns in relation to contamination

REPRESENTATIONS

No representations received.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Supporting statement provided
Report on Impact or Potential Impact eg Flood Risk Assessment	Tree Survey submitted

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 for the area comprises the approved TAYplan and the adopted LDP2.

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

As the site lies within the landward area in the adopted Perth and Kinross Local Development Plan 2 2019 (LDP2), the proposal falls to be principally considered against Policy 19 'Housing in the Countryside' and its associated

SPG on Housing in the Countryside 2020 (HiCG), which is the most recent expression of Council policy towards new housing in the open countryside.

Policy 1A and 1B which relate to placemaking also state that all development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

It is considered that the most relevant category of the guide is 1) Building Groups. Under this category of the guide consent may be granted for houses which extend an existing the group into definable sites formed by existing topography, roads or well-established existing landscape features.

In this instance, the existing identifiable grouping is formed by Knowehead House, the more recently consented properties to the southeast and Bendochy Cottage. These four properties quite clearly form a grouping which are all set within the same landscape and are visually interrelated. However, it is considered that the proposed plot of land to the north cannot reasonably be viewed as a viable extension to the existing grouping as the proposed house will be around 100m beyond Knowehead House, with the intervening mature landscaping and rising topography making the site both isolated from the main grouping and completely visually detached.

It is therefore considered that the proposals would not constitute a logical extension to the existing building group and therefore fails to comply with the requirements of category 1 of the HiCG.

It is also noted that the applicant has suggested that the plot meets with the requirements of Category 3.1 a) which relates to the erection of housing within the original garden ground associated with an existing country or estate house.

Whilst it is considered that Knowehead House is an attractive traditional house, it is not of a scale that could reasonably be considered as being a 'Country or estate house' in respect to the spirit of the guidance. Whilst there is no definition within the guidance, it is intended that this element relates to large traditional houses set within extensive formal grounds. The guidance also states that "proposals for a new house or houses within the original garden ground associated with an existing country or estate house will be supported...". In this instance the Knowehead House is not unlike a typical farmhouse and the historic mapping indicates that original formal garden ground associated with the house did not include the larger areas of ground to the north and south. Therefore, it is considered that Knowehead House is not a country or estate house and, furthermore, the site in question does not form part of the original garden ground.

As such, it is considered that the proposed plot does not comply with the requirements of any of the accepted categories of development outlined with the HiCG and therefore fails to comply with Policy 19 of LDP2.

Design and Layout

The applicant has submitted an indicative site layout plan that proposes the erection of a large dwellinghouse with an attached garage, but no elevations have been provided at this stage. The layout of the house within the plot does not raise any particular issues in relation to garden space or access. However, this plan is purely indicative at this stage, and it would be upon the submission of a detailed application that the design and layout of the proposed house would be assessed in any detail.

Landscape / Visual Amenity

As illustrated within the submitted site photos, the plot is quite well defined with well-established boundaries that will provide a very good level of containment to any proposed house. It is also quite well screened when viewed from the surrounding area and any development will be seen in context with the existing built development in the surrounding area.

It is therefore considered that the proposals will not result in any significant impact on the landscape character or visual amenity of the area.

Residential Amenity

The proposed development does not raise any concerns in relation to residential amenity. The proposed plot would provide sufficient private amenity space and would not introduce overlooking or overshadowing of the neighbouring property.

Roads and Access

There are no roads or access related matters arising for the proposals. All matters regarding access and parking will be addressed by condition and assessed during the submission of a further detailed application.

Drainage and Flooding

The site is not identified as being located within any areas at risk to a 1 in 200-year fluvial flood event, as per SEPAs indicative flood maps. However, the Flood Team has noted that the main access to the site along the Old Military Road is susceptible to flooding during a 1 in 200-year event. Whilst this is not a significant concern, it is recommended that the applicant reviews the PKC supplementary guide 'Flood Risk and Flood Risk Assessment' to ensure that the development follows the guidance.

In respect to foul and surface water drainage, whilst no details have been submitted at this stage, the application forms indicate that all wastewater will be attenuated on site via septic tank/soakaway arrangement and surface water will be discharged to a soakaway within the site. Such measures would appear to comply with the requirements of Policy 53B and 53C but further information will be required at the detailed stage.

Conservation Considerations

PKHT has noted that there is potential for the site to be archaeologically sensitive given the various prehistoric monuments, both designated and undesignated in the vicinity. However, as the house's proposed location is at the southern end of the plot and given the scale, they do not consider it necessary to require a condition with the information currently provided.

Natural Heritage and Biodiversity - Trees

The site contains a large number of mature trees, particularly along the access route and around the perimeter of the site. The majority of these trees are unlikely to be impacted by the development of the site, subject to suitable protection measures, but the applicant has submitted a Tree Survey in support of the proposals. This survey has identified that there is a total of 147 trees present within the site and that the development would likely require the removal of five trees (2 x C category and 3 x B category).

Given the small number of trees that will be lost and the commitment to plant new trees to offset any impact, it is considered that the proposals are unlikely to result in loss of any significant number of trees. That said, this application is only in principle at this stage, and it would only be upon the submission of the detailed proposals that a full and proper assessment of the impact on the existing trees be undertaken.

Developer Contributions

- Education

With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

As this application is only "in principle" it is not possible to provide a definitive answer at this stage. If permission were to be granted, a condition should be applied to ensure that any future detailed development complies with the requirements of the Developer Contributions Policy.

Embedding Low & Zero Carbon Generating Technologies

Policy 32 'Embedding Low & Zero Carbon Generating Technologies in New Development' of the recently adopted LDP2 states that all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. It

further specifies that a statement must be submitted demonstrating compliance with this requirement.

As this application is only in principle, there is no requirement for this information at this early stage. However, if permission were to be granted, a condition would be required to ensure that adequate measures are submitted as part of any detailed submission.

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 adopted 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 adopted Development Plan.

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

Conditions and Reasons

The proposal is contrary to Policy 19 'Housing in the Countryside' of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

The proposal is contrary to 'Placemaking' Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would result in the development of an isolated plot of ground

which would not complement its surroundings or contribute positively to the quality of the surrounding area in terms of character or amenity.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04



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 100528651-001

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)

Erection of a single dwelling in principle.

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:	Bidwells		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	Broxden House
Last Name: *	Myles	Building Number:	
Telephone Number: *		Address 1 (Street): *	Lamberkine Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH1 1RA
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> 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: *	Bill	Building Number:	
Last Name: *	Lawson	Address 1 (Street): *	
Company/Organisation		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

Land North of Knowehead House

Northing

741718

Easting

321520

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☒ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Pre application advice was sought from the council where the relevant development plan policies were highlighted and accompanied with details of how these should be met.

Title:

Mr

Other title:

First Name:

David

Last Name:

Niven

Correspondence Reference
Number:

21/00593/PREAPP

Date (dd/mm/yyyy):

03/12/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

1.05

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)

Garden grounds of Knowehead House.

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.

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

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- ☒ New/Altered septic tank.
☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- ☒ Discharge to land via soakaway.
☐ Discharge to watercourse(s) (including partial soakaway).
☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

The planning application is in principle and a suitably worded condition on any approval can ensure that any subsequent matters specified in conditions application is compliant with the requirements of Policy 53.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☒ Yes ☐ No

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.

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: Mark Myles

On behalf of: Mr Bill Lawson

Date: 23/02/2022

☒ 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)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

Tree Survey and Planning Policy Statement

Declare – For Application to Planning Authority

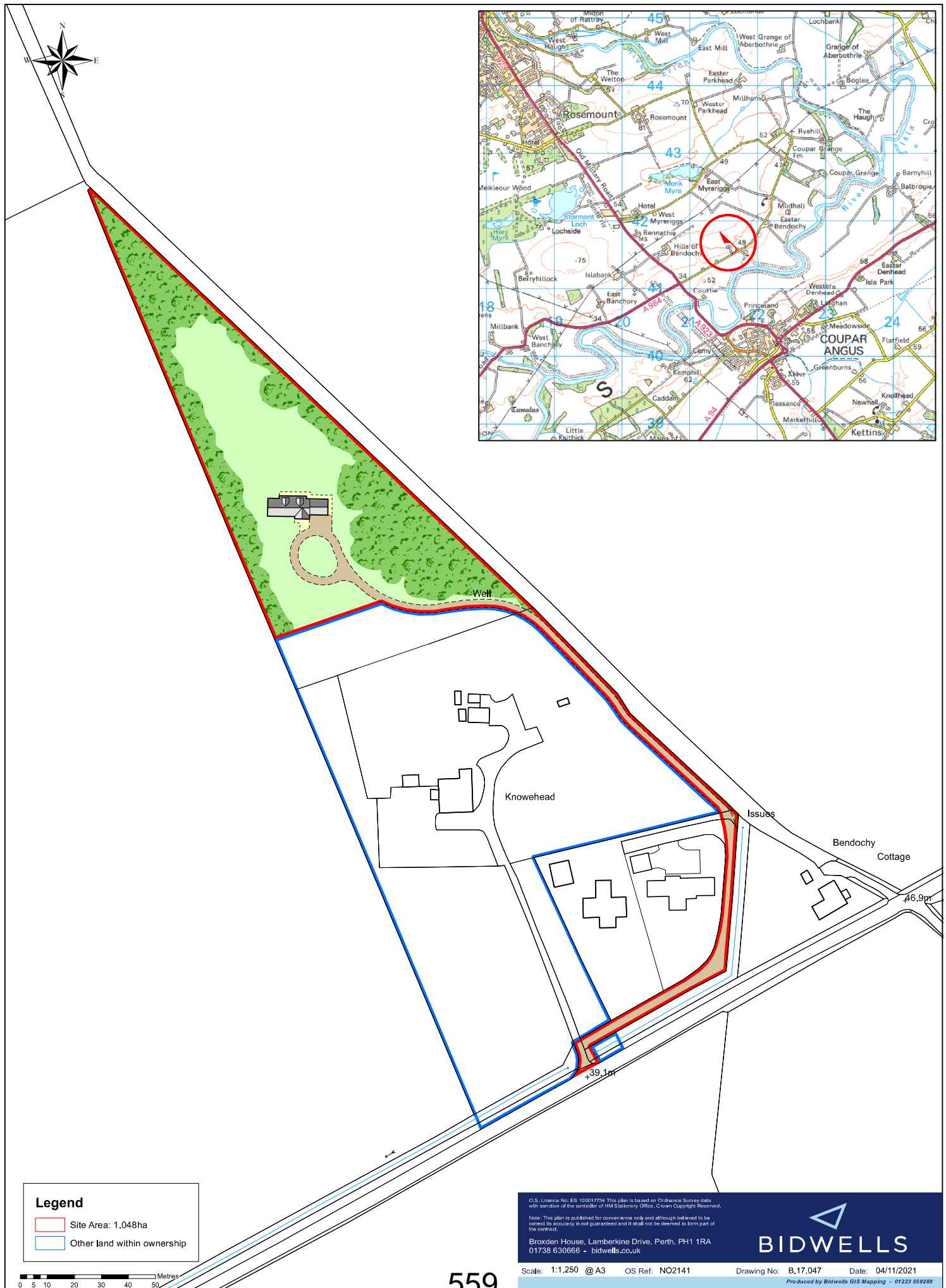
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Mark Myles

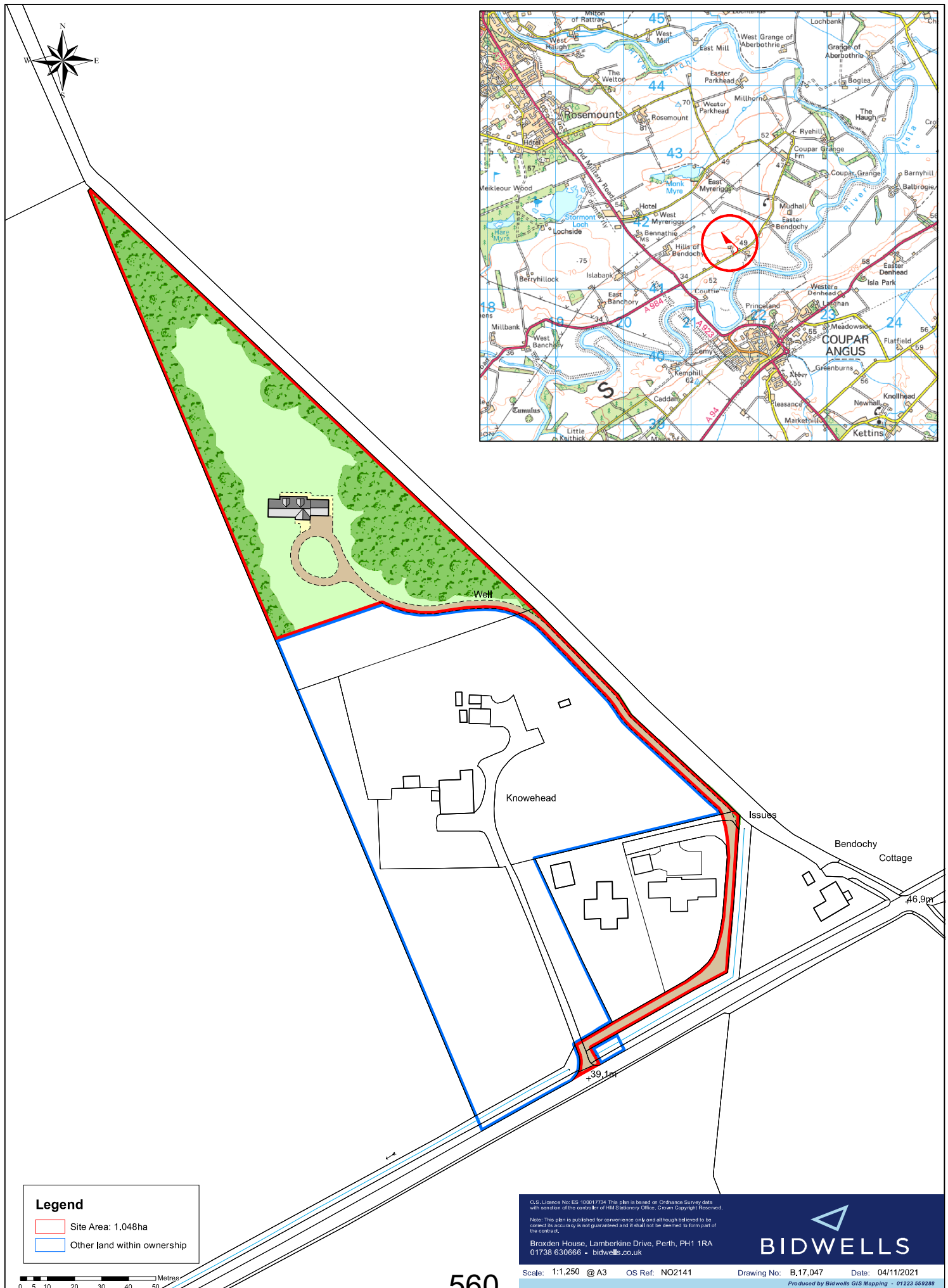
Declaration Date: 23/02/2022

Payment Details

Proposed Residential Property at Knowehead, Bendochy, Blairegowrie



Proposed Residential Property at Knowehead, Bendochy, Blairegowrie



PROPOSED ERECTION OF A DWELLING AT KNOWEHEAD HOUSE, BLAIRGOWRIE PLANNING POLICY STATEMENT

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1.0 Introduction

- 1.1 This supporting statement should be read in conjunction with the planning permission in principle application that has been submitted to Perth and Kinross Council on behalf of Mr and Mrs Lawson for the erection of a single dwelling on land to the north of Knowehead House, Blairgowrie.
- 1.2 The site extends to 1.05 hectares; resulting in the proposal constituting a 'local application' in the context of the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013.
- 1.3 The online reference number is 100528651.

2.0 The Site

- 2.1 The site is currently part of the extensive garden grounds of Knowehead House, Blairgowrie.
- 2.2 The proposed dwelling would be sited in the open area of the plot where there is a clearing of trees.
- 2.3 The site sits within well-defined boundaries consisting of mature trees and is well screened from Knowehead House due to the mature hedge behind the property.
- 2.4 There is no previous planning history relating specifically to this site. However, land to the south of Knowehead House has been developed upon for the erection of 2 dwellings (13/00806/IPL) as an infill site between Knowehead House and Bendochy Cottage.
- 2.5 Knowehead House, the 2 houses to the south (13/00806/IPL), Bendochy Cottage, Bendochy House, and Bendochy Parish Church currently act as a building group, which this proposed dwelling would act as an extension of.
- 2.6 The site has no environmental designations, nor is it in an area of flood risk.

3.0 The Proposal

- 3.1 The site is located outwith any defined settlement boundary as per the Perth and Kinross Local Development Plan 2 (LDP2) adopted in November 2019. Though, the site is located within the wider rural area of the council area, as specified in LDP2.
- 3.2 The proposal would accommodate a large detached house within the extensive garden grounds of Knowehead House. The size of the proposed dwelling and the associated garden grounds would reflect that of Knowehead house to the south.
- 3.3 Access to the proposed dwelling from the main road would be granted via the access to the existing houses. The access track will follow the east boundary of the two newly developed houses to the south of Knowehead House and enter the site at the lower east corner.

4.0 Planning Policy Assessment

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning decisions are to be made in accordance with the Development Plan.
- 4.2 If the proposed development accords with the Development Plan, it should be approved unless there are material considerations of sufficient weight that would indicate otherwise. Material Considerations include the Scottish Government Planning Policy and Advice.
- 4.3 The adopted Development Plan relevant to this proposal is the Perth and Kinross Local Development Plan 2 (LDP2).

Table 2 Perth and Kinross LDP2 Policy Assessment

POLICY	POLICY ASSESSMENT
Policy 1: Placemaking	<p>The proposed dwelling would respect the character, scale and amenity of the existing building group and the landscape setting of the surrounding area. The large garden grounds and detached house replicate Knowehead House.</p> <p>The proposal is considered to comply with Policy 1.</p>
Policy 5: Infrastructure Contributions	<p>The site falls within the Coupar Angus Primary School catchment area, therefore the proposed dwelling will contribute where applicable.</p> <p>Subject to an appropriate condition the proposal is considered to comply with Policy 5.</p>
Policy 19: Housing in the Countryside	<p>This single house proposal would constitute an expansion of the existing building group into a clearly defined adjacent site. The landscaping which surrounds the site and the wider building group is mature on all boundaries. The proposed house would not be visible when viewed from surrounding vantage points nor would it affect the visual amenity of the area or the residential amenity of the current group.</p> <p>The associated Supplementary Guidance (SG) which allows for houses to be approved which extend a group into a readily definable site formed by topography, roads, or well-established landscape features such as a mature tree belt which provide a suitable setting.</p> <p>Furthermore, category 3 of the SG identifies that existing garden grounds of an existing country or estate house may be utilised provided that the landscape is an appropriate setting and that the development will not affect the qualities and integrity of the site.</p> <p>The proposal is considered to comply with Policy 19.</p>

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development	The planning application is in principle, therefore a suitably worded condition on any approval can ensure that any subsequent matters specified in conditions allow the proposal to accord with Policy 32.
Policy 40: Forestry, Woodland, and Trees	<p>The dwelling is sited to avoid the mature trees on the site. As per the accompany tree survey, 5 trees would be lost as a result of this proposal; none of the trees lost are category A trees.</p> <p>However, compensatory planning would be utilised to comply with this policy.</p> <p>The proposal is considered to comply with Policy 40</p>
Policy 52: New Development and Flooding	<p>This site has no flood risk.</p> <p>The proposal is considered to comply with Policy 52.</p>
Policy 53: Water Environment and Drainage	The planning application is in principle and a suitably worded condition on any approval can ensure that any subsequent matters specified in conditions allow the proposal to accord with Policy 53.
Policy 60: Transport Standards and Accessibility Requirements: New Development Proposals	<p>A safe and suitable access to the public road is provided for in the application.</p> <p>The proposal is considered to comply with Policy 60.</p>

Supplementary Guidance (SG)

4.4 Relevant SG includes:

- *Housing in the Countryside Supplementary Guidance 2020* (see Policy 19 above).
- *Placemaking Supplementary Guidance 2020* (see Policy 1 above).

4.5 The Housing in The Countryside Supplementary Guidance states that an extension to a building group may be granted permission if it extends into a readily definable adjacent site; the proposed plot is sited within a very well defined plot formed by the existing mature tree belts on all boundaries which provides a suitable setting for the proposed dwelling as shown in photograph 1 below.



Photograph 1: the proposed plot

5.0 Other Material Considerations Conclusions

Scottish Planning Policy (SPP)

- 5.1 SPP was issued in June 2014 and is the statement of the Scottish Government's policy on nationally important land use planning matters. Consideration has been given to SPP with particular focus on policy content of its commitment to Enabling Delivery of New Homes. It has a presumption in favour of high-quality residential development proposals which reflect the nature of the existing settlement. Furthermore, it confirms the planning system should: have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stakeholders.
- 5.2 SPP paragraph 75 confirms that the planning system should support patterns of development that are appropriate to the rural area in question.
- 5.3 The aim of this proposal is to provide further small-scale sustainable growth in this area through extending the existing building group.

6.0 Conclusions

- 6.1 This supporting statement has highlighted that extending the existing building group, which has sustainably expanded over recent years, to include the proposed house on land to the north of Knowehead House provides for an appropriate expansion of this building group into the clearly defined adjacent site.
- 6.2 The proposed dwelling would be sited in a clearly defined plot adjacent to Knowehead House, the dwelling would be sympathetic to its surroundings and act as the final expansion of this building group.
- 6.3 Policy 19 and the SG also identify that existing garden grounds of an existing country or estate house may be utilised for a house provided that the landscape is an appropriate setting and that the development will not affect the qualities and integrity of the site. That would be the case here.
- 6.4 For the reasons set out in this statement the proposal is considered to be in accordance with the Development Plan.
- 6.5 Taking all of the above into account, it is kindly requested that Perth and Kinross Council consider the application favourably and seek to grant planning permission for the erection of a dwelling at land north of Knowehead House, Blairgowrie, subject to any conditions considered necessary.

Knowehead House, Bendochy: Tree Survey

February 2022

A report to Bidwells on behalf of Knowehead House

	DATE	PREPARED	REVIEWED	REMARKS
ISSUE 1	15/02/2022	DD	MB	-
REVISION 1				
REVISION 2				
REVISION 3				

Poppy Cottage,
Ardargie,
Forteviot
Perthshire,
PH2 9DQ
T 07501 501216
post@heritage-ecological.co.uk
www.heritage-ecological.co.uk

1 INTRODUCTION

- 1.1.1 This document is an independent report to Bidwells on behalf of Knowehead House (the Client) by Heritage Environmental Ltd (HEL), outlining the results of an Arboricultural Impact Assessment (ArbIA), in relation to a planning application for a proposed development at Knowehead House, Bendochy near Coupar Angus in Perth and Kinross Council (PKC) area (the Project). The Project is located at OS Grid Reference NO 21546 41686.
- 1.1.2 Avoidance, mitigation, compensation and/or enhancement measures have been recommended where it is anticipated that the proposed Project may result in a significant arboricultural effect, without measures being implemented or in accordance with Best Practice guidelines, or to fulfil legal obligations.
- 1.1.3 The fieldwork and report for this ArbIA was completed on 26th and 27th January 2022 by Mark Bates MCIEEM (HEL Director of Ecology) and Dave Dowse MCIEEM (HEL Director of Ecology), both of whom have successfully completed The Arboricultural Association course on *British Standard 5837: 2012 Trees in Relation to Design, Demolition & Construction – Recommendations* and the Lantra *Basic Tree Survey and Inspection Course*.

1.2 Policy and Guidance

- 1.2.1 The ArbIA has been completed with specific regard to recommendations given in the following:
- British Standard 5837: 2012 Trees in relation to Design, Demolition & Construction – Recommendations (BS 5837).

1.3 Description and Location of Project

- 1.3.1 The location of the proposed Project is shown on the drawing provided by the Client and presented in **Figure 1** below. It is understood that the development will include the erection of a new dwellinghouse on land to the north of Knowehead House.

1.4 Scope and Study Areas

- 1.4.1 The study area included the footprint of the proposed Project plus any adjacent overhanging trees, where present, in order to take account of the Project's potential zone of influence.

Figure 1: Location and extent of proposed Project



2 METHODS

2.1 Tree Survey Methodology

2.1.1 The survey study site was systematically walked on 26th and 27th January 2022, and all trees were assessed according to the current recommendations in BS 5837. A visual assessment from the ground was undertaken of all trees >75 mm stem diameter measured at 1.5 m, and the following recorded in accordance with BS 5837:

- Tree position identified from topographical survey (Douglas Land Surveys Ltd, 16th July 2015);
- Individual tag number with tags affixed on main stem north-facing at c. 1.5 m above ground level (agl);
- Common and scientific name of tree according to *New Flora of the British Isles* (3rd Edition), Stace, C. Cambridge University Press;
- Tree quality and value assessment, defining trees as Category U, A, B and C (refer to **Table 1**, below);
- Type defined as single tree (T), tree group (G) or hedgerow (H);
- Life stage defined as either: Y= Young (less than 1/3 normal life expectancy), MA= Middle aged trees (1/3 to 2/3 normal life expectancy), M= Mature (over 2/3 normal life expectancy) or OM= Over Mature (beyond usually expected life span);
- Height (m) recorded to the nearest half metre for heights up to 10 m and the nearest whole metre for heights > 10m;
- Number of stems at 1.5 m agl;
- Stems 1-5 diameter (mm), or if >5 stems mean stem diameter (mm) rounded to the nearest 10 mm;
- 1st branch height (m) and direction, noted as north (N), east (E), south (S) or west (W);
- Canopy height (m);
- Branch spread (m) taken to the nearest half metre at the four cardinal points (N,E,S,W) measured from trunk;
- Root Protection Area (RPA) defined for single stem trees as an area equivalent to a circle with a radius x12 the stem diameter. For trees with two to five stems the combined stem diameter is calculated according to the following:
$$\sqrt{(stem\ diameter\ 1)^2 + (stem\ diameter\ 2)^2 \dots + (stem\ diameter\ 5)^2}$$
or trees with more than five stems the combined stem diameter calculated as
$$\sqrt{(mean\ stem\ diameter)^2 \times number\ of\ stems};$$
- Structural/physiological condition defined as Good, Fair, Poor, Moribund or Dead, and any presence of decay and/or physical defects;
- Remaining contribution of tree, defined as <10, 10+, 20+ or 40+ years; and
- Comments.

2.1.2 As per BS 5837 recommendation, hedgerows and stands of trees containing individuals that are arboriculturally similar in character have been assigned either as a hedgerow (H) or tree group (G). All hedgerows and tree groups have not been tagged but were assigned as H1#...Hn, or G1#...Gn respectively.

- 2.1.3 Trees are large dynamic organisms whose health and condition can change rapidly; therefore due to the changing nature of trees and other site considerations, this report and any recommendations made are only valid for the 12 month period following the site survey. It should be noted that the tree survey undertaken does not constitute a comprehensive Tree Hazard Survey. No soil survey has been completed and/or used as part of this tree survey/assessment.

2.2 Arboricultural Impact Assessment

- 2.2.1 The process of Arboricultural Impact Assessment (ArbIA) has been completed where sufficient information is available during the preparation of this report. The assessment of effects has been undertaken by consideration of best practice guidance outlined in BS 5837, and professional judgement, in order to provide a methodology that is robust and fit for purpose for this project.

- 2.2.2 As recommended within BS 5837, ArbIA involves consideration of the collected information and evaluation of the direct and indirect effects of the proposed Project, and where necessary recommends measures to reduce impacts to non-significant levels. The following measures are considered as part of the ArbIA:

Avoidance Measures

- 2.2.3 Avoidance measures (where required and possible) are recommended that will avoid impacts on important tree features, such as consideration of alternative sites, revision of site layout/extent, etc.

Mitigation Measures

- 2.2.4 Mitigation measures are recommended where it is anticipated that a significant effect may result without measures being implemented or in accordance with Best Practice guidelines, or to fulfil legal obligations. Examples of mitigation measures include protection of root protection areas from works.

Compensation Measures

- 2.2.5 Compensation measures are recommended where it is anticipated that a significant residual effect may result even with avoidance and/or mitigation measures being implemented. Examples of compensation measures include replacement planting of site appropriate trees to be lost to the Project.

Enhancement Measures

- 2.2.6 In order to ensure that the Project results in biodiversity net gain in relation to trees, enhancement measures will be recommended where these are considered to be proportional and relative to the scale and nature of the project.

Assessment of Residual Effects

- 2.2.7 An assessment of avoidance/post-mitigation/compensation effects is provided to show the overall effect of the proposed Project.

Table 1: Assessment of Tree Quality

Category and Definition	Criteria (including sub-categories where appropriate)			Identification on figures
Trees unsuitable for retention				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">- Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other Category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning);- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline;- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.			Dark Red
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	Light Green
	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture).	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in Category A, but are down-graded because of impaired condition (e.g. presence of significant though remedial defects, including un-sympathetic past management or storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit Category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	Mid Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey

Notes on Tree Categories

1. Category U trees signifies trees that are in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and which should, in the current proposed development context, be removed for reasons of sound arboricultural management or health and safety, irrespective of any development proposals.
2. Category A trees signifies trees that are of a high quality and value with an estimated remaining life expectancy of at least 40 years. Occasionally a veteran tree, although not in the best condition may warrant this category because of its wildlife and cultural value. The design of the proposed development should take into account the retention of Category A trees where possible. A masterplan layout that suggests the removal of Category A trees has a considerably increased risk of planning refusal.

3. Category B trees signifies trees that are of a moderate quality and value with an estimated remaining life expectancy of at least 20 years. The design of the proposed development, where feasibly possible, should take into account the retention of Category B trees.
4. Category C trees signifies trees that are of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. They are generally trees that could remain and are expected to have a safe useful life expectancy of between 10 and 20 years if no development were to occur. All Category C trees; under normal circumstances would not normally be retained in a development context, unless in such a location that they do not represent a significant constraint on the development proposal – refer to relevant note at foot of Table 1 of BS5837.
5. Therefore all Category A & B trees will, under normal circumstances, be retained on development sites, and should influence and inform the design, site layout, and in some cases the specific construction methods to be used – The root protection areas of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build within these areas providing that appropriate specifications have been agreed between the local planning authority, the consulting arboriculturist and the developer/client.

3 SURVEY RESULTS

3.1 Site Designations

Tree Preservation Orders

- 3.1.1 A Tree Preservation Order (TPO) is an order made by a Local Planning Authority in respect of trees or woodlands made under Section 160 of the Town and Country Planning (Scotland) Act 1997. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the authority's consent.
- 3.1.2 None of the trees within the proposed Project site (or adjacent properties) are afforded TPO status, according to Perth and Kinross Council Interactive TPO and Conservation Area Map (<https://www.pkc.gov.uk/heritagemap>) reviewed on 1st February 2022.
- 3.1.3 Given that no TPO's will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for TPO's.

Conservation Area

- 3.1.4 Trees often contribute significantly to the character of Conservation Areas, and it is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree in a Conservation Area unless six weeks' notice has been given to the Local Planning Authority. This gives the Council time to consider making a TPO in appropriate circumstances.
- 3.1.5 The study area is not located within a Conservation Area, according to Perth and Kinross Council Interactive TPO and Conservation Area Map (<https://www.pkc.gov.uk/heritagemap>) reviewed on 1st February 2022.
- 3.1.6 Given that no Conservation Areas will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for this designation.

Ancient Woodland Inventory (AWI) for Scotland

- 3.1.7 The Scottish Environment Website (<https://map.environment.gov.scot/sewebmap/>) reviewed on 1st February 2022, confirms that the study area is not listed on the Ancient Woodland Inventory (AWI) Scotland, or listed as Native Woodland under the Native Woodland Survey of Scotland (NWSS).
- 3.1.8 Given that no woodland listed as AWI/NWSS will be directly/indirectly impacted as a result of the proposed Project it is considered that there will be no requirement for avoidance, mitigation or compensation measures for these designations.

3.2 General Description of Study Area

- 3.2.1 The study area comprises the garden/grounds to the north of Knowehead House, and proposed a new access route alongside the eastern garden boundary (refer **Figure 1**) and includes 119 trees, 3 groups of trees (with 29 trees in total) and 5 hedgerows.
- 3.2.2 The garden area is laid to lawn and includes a variety of young and middle-age planted trees, including several ornamental fruit trees and varietal specimens. The eastern boundary of the study area supports a line of trees and hedgerow as part of the field boundary. This line of field boundary trees and hedgerow contains the most important trees within the study area, including a Category A gean *Prunus avium* and several mature Category B trees, including European ash *Fraxinus excelsior* and sycamore *Acer pseudoplatanus*.

3.3 Overview of Trees

3.3.1 **Table 2** below provides an overview of the tree survey, with **Figure 2** in **Appendix A.1** showing the location of all trees and hedgerows together with their associated categories and RPAs. **Table 7** in **Appendix A.2** provides a tree schedule and tree descriptions for the study site. **Photographs 1 - 4** are provided below to illustrate the trees within the study area.

Table 2: Overview of Tree Survey

Tree Category	Single Trees	Tree Groups	Hedges	Retention Value on Site
U	5	0	0	Trees with life expectancy of <10 years. The reasons for removal include trees being dead/moribund, presence of significant rot, poor form, suppression or general die-back within the tree. Details for each tree can be found in the survey data in Appendix A.2.
A	1	0	0	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	93	3	1	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years .
C	19	0	4	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm .
Total Number	118	3	5	

Category U

3.3.2 Of the 147 trees present within the study area, Category U trees (unsuitable for retention with a life expectancy of <10 years) within the study area comprise 5 trees. The following trees were classified as Category U trees:

- Wild crab *Malus sylvestris* (T8) - overhanging garden from adjacent ground. Twin-stem tree with larger leader failed at 1.5 m agl resulting in very asymmetrical specimen. Likely to further collapse in near future;
- European ash (T25) - overhanging garden from adjacent ground. Stem snap at 7 m agl (hollow stem noted) and transverse snaps of all major limbs below;
- Norway maple *Acer platanoides* (T44) - overhanging garden from adjacent ground. Large mature tree has significant retrenchment and deadwood with central main leader dead and weak leader unions. Potentially suitable for bat roost features;
- Wild crab (Tag No. 236) - tree is senescent and majority of canopy is dead. A large stem has been removed at 1 m agl and this has significant rot with probable turkey-tail fungus *Trametes versicolor*- a saprotroph fungus causing a white heart rot on dead wood. Not known to cause collapse of infected trees; and
- Copper beech *Fagus sylvatica f. purpurea* (Tag No. 244) - *Ganoderma* infection in main stem and tree in visibly poor health. Extensive infections and decay can lead to breakages/failure.

3.3.3 It is recommended that the above 5 trees should be removed for reasons of health and safety and good arboricultural management. This may require consultation with adjacent

landowner (it is not known if land bordering the garden grounds to the east is within the same ownership as Knowehead House). Arboricultural works should be completed by an Arboricultural Association Approved Contractor, and according to *BS 3998: 2010. Tree Work. Recommendations* (refer to **Section 4: Mitigation and Compensation Recommendations**).

- 3.3.4 It should be noted that the above Category U trees are not considered further within the ArbIA completed for the Project (refer to **Section 4**).

Category A

- 3.3.5 A total of 1 Category A tree (= trees of High Quality) were recorded within the study site, primarily for their significant landscape qualities (A2), namely:

- Gean (T38) – mature tree 15 m high and with an estimated stem diameter of 1000 mm, forming part of line of field boundary trees of high landscape quality.

Category B

- 3.3.6 A total of 93 Category B trees, 3 groups of Category B trees and 1 hedgerow (= trees/hedgerows of Moderate Quality) were recorded within the study site for their landscape qualities (B2).

Category C

- 3.3.7 A total of 19 Category C trees and 4 hedgerows (= trees/hedgerows of Moderate Quality) were recorded within the study site for their landscape qualities (C2).

Photograph 1: View looking south showing lawned area of proposed dwelling house



Photograph 2: Proposed access route from existing track to south through gap in beech hedge (H4) and along edge of Western hemlock hedge (H2 & H3) and boundary trees (T37-47)



Photograph 3: Two examples of curly willow in southern part of study area (Tag No. 0251 & 0252)



Photograph 4: Part of group of middle-aged trees planted in garden c.2000, with boundary trees (T2-4)



4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Introduction

4.1.1 The following provides an Arboricultural Impact Assessment (ArbIA) of the proposed Project, considering pre-mitigation/compensation impacts in terms of direct loss of trees, damage to trees and indirect impacts.

4.2 Direct Loss of Trees

4.2.1 The proposed Project has been designed to minimise the direct loss of trees and retain trees where possible. **Figure 3** in **Appendix A.1** shows the location of the proposed dwellinghouse and proposed access, and trees to be retained and lost.

4.2.2 No Category A trees would be directly lost as a result of the proposed Project. However, the Project will result in the direct loss of 5 trees, comprising 3 Category B and 2 Category C trees. **Table 3**, below provides a summary of the direct loss of trees according to the various categories.

Table 3: Overview of Direct Loss of Trees/Groups/Hedges

Tree Category	Single Trees	Tree Groups	Hedges
A	0	0	0
B	3	0	0
C	2	0	0
Total Number	5	0	0

4.2.3 **Table 4**, below shows a breakdown of those trees and the hedgerows that will be directly lost by the Project.

Table 4: Analysis of Direct Loss of Trees/Groups/Hedges

Tag No.	Species	Category	Tree/Group/Hedge	Life-stage
202	Pedunculate oak <i>Quercus robur</i>	B2	T	Y
216	Silver birch <i>Betula pendula</i>	B2	T	MA
218	Curly willow <i>Salix Matsudana Tortuosa</i>	C2	T	MA
219	Silver brch <i>Betula pendula</i>	B2	T	Y
220	Curly willow <i>Salix Matsudana Tortuosa</i>	C2	T	MA

4.2.4 The loss of the above 2 Category C2 trees, comprising two middle aged curly willow *Salix matsunda* var. *tortuosa*, is considered to represent a negligible negative impact and not represent a significant constraint on the Project proposal, given the low quality of the trees to be lost. The loss of 3 Category B2 trees, comprising the edge trees of a group planted approximately in the early 2000s, is considered to represent a low negative impact and similarly will not result in a significant arboricultural impact. However, compensation measures, in the form of new planting are outlined in **Section 5: Recommendations**, in order to ensure that the residual impact of the Project is positive and will lead to enhancement of the tree resource at the local level.

4.3 Damage to Trees

- 4.3.1 Damage to trees during the construction phase of the Project (including initial vegetation clearance and earth works) may occur to trees that are to be retained if the works are not carefully planned and the trees not adequately protected. This is particularly relevant within this site, where both the proposed dwelling house and access will be constructed in close proximity to a significant number of existing trees.
- 4.3.2 Potential damage includes physical damage to tree roots, stems and branches (during ground investigation, vegetation clearance, earthworks and construction) by plant and vehicles, and when works are within their respective RPA's by damage to their roots and compaction and/or pollution of soils which may result in early senescence and loss of trees.
- 4.3.3 For the purpose of this assessment, potential damage to trees has been defined as any Project works within RPAs (but excluding felling which is considered under **Section 4.2: Direct Loss of Trees**, above). However, all retained trees within the Project area have the potential to be adversely affected by ill-planned works.
- 4.3.4 **Table 5**, below provides a summary of the trees which may be subject to potential damage and where works are within their RPA's, according to the various categories. This includes 1 Category A tree; 15 Category B trees, 1 Category B group and 1 Category B hedge; 2 Category C trees and 2 Category C hedgerows.

Table 5: Overview of potential damage to Trees/Groups/Hedges

Tree Category	Single Trees	Tree Groups	Hedges
A	1	0	0
B	15	1	1
C	2	0	2
Total Number	18	1	3

- 4.3.5 **Table 6**, below provides a summary of potential damage to trees, tree groups and hedgerows. Specific detail on potential damage to the tree resource is provided in para. 4.3.6 below.

Table 6: Summary of potential damage to Trees/Groups/Hedges due to works within their RPAs

Tag No.	Species	Category	Tree/Group/Hedge	Life-stage	Potentially Damaging Works
T1	Sycamore Acer pseudoplatanus	B2	T	M	c. 20% of RPA within proposed access
T38	Gean Prunus avium	A2	T	M	c. 20% of RPA within proposed access
T39	Sycamore Acer pseudoplatanus	B2	T	M	c. 20% of RPA within proposed access
T40	European ash Fraxinus excelsior	B2	T	MA	c. 20% of RPA within proposed access
T41	Sycamore Acer pseudoplatanus	B2	T	M	c. 20% of RPA within proposed access
T42	Sycamore Acer pseudoplatanus	C2	T	Y	c. 20% of RPA within proposed access
T43	European ash Fraxinus excelsior	C2	T	Y	c. 20% of RPA within proposed access
T45	European ash Fraxinus excelsior	B2	T	M	c. 20% of RPA within proposed access

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T46	European ash <i>Fraxinus excelsior</i>	B2	T	MA	c. 20% of RPA within proposed access
T47	Sycamore <i>Acer pseudoplatanus</i>	B2	T	M	c. 20% of RPA within proposed access
T48	European ash <i>Fraxinus excelsior</i>	B2	T	MA	c. 20% of RPA within proposed access
201	Scots pine <i>Pinus sylvestris</i>	B2	T	Y	c. 40% of RPA within proposed access
207	Field maple <i>Acer campestre</i>	B2	T	MA	c. 5% of RPA within proposed access
215	Pedunculate oak <i>Quercus robur</i>	B2	T	Y	c. 5% of RPA within proposed dwellinghouse footprint
253	Curly willow <i>Salix matsudana</i> var. <i>tortuosa</i>	B2	T	MA	c. 5% of RPA within proposed access
254	Sycamore <i>Acer pseudoplatanus</i>	B2	T	M	On existing access so probably no impact
255	Sycamore <i>Acer pseudoplatanus</i>	B2	T	M	On existing access so probably no impact
256	Sycamore <i>Acer pseudoplatanus</i>	B2	T	M	On existing access so probably no impact
G3	x15 Gean <i>Prunus avium</i> & x3 sycamore <i>Acer pseudo-platanus</i>	B2	G	Y/MA	c. 20% of RPA within proposed access
H2	Western hemlock <i>Tsuga heterophylla</i>	C2	H	Y	c. 10% of RPA within proposed access
H3	Western hemlock <i>Tsuga heterophylla</i>	C2	H	Y	c. 10% of RPA within proposed access
H4	European beech <i>Fagus sylvatica</i>	B2	H	Y	c. 10% of RPA within proposed access

- 4.3.6 If the proposed works do not take cognisance of the retained trees with appropriate stand-offs during construction or use of sensitive construction techniques, this will result in damage to roots and/or soil compaction within the RPAs of retained trees. Soil compaction reduces the pore space within soil, resulting in a poor soil structure that damage and restricts the development and function of plant roots. Poor rooting significantly inhibits tree growth on compacted soils and can also increase the risk of trees being blown over during storm events. As well as the footprint of the new dwelling house, construction of the new access could also result in damage to trees if construction methods do not minimise damage.
- 4.3.7 Of particular concern is the requirement for construction of the proposed access within the RPAs of the field boundary trees on the eastern edge of the site, including a Category A gean and a number of mature Category B European ash and sycamore (T1, T38-48), which will require careful construction methods including use of no dig construction techniques and a geocellular blanket system for the access. It is considered that because the proposed access has already been constructed from the unclassified road as part of a previous development, the RPAs of the mature sycamore (Tag No. 254-256) at this location will not be detrimentally affected.
- 4.3.8 The potential damage to trees listed in **Table 6** is considered to represent a significant arboricultural impact prior to mitigation. However, the implementation of an Arboricultural Method Statement, aimed at protecting all retained trees (refer to **Section 5: Recommendations**) during the site preparation and construction phase, will ensure

that potential damage to trees during the Project will be mitigated, and that impacts on trees will be negligible and represent a non-significant effect.

4.4 Indirect Impacts

- 4.4.1 All retained trees within the Project area may require future arboricultural management, for example as part of the standard tree risk assessments completed in order to ensure health and safety. On-going maintenance, potentially in the form of crown lifting/reduction, removal of any deadwood and removal of any unsafe trees, will therefore likely be required as part of this on-going arboricultural management.
- 4.4.2 It is important that all future arboricultural works are completed by an Arboricultural Association Approved Contractor, and according to BS 3998: 2010. Tree Work. Recommendations. This will ensure that future arboricultural works do not have a significant impact on any retained trees.
- 4.4.3 Falling leaves, fruit and flowers also have potential to cause minor seasonal nuisance to the Project. However, general maintenance and good housekeeping will ensure such seasonal nuisance is not a significant issue.

5 MITIGATION/COMPENSATION RECOMMENDATIONS

5.1 Introduction

5.1.1 The following provides a series of mitigation, compensation and enhancement measures that are recommended to ensure that the arboricultural impacts of the proposed Project are not significant but able to report a positive overall impact.

5.2 Arboricultural Method Statement (ArbMS)

5.2.1 It is recommended that a detailed Arboricultural Method Statement (ArbMS) should be prepared to outline how the Project works will be carried out close to trees to ensure their protection and without causing damage to their crowns/stems or root systems. It is recommended that the ArbMS is prepared post consent of the Project, and is subject to a planning condition.

5.2.2 The following should be included within the ArbMS:

- Tree felling and other arboricultural works methods;
- Restrictions within tree protection zones;
- Specification for tree protection fencing and signage;
- Ground protection measures;
- Measures to avoid crown and stem damage;
- Any tree surgery works required;
- Installation of underground services;
- Construction of all built structures and access; and
- Compensation and enhancement measures in the form of new planting to replace trees to be lost, detailing the species and planting and establishment maintenance programme.

5.2.3 The following key areas will be considered in the ArbMS:

Built Structures

5.2.4 The ArbMS will detail the pre-emptive measures required to construct the proposed dwelling house to minimise soil compaction and ensure protection of all trees, utilising best practice guidance.

Access

5.2.5 The ArbMS will provide recommendations on minimising soil compaction and ensuring protection of all trees and utilising best practice guidance, e.g. The Arboricultural Association Guidance Note 12: The Use of Cellular Confinement Systems Near Trees, with respect to the construction of the proposed access.

Tree Felling & Other Tree Works

5.2.6 It is important that all tree felling and other tree works are completed by an Arboricultural Association Approved Contractor, and according to *BS 3998: 2010. Tree Work. Recommendations*. The ArbMS will detail all tree works.

5.3 Compensation and Enhancement Measures Recommendations

5.3.1 The following compensation and enhancement measures are recommended to off-set the direct loss of trees as a result of the Project (refer to **Section 3.4**), involving loss of five trees:

- Provision of new planting of a minimum of 15 trees, with the aim of replacing the trees (three trees for each of the five) to be lost to the Project.

5.3.2 The ArbMS will detail the species to be planted and their locations.

6 ASSESSMENT OF RESIDUAL EFFECTS

6.1.1 Given the enactment of the mitigation and compensation/enhancement measures outlined in **Section 5**, the overall effect of the proposed Project is considered to represent a positive arboricultural impact.

APPENDICES

A.1 Figures

A.2 Tree Schedule – Table 7

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)				1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T1	Sycamore Acer pseudoplatanus	B2	T	M	25	1	1100				2.5	NW	5	7	6	7	5	Good	Good	20+	13.20	547.39	x3 leaders at 3.5 m agl. Overhanging garden. No obvious defects.
T2	Sycamore Acer pseudoplatanus	C2	T	M A	16	2	350	350			0.5	S	1	3.5	3	3	4	Good	Good	20+	5.94	110.84	Twin-stem tree overhanging garden. No obvious defects.
T3	European ash Fraxinus excelsior	B2	T	M A	17	1	900				3	S	4	7	5	5	6	Fair	Poor	20+	10.80	366.44	Significant deadwood on south side, transverse snaps of major limbs and likely stem cavity with Inonotus hispidus infection. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden. Suitable bat roost features noted.
T4	Sycamore Acer pseudoplatanus	B2	T	M	24	1	1100				2	N	4	6	8	6	7	Good	Good	20+	13.20	547.39	x3 leaders at 4 m agl. Overhanging garden. No obvious defects.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T5	European ash Fraxinus excelsior	C2	T	Y	14	2	240	250				2.5	N	6	5	2	2	5	Good	Fair	20+	4.16	54.33	Twin stem tree with asymmetrical growth due to suppression/shading. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T6	Hawthorn Crataegus monogyna	B2	T	M	7	5	180	180	80	80	100	1	S	2	2.5	5	4	4	Good	Fair	20+	3.55	39.636 3	Multi-stemmed sprawling specimen overhanging garden.
T7	Rowan Sorbus aucuparia	C2	T	M A	10	2	180	260				1	W	4	1	3	3	3	Poor	Poor	10+	3.79	45.24	Twin-stem tree with significant lean to east as previously shaded by fallen wild crab leader. Minor deadwood and overhanging garden.
T8	Wild crab Malus sylvestris	U	T	O M /S E N	10	2	240	450				2.5	S	2	2	0	5	6	Poor	Poor	<10	6.12	117.67	Twin-stem tree with larger leader failed at 1.5 resulting in very asymmetrical specimen. Overhanging garden.
T9	European ash Fraxinus excelsior	C2	T	Y	14	2	260	260				5	W	4	2	1	4	4	Good	Poor	10+	4.41	61.16	Twin-stem tree with poor asymmetrical structure overhanging garden. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T10	European ash Fraxinus excelsior	B2	T	M A	22	1	800					7	S	8	3	8	5	3	Fair	Poor	20+	9.60	289.53	Significant lean to north east and overhanging garden. x2 major transverse snaps mid-bole and deadwood through crown. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely.
T11	European ash Fraxinus excelsior	B2	T	M	21	1	1250					1.5	W	5	7	6	6	8	Fair	Fair	20+	15.00	706.86	Transverse snaps in lower crown and significant epicormic growth on stem. Minor deadwood throughout. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T12	European ash Fraxinus excelsior	C2	T	Y	10	2	230	100				2.5	SW	4	1	3	6	4	Fair	Poor	10+	3.01	28.46	Significant lean to south west and overhanging garden. . No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely.
T13	European ash Fraxinus excelsior	B2	T	M A	22	1	700					5	W	5	6	6	5	8	Good	Good	20+	8.40	221.67	Twin-stem tree with minor deadwood. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T14	European ash Fraxinus excelsior	B2	T	M A	22	1	550					0.5	N	7	3	5	5	9	Good	Fair	20+	6.60	136.85	Asymmetrical specimen, shaded by sycamore and with minor deadwood. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T15	Sycamore Acer pseudoplatanus	B2	T	M A	22	4	350	350	400	120		0.5	W	2	3	8	4	6	Good	Fair	20+	7.77	189.73	Four main leaders and part shaded/suppressed by adjacent trees. Overhanging garden.
T16	European ash Fraxinus excelsior	B2	T	M A	22	1	550					4	W	8	7	7	4	7	Good	Good	20+	6.60	136.85	Part shaded/suppressed by adjacent sycamore and with minor deadwood. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T17	European ash Fraxinus excelsior	B2	T	Y	20	1	300					4	W	7	2	6	4	5	Good	Good	20+	3.60	40.72	Minor deadwood. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden. Several young gean and hawthorn at base to 8 m agl.
T18	European ash Fraxinus excelsior	B2	T	Y	21	2	300	150				3	E	9	1	4	5	4	Good	Fair	20+	4.02	50.89	Rather etiolated and with sparse canopy - shaded by adjacent. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.

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Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)				1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments												
T19	European ash Fraxinus excelsior	B2	T	Y	18	2	300	200			5	W	9	2	4	4	5	Good	Fair	20+	4.33	58.81	Rather etiolated and with sparse and asymmetrical canopy - shaded by adjacent. Smaller stem pruned at 2 m agl on fence line. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.												
T20	European ash Fraxinus excelsior	B2	T	Y	21	4	350	300	150	150	3	N	7	5	8	3	4	Good	Fair	20+	6.09	116.49	Multi-stemmed specimen - one stem with significant lean to east and cankers. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.												
T21	European ash Fraxinus excelsior	B2	T	M A	19	1	850			3	NW	6	8	5	6	6	Good	Good	20+	10.20	326.85	Large tear-out on leader 5 m agl on east. Minor deadwood and knotholes through canopy. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.													
T22	Wild crab Malus sylvestris	B2	T	M	8	1	250			0.5	W	1	2.5	4	4	5	Good	Good	20+	3.00	28.27	Rather asymmetrical with main leader horizontal to west and overhanging garden.													
T23	Wild crab Malus sylvestris	B2	T	M	10	1	150			0.5	W	1	4	4	3	3	Good	Good	20+	1.80	10.18	Upright and with dense canopy. No obvious defects. Overhanging garden.													

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T24	European ash Fraxinus excelsior	B2	T	M	20	1	850					4.5	NW	5	7	9	5	5	Good	Good	20+	10.20	326.85	Minor deadwood. No obvious defects. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T25	European ash Fraxinus excelsior	U	T	S E N	9	1	350					3	W	5	1	0.5	0.5	0.5	Poor	Poor	<10	4.20	55.42	Stem snap at 7 m agl and transverse snaps of all major limbs below. Hollow stem. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely.
T26	European ash Fraxinus excelsior	C2	T	M A	10	2	300	200				2.5	W	4	4	5	4	5	Poor	Poor	<10	4.33	58.81	Minor deadwood and suppressed by adjacent ash. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T27	European ash Fraxinus excelsior	B2	T	M A	17	1	900					4	S	8	6	7	7	5	Good	Good	20+	10.80	366.44	Minor deadwood. No obvious defects. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T28	European ash Fraxinus excelsior	B2	T	Y	19	1	350					4.5	W	5	3	2	5	9	Good	Poor	10+	4.20	55.42	Significant lean to west with vertical sweep to upper bole. Minor deadwood. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T29	European ash Fraxinus excelsior	B2	T	M A	18	1	550					3	W	7.5	5	6	4	5	Fair	Fair	10+	6.60	136.85	Cankers lower-mid bole and possible hollow stem with fungal infection. Moderate deadwood within crown. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T30	Rowan Sorbus aucuparia	C2	T	M A	10	7	150					1	NW	2.5	5	5	3	3	Good	Fair	20+	4.76	71.25	Multi-stemmed, likely pollarded with hawthorn adjoining at base. No obvious defects.
T31	European ash Fraxinus excelsior	B2	T	M A	19	1	800					4	W	8	6	5	5	7	Good	Good	20+	9.60	289.53	Minor deadwood. No obvious defects. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T32	European ash Fraxinus excelsior	B2	T	M A	20	1	800					5	SE	8	5	8	5	6	Good	Good	20+	9.60	289.53	Minor deadwood. No obvious defects. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T33	European ash Fraxinus excelsior	B2	T	M A	20	1	850					4	W	8	5	7	5	6	Good	Good	20+	10.20	326.85	Minor deadwood and transverse snaps. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
T34	European ash Fraxinus excelsior	B2	T	M	21	1	1000				4	SW	8	8	8	7	6	Good	Good	20+	12.00	452.39	Minor deadwood and transverse snaps. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.	
T35	Gean Prunus avium	C2	T	M	14	1	450				3	W	5	3	2	2	6	Fair	Poor	10+	5.40	91.61	Poor, asymmetrical crown. Partial transverse snap of major limb 8 m agl. Moderate deadwood and overhanging garden.	
T36	Sycamore Acer pseudoplatanus	B2	T	M	21	1	1100				3	NE	5	6	6	5	6	Good	Good	20+	13.20	547.39	Minor deadwood and no obvious defects. Slightly overhanging garden.	
T37	Sycamore Acer pseudoplatanus	C2	T	Y	14	2	250	90			2.5	S	6	0	0	7	7	Fair	Poor	10+	3.19	31.94	Misshapen tree with severe lean to south over garden and western hemlock hedge.	
T38	Gean Prunus avium	A2	T	M	15	1	1000				5	NW	7.5	8	6	6	6	Good	Good	20+	12.00	452.39	Mature example with clean bole and wide spreading crown. No obvious defects and overhanging garden.	
T39	Sycamore Acer pseudoplatanus	B2	T	M	16	1	800				3.5	SE	5	5	8	5	5	Good	Good	20+	9.60	289.53	No obvious defects. Overhanging garden.	

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
T40	European ash Fraxinus excelsior	B2	T	M A	24	1	900					5.5	SW	8	5	9	5	9	Good	Good	20+	10.80	366.44	Minor deadwood. No obvious defects. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T41	Sycamore Acer pseudoplatanus	B2	T	M	23	1	1000					0.5	N	5	5	6	6	6	Good	Good	20+	12.00	452.39	Asymmetrical crown - suppression from adjacent ash. No obvious defects and overhanging garden.
T42	Sycamore Acer pseudoplatanus	C2	T	Y	13	7	180					1.5	N	2	5	4	2	4	Good	Poor	10+	5.71	102.60	Multi-stemmed / pollarded specimen. Overhanging garden.
T43	European ash Fraxinus excelsior	C2	T	Y	18	6	220					3.5	W	8	5	5	2	4	Fair	Poor	10+	6.47	131.37	Multi-stemmed / pollarded with pruned failures and very asymmetrical crown on two main leaders. Severely shaded/suppressed by adjacent Norway maple. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.
T44	Norway maple Acer platanoides	U	T	O M	23	1	1150					4	N	6	6	9	8	8	Poor	Fair	10+	13.80	598.28	Significant retrenchment and deadwood with central main leader dead. Leaders' union likely weak. Overhanging garden. Potentially suitable for bat roost features.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)				1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments				
T45	European ash Fraxinus excelsior	B2	T	M	24	1	1050					6	S	8	6	9	8	Fair	Good	20+	12.60	498.76	Inonotus hispidus infection in main leader with hollow stem and woodpecker hole noted at 12 m agl. Old tear-out failure on base at east. Minor deadwood through crown. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden. Suitability noted for bat roost features.				
T46	European ash Fraxinus excelsior	B2	T	M A	19	1	650				3	W	5	8	7	6	6	Good	Good	20+	7.80	191.13	Ivy to lower crown. Minor tear-outs and deadwood. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden.				
T47	Sycamore Acer pseudoplatanus	B2	T	M	19	1	800				4	W	6	7	7	6	7	Good	Good	20+	9.60	289.53	Ivy to mid-crown. No obvious defects. Overhanging garden and access.				
T48	European ash Fraxinus excelsior	B2	T	M A	19	1	850				6	N	9	5	7	8	7	Fair	Good	20+	10.20	326.85	Ivy to mid-crown. Minor deadwood and transverse snap on south at 7.5 m agl. No signs ash dieback Hymenoscyphus fraxineus noted but should be considered likely. Overhanging garden and access.				

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
201	Scot's pine Pinus sylvestris	B2	T	Y	13	1	370					3	S	3	2.5	3	5	4	Good	Good	20+	4.44	61.93	Crown lifted to 3.5 m above ground level (agl). Tree has slight lean to south but no lifting of roots.
202	Pedunculate oak Quercus robur	B2	T	Y	15	1	395					3	SE	4	4	4	4.5	4.5	Good	Good	20+	4.74	70.58	Crown lifted to 3.5 m agl. Several relatively large flush cuts that appear to be well occluded.
203	European beech Fagus sylvaticus	B2	T	M A	16	1	435					1.75	NW	2	4	3	5.5	4	Good	Good	20+	5.22	85.60	Partially crown lifted to 3 m agl with several larger branches retained.
204	Pedunculate oak Quercus robur	B2	T	Y	14	2	245	145				2.5	W	3	3	2	2	6	Fair	Poor	20+	3.42	36.67	Tree is bifurcated at 1 m agl. Asymmetrical canopy due to suppression by adjacent sycamore, and has overall poor branch structure. Crown lifted to 3 m agl. Main stems are in compression union.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
205	Pedunculate oak Quercus robur	B2	T	Y	16	1	395					2	S	2	4	4	7	6	Good	Good	20+	4.74	70.58	Partially crown lifted to 3 m agl with several larger branches retained. Possibly some minor root lifting on north side.
206	Downy birch Betula pubescens	B2	T	M A	14	1	290					1	S	3	3	3	3.5	2.5	Good	Good	10+	3.48	38.05	Tree has slight lean to east. Crown lifted to 3 m with some associated minor rot pockets on flush cuts.
							415					1.3	N	2	6	5	5.5	5	Good	Goo	20+	4.98	77.91	Tree has slight lean to east, with root lifting on north side. Partially crown lifted to 3 m agl with several larger branches retained.
207	Field maple Acer campestre	B2	T	M A	14	1	415					1.3	N	2	6	5	5.5	5	Good	Goo	20+	4.98	77.91	Tree has slight lean to east, with root lifting on north side. Partially crown lifted to 3 m agl with several larger branches retained.
208	Pedunculate oak Quercus robur	B2	T	Y	13	1	300					2.5	W	2	4	2.5	4	4	Good	Good	20+	3.60	40.72	Minor root damage by grass cutting machinery on southWest side. Asymmetrical crown due to suppression by adjacent field maple (Tag No. 0207). Minor pruning works.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
209	Silver birch <i>Betula pendula</i>	B2	T	M A	15	1	345					1	W	2.5	3	3	3	2.5	Good	Good	10+	4.14	53.85	Tree has sweep at base to south-east. Knot hole on main stem on north-west side at 0.5 m agl has a small rot pocket with fungal infection of chaga <i>Inonotus obliquus</i> - a parasitic fungus causing a white heart rot to develop in the host tree.
210	Pedunculate oak <i>Quercus robur</i>	B2	T	M A	15	1	475					1.75	S	3	5	5	5	6	Fair	Good	20+	5.70	102.07	Tree has not particularly well developed branch structure with tendency to being lion-tailed. Some minor pruning of lower branches.
211	Downy birch <i>Betula pubescens</i>	B2	T	M A	15	1	290					4	W	3	2.5	3	2.5	2	Good	Good	20+	3.48	38.05	Small tear-out on main stem on south side at 2.2 m agl.

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212	Silver birch <i>Betula pendula</i>	B2	T	M A	15	1	360					3.5	W	2.5	2.5	4	4	4	Good	Good	20+	4.32	58.63	Crenulated bark on main stem to c.4 m agl.
213	Silver birch <i>Betula pendula</i>	B2	T	M A	16	1	360					3	S	2	4	3	4.5	4.5	Good	Good	20+	4.32	58.63	Crenulated bark on main stem to c.4 m agl. Snap of scaffold stem on east side at c. 7 m agl, with rot pocket.
214	Silver birch <i>Betula pendula</i>	B2	T	M A	16	1	405					3	S	1.7 5	3	4	3.5	3	Good	Good	20+	4.86	74.20	Main stem has signs of small cankers to 3 m agl. Small hazard beam on north-facing limb at 4 m agl. Several broken stubs present at 8-10 m agl. Knot hole on north-east side on main stem at 1.6 m agl..
215	Pedunculate oak <i>Quercus robur</i>	B2	T	Y	16	1	420					2.5	S	2.5	3.5	5	5	5	Good	Good	20+	5.04	79.80	Main stem is bifurcate at 2.2 m agl, with compression union forming potentially weak union.

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Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
216	Silver birch <i>Betula pendula</i>	B2	T	M A	17	1	440					2.5	S	2.5	5	5	3.5	3.5	Good	Fair	10+	5.28	87.58	Tree has lean to north-north-east. Some minor damage to roots from grass cutting machinery.
217	Pedunculate oak <i>Quercus robur</i>	B2	T	Y	15	1	355					1.75	N	2	4	5	4	4	Good	Fair	10+	4.26	57.01	Tree has lean to north-north-east, with some root-lifting on opposite side.
218	Curly willow <i>Salix matsudana</i> var. <i>tortuosa</i>	C2	T	M A	13	1	170					2.25	S	2	1.5	3	1.5	1	Fair	Fair	10+	2.04	13.07	Some minor die-back of canopy. Tree has lean to south-east due to competition with adjacent silver birch (Tag No. 0219). Some root movement in wind indicating instability.
219	Silver brch <i>Betula pedula</i>	B2	T	Y	15	1	215					1.2	S	1.2	2.5	2	2	1.5	Good	Good	20+	2.58	20.91	Tree has slight sweep at base, with overall lean to north-north-east. Basal rot present on south side, possibly resulting from decay of former co-dominant stem which is long gone.

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220	Curly willow Salix matsudana var. tortuosa	C2	T	M A	11	1	135		1	S	1.7 5	0.5	1	2	2	Fair	Fair	10+	1.62	8.24	Tree has lean to south-east due to competition with adjacent silver birch (Tag No. 0219) Some minor die-back of canopy. Some root movement in wind indicating instability.							
221	Pedunculate oak Quercus robur	B2	T	M A	16	1	515		2.2	SW	2	6	6.5	6	6.5	Good	Good	10+	6.18	119.98	Tree has slight lean to north-north-east.							
222	Pedunculate oak Quercus robur	B2	T	M A	13	1	430		2.5	NW	2	4	6	6	6	Good	Good	20+	5.16	83.65	Tree has been partially crown lifted to 3 m agl, with larger limbs retained.							
223	Pedunculate oak Quercus robur	B2	T	Y	14	1	430		1.75	W	2.5	4	5	5	3	Good	Good	20+	5.16	83.65	Tree has been partially crown lifted to 2 m agl, with larger limbs retained. Some mechanical damage to roots on south side.							

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224	European beech Fagus sylvatica	B2	T	M A	15	1	500					2.5	W	0.5	4	3.5	5.5	5.5	Good	Good	20+	6.00	113.10	Pendulous lower branches. No defects noted.
909 225	European beech Fagus sylvatica	B2	T	M A	13	1	360					2	W	2	4	5	5	4	Good	Good	20+	4.32	58.63	No defects noted.
							325					2	W	2.5	4	5	4	4	Good	Good	20+	3.90	47.78	No defects noted.
226	European beech Fagus sylvatica	B2	T	M A	15	1	325					2	W	2.5	4	5	4	4	Good	Good	20+	3.90	47.78	No defects noted.
227	Horse chestnut Aesculus hippocastanum	B2	T	Y	10	1	390					1	NE	1.5	5	5	3	5	Fair	Fair	20+	4.68	68.81	Cankers and epicormic budding. Cracked bark at base.

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228	European beech Fagus sylvatica	B2	T	M A	14	9	500					1	E	1	4	4	5	3	Good	Fair	20+	18.00	1017.88	Tree has multiple stems at 1.2 m agl. (pollarded), including many in compression unions and with some fused. A large fuse is present at c. 10 m agl.
229	Goat willow Salix caprea	B2	T	M A	13	1	220					2	NW	5	2	2	2.5	4.5	Good	Good	20+	2.64	21.90	Occasional minor weak unions.
230	European beech Fagus sylvatica	B2	T	M A	14	1	470					1.5	NW	2.5	3.5	3	4	4	Good	Fair	20+	5.64	99.93	Twin stem with weak union at 1.5 m
231	European beech Fagus sylvatica	B2	T	M A	15	1	505					1	S	1	5.5	6	6	5	Good	Fair	20+	6.06	115.37	Tree has multiple stems at 1.3 m agl. (pollarded), including many in compression unions.

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232	Sycamore Acer pseudoplatanus	B2	T	Y	9	1	280					1.5	N	1.5	3.5	2.5	3	5	Good	Good	20+	3.36	35.47	Minor weeping cankers on south side and possible healed frost crack at base
233	European beech Fagus sylvatica	B2	T	M A	14	3	560	260	180			1	E	1	7	7	4	5	Good	Fair	20+	7.72	187.11	No obvious defects.
							475					1	SW	2	5	6	5	7	Good	Fair	20+	5.70	102.07	Tree has multiple stems at 1.3 m agl. (pollarded). Crown lifted on east side to 2 m agl.
234	Silver maple Acer saccharinum	B2	T	M A	12	1						1							Good	Fair	20+	5.88	108.62	Tree has multiple stems at 1.75 m agl. (pollarded). Crown lifted on east side to 2 m agl.
235	European beech Fagus sylvatica	B2	T	M A	15	1	490					0.5	N	1	4	4.5	5	4	Good	Fair	20+			

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236	Crab Apple <i>Malus sylvestris</i>	U	T	M A	8	1	210					1.5	E	2.5	2	1.5	2	1.5	Moribund	Poor	<10	2.52	19.95	Tree is senescent and majority of canopy is dead. A large stem has been removed at 1 m agl and this has significant rot with probable Turkey-tail fungus <i>Trametes versicolor</i> - a saprotroph fungus causing a white heart rot on dead wood. Not known to cause collapse of infected trees.
237	European beech <i>Fagus sylvatica</i>	B2	T	M A	14	1	580					1	W	2	7	6.5	5	5	Good	Fair	20+	6.96	152.18	Tree has multiple stems at 1.2 m agl. (pollarded), with some in compression union. Partially crown lifted on east side to 2 m agl.
238	Oak sp. <i>Quercus</i> sp.	B2	T	M A	14	1	650					1.75	SW	3	6	7	4	5	Fair	Fair	20+	7.80	191.13	Tree foliage is thin and poorly developed with some dieback of stems. Crown lifted to 3 m on east side.
239	European beech <i>Fagus sylvatica</i>	B2	T	M A	15	3	440	320	260			0.5	S	3	4.5	8	6	6	Good	Fair	20+	7.24	164.49	Tree has three main stems aty 1.3 m agl, with unions in compression. Crown lifted to 3 m agl on east side.

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Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
240	Oak sp. Quercus sp.	B2	T	M A	15	1	435					1.75	W	2	4	6	4	6	Good	Fair	10+	5.22	85.60	Tree has lean to north-east, and lifting of roots on south-west side. Crown lifted to 3 m on east side.
241	European beech Fagus sylvatica	B2	T	M A	14	2	450	165				1.2	S	1.2	5	7	4	5	Good	Good	20+	5.75	103.93	Tree has been crown lifted to 3 m agl on east side.
242	Oak sp. Quercus sp.	B2	T	M A	15	1	420					1	W	1	6	6	5.5	5	Good	Poor	10+	5.04	79.80	Tree has lean to north-east, and some lifting of roots on south-west side. Tree has had a large limb (c. 250 mm diameter) removed on east side at 4 m agl, and this has an associated rot pocket. Partially crown lifted to 3 m on east and north-east sides. Generally poorly developed canopy, with some die-back noted.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
243	Rowan Sorbus aucuparia	B2	T	M A	10	7	140					1.2	N	2.5	2.5	3	2	2	Good	Fair	10+	4.44	62.07	Multi-stemmed tree with many stems in compression union.
244	Copper beech Fagus sylvatica f. purpurea	U	T	M A	11	1	390					0.5	N	0.5	4	3.5	3.5	3.5	Poor	Fair	<10	4.68	68.81	Ganoderum infection in main stem.
245	Norway maple Acer platanoides	B2	T	Y	10	1	250					1.5	SE	3	3	3	3	2.5	Good	Good	20+	3.00	28.27	No obvious defects. Slight lean to east from exposure to prevailing wind.
246	Copper beech Fagus sylvatica f. purpurea	B2	T	M A	13	1	450					0.5	W	0.5	5	5	4	4	Good	Good	20+	5.40	91.61	No obvious defects. Some garden pruning to east.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
247	Silver maple Acer saccharinum	B2	T	M A	14	1	310					3	SE	3	4.5	4.5	4	4.5	Good	Good	20+	3.72	43.47	Twin-stem at 2.5 m. No obvious defects.
248	Copper beech Fagus sylvatica f. purpurea	B2	T	M A	17	5	190	190	200	290	370	0.5	NW	1.5	4.5	5	4	5	Good	Fair	20+	6.93	150.74	Multi-stemmed at 0.5 m agl with weak unions.
249	Norway maple Acer platanoides	B2	T	Y	9	1	330					1.5	NW	2	2.5	3.5	2.5	2.5	Good	Good	20+	3.96	49.27	Occasional cankers on lower bole.
250	Rowan Sorbus aucuparia	B2	T	M A	9	1	320					1.5	E	1.5	3	5	3	3	Good	Good	20+	3.84	46.32	No obvious defects. Slight lean to east from exposure to prevailing wind.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
251	Curly willow Salix matsudana var. tortuosa	B2	T	M A	11	1	180					1.5	S	2	2	1.5	2.5	2.5	Fair	Fair	10+	2.16	14.66	Tree has lean to north-east. Crown lifted to 3 m agl.
							260	250	235															
252	Curly willow Salix matsudana var. tortuosa	B2	T	M A	12	1	195					1.2	E	4	3	1.5	2.5	2.5	Fair	Fair	10+	2.34	17.20	Tree has lean to north-east, with some dysfunctional wood in roots. Tree has three main stems at 2.2 m agl, with two stems in compression union. Crown lifted to 3 m agl.
253	Curly willow Salix matsudana var. tortuosa	B2	T	M A	14	3	260	250	235			2	W	2.5	3	6	5	3.5	Fair	Fair	10+	5.17	83.84	Tree has lean to north-east with root lifting on opposite south-west side. Rot is present in major root on south-west side. Tree is bifurcated at 0.3 m agl with stems in compression union, with further compression union of stems at 1.2 m agl. Some dieback of canopy present. Cut main stem (140 mm diameter) at 1 m agl. Crown lifted to 3 m agl.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)	1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W	Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
254	Sycamore Acer pseudoplatanus	B2	T	M	24	1	840	0.5	NW	5	6	Good	Good	20+	10.08	319.21	Roadside tree bordering existing track into property. Main stem and some scaffold branches are partially covered in ivy Hedera helix to 13 m agl. Tree has been crown lifted on east side (over road), south-west and north (over access track) to 4 m agl, but there is some regrowth from flush cuts. Large exposed root in ditch c. 2 m to north immediately to south of existing access track. Asymmetrical crown due to suppression by adjacent sycamore (Tag No. 0255)
											3						
											6						
											6						
255	Sycamore Acer pseudoplatanus	B2	T	M	25	1	900	7	N	5	7	Good	Good	20+	10.80	366.44	Roadside tree bordering existing track into property. Main stem and some scaffold branches are partially covered in ivy Hedera helix to 13 m agl. (Note main stems of ivy have recently been cut at base). Several large exposed roots in ditch c. 1.5 m to north immediately to south of existing access track.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments											
256	Sycamore Acer pseudoplatanus	B2	T	M	15	1	650					0.25	W	2	5	5	6	3	Good	Fair	20+	7.80	191.13	Roadside tree bordering existing track into property. Main stem and some scaffold branches are partially covered in ivy Hedera helix to 10 m agl. Tree has been crown lifted to 4 m agl, but the flush cuts have regrown. Asymmetrical crown due to suppression by adjacent sycamore (Tag No. 0255). Some dead wood of limbs have fallen from tree on west side.											
257	Plum sp. Prunus sp.	C2	T	M A	7	1	140					1.2	E	1.2 5	3	3	2	3	Fair	Fair	10+	1.68	8.87	Deadwood in lower crown and lower bole cracked.											
258	Unknown ornamental fruit	C2	T	M A	9	2	140	140				1.25	S	2.5	3	3	3	3	Good	Fair	20+	2.38	17.73	Twin=stem from likely weak union at 0.1 m agl. Scuffed on lower bole from mower damage.											

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
259	Balsam poplar Populus balsamifera	C2	T	Y	15	1	290					1.25	SW	1.5	3	3	3	3	Good	Good	20+	3.48	38.05	Slight sweep of lower bole to east before straightening. Exposed lateral roots with scuffs/mower damage.
260	Deodar Cedrus deodara	B2	T	Y	13	1	480					0.5	W	0.5	3.5	3.5	4	4.5	Good	Good	20+	5.76	104.23	Slight sweep of lower bole to east before straightening. No obvious defects.
261	Lawson cypress Chamaecyparis lawsoniana	B2	T	M A	13	1	500					0.1	NESW	0.1	3.5	3.5	3.5	3.5	Good	Good	20+	6.00	113.10	No obvious defects.
262	Lawson cypress Chamaecyparis lawsoniana	B2	T	M A	14	1	450					0.1	NESW	0.1	3	3	3	3	Good	Good	20+	5.40	91.61	Golden var. No obvious defects.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m ²)	Comments
263	Japanese flowering cherry Prunus sp.	B2	T	M	8.5	1	490	60	45			1.75	W	4	7	7.5	9	6.5	Good	Good	10+	5.88	108.62	A spreading tree branching at 2.5 m agl, with most in compression union. Some thinning of canopy noted.
264	Japanese Stewartia Stewartia pseudo-camellia	C2	T	M A	4.5	3	90	60	45			0.1	N	0.5	2.5	2	1.5	1.5	Fair	Fair	10+	1.41	6.21	Impact wound on south side of secondary stem at 0.3 m agl, with unknown fungal fruit. Also wound on other minor stem on north side at 0.4 m agl.
265	Lawson cypress Chamaecyparis lawsoniana	B2	T	M A	16	5	260	210	170	155	130	0.3	N	2.5	2	2	2	2	Good	Fair	10+	5.11	82.12	Multi-stemmed tree at 0.5 m agl, with compression unions. Crown lifted to 3 m on east side.
266	Common yew Taxus baccata	C2	T	Y	6	8	80					0.5	W	1.5	2	2.5	3.5	2.5	Good	Fair	10+	2.72	23.16	Untidy, multi-stemmed tree with spreading habitat with no obvious defects.

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
267	Rowan Sorbus aucuparia	B2	T	M A	11	2	170	115			2	S	4	2.5	2.5	3	1.5	Good	Fair	10+	2.46	19.06	Upright tree with no obvious defects.	
268	Colorado blue spruce Picea pungens	C2	T	M A	14	1	220				2	S	2	1.5	3	2	1.5	Fair	Poor	10+	2.64	21.90	Lower 2/3 of branches are dead due to shading by adjacent beech (Tag No. 0269).	
269	European beech Fagus sylvatica	B2	T	M A	16	1	395				2	W	4	7	6	4.5	2	Good	Fair	20+	4.74	70.58	Asymmetrical canopy due to suppression by adjacent copper beech (Tag No. 0270). Crown lifted to 4 m on north side.	
270	Copper beech Fagus sylvatica var. purpurea	B2	T	M A	18	1	445				1.5	S	1.5	5.5	4	5	5	Good	Fair	20+	5.34	89.58	Tree is bifurcate at 2.5 m agl with stems in compression union. One of the stems is further bifurcated at 4.5 m agl, again in compression union. Minor bark necrosis at 0.1 m agl on main stem on west side. Crown lifted on north side to 4 m agl, and minor limb pruning at 5 m agl.	

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
271	Ornamental rowan Sorbus sp.	B2	T	M A	13	1	430					1.4	N	4	2.5	2	4	3.5	Good	Good	20+	5.16	83.65	Tree is multi-stemmed (6) at 1.6 m agl, and these are in compression union. Limited ivy growth to 6 m agl. Minor canopy die-back on north-east side due to suppression by copper beech (Tag No. 0270).
619 G1	x4 Hawthorn Crataegus monogyna	B2	G	M	7	5+	150					2	W	3	2	2	2	2	Good	Good	20+	1.80	10.18	Line of hawthorn on fence line partially overhanging garden.
G2	x7 Gean Prunus avium	B2	G	Y/ M A	8	2	300	50				4.5	NW	3	3	2	3	5	Good	Fair	20+	3.65	41.85	Line of trees with older tree in middle felled.
G3	x15 Gean Prunus avium & x3 sycamore Acer pseudo-platanus	B2	G	Y/ M A	15	1	300					2.5	W	2.5	2.5	2	2	5.5	Good	Good	20+	3.60	40.72	Line of planted (?) gean and self-seeded sycamore at 1.5 m centres with minor deadwood and local suppression/shading.

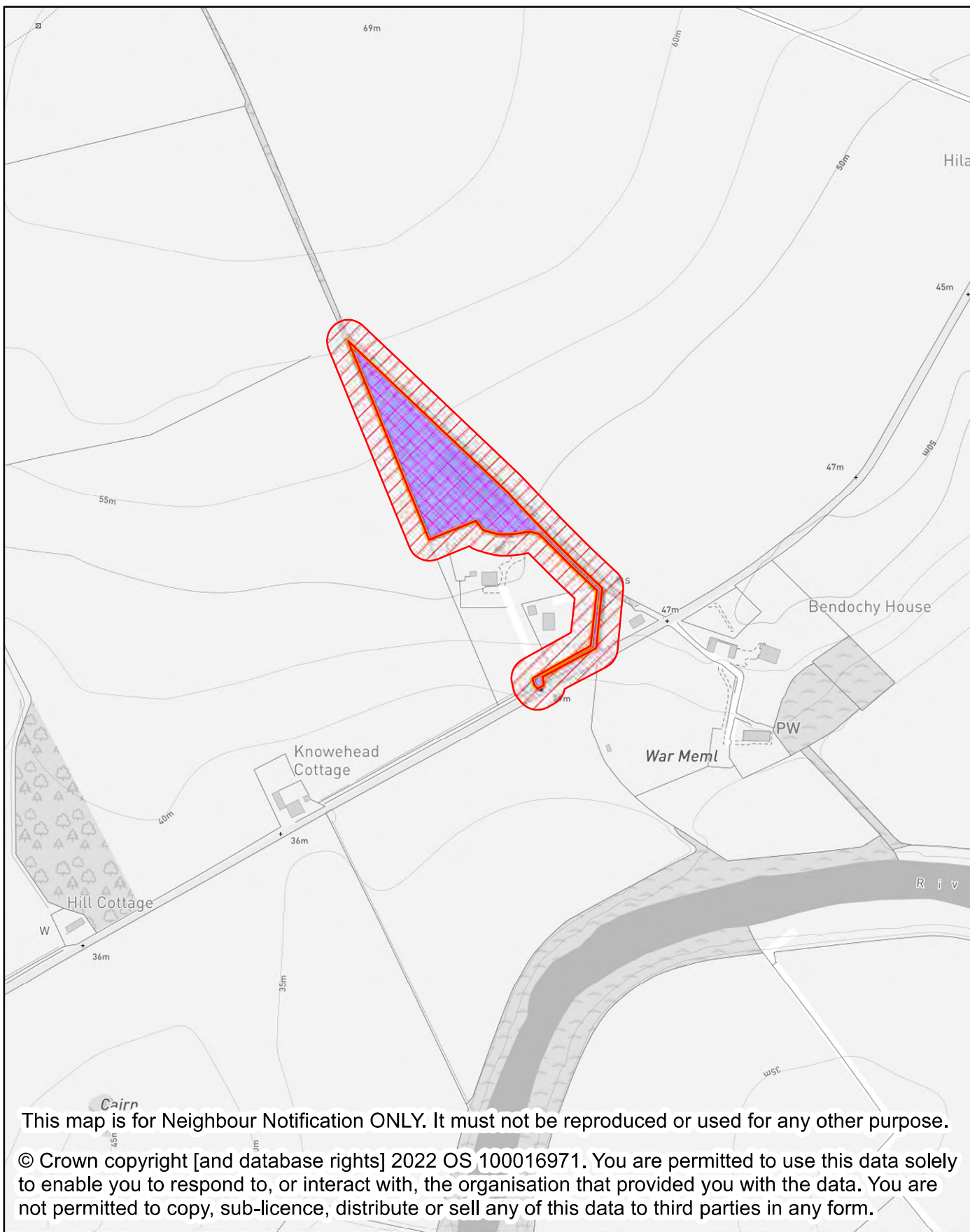
Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments
H1	Tree cotoneaster Cotoneaster frigidus	C2	H	M	5	6	75					0.5	NESW	0.2 5	2	2	2	1	Poor	Poor	10+	2.20	15.27	10 m hedge of plants originally planted at 1 m centres, with only 9 now present. Majority of shrubs have fairly extensive rot at bases, with most having some dead stems.
H2	Western hemlock Tsuga heterophylla	C2	H	Y	4 to 13	1	80					0.1	NESW	0.2 5	1	1	1	3	Good	Fair	20+	0.96	2.90	45 m planted hedge at 0.3 m centres. Suppressed to north and east by fence and shading from broadleaved trees.
							80					0.1	NESW	0.2 5	1	1	1	3	Good	Fair	20+	0.96	2.90	30 m planted hedge at 0.3 m centres. Suppressed to north and east by fence and shading from broadleaved trees.
H3	Western hemlock Tsuga heterophylla	C2	H	Y	8	1	80					0.1	NESW	0.2 5	1	1	1	3	Good	Fair	20+	0.96	2.90	75 m planted hedge at 2 m centres. Pruned to 7.5 m.
H4	European beech Fagus sylvatica	B2	H	Y	7.5	1	190					0.2	NESW	0.2 5	1	1	1.5	1	Good	Fair	20+	2.28	16.33	

Knowehead House, Bendochy:
Tree Survey

Tag	Species	Category / Sub-category	Type	Life-stage	Height (m)	No. Stems	Stem Diameter (mm)					1st Branch Height (m)	Orientation	Canopy Height (m)	Branch Spread (m) N,E,S,W				Physiology	Structure	Remaining Contribution (Years)	RPA Radius (m)	RPA (m²)	Comments	
H5	Leyland cypress Cupressus x leylandii	C2	H	M A	4.5	1	165					0.1	NESW	0.1	1.5	0.5	1	0.5	Good	Fair	10+	1.98	12.32	15 m length of managed hedge that is regularly cut to 4.5-5 m agl. Planted at 1 m centres.	

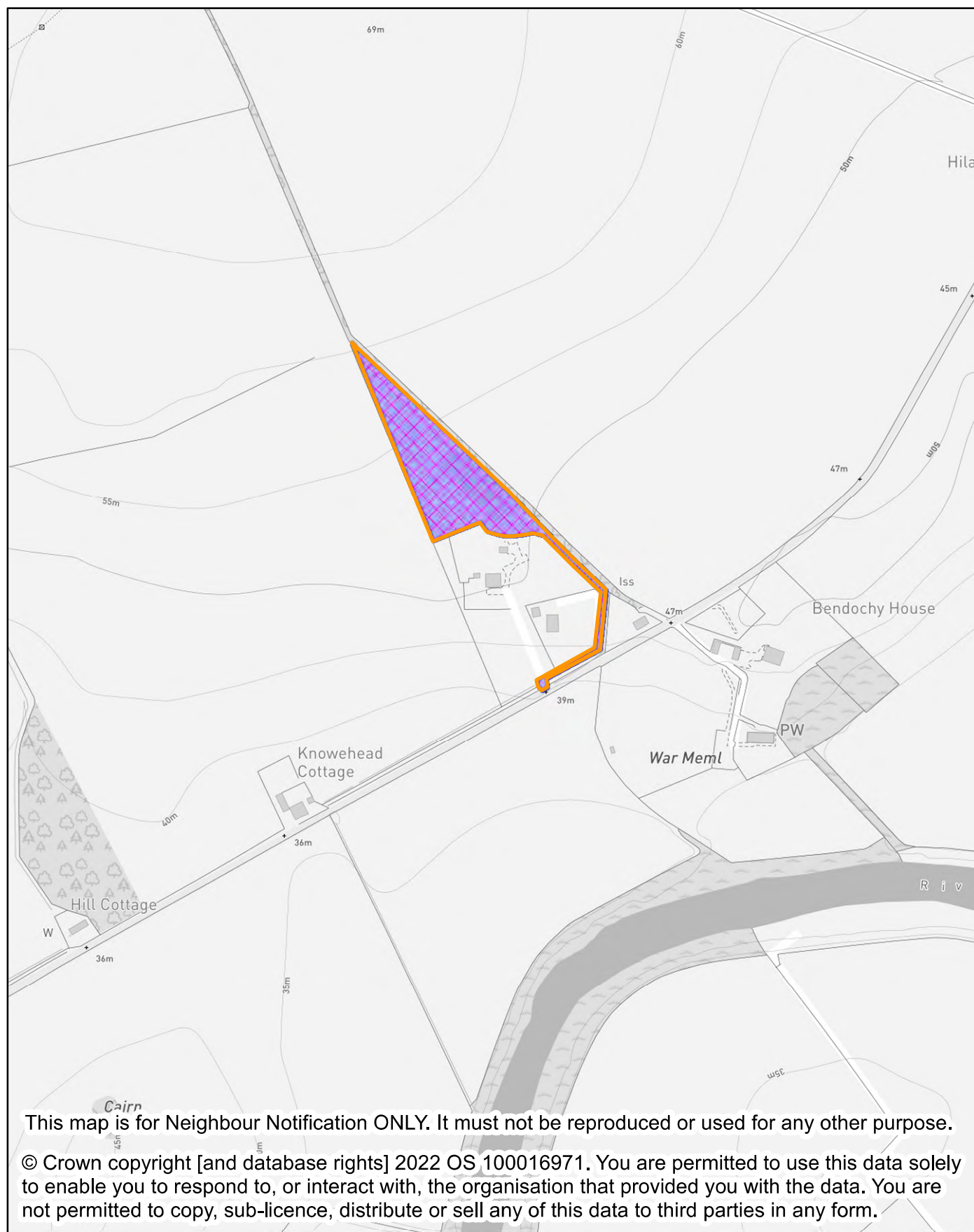
Location Plan showing planning application site



Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



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Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



Perth and Kinross Council

List of Neighbours notified for 22/00326/IPL

Knowhead Cottage
Bendochy
Blairgowrie
PH13 9HU

Knowhead House
Bendochy
Blairgowrie
PH13 9HU

Bendochy Manse Cottage
Bendochy
Blairgowrie
PH13 9HU



To:	David Niven, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	31 st March 2022

22/00326/IPL | Erection of a dwellinghouse (in principle) | Land 60 Metres North Of Knowehead House Bendochy

Thank you for consulting PKHT on the above application. This area has potential to be archaeologically sensitive given the various prehistoric monuments, both designated and undesignated in the vicinity. However, as the house's proposed location is at the southern end of the plot and given the scale, we would be unlikely to recommend a condition with the information currently provided. However, if in the full application the potential changes i.e. through services, the building location moves, outbuildings etc are located further north, then this decision may change.

Therefore, in respect to archaeology and the planning process, as outlined by Scottish Planning Policy, the proposed development currently does not raise any significant issues.

Thursday, 10 March 2022



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land 60 Metres North Of, Knowehead House, Bendochy, PH7 3DH
Planning Ref: 22/00326/IPL
Our Ref: DSCAS-0060101-TZX
Proposal: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Lintrathen Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00326/IPL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 60 Metres North Of Knowehead House, Bendochy		
Comments on the proposal	<p>The applicant is proposing the erection of a dwellinghouse on ground to the north of Knowehead House. Indicative house and garage arrangements have been provided, but no detail on the number of bedrooms or floor layout.</p> <p>The vehicle access to the proposed property would be using the existing vehicle access to Knowehead House off the U106, then taking the access track to the east which serves two newly developed houses to the south of Knowehead House.</p> <p>The applicant should consider the following when submitting a detailed planning application:</p> <ul style="list-style-type: none"> • The number of car parking spaces being provided for the dwellinghouse should be in accordance with The National Roads Development Guide. • Should a garage be proposed for parking, the size of space within the garage must be a minimum of 7.0m x 3.0m (internal dimensions), as set out in the standards defined in The National Roads Development Guide. <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.</p>		
Recommended planning condition(s)	<p>The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: regarding access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority.</p>		
Recommended informative(s) for applicant			
Date comments returned	28 March 2022		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/00326FLL

Our ref KIM

Date 12 April 2022

Tel No (4) 76442

Communities

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Consultation on an Application for Planning Permission

PK22/00326FLL RE: Erection of a dwellinghouse (in principle) Land 60 Metres North Of Knowehead House Bendochy.

I refer to your letter dated 6 March 2022 in connection with the above application and have the following comments to make.

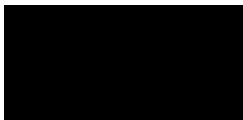
Contaminated Land

Comments

A search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, 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.

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00326/IPL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner <div style="background-color: black; width: 150px; height: 20px;"></div>
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 60 Metres North Of Knowehead House Bendochy		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Coupar Angus Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	18 March 2022		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00326/IPL	Comments provided by	G Bissett
Service/Section	Flooding Team	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 60 Metres North of Knowehead House Bendochy		
Comments on the proposal	<p>We have reviewed the planning application (in principle) and have no objections. Some considerations have been detailed for the applicant's benefit.</p> <p>Flood Risk A review of the SEPA flood maps has determined that the site is not at risk from surface water or fluvial flooding therefore a flood risk assessment is not required.</p> <p>We raise the issue of access and egress. Although the development location is not directly affected by flooding, the Old Military Road (main road) is the only road for vehicular access. To the west, the road is blocked by the 1 in 200-year fluvial flood. The applicant should be aware that this would not be a safe route to take in the event of a flood. The road to the east remains clear during the same flooding event. It is also noted that during a 1 in 1000-year flood event, the property driveway becomes inundated. This is considered not to be a risk to life but should be considered when leaving or entering the property.</p> <p>The applicant considers the site to comply with Policy 52 of the Local Development Plan 2019. We recommend that the applicant also looks at the PKC supplementary guidance: Flood Risk and Flood Risk Assessments to further ensure the development follows the guidance.</p> <p>Drainage The applicant states that SuDS will be provided but there is no detail in the application. In a full application, the applicant is required to provide details on the surface water drainage.</p> <p>the drainage requirements are outlined in policy 53 of the Local Development Plan 2019. Furthermore, the applicant is requested to demonstrate that the suggested method of SuDS meets the criteria outlined in the PKC LDP supplementary guidance (Flood risk and Flood Risk Assessments, 2021):</p> <ol style="list-style-type: none"> 1. Percolation tests will be required, and the results forwarded to the Flooding Team for approval 2. It will need to be demonstrated that hydrological and hydrogeological conditions are suitable and the time for emptying will not be excessive 3. SuDS should be designed to treat and attenuate surface water runoff for the 200-year (35% climate change) storm event. 		
Recommended	n/a		

planning condition(s)	
Recommended informative(s) for applicant	The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.
Date comments returned	04.04.22

LRB-2022-24

**22/00326/IPL – Erection of a dwellinghouse (in principle),
land 60 metres north of Knowhead House, Bendochy**

PLANNING DECISION NOTICE *(included in
applicant's submission, pages 539-540)*

REPORT OF HANDLING *(included in applicant's
submission, pages 541-550)*

REFERENCE DOCUMENTS *(included in
applicant's submission, pages 559-621)*

LRB-2022-24

**22/00326/IPL – Erection of a dwellinghouse (in principle),
land 60 metres north of Knowhead House, Bendochy**

REPRESENTATIONS

(included in applicant's submission, pages 627-640)

