

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN

PUBLIC COMMENT

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Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
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- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020.

If you are making comments about more than one topic it would be very helpful if you could fill in a separate response form for each issue you wish to raise.

Please refer to Aberdeenshire Council's Privacy Notice at the start of this form for details of your rights under the Data Protection Act.

Your Details

Date: 30/07/2020

Name:	Halliday Fraser Munro
Telephone Number:	██████████
Email address:	██████████
Postal Address:	████████████████████
Postcode:	██████████

Are you happy to receive future correspondence only by email? Yes

Are you responding on behalf of another person? Yes

If yes who are you representing?

Mactaggart and Mickel Homes Limited

Would you like to subscribe to the Aberdeenshire LDP eNewsletter: Yes

An acknowledgement will be sent to this address soon after the close of consultation.



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Your Comments (no more than 2000 words)

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Appendix 7f – Settlements Statement Marr
Allocate site MR056 at Upper Arbeadie for 45 houses.

Reason for change:

MR056 provides an effective and deliverable site to assist with housing requirement and provide a ready supply of housing land.

It was identified in the Strategic Development Plan Examination Report that more housing land is required due to a shortfall of housing supply. The Proposed Aberdeenshire Local Development Plan (PLDP) housing strategy relies heavily on existing allocated sites, a generic densification across sites within the Aberdeen Housing Market Area (AHMA) with additional but limited small-scale allocations across the area to meet expected Strategic Development Plan (SDP) housing requirement. The proposed site, MR056 at Upper Arbeadie sits in the AHMA presenting an appropriate and deliverable opportunity. The site is under the control of a developer further aiding deliverability.

The proposed site was previously supported by Officers as a suitable housing allocation in the Main Issues Report related to the current 2017 Aberdeenshire Local Development Plan. Scottish Government Reporters commented at the examination stage as 'offering development potential as it relates well to established residential areas immediately to the south and it would offer relatively good accessibility to the town centre'. Planning Officers and Reporters consider MR056 as a suitable housing allocation and requested the site was pursued as a development bid through the current LDP process, exactly what has been done by our clients.

The site has great connectivity with a core path network that would be retained and enhanced. It was described by officers as being accessible by Upper Arbeadie Road and Hillview Road, of which adjacent roads would be upgraded to support development. Both provide and improve the public's accessibility into the town centre and local services and give the site a locational advantage over the currently allocated sites. The location of the site is highly sustainable owing to the core path network offering active travel routes to the town and it's variety of facilities and services and those living at Upper Arbeadie would not be reliant on a private car.



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

The scale of development on the 3.5 Ha proposed site has been reduced from 60 homes to 45 homes, of which 10 are affordable. The reduction ensures the retention and enhancement of woodland on the site from the Tree Preservation Order (TPO). It should be noted that the TPO does not prevent development coming forward on the site and has been taken account of in the updated indicative layout (see Appendix 3). Housing can be accommodated without impacting on the area to protect environmental resources. Plus, all new developments present an opportunity for biodiversity enhancement, in line with Planning Advice.

A tree survey, access plans, ecology statement, transportation statement, planting plan and indicative concept layout plan were provided as part of the MIR submission to support and demonstrate the appropriate scale of development within the site characteristics and surrounding area. These have been enclosed as Appendix 1.

Overall, the site is in a highly sustainable location, is immediately deliverable under control of a developer and would assist in meeting the SDP housing requirement. It would also assist with ensuring that there are a range of sites available in Banchory to meet local housing need.

Attached documents:

Appendix 1: Bid document

Appendix 2: MIR response

Appendix 3: Updated Indicative Layout (rev D)

For data protection purposes, please complete the rest of this form on a new page

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Upper Arbeadie
Site address	Upper Arbeadie Road, Banchory, Aberdeenshire
OS grid reference (if available)	NO 69608 96479
Site area/size	3.5 Ha
Current land use	Mixed mature woodland, scrub, bracken and semi-natural neutral grassland
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Option to purchase
Is the site under option to a developer?	Yes
	Mactaggart and Mickel Homes Limited
Is the site being marketed?	No

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	Not Applicable

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	Yes
	Discussions were held during the promotion of the site in the previous LDP. The site, which was originally part of a much larger proposal, was not allocated but it was considered by officers that a smaller proposal in the south eastern portion would be considered preferable.
Previous planning applications	Not Applicable
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Site Ma058 – Officers stated that a smaller proposal in the south eastern portion would be considered preferable. The current development bid reflects that smaller proposal.
Local Development Plan status	No

8. Proposed Use

Proposed use		Housing:
Housing	Approx. no of units	61
	Proposed mix of house types	Number of:
		<ul style="list-style-type: none"> • Detached: 40 • Semi-detached: 8 • Flats: 0 • Terrace: 13 • Other (e.g. Bungalows):
		Number of:
		<ul style="list-style-type: none"> • 1 bedroom homes: 0 • 2 bedroom homes: 0 • 3 bedroom homes: 33 • 4 bedroom homes: 21 • 5 bedroom homes: 7
Tenure (Delete as appropriate)	Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify): see affordable houses	
Affordable housing proportion	25% (2 semi-detached houses and 13 terraced houses)	
Employment	Business and offices	Indicative floor space: Not Applicable
	General industrial	Indicative floor space: Not Applicable
	Storage and distribution	Indicative floor space: Not Applicable
	Do you have a specific occupier for the site?	Not Applicable
Other	Proposed use (please specify) and floor space	Not Applicable
	Do you have a specific occupier for the site?	Not Applicable
Is the area of each proposed use noted in the OS site plan?		Yes

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	√
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	√
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Yes	
	Rolling Bank facility in place.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	NA	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	
	Special Area of Conservation	
	Special Protection Area	
	Priority habitat (Annex I)	
	European Protected Species	
	Other protected species	
	Site of Special Scientific Interest	
	National Nature Reserve	
	Ancient Woodland	√
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	√
	Priority habitat (UK or Local Biodiversity Action Plan)	
	Local Nature Conservation Site	
	Local Nature Reserve	
	Existing woodland blocks will be retained and enhanced with more diverse under planting. New blocks of planting will be created, particularly on the boundaries, to extend the surrounding woodland into the site. There is some ancient woodland but this lies outwith the site. No Tree Preservation Orders apply to the site.	
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	√
	Habitat creation in public open space	√
	Avoids fragmentation or isolation of habitats	√
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	?
	Native tree planting	√
	Drystone wall	√
	Living roofs	
	Ponds and soakaways	√
	Habitat walls/fences	√
	Wildflowers in verges	√
	Use of nectar rich plant species	√
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	
See appended plans and supporting information.		

11. Historic environment

Historic environment enhancement	
Please state if there will be benefits for the historic environment.	No If yes, please give details: Not Applicable
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting
	Locally important archaeological site held on the Sites and Monuments Record
	Listed Building and/or their setting
	Conservation Area (e.g. will it result in the demolition of any buildings)
	Inventory Gardens and Designed Landscapes
	Inventory Historic Battlefields
Not Applicable	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	Yes The site lies within the Dee Valley Special Landscape Area. See appended plans and supporting information for how the impact of the development on the SLA will be mitigated.
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	The Dee valley is classed as a valley landscape type and as such the aim should be to maintain the current land use and settlement patterns with development focused within existing towns and villages. Development proposed in upland areas should be assessed to minimise the visual impact on the SLA, including views and vistas along the valley. <ul style="list-style-type: none"> Proposals should integrate and not impact on the sense of place provided by the river valley landscape. Development should contribute to the distinctive form of policy woodland plantations. Proposals taking advantage of the landscape as a popular setting for outdoor recreation, including key routes, should be carefully assessed to maintain the landscape setting. The wealth of distinctive built heritage, including boundaries and materials, should be maintained and utilised to enhance development.

13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	No – The SEPA floodmap indicates the site is not at risk from flooding. If yes, please specify and explain how you intend to mitigate this risk: Not Applicable
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk: Not Applicable
Could development of the site help alleviate any existing flooding problems in the area?	No If yes, please provide details: Not Applicable

14. Infrastructure

a. Water / Drainage					
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search/)?	<table border="1"> <tr> <td>Water</td> <td>Yes</td> </tr> <tr> <td>Waste water</td> <td>Yes</td> </tr> </table>	Water	Yes	Waste water	Yes
Water	Yes				
Waste water	Yes				
Has contact been made with Scottish Water?	Yes If yes, please give details of outcome: A Pre Development Application Form (PDE) has been lodged with Scottish Water.				
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens	No Please specify:				
b. Education – housing proposals only					
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Education capacity is forecast to be sufficient at Banchory Primary School (72% in 2022) and Banchory Academy (98% in 2022).				
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome: Not Applicable				
c. Transport					
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	No If yes, please give details of outcome: Not Applicable				
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No See appended Transport and Access Appraisal Report.				
Public transport	Please provide details of how the site is or could be served by public transport: Public				

	Transport services are currently available on Woodside Road, which lies close to the site.
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: See appended Transport and Access Appraisal Report.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: Yes If yes, please give details of outcome(s):
	Electricity: Yes If yes, please give details of outcome(s):
	Heat: Yes If yes, please give details of outcome(s):
	Broadband: Yes If yes, please give details of outcome(s):
Have any feasibility studies been undertaken to understand and inform capacity issues?	Yes Please specify: See appended Engineering Services Report.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: See appended Engineering Services Report.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Yes Ground Source Heat Pumps.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes See appended plans and supporting information.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Yes (40% at a minimum) See appended plans and supporting information.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements?	No

https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	Yes
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	Yes
Topography (e.g. steep slopes)	No
Other	No
Overhead Electric Power Line: This is not a major power line and will be diverted and placed underground. Core Path: A small diversion to part of the route of the core path that runs across the site will be made to accommodate the proposed development. This will be kept to a minimum and the route will still lie wholly within the Upper Arbeadie site.	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m-1km
	Community facilities (e.g. school, public hall)	400m-1km
	Sports facilities (e.g. playing fields)	400m
	Employment areas	400m-1km
	Residential areas	400m
	Bus stop or bus route	400m-1km
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	400m-1km

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	Not Applicable
	A Public Consultation Event will be held in Banchory into the proposals at the appropriate time.

18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

There is a robust planning justification for the inclusion of the land at Upper Arbeadie, Banchory to be included for residential development in the new Aberdeenshire LDP. The recent planning history of the site provides support for the case for development. The site was identified by officers during the last LDP review as having potential for development and the Scottish Government Reporters at the Local Development Plan EIP in 2016 stated that "the site may offer some development potential as it relates well to established residential areas immediately to the south and it would offer relatively good accessibility to the town centre.

Allocation of the land at Upper Arbeadie provides a logical and sustainable extension to the settlement boundary of Banchory and strategic landscaping will provide a robust landscaped boundary along the northern edge of Banchory. The site can readily be delivered to meet the high demand for housing in Banchory.

The Housing Land Audit 2017 shows that house completions at Banchory over the past 5 years and projected into the future are much lower than would be expected for a town of this size and attractiveness to new residents. This is partly as a result of infrastructure constraints but also due to a lack of competition in the local housing market. This means that both new private and affordable housing is not being delivered in the numbers required to meet housing need and demand. We believe that there is scope and capacity to allocate some additional land for housing development at Banchory in the new LDP and in accordance with the extant and emerging Strategic Development Plan.

19. Other information

Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

Please see following supporting information:

- Landscape Appraisal;
- Ecological Survey Report;
- Tree Survey;
- Transport and Access Appraisal Report;
- Concept Masterplan;
- Supporting Planning Statement; and
- Engineering Services Report.

Please tick to confirm your agreement to the following statement:



By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.

Upper Arbeadie Concept Masterplan





**DEVELOPMENT BID FOR SITE AT
UPPER ARBEADIE BANCHORY
LANDSCAPE APPRAISAL**
on behalf of Mactaggart & Mickel



ABERDEENSHIRE LOCAL DEVELOPMENT PLAN
2018

DEPlandscape
initiatives
urban design
landscape architecture
environmental planning

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1.0 INTRODUCTION

- 1.1 In Banchory, two of the main considerations for new development are the need to safeguard the town's setting both in terms of the contribution this makes to tourism and to the visual amenity it affords to local residents and the opportunity for informal recreational activities the surrounding woodland offers. Both the woodland areas to the east and west of Raemoir Road have considerable recreational potential. The concern is that further encroachment over the ridge and engulfing more woodland will not only reduce the recreational opportunities but also impact upon the landscape when viewed from further north and from the B9125 Torphins Road.
- 1.2 The draft Aberdeenshire Local Plan, Main Issues Report proposes that development to the north of the town in and around Raemoir Road should preferably be concentrated on the east side of the road where inroads into the woodland have already been made at Hill of Banchory. The MIR clearly states preference for site M46, yet there are alternative proposals to the west including that will have minimal impact on the existing woodland and would be visually absorbed by the existing woodland and delivery of new high quality structure planting.
- 1.3 Knight Frank LLP, on behalf of Mactaggart & Mickel, are submitting a development bid to Aberdeenshire Council for land at Upper Arbeadie to be included in the next Local Development Plan.
- 1.4 Whist not the preferred site for development, the previous development bid on behalf of Bett Homes Ltd. identified this site as being technically possible for development.
- 1.5 The summary response from the Planning authority to the previous bid stated that the site related fairly well to the existing settlement boundary and woodland to the north and west would help
Integrate development into the wider landscape. Removal of woodland in the west would be seen as having a negative impact on biodiversity as well as fragmenting a wildlife corridor.
- 1.6 In response to the previous bid the Reporter stated in his conclusions that the site related well to recent development immediately to the east at Provost Black Drive. The site is relatively flat and well contained and he considered that the site could satisfactorily accommodate a residential development without unacceptable impacts upon the landscape or visual amenity.
- 1.7 The planning authority has stated that the resultant loss of woodland on the west side of the site would interrupt the woodland corridor. Land immediately to the north is designated as protected land which would assist in maintaining connectivity between remaining woodland habitats. The retention of a woodland strip along the west site boundary could also assist in this regard, as well as helping to assimilate development into the site.
- 1.8 In March 2017 Mactaggart & Mickel instructed **DEP landscape initiatives** to prepare a landscape appraisal of the site.



2.0 aerial view of the site

3.0 Landscape Character

3.1 The aim of this section is to identify the main landscape character of the site. This is based primarily on the South and Central Aberdeenshire Landscape Character Assessment prepared by Environmental Resource Management in 1998 for Scottish Natural Heritage.

3.2 Geology

The site lies in an area of mainly metamorphic rock comprising quartzose-mica schists. The overlying drift geology of the area consists of till, comprising a mantle of glacial rock, sand and clay deposits.

3.3 Topography

The site is approximately 3.51 hectares in area and measures approximately 245m east/west and 170m north/south. It has a gentle topography sloping down diagonally northwards, from a high point of approximately 115 to 102metres. The land sits more or less on the ridge of the Dee valley affording good open views to the north. Views to the south are limited by suburban housing development.

3.4 Ecology

The site comprises an area of mixed broadleaved woodland and some open grassland/scrub, traversed by a network of footpaths. Some linear habitats of non-native hedgerow and stone walls occurred along site boundaries and footpaths. Lowland mixed deciduous woodland has been identified as under threat and requiring conservation action. The woodland section surveyed is of ecological interest, with notable specimens of aged native trees.

During the Phase 1 walkover survey carried out by Landcare North East, no field signs of any protected Mammal species were recorded on site. Some mature trees may offer suitable bat roosting habitat. Prior to any felling, trees should be investigated to establish whether bat roosts are present.

A range of woodland bird species was present on site. To prevent disturbance of nesting birds, site works (including clearing and site preparation) should not be undertaken during the main breeding season (March-August).

3.5 Tree survey

A tree survey was carried out by Angus Mackay Consultants in December 2017.

Within the site there were 200no trees surveyed that exceeded 17cms girth at 1.5m height.

Species present and percentages are:-

<i>Acer pseudoplatanus</i>	Sycamore	20%
<i>Betula pendula</i>	Common Silver Birch	32
<i>Sorbus aria</i>	Whitebeam	2.5
<i>Prunus avium</i>	Wild Cherry	24.5
<i>Sorbus aucuparia</i>	Rowan	11.5
<i>Quercus robur</i>	Common Oak	2
<i>Pseudotsuga Menziesii</i>	Douglas Fir	4
<i>Ilex aquifolium</i>	Holly	1
<i>Larix decidua</i>	Common Larch	1
<i>Fagus sylvatica</i>	Beech	1.5

Of the 200 trees, 31no were recommended for removal on the grounds of decay, condition and public safety.

3.6 Land Use

Deeside is characterised in the west by a pastoral area of green fields and shady woods but further west towards Banchory, the landscape assumes a much more highland character with steep wooded hillsides rising to moorland.

Around Banchory, Deeside is characterised by dense broadleaf woodlands that engulf the valley sides. These are mostly associated with the numerous estates whose presence is announced by the magnificent stone gateways and gatehouses punctuating miles of stone boundary walls, but which are otherwise hidden within the woodland. Land use is primarily in agriculture and forestry along with the service industries that support these.

3.7 Settlement

Banchory enjoys a superb setting and as a small rural town, surrounded by forestry and agricultural land, Banchory has seen considerable expansion in recent years. Development pressure continues to be strong and the town's population now exceeds 8,000.

Topography has dictated the settlement pattern, cramming the older built fabric between the old railway line and the ridge of the northern valley side. Post-war development has extended over the ridge to the north and along the flat land to the east and west. The old single street to street plots developed behind the High Street characterise the built fabric of the town, running along the contours out of necessity and as a response to the steep gradient. This pattern of development could be repeated today to manage the challenging gradients elsewhere in the town and provide some continuity of urban design. The Upper Arbeadie site lies at the northern edge of the settlement bounded by mediocre modern houses that do not enhance the town's setting.

3.8 Transport

The River Dee provides the natural channel of communication from the heart of the Grampians in Braemar out to the coast at Aberdeen. The A93 is the main transport spine through the valley running west to east. Running almost parallel to the A93 and about 4 kilometres further north is the A980, Torphins road.

Other minor roads within the area are generally orientated north/south although these are few and far between because of the terrain.

3.9 Watercourses

Located at the top of the Banchory ridge, this site has no water features to concern itself with. There are however a number of small lochans and burns dotted about the hills further north.

3.10 Recreation

This part of Aberdeenshire is well provided with historic houses, castles, estates and gardens that contribute hugely to the character and quality of the landscape. The wooded character of Deeside is largely due to these policy plantings.

Just north-east of the Upper Arbeadie site are the remains of the Loch of Leys Crannog, found after the loch was drained. This was the home of the de Burnard family from the 14th century until the 16th century when they built Crathes Castle as the family home.

Access to the wider area is good and there are a number of bike trails and footpaths that have been established and managed by Forest Enterprise, encouraging more visitors to the woodlands in and around Banchory particularly the woodland trail at Scolty Hill to the south of the Dee.

At a more local level, Upper Arbeadie is well provided with a network of footpaths that form part of the Council's core paths network. Several miles of paths for all abilities and particularly for dog walkers, are accessed directly from the site.

3.11 Landscape Character Designation

The foregoing text has reiterated the character of the wider area of Banchory and Deeside to provide the context for the Upper Arbeadie site. As described in the South and Central Aberdeenshire Landscape Character Assessment, the Deeside landscape is of the highest quality and Banchory epitomises this with its steep-sided valley, dense built form characteristically hugging the contours, surrounded by dense woodland with a diversity of trees and rich understorey.

Such landscape quality is sensitive to pressures from new built development and tourism. Built development can lead to a loss of settlement shape and character. Development should where possible be contained within the limits of existing historic woodland so as not to scar the landscape when seen from afar. Equally, a more adventurous architectural style is appropriate in such a dramatic setting.

3.12 Aberdeenshire Special Landscape Areas

Policy E2 of the LDP2016 outlines the Council's approach to development which may affect the landscape of Aberdeenshire. The aim of this policy is to ensure that SLAs are afforded adequate protection against inappropriate development. The UpperArbeadie site falls within the Dee Valley Special Landscape Area

This SLA includes the Dee valley from Dinnet in the west to Peterculter in the east and includes the river and associated landscapes, taking in the adjoining hills. The boundary has been drawn to include landscapes which help frame the setting of the river. The Dee valley is recognised as a very desirable place to live and also of great importance for tourism on account of its heritage and the recreational potential of its landscape components.

Only sympathetic development can sustain such criteria.

3.13 Designation Statement

The Dee is one of Aberdeenshire's major rivers and the valley has a strong, identifiable sense of place. It comprises an intact farmed valley, with wooded sides rising to moorland hills. The Dee valley is recognised as a very desirable place to live as well as being of great importance for tourism on account of its built heritage and the recreational potential of its landscape components.

The following inherent features are considered worthy of recognition through SLA designation:-

- Broad, meandering river with wooded banks rising to moorland hills
- Broadleaf woodland reflecting long history of estate development; visual and habitat diversity
- Woodland providing intact habitat network along the valley and connectivity between the lowlands and uplands of Aberdeenshire
- Existence of long distance recreational routes through the valley
- Wealth of distinctive built heritage
- Granite architecture of Deeside settlements characterises the SLA
- Deeside is representative of Aberdeenshire's identity and forms a natural link between Aberdeen and the National Park
- At its western end, increasing glimpses of the higher hills mark the approach to the National Park

Forces for Change

- Pressure from residential development in towns and villages along the course of the river
- Effect of light pollution in and around settlements
- Changes to landscape as a result of forest management and changes to agriculture
- Increased recreation along access tracks may lead to erosion
- Impact of proposals which affect the integrity of natural and historic features within the SLA

Management Recommendations

- The Dee valley is classed as a valley landscape type and as such the aim should be to maintain the current land use and settlement patterns with development focused within existing towns and villages. Development proposed in upland areas should be assessed to minimise the visual impact on the SLA, including views and vistas along the valley.
- Proposals should integrate and not impact on the sense of place provided by the river valley landscape.
- Development should contribute to the distinctive form of policy woodland plantations
- Proposals taking advantage of the landscape as a popular setting for outdoor recreation, including key routes, should be carefully assessed to maintain the landscape setting
- The wealth of distinctive built heritage, including boundaries and materials, should be maintained and utilised to enhance development

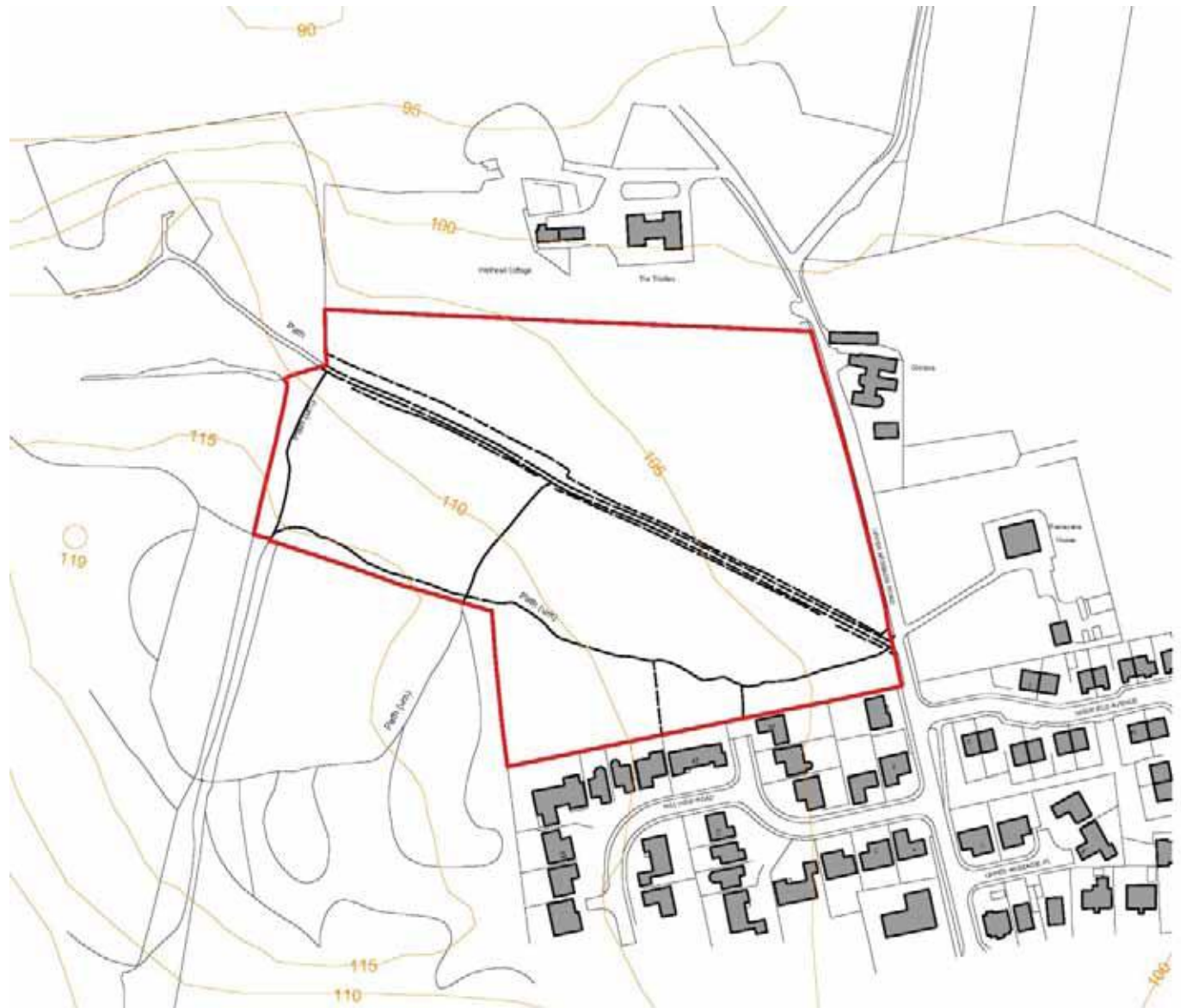
on the SLA, including views and vistas along the valley.

- Proposals should integrate and not impact on the sense of place provided by the river valley landscape.
- Development should contribute to the distinctive form of policy woodland plantations
- Proposals taking advantage of the landscape as a popular setting for outdoor recreation, including key routes, should be carefully assessed to maintain the landscape setting
- The wealth of distinctive built heritage, including boundaries and materials, should be maintained and utilised to enhance development

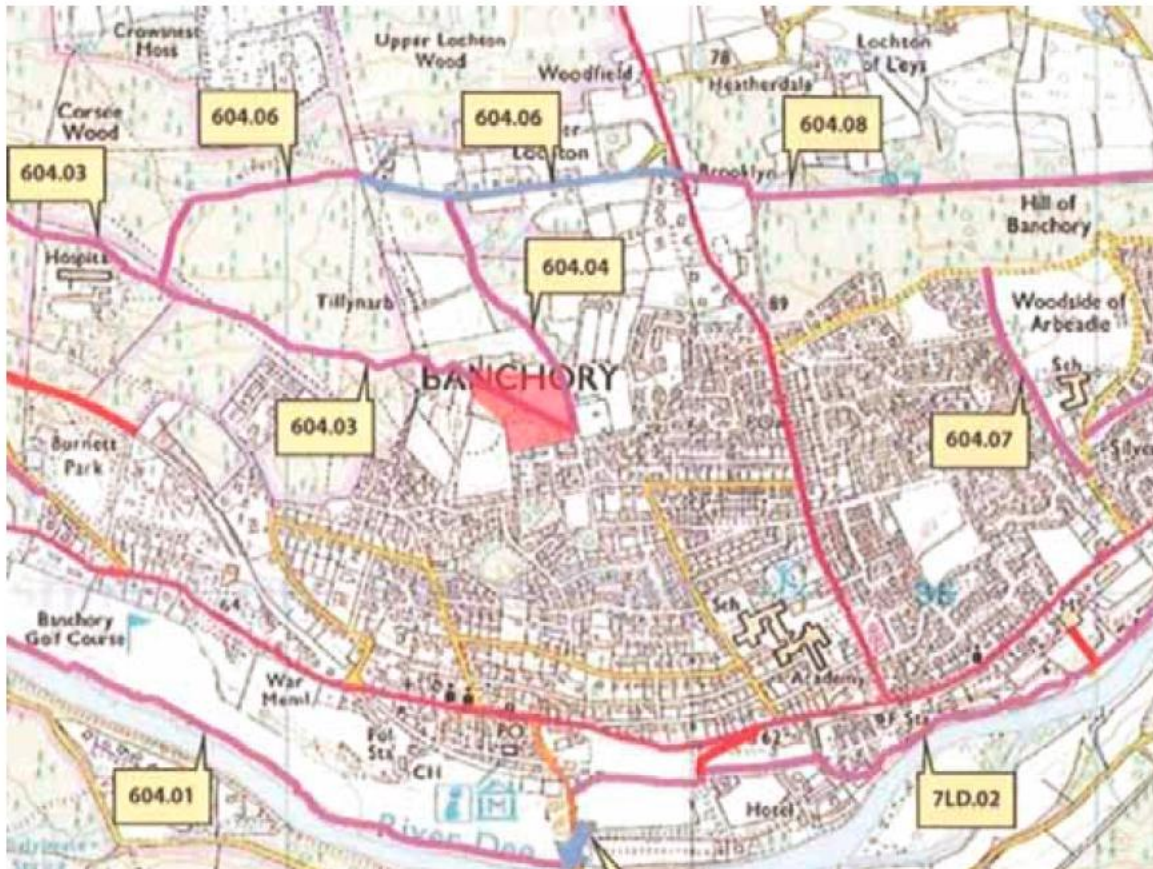




4.0 development site plan



5.0 topography



604.03

Glassel Road to Fayre View







Principal route through Corsee Wood, used by cyclists, walkers and most abilities.

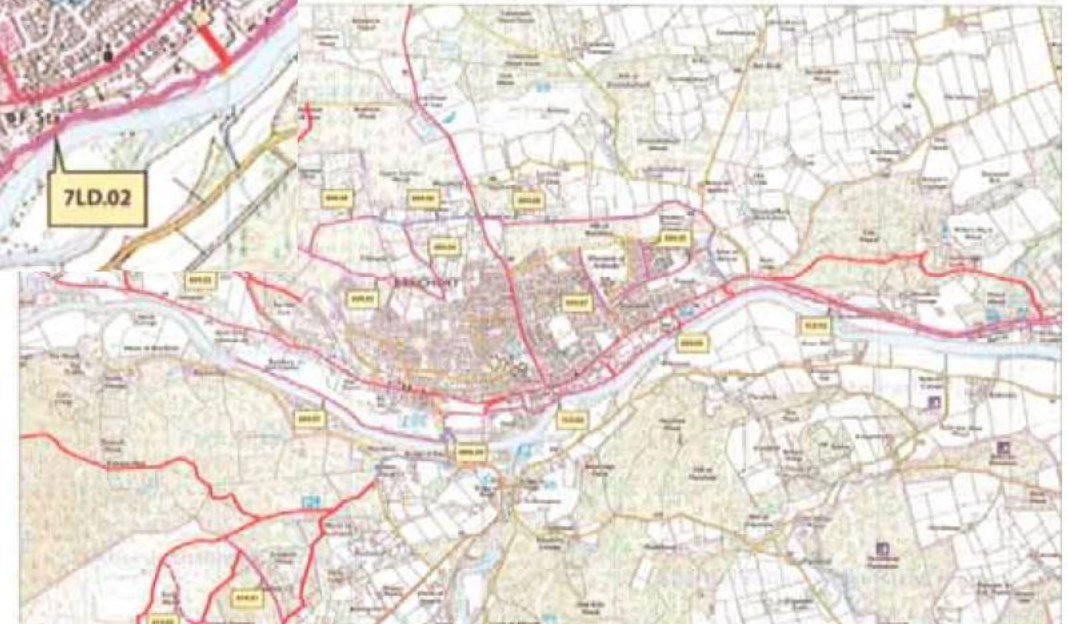
604.04

Lower Bellswood to Upper Lochton

Well used, most abilities route from town to Upper Lochton, providing safe route to school. Also links to wider network to provide circular route.

Legend

-  Existing Proposed Core Paths
-  New Proposed Core Paths
-  Wider Network
-  On Road Links
-  Route No. For Info on Routes - see separate sheet
-  Water Access Points



6.0 core footpaths network



KEY POINTS

- site surrounded on 3 sides by residential development
- gently sloping ground presenting no difficulty for housing development
- site and surroundings well furnished with mature woodland that could visually absorb new development
- site is a key access point to the footpaths network

7.0 site appraisal



KEY

- proposed structure planting
- greenspace network
- main pedestrian routes
- development parcels
- potential vehicular access

The site appraisal has reviewed environmental and physical characteristics to define the following principles for development:

- respect existing topography to minimise cut and fill, developing ground appropriate to the existing gradients
- retain existing woodland blocks and enhance with more diverse underplanting
- create new blocks of woodland particularly on the boundaries to extend the surrounding woodland into the site
- create strong tree structure within the development
- provide connections with existing footpath network within the area and create new links throughout the proposed development and into the surrounding countryside

8.0 landscape strategy



key features

- site area 3.51 ha
- 46 open market houses
- 15 affordable houses
- "Designing Streets" layout



- public open space 42%
- "natural" play area(s)
- corepath enhanced
- woodland management
- enhanced biodiversity
- sustainable drainage



9.0 proposed layout

10.0 Seasonal photo appraisal



10.1 Winter



10.2 Spring



10.3 Summer



10.4 Autumn

11.0 REFERENCES

- 11.1 South and Central Aberdeenshire Landscape Character Assessment
Scottish Natural Heritage - 1998
Environmental Resources Management
- 11.2 Aberdeenshire Local Plan (2006)
- 11.3 Draft Core Paths Plan (2008)
- 11.4 Aberdeenshire Council web site
- 11.5 Scottish Natural Heritage Information Service
- 11.6 Landmark Information Group Ltd – Historical Map Archive
- 11.7 Supplementary Guidance
- Aberdeenshire's Special Landscape Areas 2016



DEP landscape initiatives





Ecological Survey Report

Site at Upper Arbeadie
Banchory

March 2017

Ecological Survey Report

Site at Upper Arbeadie Banchory

For:

DEP Landscape Initiatives



Landcare NorthEast





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Summary

- An ecological walkover survey was conducted at a site on the outskirts of Banchory, Aberdeenshire on 23 March 2017.
- The survey was requested in order to inform plans for a residential development.
- An extended Phase I Habitat survey was undertaken, consisting of the recording and mapping of habitat types as well as preliminary surveying for signs of protected mammal species badger *Meles meles*, red squirrel *Sciurus vulgaris* and pine marten *Martes martes* on the site and assessing bat habitat suitability.
- The survey area (hereafter 'the site') comprised the proposed development site and a 30m buffer around the site boundary.
- The site comprised an area of mixed broadleaved woodland and some open grassland/scrub, traversed by a network of footpaths. Some linear habitats of non-native hedgerow and stone walls occurred along site boundaries and footpaths.
- Lowland mixed deciduous woodland is a UK Biodiversity Action Plan priority habitat, identified as under threat and requiring conservation action. The woodland section surveyed is of significant ecological interest, with notable specimens of aged native trees.
- From survey, no field signs of any protected mammal species were recorded on the site.
- Some mature trees may offer suitable bat roosting habitat. Prior to any felling, trees should be investigated by a suitably qualified ecologist to establish whether bat roosts are present, with appropriate licensing for works to follow.
- A range of woodland bird species was present on site. To prevent disturbance of nesting birds, site works (including clearing and site preparation) should not be carried out during the main breeding season (March – August).



1.0 Introduction

1.1 Proposals to develop a site of ~3.5ha adjacent to Upper Arbeadie Road, Banchory, Aberdeenshire (OS grid ref. NO 6961 9644 – see *Fig 1*) are currently under consideration.

1.2 As part of this process, an ecological survey was commissioned to establish habitat types, presence (potential or actual) of protected species (badger, red squirrel and pine marten) and provide an assessment of habitat suitability for bats on the site.

1.3 Badgers are protected from being disturbed, killed, injured or taken and their setts are protected from obstruction, damage and destruction by the Protection of Badgers Act 1992, as amended by the Nature Conservation Act 2004.

1.4 For red squirrels it is illegal to "intentionally kill, injure or take" or "damage, destroy or obstruct" access to any structure or place used for shelter or protection, or to disturb any animal while it is in a drey.

1.5 Pine martens are protected under the Wildlife and Countryside Act 1981 (as amended) making it an offence to kill, injure an animal or damage, destroy or obstruct its shelter.

1.7 All bat species found in Scotland are classed as European protected species and are fully protected under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). This lists a number of offences in relation to bats and the places in which they live, which includes protection against harming and disturbing bats as well as protecting their resting and breeding sites, i.e. bat roosts, throughout the seasons.

1.8 The survey was carried out by [REDACTED] of Landcare NorthEast, both experienced wildlife surveyors and chartered environmentalists.

1.9 The site was surveyed on 23 March 2017, a cool (3-5°C), overcast day. Ground conditions were suitable for identifying recent footprints.



Fig 1: Site Plan (Source: DEP Landscape Initiatives)



2.0 Aims and Objectives

The objectives for this survey and report are:

- To categorise, map and describe Phase 1 Habitats in the site, including the identification of any particularly important habitats and species.
- To assess the suitability of the site for supporting protected mammal species badger, red squirrel, otter, water vole and bats.
- To determine whether further, species-specific, surveys are required for this site.

3.0 Desk Study & Existing Data

Prior to the survey, a review of data held on the National Biodiversity Network (NBN) gateway was undertaken to ascertain whether surveyed species have been recorded on the site of proposed works. Species records were obtained for a 10km radius around which the survey site is located.

A record search to gather information on designated sites within a 10km radius of the proposed development was also carried out prior to the survey.



3.1 Data search results

NBN records for surveyed protected species are as follows:

Species	Closest record	Recording level	Location
Otter	½km N & S	1km sq	Lochhead of Leys & River Dee
Badger	5km S	1km sq & 10km sq	Moss-side, Strachan
Water vole	½km N	1km sq	Lochhead of Leys
Red squirrel	Numerous records within surveyed woodland	100m	Survey site
Pine marten	c. 400m N	100m	Upper Lochton
Common pipistrelle	Within 10km	10 km	
Soprano pipistrelle	Within same 1km sq	1km sq	Within 1km sq of site
Brown long eared bat	Within same 1km sq	1km sq	Within 1km sq of site
Natterers' bat	c. 5km NW	1 km sq	Glassel
Daubenton's bat	c. 4km W	1 km sq & 10km sq	Bridge of Canny

NB: The Data Provider, Original Recorder and the NBN Trust bear no responsibility for any further analysis or interpretation of the above data and information

3.2 Designated sites

Site Name	Designation(s) *	Feature(s)	Distance from Site	Potential Impact
River Dee	SAC	Otter Atlantic salmon Freshwater pearl mussel	1500m S	No
Loch of Park	SSSI	Basin fen Wet woodland	8km E	No
Shannel	SSSI	Fen meadow	10km W	No

*SAC – Special Area of Conservation

SSSI – Site of Special Scientific Interest



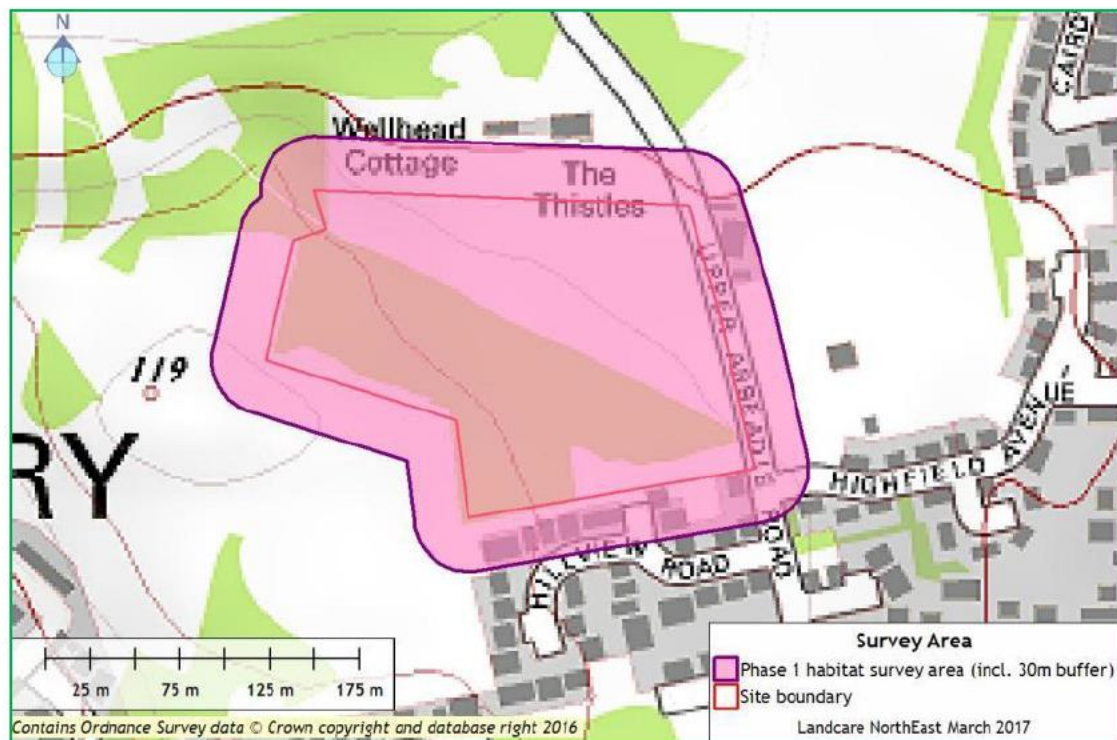
4.0 Survey Methodology

4.1 Survey area

The survey area comprised the entire site proposed for development plus a 30+m buffer around the perimeter, where access was possible.

In total, the survey area covered approximately 6.2ha.

Fig. 2: Survey area



4.2 Phase 1 Habitat Survey

Phase 1 Habitat Surveys (JNCC 1990; revised 2003) are a standard national classification scheme of broad habitat types and are based on plant species presence and some abiotic indicators such as peat depth. Standard Phase 1 methodology was used, including detailed target notes of notable habitats and plant species (those of conservation concern; also those listed on the Northeast Scotland LBAP list of priority species).

The entire site was walked at a slow pace to accurately map all the habitats present. Plant species were identified and habitat types assigned and mapped in the field.

The habitats are described by the use of target notes where appropriate, annotated to the survey map (see Fig.2). Common species names and scientific names (Stace C (1997) *New Flora of the British Isles. Second Ed.* Cambridge University Press.) are given in the text below.

During the Phase 1 habitat survey, the site was also evaluated for the need of other, more detailed, species-specific surveys by determining if there were appropriate habitats present and by looking for general field signs (see 4.3-4.6 below).



4.3 Badger Field Signs

Boundaries, areas of scrub & trees, etc. were scrutinised for signs of badger presence in the area.

Characteristic signs of this species include:

- Setts – ranging from isolated single holes to main setts consisting of several entrances and linked tunnels underground
- Runs/paths connecting setts, leading to foraging areas etc.
- Faeces – often found in small excavated pits (latrines), used to mark range boundaries
- Footprints
- Hair, often stuck to the bottom wire of fences, particularly barbed wire
- Scratching marks at the base of tree trunks
- Live sightings

4.4 Red Squirrel Field Signs

The survey site and buffer was visually assessed for suitable habitat and signs of squirrel (e.g. chewed pine cone and other feeding signs) presence during the systematic walkover.

4.5 Pine Marten

The survey area was scrutinised for signs of pine marten presence. Characteristic signs of this species include:

- Scats
- Footprints
- Den sites

4.6 Bat Habitat Potential

An assessment was made of habitats and landscape features with bat foraging or roosting potential.

4.7 Limitations

The Phase 1 Habitat maps in this report are indicative of the habitat boundaries of the site: in the field, there may not always be a distinct boundary between vegetation types, but rather a more gradual transition between two habitat categories. The recommended time to undertake Phase 1 habitat surveys is April-September, as the optimal period for identifying growing plants.

In relation to species-specific survey, all reasonable effort was taken to ensure an accurate assessment of the situation at the time of survey. However, the absence of recorded signs should not be taken as an absolute guarantee that the site was not being used by a particular species. There is also no guarantee that any particular species will not use the site at any time in the future. Survey results may be weather or seasonally dependant.



5.0 Survey Results

The site was surveyed on 23 March 2017, a cool and overcast day.

Conditions underfoot were good for observing recent field signs.

5.1 Site Description

This site is on the outskirts of the conurbation of Banchory and immediately abuts residential housing along Hillview Road and Upper Arbeadie Road to the south and east. The northern boundary adjoins a large garden area and to the west is a continuous habitat of woodland.

Mixed mature woodland is present across much of the site and extends out to the north and west of the vicinity. A network of foot and cyclepaths are a notable feature here. As such, the site is heavily used and appears popular with the community as a recreational area.

There are no open or running water habitats present within the site. Boundaries are typically demarked by drystone dykes, stock fencing and hedgerows.

Evidence of rabbits and roe deer were recorded on the site as well as numerous species of woodland birds.

5.2 Phase 1 Habitats

In total 6 non-linear habitats were recorded in the survey area. Please also refer to *Fig 3: Phase 1 habitat map* at the end of this sub-chapter.

Table 1 – Breakdown of Phase 1 Habitat types within survey area (development site plus 30m buffer) NB – due to the small areas involved, measurements are approximate

Habitat	Area (ha)	% of survey area
A1.1.1 Semi-natural broadleaved woodland	2.03	33
A2.2 Scrub – scattered	0.93	15
B2.2 Neutral grassland – Semi-improved	1.27	20
C.1.1 Bracken - continuous	0.26	4
J1.2 Amenity grassland/garden	0.68	11
J3.6 Buildings	0.72	12
Linear features (access road/track/footpaths, hedge, stone wall)	0.31	5
	6.2ha	100



A1.1.1 Semi-natural broadleaved woodland

Mature semi-natural mixed woodland was the dominant habitat noted across the survey site. Likely to be from plantation origin, the woodland structure suggests that the community has expanded over time through natural regeneration. This has given rise to a varied composition and structure of significant biodiversity and amenity value.

The main canopy species were noted as sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, gean *Prunus avium*, birch *Betula pendula*, oak *Quercus* spp., larch *Larix decidua* with an understorey comprising holly *Ilex aquifolium*, ivy *Hedera helix*, bramble *Rubus fruticosus*, laurel *Prunus laurocerasus*, hawthorn *Crataegus monogyna*, and occasional elder *Sambucus nigra*.

There were several veteran tree specimens present on the site, particularly birch, gean and holly. These trees were notable due to their apparent age, size and, for some specimens, girth of trunk (see also Target Note 1 in Appendix 2).

Although mapped as a distinct area, the woodland edges comprised a transitional mosaic habitat of scattered trees, grassland and other ground flora communities, and formed much of the character of the site along paths.

Along the main path, which traversed the site from NW-to-SE corners, a line of mature Douglas fir *Pseudotsuga menziesii* was noted.

Ground flora typically varied depending on canopy cover and structure/composition of taller woody species. Wood anemone *Anemone nemorosa*, wood avens *Geum urbanum*, herb Robert *Geranium robertianum* and foxglove *Digitalis purpurea* were among the species recorded.

Sections of remnant stone walls occurred, supporting species such as Shining Crane's-bill *Geranium lucidum*.

Common woodland birds were noted displaying signs of breeding and territorial behaviour, including wren, blackbird, great & coal tit, robin, song thrush, wood pigeon.

This area of woodland is not an isolated habitat but forms part of a wider network of semi-natural and plantation woodland encompassing Brathens Moss, Upper Lochton and Corsee Woods.



Photo 1: Woodland showing varied age structure



Photos 2 & 3:
Mature/veteran tree
specimens – holly &
birch



B2.2 Semi-natural neutral grassland

Patches of open grass-dominated vegetation were noted along the edge of the main tracts of woodland. Tall grasses and herbs present included cock's-foot *Dactylis glomerata*, false oat-grass *Arrhenatherum elatius*, tufted hair-grass *Deschampsia cespitosa*, creeping buttercup *Ranunculus repens*, common hogweed *Heracleum sphondylium*, creeping thistle *Cirsium arvense* and *Rumex* spp. Occasional patches of broom *Cytisus scoparius*, gorse *Ulex europaeus* and soft rush *Juncus effusus* were scattered here.

Around the path at the SW corner of the site, occasional native and non-native trees and shrubs (e.g. snowberry *Symphoricarpos albus*, dogwood *Cornus sanguinea*, rowan *Sorbus aucuparia*, sycamore and honeysuckle *Lonicera periclymenum*) were scattered across the open grassland and bracken habitats.



A2.2 Scattered scrub

On the NE half of the site, scrub was the dominant habitat, with abundant broom, soft rush and wild raspberry *Rubus idaeus*. The broom was mostly in senescent condition, with little evidence of new scrub regenerating and much deadwood apparent.

C1.1 Bracken - continuous

Common bracken *Pteridium aquilinum* had encroached across much of the site's SE corner, with species such as ground elder *Aegopodium podagraria* and cow parsley *Anthriscus sylvestris* present along the edges.



Photo 4: Grassland with bracken patches at southeast end of site



Photo 5: Grassland & scrub in northern half of site, Leylandii hedge along boundary



J1.2 Amenity grassland/garden & J3.6 Buildings

Adjacent to garden boundary walls, but within the survey site's woodland areas, garden escapees were present e.g. daffodils, snowdrops. A small cultivated plot planted with young shrubs protected in tree shelters was also noted within the survey site's woodland habitat, adjacent to residential gardens to the south.

J2.1 Intact hedge

Non-native single species hedges of mature Leyland cypress *Cupressus × leylandi* form the northern boundary, as well as lining part of the access track to the east.

2.4 Fence

Short sections of defunct stock fence were noted along paths; functional fencing was noted along the northern site boundary.

J2.5 Boundary wall

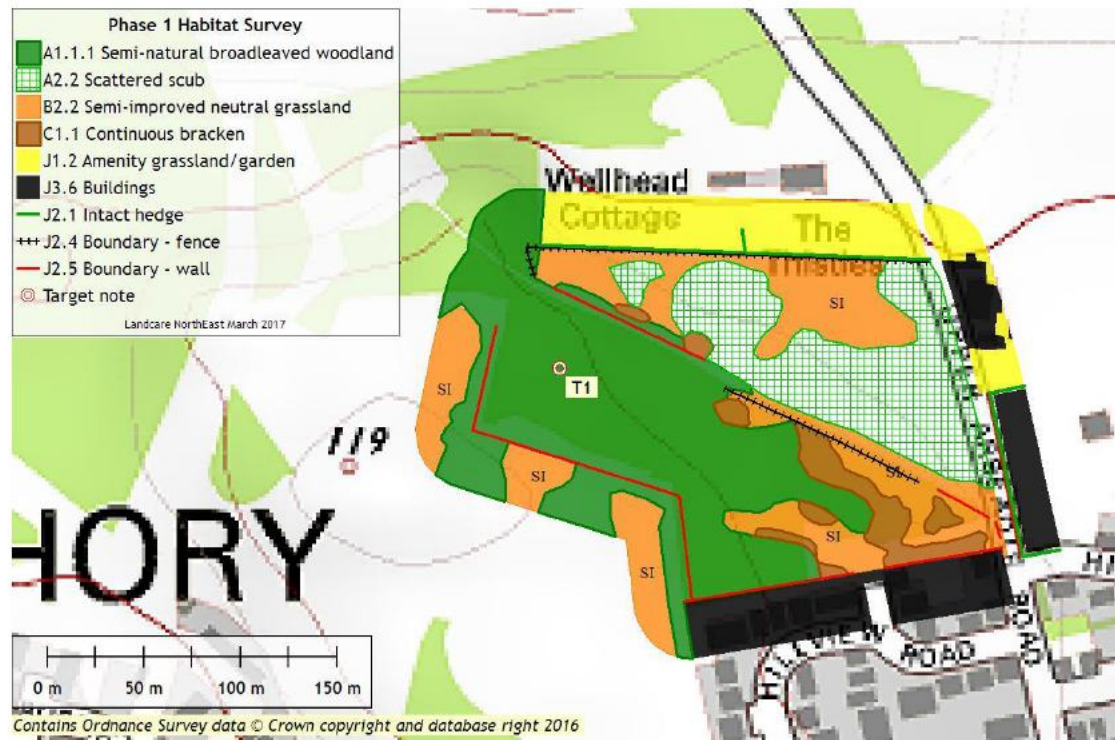
Sections of old traditional drystone dyke were noted along boundaries and adjacent to footpaths. Typically, these were moss-covered and in a poor state of repair, although providing wildlife habitat for sheltering small mammals and a range of flowering plants.



Photo 6: Traditional drystone dyke



Fig. 3: Phase 1 Habitat Survey



5.3 Protected Species Badger, Red Squirrel and Pine Marten

No field signs for badger, red squirrel or pine marten were noted.

5.4 Bat Habitat Potential

Some mature trees on the site have features which may offer potential for bat roosts. The open woodland and woodland edges comprises excellent bat foraging habitat.



6.0 Evaluation & Assessment

6.1 Habitats

The survey established that just over half of the site supports common habitats of limited value to wildlife (semi-improved grassland, scrub, bracken). However, the sections of mixed mature woodland and open woodland/grassland mosaic are less widespread in the north-east and are therefore considered to be notable habitats in the local context.

The woodland, while mature and containing several notable older trees, also has a good level of regenerating growth. A varied age-structure is therefore displayed, setting it apart from the typical mixed deciduous woodland found in the local area, which often lack such a diversity of species and age-structure due to livestock and other herbivore grazing.

Veteran trees are considered of significant cultural, landscape and conservation value.

Lowland mixed deciduous woodland is a UK BAP priority habitat 2016 (see UK Biodiversity Action Plan; Priority Habitat Descriptions, BRIG 2008). UK BAP priority habitats cover a wide range of semi-natural habitat types, and are those that were identified as being the most threatened and requiring conservation action under the UK BAP.

6.2 Protected Species Badger, Red Squirrel and Pine Marten

No field signs of protected species badger, red squirrel or pine marten were recorded.

Habitats present offer opportunities for breeding or foraging badger and pine marten.

Woodland offers commuting and foraging habitat for red squirrel but limited breeding opportunities.

6.3 Bats

The site has good potential for foraging bats along treelines and hedges as well as within the woodland and woodland edges.

Some mature trees may offer suitable bat roosting habitat.

- Felling of such trees therefore has the potential to destroy bat roosts and kill or injure bats. Works in the vicinity of tree roosts can compromise the ecological functionality of the roost.
- As bats and their roosts are protected, a European Protected Species licence will be required before any trees containing bat roosts can be felled or compromised in their ecological functionality.
- Mature trees should be retained where possible. Where felling is proposed, trees should be investigated further to establish whether bat roosts are present with appropriate licensing and mitigation/compensation to follow.

6.4 Birds

The woodland offers excellent nesting habitat to a range of birds such as robin, wren, great, coal and blue tit, wood pigeon, song thrush (Red listed Bird of Conservation Concern), black



bird. Territorial behaviour indicative of breeding was noted during this survey.

- Works directly affecting the woodland or the adjacent areas will result in loss of breeding habitat for these species, as well as disturbance and/or nest destruction if works are carried out during the breeding period.
- All birds, their nests and eggs are protected by law and it is thus an offence, to: intentionally or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built.
- To prevent disturbance of nesting birds and destruction of active nests, site works (including clearing and site preparation) should not be carried out during the main bird breeding season (March – August).

6.5 Additional Survey Requirements

The woodland section of the proposed development site is of significant ecological interest.

Due to lack of presence of protected mammal species, no further ground-dwelling mammal species surveys are deemed necessary.

However, there are potential impacts on bat roosts in the woodland habitat.

- Where tree felling is proposed, preliminary roost assessments should be carried out on trees, with additional survey as appropriate.



7.0 References

JNCC. (1990). *Handbook for Phase 1 habitat survey – a technique for environmental audit*. 2007 edition. Nature Conservancy Council

NBN Gateway species search engine <http://data.nbn.org.uk/>

North East Scotland Biodiversity Action Plan Partnership, *Local Biodiversity Action Plan*

Rose, Francis. (2006). *The Wildflower Key*. Revised Edition.

SNH sitelink : <http://gateway.snh.gov.uk/sitelink/>

SNH (2001) Scotland's Wildlife: Badgers and Development

Eaton et al. (2015) *Birds of Conservation Concern 4: the population status of birds in the UK, Channel Islands and Isle of Man*. British Birds 108, December 2015, 708–746

Disclaimer

All reasonable effort was taken to ensure an accurate assessment of the situation at the time of survey. However, the absence of recorded signs should not be taken as an absolute guarantee that the site was not being used by a particular species. There is also no guarantee that any particularly species will not use the site at any time in the future. Survey results may be weather or seasonally dependant.



Appendix 1 : Phase 1 Habitats within Survey Area

A1.1.1	Semi-natural broadleaved woodland
A2.2	Scrub - scattered
B2.2	Neutral semi-improved grassland
C1.1	Bracken - continuous
J1.2	Amenity grassland (garden)
J2.1.2	Intact hedge – species poor
J2.5	Boundary – wall
J3.6	Buildings



Appendix 2 : Phase 1 Target Notes

TN1

NO 6948 9646

Several notable mature specimens of native trees are located in this western area of the woodland. These include birch and gean trees of unusual girth and old age, as well as impressive holly trees. These trees can be classed as 'veterans', due to their exceptional age and condition.

Existing Services

124027: Residential Site - Upper Arbedie, Banchory

December 2017



FAIRHURST

Contents

Location Plan
Openreach BT
Line Search Before U Dig
Scottish and Southern Energy
Scottish Water

Appendix

SGN results from Line Search

Disclaimer

Fairhurst does not accept liability for the accuracy of record information provided by others and contained within this document.

A desktop utility records search older than 90 days must be classed as historical and used with caution.

Read this document alongside HSE HSG47 'Avoiding danger from underground services' and published guidance from utility providers. Attention is also drawn to the New Roads and Street Works Act 1991 (NRSWA).

Only leading utility providers have been approached. The utility providers referred to within this document do not necessarily represent an exhaustive list of utility providers.

Utility records alone are not sufficient to identify and locate services before starting work. Utility records provide basic information on which to base a thorough site survey before work begins. Safe excavation practices, in accordance with HSG47, must be used to verify and establish the actual position of apparatus, before mechanical plant is used.

Damage to underground services can cause fatal or severe injury as well as significant disruption and environmental damage; it can also delay the project and incur considerable costs.

Appendix



Rev.	Date	Description	Drawn	Checked	Approved
------	------	-------------	-------	---------	----------

GRID REFERENCE - N069598 96447

Project Title:
RESIDENTIAL SITE
UPPER ARBEDIA
BANCHORY

Drawing Title:
LOCATION PLAN

FAIRHURST

Scale at A4:
For Information

Drawn: Checked: Approved:

Date: 11/12/17 Date: Date:

Drawing No.: 123826/0001 Revision: -

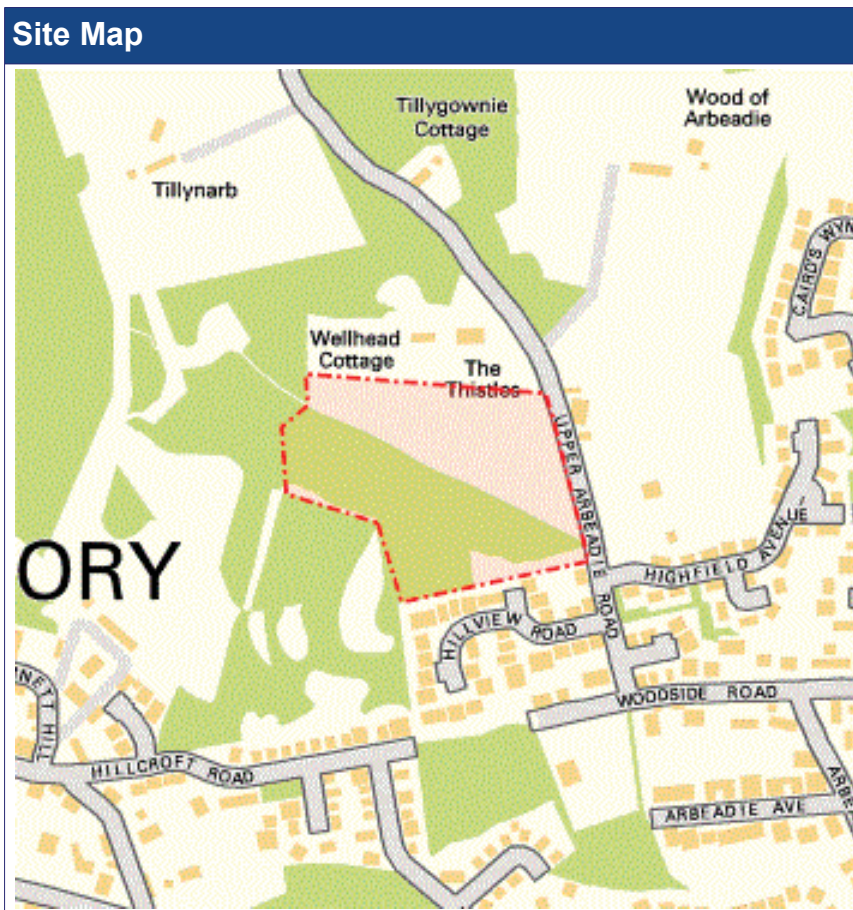
Enquirer

Name	[REDACTED]	Phone	01224 321222
Company	Fairhurst	Mobile	Not Supplied
		Fax	Not Supplied
Address	[REDACTED] [REDACTED] AB15 4YQ		
Email	[REDACTED]		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	124028		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	09/12/2017	Work type	Commercial/industrial
End date	31/12/2017	Site size	33442 metres square
Searched location	XY= 369598, 796447 Easting/Northing	Work type buffer*	25 metres
Confirmed location	369576 796456		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



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Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineSearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
SGN	08009121722	0800111999	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Gamma	Premier Transmission Ltd (SNIP)
BOC Limited (A Member of the Linde Group)	Gateshead Energy Company	Prysmian Cables & Systems Ltd (c/o Western Link)
BP Exploration Operating Company Limited	Gigaclear PLC	Redundant Pipelines - LPDA
BPA	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
Carrington Gas Pipeline	IGas Energy	SABIC UK Petrochemicals
CATS Pipeline c/o Wood Group PSN	INEOS FPS Pipelines	Scottish Power Generation
Cemex	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	NOVYN Enterprises Limited	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Intergen (Coryton Energy or Spalding Energy)	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	SSE (Peterhead Power Station)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Total (Colnbrook & Colwick Pipelines)
DIO (MOD Abandoned Pipelines)	Manx Cable Company	Total Finaline Pipelines
E.ON UK CHP Limited	Marchwood Power Ltd (Gas Pipeline)	Transmission Capital
EirGrid	Melbourn Solar Limited	UK Power Networks
Electricity North West Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Uniper UK Ltd
ENI & Himor c/o Penspen Ltd	Northumbrian Water Group	Vattenfall
EnQuest NNS Limited	NPower CHP Pipelines	Veolia ES SELCHP Limited
EP Langage Limited	O kos Storage Limited	Western Power Distribution
ESP Utilities Group	Ørsted	Westminster City Council
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	Wingas Storage UK Ltd
Esso Petroleum Company Limited	Petroineos	Zayo Group UK Ltd c/o JSM Group Ltd
Fulcrum Pipelines Limited	Phillips 66	

The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Aberdeenshire Council	roads@aberdeenshire.gov.uk		Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CityF bre	asset.team@cityfbre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
GTT (formerly Hibernia Networks)	owen.maguire@gtt.net	01704 322 300	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Level 3 Communications UK Ltd (C/-Instalcom)	plantenquiries@instalcom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Scottish and Southern Energy	asset.data@sse.com	01256337294	Not Notified
Scottish Water	searches@scottishwater.co.uk	01382563666	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://plant.interoute.com/plant-enquiries/	01992532100	Not Notified

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Watch it!

Safety advice brought to you by Scottish and Southern Electricity Networks

These notes are intended to help all those who have to work in the vicinity of electrical apparatus. Employers have a legal obligation to ensure that their operatives are fully instructed in the correct procedures.

The Electricity at Work Regulations 1989 impose health and safety requirements upon employers, employees and self-employed persons with respect to electricity at work. The regulations impose restrictions on persons being engaged in work activities on or near live conductors.

Regulation 14 requires that: "No person shall be engaged in any work activity on or near any live conductor (other than one suitably covered with insulating material so as to prevent danger) that danger may arise unless:

- ◆ it is **unreasonable** in all circumstances for it to be dead; and
- ◆ it is **reasonable** in all circumstances for him to be at work on or near it while it is live; and
- ◆ suitable precautions (including where necessary the provision of suitable protective equipment) are taken to prevent injury."

The purpose of the regulations is to require precautions to be taken against the risk of death or personal injury from electricity in work activities.

Publications

The Health and Safety Executive have produced a document entitled 'Avoiding Danger from Underground Services', and the Appendix 1 deals specifically with electric cables. Copies are available from the HSE's Accredited Agents and good booksellers, Ref. HS (G) 47.

Copies of Health and Safety Guidance note GS 6 relating to safe working in proximity to overhead lines, are available from the Health and Safety Executive's website - www.hse.gov.uk.

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult Scottish and Southern Electricity Networks immediately. Tel. 08457 708090 for southern England or 0800 300999 for Scotland.

Additional copies of these "Watch it!" leaflets can be obtained from our Asset Data Team office upon request. Tel. 01256 337294, or Fax 01256 337295.

You must read and accept the following safety notes as part of the contract to receive our network plans. You will have the option to print these and issue them to site staff.

Watch it! - Working in the vicinity of underground cables

Our plans show the positions and normal depths for the buried cables and pipes at the time when they were installed. However, alterations to road alignments surface levels and buildings may have occurred subsequently without our knowledge. If you discover plant or cables that are not marked or incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our plans.

These plans show the equipment owned by Scottish and Southern Electricity Networks. There may be other privately owned plant in the area, which is outside of our control. You should always check with the Local Authority, National Grid Company, Department of the Environment, other Electricity Companies and other utilities before proceeding.

It is not intended that the issue of these plans will absolve either party from their obligation under any of the acts that control digging in the public highways.

Supplies To Properties, etc.

The location of cables supplying individual properties, street lighting, traffic signs, telephone kiosks etc. are not always shown on the plans. You should assume that each property, streetlight etc. will have its own supply cable.

Major Circuits

Where our plans indicate the presence of cables with a voltage exceeding 11,000 volts, you are advised to contact our local depot (telephone number is on the plans), before commencing any excavations within the vicinity of these cables. These major circuits form an extremely important link in Scottish and Southern Electricity Networks' networks, and damaging or modifying these circuits is a major and costly undertaking. Any development should therefore be designed to allow these circuits to remain undisturbed and accessible in their present location.

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below:

- ✓ **do** make sure you have plans of the underground cables in the area **before** any excavation work starts. Remember that some cables may not be shown on plans. If carrying out emergency work, excavate as though there are buried live cables in the vicinity.
- ✓ **do** use a cable locator to determine the position of existing cables in the work area. The positions should be marked and tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- ✓ **do** ask for a cable to be made dead if it is buried in concrete.
- ✓ **do** watch for signs of cables as work progresses. Note any marker-tape or cable-cover, which may be exposed

- ✓ **do** backfill carefully, using stone-free soil around the cables, replacing marker-tapes and / or covers.
- ✓ **do** notify us immediately if you accidentally damage our cables. Arrange to keep people well clear of a cable that has been damaged until we have confirmed it has been made safe.
- ✓ **do** make sure before starting to demolish a building that all cables have been disconnected. We welcome prior notice of the intention to demolish buildings. This enables us to ensure that the site has been made safe electrically.
- ✓ **don't** operate a bulldozer, scraper, dragline or excavator; unless you are satisfied that there are no buried cables in the working area.
- ✓ **don't** use picks, pins, forks or pointed instruments in soft clay or soil when cables are present. Exercise extreme caution where such instruments are used to free lumps of stone, or break up firmly compacted ground. **Never** throw a fork or sharp instrument into the ground.
- ✓ **don't** dig trial holes over the indicated route of the cable. Excavate alongside instead.
- ✓ **don't** use exposed cables as a convenient step or handhold.
- ✓ **don't** handle or attempt to alter the position of any cable.

Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service.

Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.

Watch it! - Working in the vicinity of overhead lines

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below

- ✓ **do** carefully note the position of all overhead lines before commencing work.
- ✓ **do** co-operate with us during planning and sitework stages.
- ✓ **do** follow the advice given in HSE Guidance Note GS 6 when siting barriers, goal posts, bunting etc.
- ✓ **do** keep overhead lines in view when moving scaffolding or machinery and take special care when felling or lopping trees.
- ✓ **do** remember that the raising or slewing of a crane or excavator jib may cause danger when operating near an overhead line.

- ✓ **do** avoid any machinery that is in contact with an overhead line until we confirm that conditions are safe.
- ✓ **do** warn others to keep well clear.
- ✓ **don't** drive a high vehicle below an overhead line when an alternative route is available.
- ✓ **don't** raise the bed of a tipper lorry beneath an overhead line or drive under the line with the body of the vehicle raised.
- ✓ **don't** steady any suspended load until you are satisfied that there is no danger from overhead lines.
- ✓ **don't** handle or use scaffold platforms, poles, pipes or ladders unless they are at a safe distance from overhead lines.
- ✓ **don't** transport long objects beneath overhead lines, unless they are carried in a horizontal position.
- ✓ **don't** approach or touch any broken or fallen overhead lines.

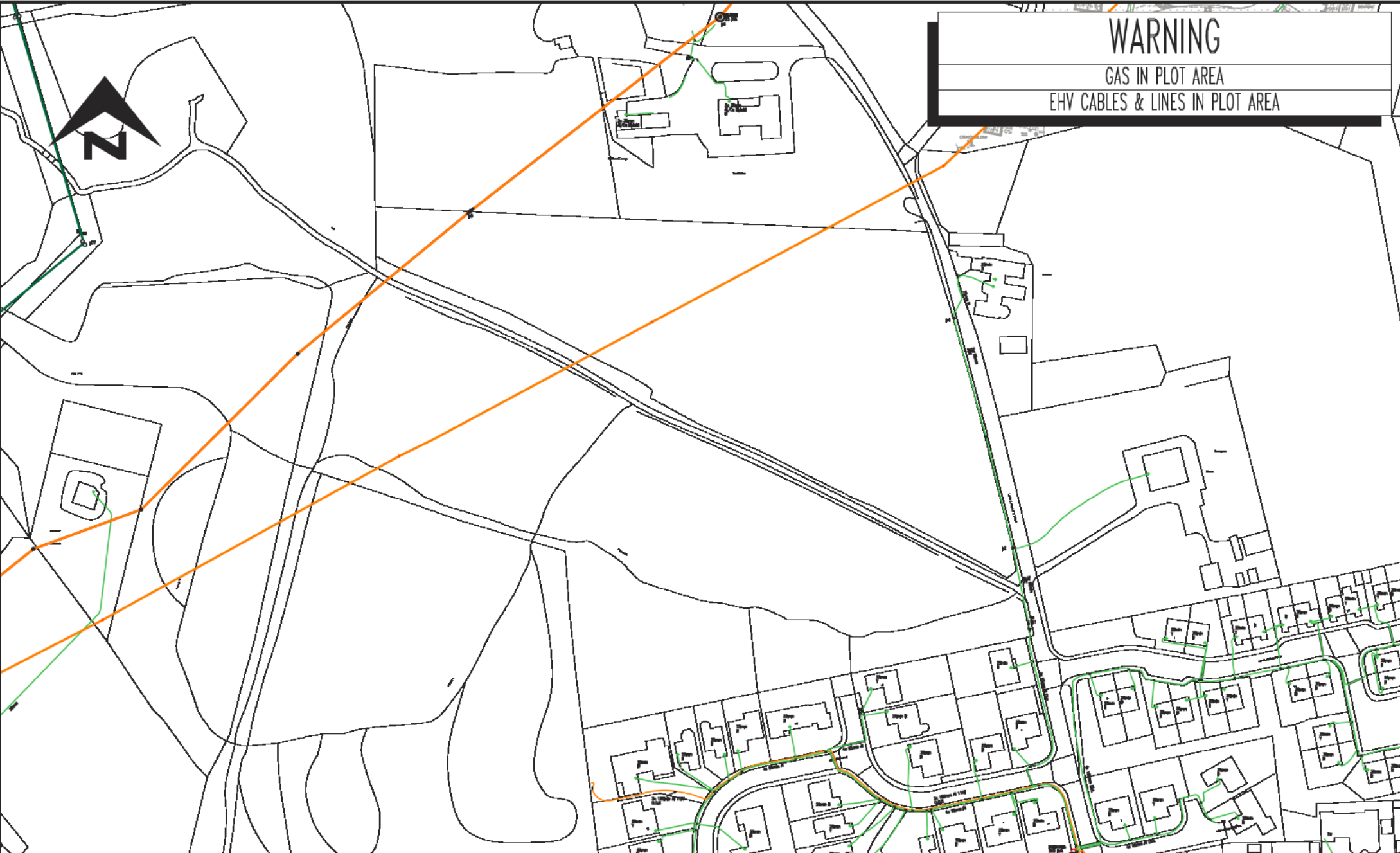
Always remember that:

- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.

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WARNING
 GAS IN PLOT AREA
 EHV CABLES & LINES IN PLOT AREA

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID.

	services	l.v.	h.v.	e.h.v.
FOOTPATH	0.40m	0.45m	0.60m	0.75m
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m
l.v./services	- up to 1000V.			
h.v.	- over 1000V to 11,000V.			
e.h.v.	- 22,000V to 132,000V.			

WARNING

There may have been subsequent alterations to the surface levels. Test holes must be taken to determine positions and depths of cables. BS (SI) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. (available from VEH ERK)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE G88 SHOULD BE CONSULTED. (AVAILABLE FROM VEH ERK)

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 200 Dunkeld Road Perth PH1 3AQ

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NORTH EAST DISTRICT
 Tel: 01224 667200

Grid Ref: no69599644
 Scale: 1:1250
 Date: 08/12/2017
 All Voltages

WARNING

GAS IN PLOT AREA
EHV CABLES & LINES IN PLOT AREA



NORMAL DEPTH TO THE TOP OF THE PIPE WHEN LAID.

MAINS	SERVICES
FOOTPATH	0.60m PRIVATE 0.375m
VERGE	0.75m PUBLIC 0.45m
ROAD CROSSING	0.75m

WARNING

There may have been subsequent alterations to the surface levels. Test holes must be taken to determine positions and depth of cables. BS (SI) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. (available from VEH EIR)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE G88 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

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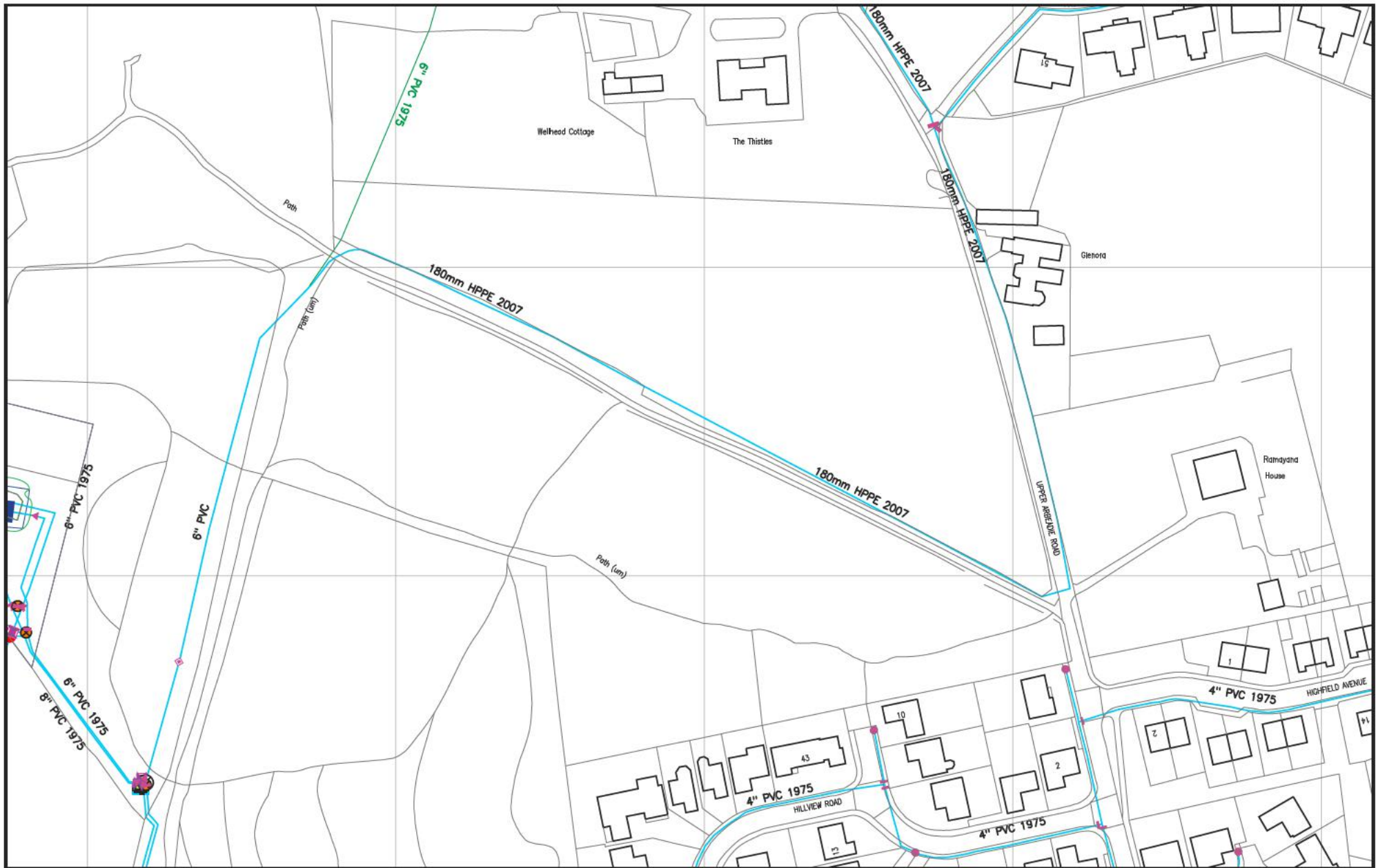


NORTH EAST DISTRICT
Tel: 01224 667200

Grid Ref: no69599644
Scale: 1:1250
Date: 08/12/2017
GAS

S LL RLD S R L D

	Trunk Main (in use)		Tapping		Bulk Meter		Water Treatment Works
	Distribution Main		Field trough		Revenue Meter		Pressure Reducing Valve
	Raw Water Main		Other fitting		Meter Cable		Pressure Sustaining Valve
	Mains (abandoned)		Orifice Plate		Meter Display Unit		Reflux (Non-Return) Valve
	Mains (proposed)		Orifice Plate		Pumping Station		Washout (Scour) Valve
	Mains (isolated)		Meter Point		Booster Station		Control Valve
	Communication Pipe		Cleansing Cock		Pump Symbol		Pressure Relief Valve
	Supply Pipe		Coupling		River Intake		Altitude Valve
	Tunnel		Flow Restrictor		Spring Intake		Level Control Valve
	Open Course		Taper		Borehole Intake		Valve - Other
	Aqueduct		Change Collar		Other Company Intake		BC WSZ Valve
	Logical Service Link		End Cap		Clear Water Tank		BC DMA Valve
	Duct		Stopcock		Service Reservoir		BC WOA Valve
	Air Valve Double		Sample Point		Impounding Reservoir		BC PRA Valve
	Air Valve Single		Service Point		Pumped Storage Reservoir		BC PCC Valve
	Anode		Hatchbox		Storage Tank		BC PSA Valve
	Hydrant : Terminal		Chemical Dosing Point		Storage - Other		Pipebridge
	Hydrant : Fire		Break Pressure Tank		Balancing Tank - Current		
	Dialysis Patient						



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 08/12/2017

OP/WPGJM560
Water Plan



Scale: 1:1250

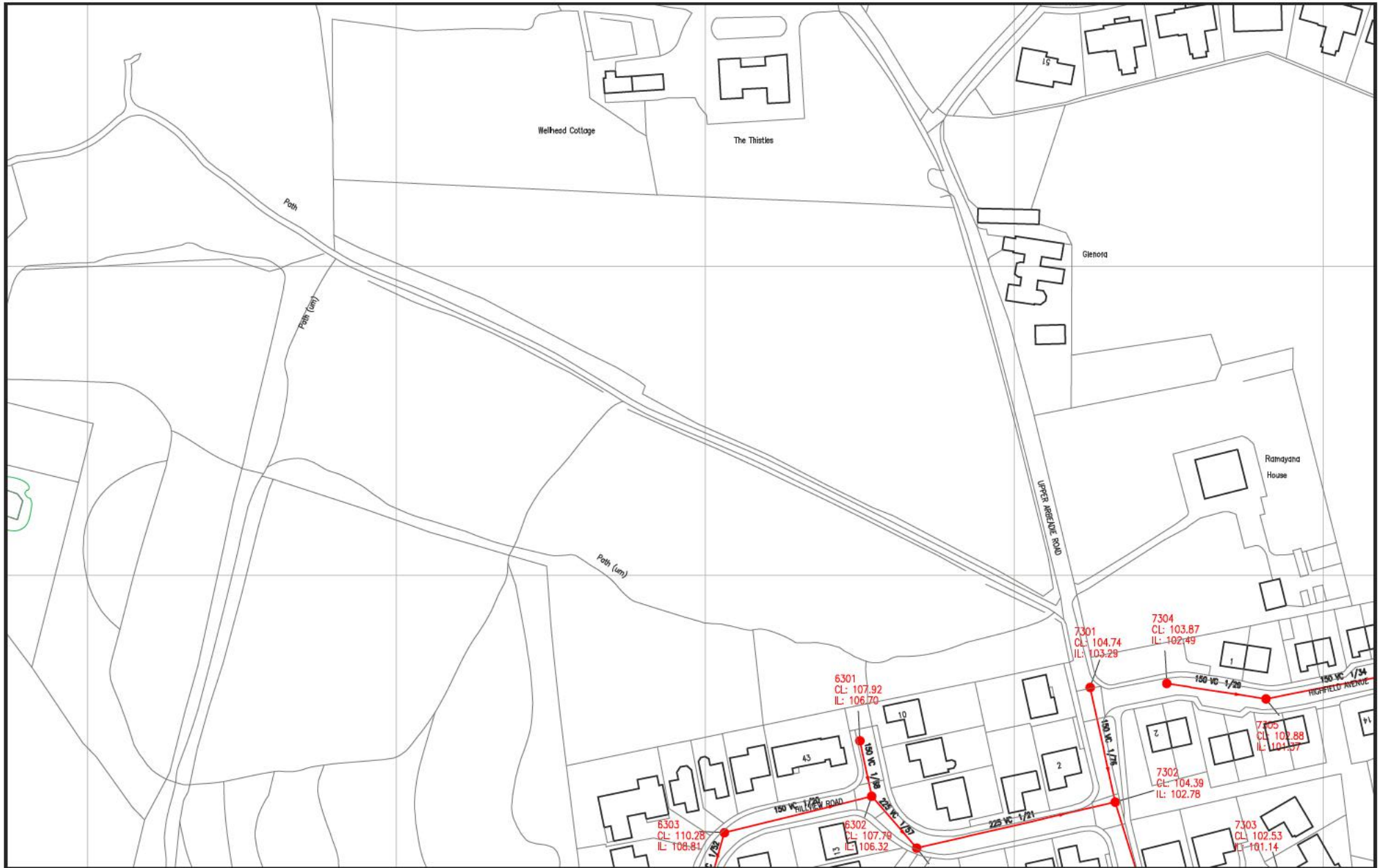
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Castle House,
6 Castle Drive,
Dunfermline,
KY11 8GG

Tel No: 0845 801 8855

	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	PFI sewer (bright green)		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed sewers (foul, combined and surface water)		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Syphon		Proposed foul sewer / Proposed surface water sewer		Proposed manhole
	Proposed foul sewer				
	Proposed foul sewer				
	Surface Water Chamber				



The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 08/12/2017

OP/WPGJM560
Wastewater Plan



Scale: 1:1250

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Castle House,
6 Castle Drive,
Dunfermline,
KY11 8GG

Tel No: 0845 801 8855

SGN results from Line Search

Our Ref: 11805232 Your Ref: 124028

Friday, 08 December 2017



Dear 

Thank you for your enquiry dated Friday, 08 December 2017

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.
























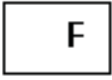






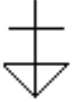







Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Map Symbols

						
VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
						
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
						
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
						
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE	LP MAINS	MP MAINS	IP MAINS
						
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT	LHP MAINS	HISTORY DATA	SSSI
						
				GTs	CONTACT ZONE	LTS

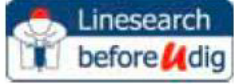


Warning: PDF designed for colour print only with no page scaling.



Low Pressure Mains		History Data	
Medium Pressure Mains		LAs	
Intermediate Pressure Mains		GTs	
High Pressure Mains		SSSIs	
Some Examples Of Plant Items	Valve	Syphon	Depth of Cover
		Diameter Change	Material Change

Warning: PDF is designed for colour print only, with no page scaling. This information is given as a guide only and its accuracy cannot be guaranteed.



Contact Us

SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Date Requested: 08/12/2017
Job Reference: 11805232
Site Location: 369585 796433
Requested by:
[Redacted]
Your Scheme/Reference:
124028

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

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Low Pressure Mains		History Data	
Medium Pressure Mains		LAs	
Intermediate Pressure Mains		GTs	
High Pressure Mains		SSSIs	
Some Examples Of Plant Items			
Valve		Syphon	
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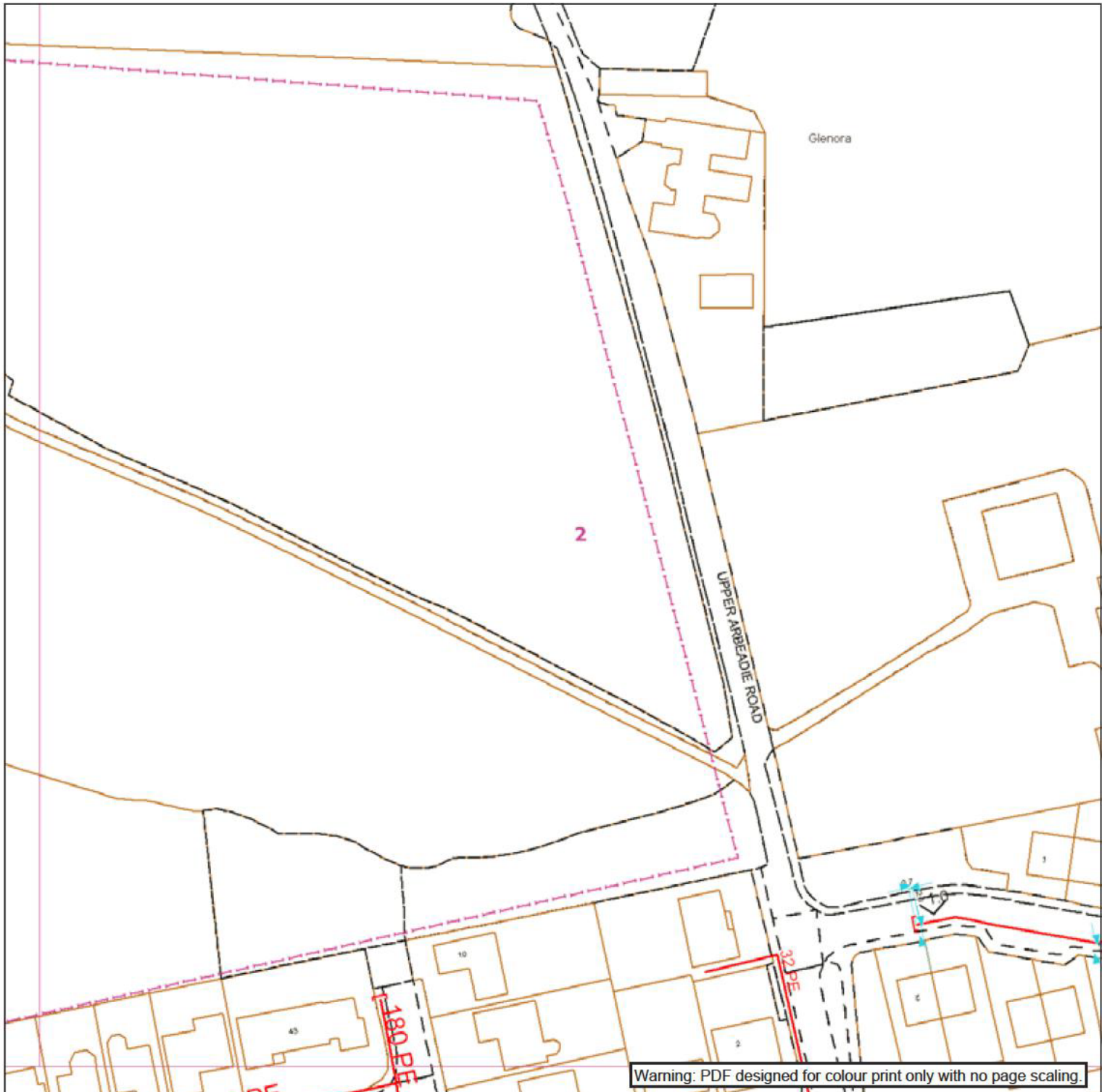
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Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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Contact Us

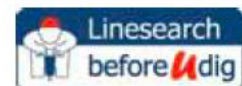
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Low Pressure Mains		History Data	
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Some Examples Of Plant Items			
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Plans generated by DigSAFE Pro (tm) software provided by LineasearchbeforeUdig



SGN

Your gas. Our network.

Dig safely

Measures to avoid injury
and damage to gas pipes



The following protective and precautionary measures MUST be taken when working in the vicinity of gas mains and services.

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.

In a gas emergency

If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- Ask people to move away from the area of the gas escape.
- Call **0800 111 999** immediately.

1. Don't attempt to repair the escape or stop the leakage.
2. As gas may enter buildings, ask people in the surrounding premises to leave until it's safe for them to return.
3. Stop anyone going near the immediate vicinity of the gas escape.
4. Prohibit smoking and extinguish all naked flames.
5. Don't use mobile phones or other ignition sources.
6. Assist our representatives and other emergency services such as the police, ambulance, and fire service as requested.

Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from hse.gov.uk
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from njug.org.uk





Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on sgn.co.uk for plant protection information and links to our online mapping system and other associated information and guidance.

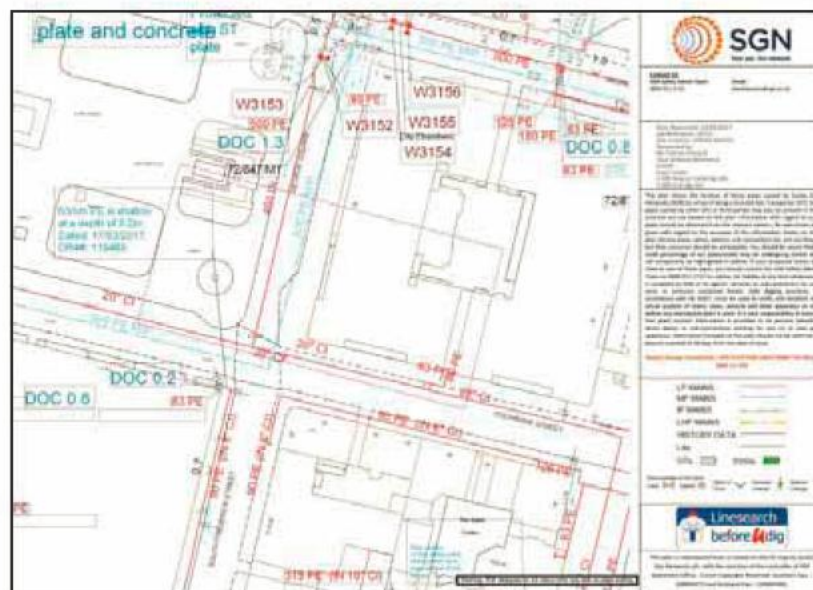
Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.



Example of a gas map

Note: Service pipes are not shown on our maps

When working near our gas mains and services

Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services MUST be made within your site Health and Safety file.

Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that MUST be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

Surface boxes and manholes

Do not bury or move our surface boxes. Free access MUST be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Adequate protection, approved by us, MUST be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains MUST be prevented. We MUST be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You MUST give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.



Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You **MUST NOT** carry out any work in servitudes/easements without our prior written consent.

Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact, restraints and thrust blocks, and supports **MUST NOT** be removed without our agreement.

Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering MUST be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains MUST conform to the following:

- If sand, it MUST be well-graded in accordance with BS EN 12620:2002.
- It MUST NOT contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete MUST NOT be used.
- It MUST be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming MUST NOT take place until a 300mm hand rammed layer has been completed over the crown of the main.

Access





Free access to our sites, mains and services, including temporary structures and spoil heaps MUST be available at all times.





Mechanical excavation

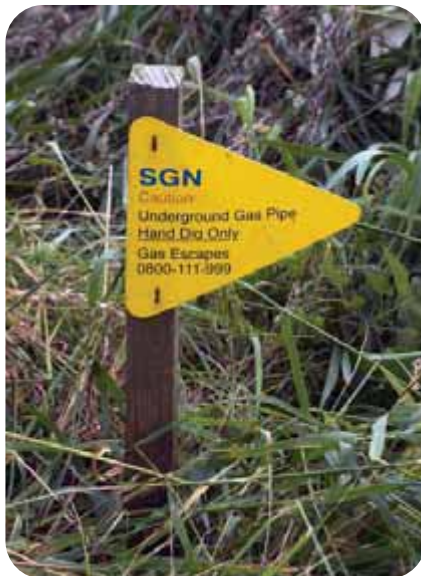
Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 - 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 - 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

Major accident hazard pipelines

High pressure pipeline

No work is to take place near an HP pipeline until it is agreed with us. After agreement and before any work does take place, the location of our pipeline **MUST** be marked up and its position confirmed by digging trial holes with our personnel in attendance.



Pipeline markers

High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you **MUST** familiarise yourself with before carrying out any work.

The default method of excavating near high pressure gas pipelines MUST always be by hand.



Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.



Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted **MUST** be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us **MUST** be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) **MUST NOT** be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.



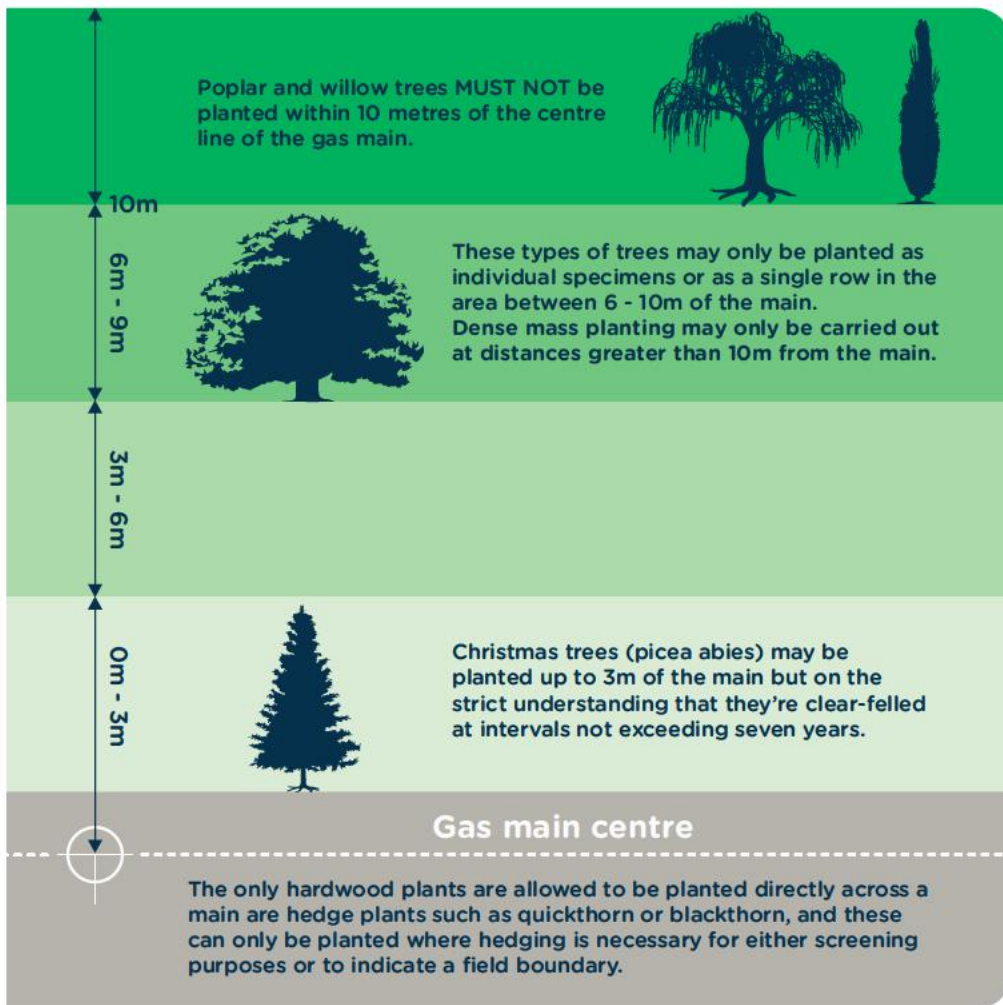
In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

Gas main centre

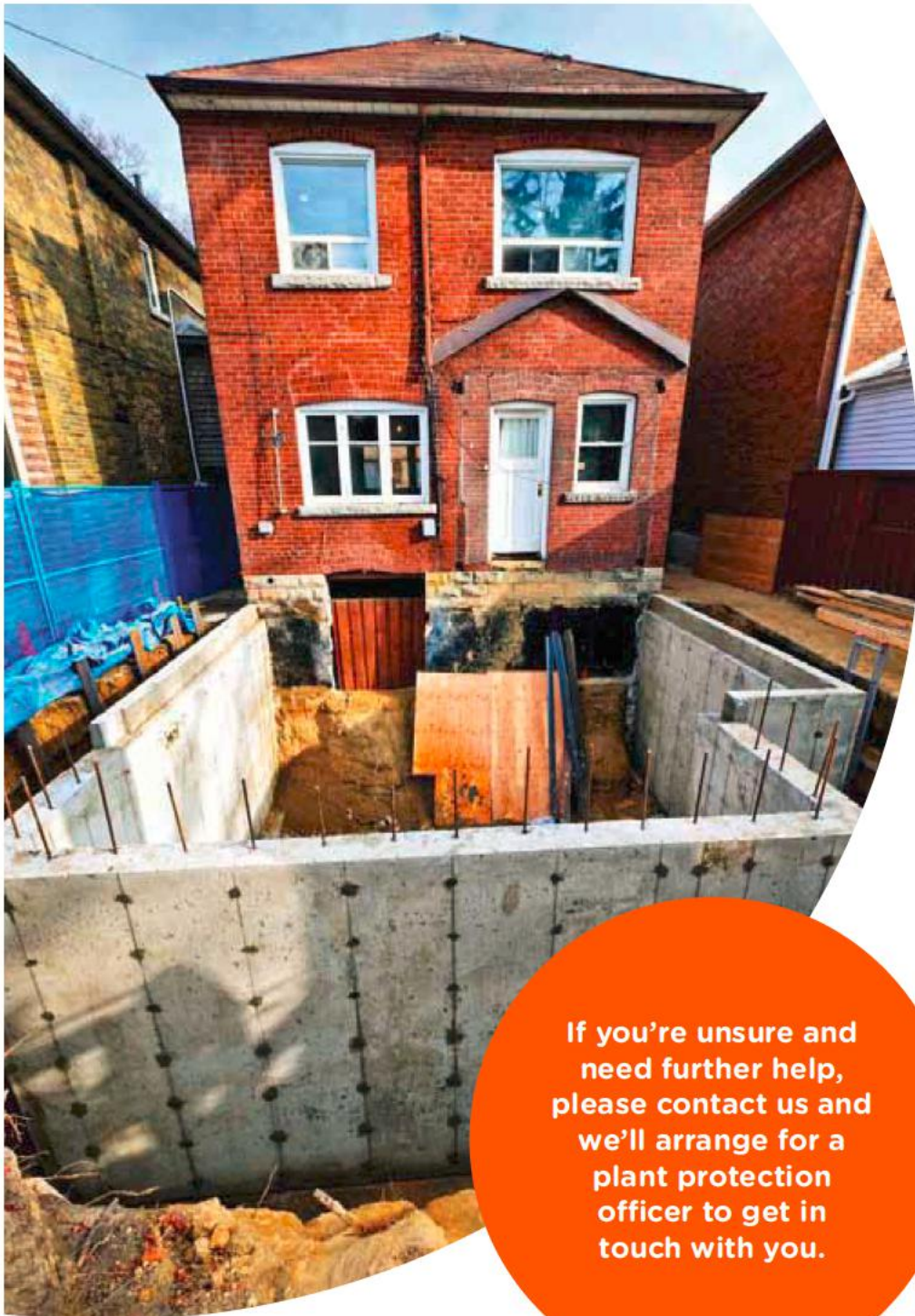
Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, **MUST** be left clear at all times.

on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they MUST be planted from gas mains or services. You MUST contact us for further information.



Note: For further guidance, please refer to NJUG 10.

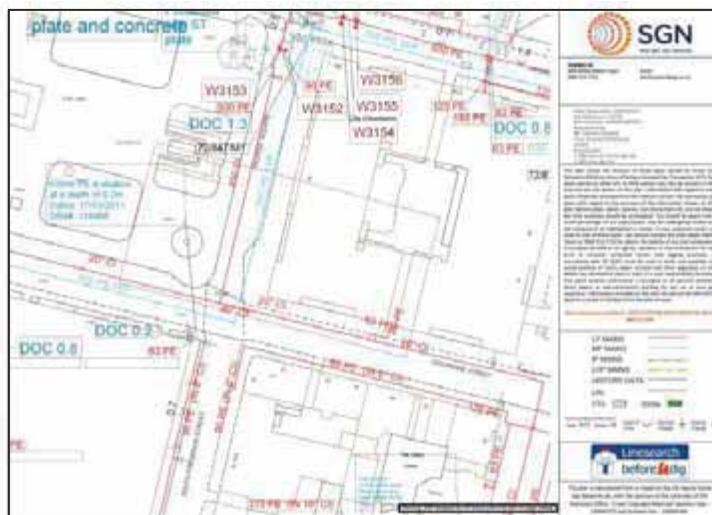


If you're unsure and need further help, please contact us and we'll arrange for a plant protection officer to get in touch with you.

Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf, we may send you a site map of our gas mains and services but your own gas service won't be marked.

The simplest way to understand the location of your gas service is to know where it enters your house.



< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.



We provide a free plant location enquiry service and we're always happy to help.



Visit our Dig safely pages on [sgn.co.uk](https://www.sgn.co.uk)



0800 912 1722 *

*All calls are recorded and may be monitored

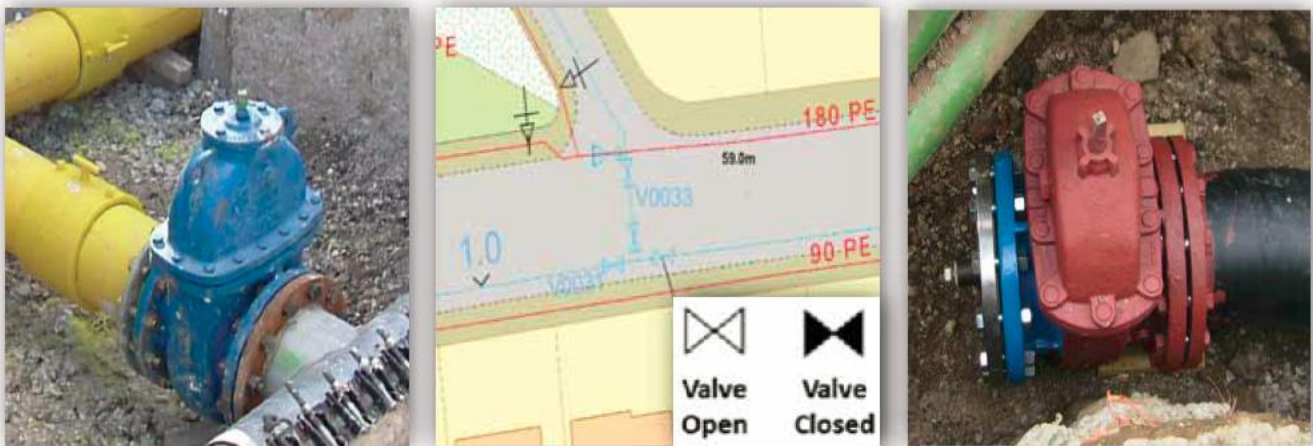
Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

Contact details

If you require further information or need assistance please contact us:

Safety Admin Team: 0800 912 1722
plantlocation@sgn.co.uk

Valve enquiries will be forwarded to a local engineer who will provide further safety information.

CIVIL ENGINEERING • STRUCTURAL ENGINEERING • TRANSPORTATION • ROADS & BRIDGES
PORTS & HARBOURS • GEOTECHNICAL & ENVIRONMENTAL ENGINEERING • PLANNING &
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Glasgow	Watford
Inverness	Wellesbourne

FAIRHURST



**Aberdeenshire Local Development Plan 2021
Call for sites**

**Land at Upper Arbeadie Road, Banchory
Transport and Access Appraisal Report**

March 2018

Prepared for:

Mactaggart & Mickel Homes Limited

Prepared by:

Transport Planning Ltd



www.tranplanworld.co.uk

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Report content	1
2. EXISTING TRANSPORT NETWORK	3
Introduction	3
Pedestrians and cyclists	3
Bus services	5
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Transport demand	8
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1. INTRODUCTION

Background

1.1 Transport Planning Ltd has been appointed to advise on transport-related issues associated with the potential allocation for residential development of land to the west of Upper Arbeadie Road in Banchory in Aberdeenshire Council's (ACs) forthcoming Local Development Plan (LDP) covering the period 2021 to 2031.

1.2 The land forming the proposed allocation site formed part of a larger proposed allocation site considered during the process for the adopted LDP. The Main Issues Report (MIR)¹ considered the proposals for the wider site, which would have accommodated around 300 houses, and stated that:

“The site relates well to the existing services in Banchory and is in fairly close proximity to the high street. The southern most parts of the site are easily accessible to local services.”

1.3 The proposals for the wider site were modified so that an allocation was sought only on the land forming the currently-proposed allocation site. This smaller site was considered at the Public Inquiry into the then-proposed LDP with the reporter concluding that:

“I consider that the site may offer some development potential. It relates well to established residential areas immediately to the south and it would offer relatively good accessibility to the town centre.”

1.4 The site, however, was not allocated for development since no public consultation had taken place on just the smaller site and sufficient land had already been allocated for development. However, the reporter stated that:

“I consider that the potential allocation of this site would be more appropriately reviewed during the formulation of a future iteration of the local development plan.”

1.5 Accordingly, the allocation of this land for residential development is sought in the iteration of the LDP from 2021 to 2031

Report content

1.6 Following this introduction, the remainder of the report will consider the following:

- Existing Transport Network: describes the existing transport infrastructure in and around the potential allocation site; and
- Potential for Development on Allocation Site: provides information on the potential development area in terms of its potential links to the existing transport network and any associated transport infrastructure.

¹ <https://www.aberdeenshire.gov.uk/media/20377/marr-settlement-analysis.pdf>

- Conclusions.

2. EXISTING TRANSPORT NETWORK

Introduction

2.1 This section of the report discusses the existing transport network surrounding the site. In line with current best practice, the accessibility of the site has been considered using the following hierarchy as described in Scottish Planning Policy (SPP):

- pedestrians;
- cyclists;
- public transport; and
- private car.

2.2 Figure 1 in Appendix A shows the location of the proposed allocation site and Figure 2 in Appendix A shows the surrounding transport network. The site is bounded to the south by houses accessed from Hillview Road and to the east by Upper Arbedie Road. The site is bounded to the west by woodland and by scrubland to the north.

Pedestrians and cyclists

2.3 There are existing footways on each side of the carriageway of Hillview Road and these would link with the footways within any development on the proposed allocation site. The footways on Hillview Road continue eastwards to meet the footway on the western side of Upper Arbedie Road around 50m to the south of the southern edge of the proposed allocation site.



Footways on Hillview Road

2.4 There are footways on each side of the carriageway of Upper Arbedie Road from the southern edge of the proposed allocation site to its junction with Woodside Road, around 100m to the south. The footway on the eastern side of Upper Arbedie Road

forms a continuous route with the footway on the northern side of the section of Woodside Road east of its junction with Upper Arbeadie Road.



Footways on Upper Arbeadie Road

- 2.5 There are footways on each side of Woodside Road and to the east these lead to the footways on each side of the carriageway of Arbeadie Road. The footways on Arbeadie Road provide access for pedestrians to Banchory Primary School, Banchory Academy, Banchory Community Learning Centre and Banchory Sports centre. These facilities are all located to the east of Arbeadie Road, around 400m to the south of its junction with Woodside Road. It would be around a seven-minute walk (around 650m) from the southern edge of the proposed allocation site to these four facilities.
- 2.6 To the south of the junction of Woodside Road a path runs to the south emerging at Arbeadie Avenue, around 100m to the south. A path also runs through a wooded area to the west, emerging onto the footway on the northern side of Hillcroft Road around 180m to the west. The footways on Hillcroft Road lead to the footways on Mount Street, which lead into the facilities (such as local shops) in the centre of Banchory, around the junction of the A93 and Mount Street. It would be around a 13-minute walk from the southern edge of the proposed allocation site to the junction of the A93 and Mount Street using this route.



Footpath leading from Woodside Road to Hillcroft Road

- 2.7 Highfield Avenue meets Upper Arbeadie Road around 20m to the south of the southern edge of the proposed allocation site. There are footways on both sides of the carriageway of Highfield Avenue and these provide a route for pedestrians to further residential areas to the east and to Raemoir Road, around an eight-minute walk to the east of the proposed allocation site.
- 2.8 Upper Arbeadie Road continues northwards from its junction with Highfield Avenue to meet Upper Lochton, around 700m to the north. There are currently no footways on this section of Upper Arbeadie Road but it is lightly-trafficked and suitable for pedestrians' use. This section forms part of AC's Core Path network north and a copy of the Core Path plan for this area is provided in Appendix B.
- 2.9 The plan in Appendix B shows that a further Core Path runs northwestwards across the proposed allocation site from its south-eastern corner and leads to Glen O'Dee hospital, around a 15-minute walk from the proposed allocation site.
- 2.10 National Cycle Network (NCN) Route 195 follows the route of the former Deeside railway linking Aberdeen and Ballater and passes through Banchory to the south of the A93. Access to the route is possible from a point around 60m to the west of the junction of Arbeadie Road and the A93 and it would be around a four-minute cycle from the south-eastern corner of the proposed allocation site to NCN Route 195.
- 2.11 AC have identified a number of recreational cycling routes, one of which is a route to the south of Banchory. A map of this route is shown in Appendix B and the route can be accessed from the junction of Dee Street and the A93, around 600m to the west of the junction of Arbeadie Road and the A93.

Bus services

- 2.12 The nearest bus stops to the proposed allocation site are on both sides of Woodside Road around a four-minute walk (around 350m) from the south-eastern corner of the

proposed allocation site. The stops are served by Stagecoach’s 201 and 202 services. These operate between Banchory and Aberdeen Union Square via Crathes, Drumoak, Culter and Cults.



Bus stops on Woodside Road

- 2.13 During weekday and Saturday daytimes, at the time of writing these two services operate hourly in each direction, but their timetables are synchronised so that the departure times from Banchory to Aberdeen (and vice versa) are 30 minutes apart. The 201 service also serves Ballater, calling at Kincardine, Boyne and Dinnet on route. Every other 201 service (i.e. a service every two hours) serves Crathie and Braemar.
- 2.14 The service is less frequent during Monday to Saturday evenings and on Sundays. On weekday evenings for example, there are departures of the 201 from Banchory at 1845, 1935, 2042, 2209 and 2309. On Sunday, there is an hourly service with departures during the evening from Banchory (for example) at 1735, 1848, 1935, 2050, 2145 and 2305.

Private car

- 2.15 Upper Arbeadie Road, Arbeadie Road, Woodside Road and Highfield Avenue are all residential roads with one lane in each direction and properties taking access directly from them. Arbeadie Road meets the A93 at a priority junction, while Renoir Road meets the A93 at a traffic signal-controlled junction. The A93 forms a route between Aberdeen and Perth and provides access to a number of nearby towns such as Aboyne and Peterculter.

Summary

- 2.16 The information above shows that the surrounding transport network includes facilities for pedestrians (in the form of the footways on Upper Arbeadie Road and the Core Path network), cyclists (in the form of NCN Route 195) and public transport

users (in the form of the bus services and stops on Woodside Road).

3. POTENTIAL FOR DEVELOPMENT ON ALLOCATION SITE

Introduction

3.1 This section of the report provides initial comments on potential transport issues associated with the proposed allocation site.

Development layout

3.2 An indicative layout of development on the proposed allocation site is shown in Appendix B. This shows a layout of around 60 homes, accessed via extending Hillview Road and a priority junction onto Upper Arbeadie Road. Drawing SK003 in Appendix B shows that a visibility splay of 2.5m by 70m can be provided at the access onto Upper Arbeadie Road.

3.3 The existing footway on the western side of Upper Arbeadie Road would be extended and would link with the footway and footpath network within the proposed allocation site. The existing footways on Hillview Road would also be extended and link with the footways and footpaths within the proposed allocation site. The existing Core Path running northwest – southeast through the proposed allocation site would remain as a footpath and would be rerouted through the site to integrate with the layout. Paths would also allow access to the existing wooded area on the western edge of the proposed allocation site.

3.4 The roads within any development on the proposed allocation site would have footways on each side of the carriageway, which would form continuous links with the footways leading to the accesses onto Upper Arbeadie Road and Hillview Road. Some sections of roads within the proposed allocation site may, however, not have formal demarcation of footways from carriageways and instead adopt a ‘shared space’ approach. The details of such areas would be agreed with AC roads officers at an appropriate point in the planning process.

Transport demand

3.5 Data from the 2011 census was inspected to understand the mode of travel to work or study from residents of the existing houses adjoining the proposed allocation site. The data from the census relates to ‘All people aged 4 and over who are studying or aged 16 to 74 in employment in the week before the census’ and hence includes schoolchildren. That data is summarised in Table 3.1 below.

TABLE 3.1: DATA FROM CENSUS ON MODE OF TRAVEL TO WORK OR STUDY

Train	Proportion using mode							
	Bus, minibus or coach	Taxi or minicab	Driving a car or van	Passenger in a car or van	Motorcycle, scooter or moped	Bicycle	On foot	Other
1%	5%	0%	55%	9%	1%	0%	26%	3%

3.6 The data in Table 3.1 above shows that only a little over half of residents of the existing houses adjoining the proposed allocation site drive on their journey to or from work or study, with around a quarter choosing to walk for that journey.

- 3.7 Should the proposed allocation site be allocated for residential development, then any subsequent planning application would be accompanied by a Transport Statement or Assessment which would consider the likely transport demand arising from the development and assess the effects of this on the surrounding transport network, this assessment would include a detailed analysis of the operation of the key junctions on the surrounding road network.

4. SUMMARY

- 4.1 This report has shown that the proposed allocation site is well-situated for access to the surrounding transport network, including access by foot to key destinations such as the primary school and academy. Satisfactory vehicle accesses can be provided. It is considered therefore that there are no transport-related reasons why the site cannot be allocated for residential development.

APPENDIX A

FIGURES



Upper Arbeadie Road, Banchory

Site Location Plan

Key

 Site of Proposed Development



Upper Arbeadie Road, Banchory

Site Location Plan

Drawing Number:
TP412 Figure 1

Drawn by:

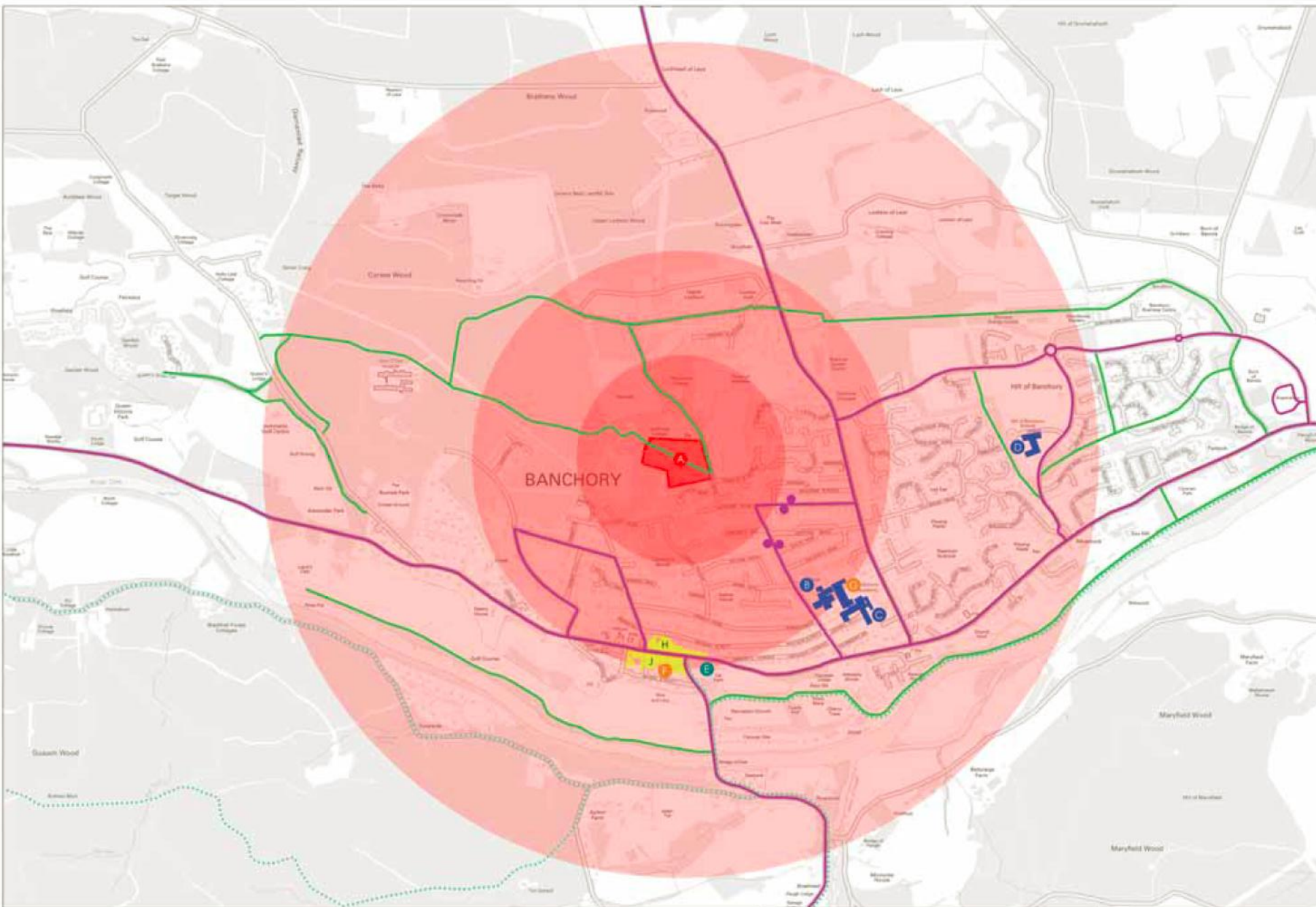
Date:

Mar 2018

Scale:
NTS @ A3

Checked by:





Upper Arbeadie Road, Banchory

Accessibility Plan

- Key**
- Site of Proposed Development
 - Banchory Primary School
 - Banchory Academy
 - Hill of Banchory School
 - Banchory Medical Practice
 - Banchory Library
 - Banchory Sports Centre
 - Co-operative Foodstore
 - Local Shops
 - Core Path
 - - - Cycle Route
 - Bus Stop/Route
 - 400m Isochrone from Site
 - 800m Isochrone from Site
 - 1600m Isochrone from Site



Upper Arbeadie Road, Banchory

Site Location Plan

Drawing Number:
TP412 Figure 1

Drawn by:

Date:

Mar 2018

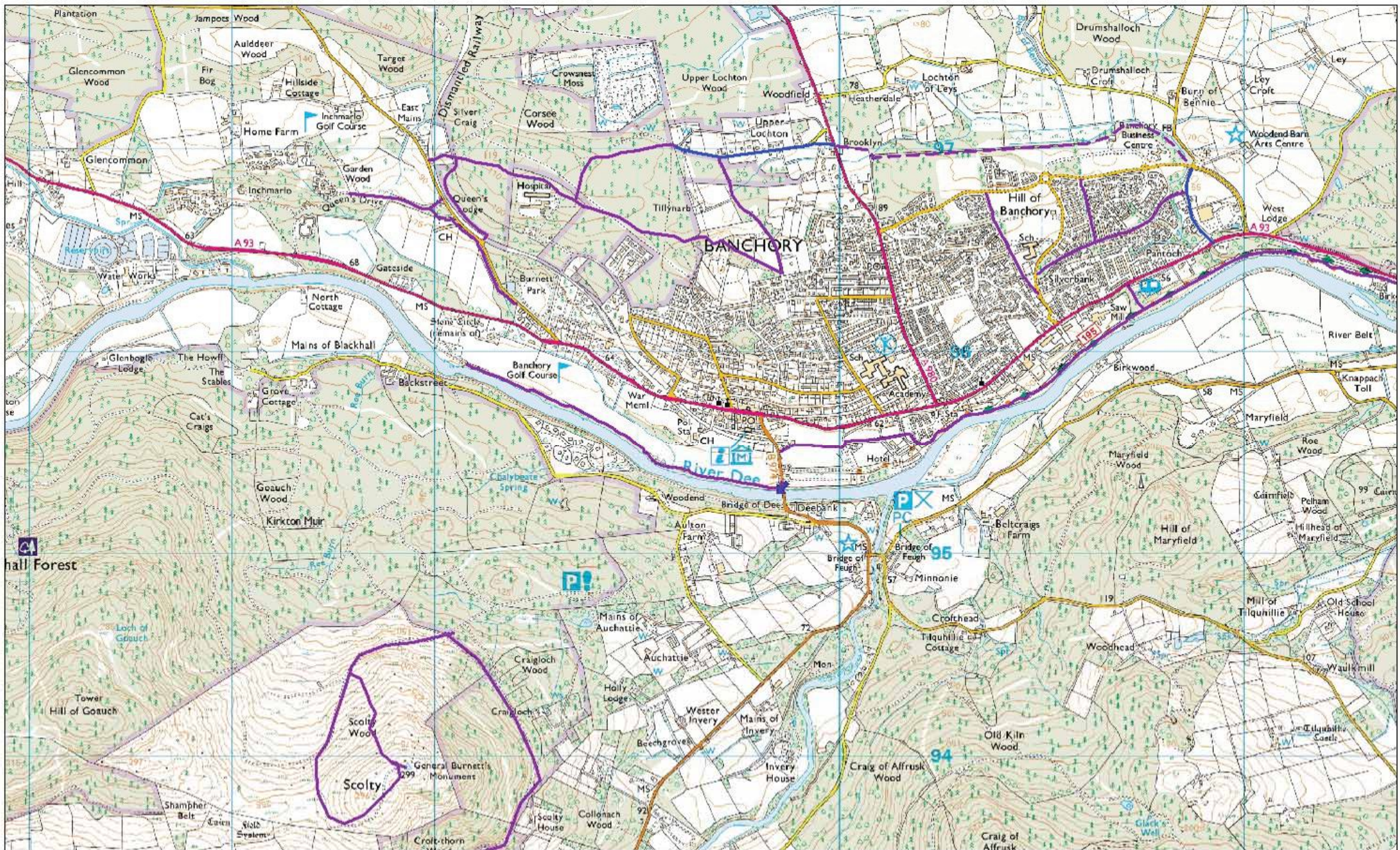
Scale:
NTS @ A3

Checked by:



APPENDIX B

DRAWINGS



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5 BANCHORY - BLACKHALL FOREST

(13 miles) Moderate





Schedule
 Site Area - 3.5 ha

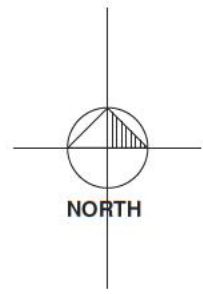
61 Dwelling Houses

46 Open Market Houses
 15 Affordable Units

6 No Adam (A)
 12 No Bryce Detached (B1)
 6 No Bryce Semi (B2)
 8 No Douglas (D)
 3 No Elliot (E)
 7 No Miller (M)
 4 No Schaw (S)

2 No Bryce Semi Affordable (B3)
 13 No Terrace Affordable (T)

Gross Site Area - 3.51 ha
 Public Open Space - 1.47ha
 = 41.8% (>40%)
 Net Housing Area - 2.04 ha



B	Updated	Mar 18
A	Updated	Jan 18
Rev	Description	Date



Project
RES DENTIAL DEVELOPMENT

Upper Arbedie
 Banchory, Aberdeenshire
 Drawn
 Site Layout (61 Units)

Scale	1:500@A1/ 1:1000@A3
Status	INFO
Date	JULY 2017
Project No	Drawn By
	B



Upper Arbeddie Road, Banchory

Potential Site Access
with 2.5x70m Visibility Splays

Drawing Number:
TP412/SK/003

Scale:
1:500 @ A3



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**UPPER ARBEADIE, BANCHORY, ABERDEENSHIRE
TREE SURVEY**

On behalf of DEP landscape initiatives

December 2017

GROUND LEVEL TREE SURVEY :Upper Arbeadie, Banchory, Aberdeenshire DATE OF SURVEY: 28 & 29 December 2017 SURVEY No. 702/902 WEATHER: Dry, Cold, Clear 3 C
 CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: DEP Landscape Initiatives D/W/S = Remove Dead Wood & Snags
 Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
 Recommended: DDT = Decay Detection Test Recommended: WLP =Wild Life Potential 1= High: 2 = Moderate: 3 = Poor: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature :
 M = Mature: ERY = Estimated Remaining Contribution in Year s = -10, 10 +, 20 +, 40+: N/W/R = No Work Required at this time. Survey valid until 27 December 2018

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	RPA Radius of a nominal circle (M ²)
SECTION 1 SOUTH OF SMALL PATH NORTH OF HILLVIEW ROAD												
02261	Sycamore D/S	18	N: 5.5 S: 7 E: 6 W: 7	0	30/27	SM	Fair	Tight to boundary dyke	Sever Ivy & remove smaller stem to the North	20 +	C 2	6.8
262	Common Silver Birch D/S	10	N: 5 S: 5 E: 6 W: 5	0	23/20	EM	Fair	Leaning to the East. Slight stem damage	N/W/R MONITOR	20 +	C 2	6.4
263	Common Silver Birch	17	N: 5 S: 5 E: 7 W: 7	1 W	40	EM	Poor	Severe Witches Brooms in crown. Slight decay near base	N/W/R MONITOR	20 +	C 2	4.8
264	Common Silver Birch	17	N: 6 S: 6 E: 6 W: 6	0	52	M	Poor	Large hollow gall on stem	REMOVE	0	U	0
265	Sycamore	13	N: 7 S: 6 E: 6 W: 4	0	41	EM	Fair	Fair	N/W/R	20 +	C 2	4.9
266	Sycamore M/S	13	N: 6 S: 8 E: 5 W: 7	0	34/19 13	EM	Fair	Fair	Remove smallest stem	20 +	C 2	7.9
267	Whitebeam M/S	13	N: 6 S: 6 E: 6 W: 4	0	36/23 17	EM	Fair	Fair	Thin canopy by 5 %	20 +	C 2	9.1
02268	Common Silver Birch	24	N: 9 S: 9 E: 9 W: 7	2 E	59	M	Fair	Fair	N/W/R	40 +	B 2	7.1

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Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	RPA Radius of a nominal circle (M ²)
SECTION 1 SOUTH OF SMALL PATH NORTH OF HILLVIEW ROAD CONT												
00269	Wild Cherry	21	N: 4 S: 7 E: 5 W: 5	1 N	31	SM	Poor	Leaning to the South & affecting No 68	REMOVE	0	U	0
270	Sycamore D/S	12	N: 7 S: 5 E: 4 W: 7	0	30/16	EM	Fair	Fair	Remove smaller stem	20 +	C 2	5.5
271	Common Silver Birch	21	N: 5 S: 7 E: 8 W: 6	2.5 W	37	EM	Fair	Bends at 2 M	N/W/R	20 +	C 2	4.4
272	Common Silver Birch D/S	17	N: 8 S: 5 E: 6 W: 8	0	34/20	EM	Fair	Bifurcates at 4 M	Remove smaller stem	20 +	C 2	6.5
273	Common Silver Birch	16	N: 6 S: 6 E: 4 W: 5	2 S	40	EM	Fair	Fair	Sever Ivy	10 +	C 2	4.8
274	Common Oak	25	N: 13 S: 14 E: 10 W: 8	1.8 N	61	M	Fair	Fair	D/W/S. Sever Ivy	40 +	B 2	7.3
275	Common Oak	27	N: 12 S: 12 E: 13 W: 7	3 S	110	M	Fair	Fair	D/W/S	40 +	C 2	13.2
00276	Rowan M/S	9	N: 6 S: 6 E: 7 W: 5	0	42/10/6	EM	Fair	Fair	Remove fallen severed limb	10 +	C 2	7.1

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Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	RPA Radius of a nominal circle (M ²)
SECTION 1 SOUTH OF SMALL PATH NORTH OF HILLVIEW ROAD CONT												
00277	Common Silver Birch	14	N: 6 S: 6 E: 7 W: 8	3 S	37	EM	Fair	Bends at 5 M	Remove rope from canopy	20 +	C 2	4.4
278	Wild Cherry	11	N: 5 S: 5 E: 5 W: 5	1 S	35	EM	Fair	Bifurcates at 0.40. Leaning to the East. Tight to boundary wall	N/W/R	20 +	C 2	4.2
279	Common Silver Birch	24	N: 6 S: 6 E: 5 W: 7	2 S	40	EM	Fair	Bends at 4 M	D/W/S	20 +	C 2	4.8
280	Wild Cherry	17	N: 5 S: 5 E: 5 W: 5	2 N	23	SM	Fair	Fair	Remove small adjoining Sycamore	20 +	C 2	2.8
281	Common Silver Birch M/S	21	N: 6 S: 77 E: 5 W: 6	0	25/23 12/6	EM	Fair	Fair	Remove smaller stems to the South	20 +	C 2	7.9
282	Sycamore	17	N: 4 S: 6 E: 4 W: 3	1.3 S	25	SM	Fair	Bifurcates at 6 M	N/W/R	20 +	C 2	3.0
283	Wild Cherry D/S	23	N: 10 S: 10 E: 9 W: 8	0	35/20	EM	Fair	Bifurcates at 4 M	N/W/R	20 +	C 2	6.6
00284	Wild Cherry	21	N: 11 S: 9 E: 7 W: 10	1 S	52	M	Fair	Leaning slightly to the West	Sever Ivy	20 +	C 2	6.2

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Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	RPA Radius of a nominal circle (M ²)
SECTION 1 SOUTH OF SMALL PATH NORTH OF HILLVIEW ROAD CONT												
02285	Wild Cherry	15	N: 7 S: 8 E: 6 W: 9	0	26/13/ 11	SM	Fair	Bends near base & leaning to the North	Sever Ivy MONITOR	20 +	C 2	6.0
286	Wild Cherry	15	N: 9 S: 6 E: 7 W: 6	1 N	35	EM	Fair	Trifurcates at 1.2 M. Slight decay at 1.2 M	Sever Ivy & reduce limb to the South West by 5% MONITOR	20 +	C 2	4.2
287	Wild Cherry	16	N: 7 S: 7 E: 7 W: 7	0	14/12 12	SM	Fair	Fair	N/W/R	20 +	C 2	4.6
288	Wild Cherry	14	N: 6 S: 6 E: 7 W: 5	0	27	SM	Poor	Bifurcates at 2 M. Canker at 1.8 M	REMOVE	0	U	0
289	Common Silver Birch M/S	17	N: 7 S: 6 E: 6 W: 6	0	27/20/ 18	SM	Fair	Tight to boundary wall	N/W/R MONITOR	20 +	C 2	7.4
290	Whitebeam	10	N: 4 S: 4 E: 4 W: 4	0	18	SM	Fair	Seedling. Bends at base	N/W/R	20 +	C 2	2.2
291	Common Oak D/S	9	N: 8 S: 6 E: 6 W: 7	0	25/13	EM	Fair	Fair	Remove smaller stem to the East	20 +	C 2	4.6
02292	Common Silver Birch D/S	10	N: 6 S: 5 E: 6 W: 7	0	24/18	EM	Fair	Fair	Sever Ivy & remove decayed stem to the West	20 +	C 2	5.0

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SECTION 1 SOUTH OF SMALL PATH NORTH OF HILLVIEW ROAD CONT												
02293	Common Silver Birch	24	N: 4 S: 6 E: 7 W: 6	1.2 W	31	SM	Fair	Fair	Sever Ivy	40 +	B 2	3.7
294	Common Silver Birch D/S	23	N: 10 S: 5.5 E: 9 W: 8	0	38/33	EM	Fair	Fair	D/W/S & sever Ivy	20 +	C 2	8.5
295	Whitebeam M/S	11	N: 5 S: 5 E: 7 W: 5	0	13/13 12/11	SM	Poor	Severe decay at base. 2 M from path to the North	REMOVE	0	U	0
296	Common Silver Birch D/S	14	N: 5 S: 8 E: 6 W: 7	0	32/18	EM	Fair	Slight disease in stem to the North	Remove smaller diseased stem to the North	20 +	C 2	6.0
297	Whitebeam	10	N: 4.5 S: 3 E: 4 W: 3	0	21	SM	Poor	Severe decay in main stem. 3 M from path to the South	REMOVE	0	U	0
298	Common Silver Birch M/S	20	N: 5 S: 8 E: 6 W: 6	0	24/18/9	EM	Fair	Bifurcates at 4 M	Remove smaller stems	10 +	C 2	6.1
299	Common Silver Birch M/S	23	N: 6 S: 5 E: 5 W: 5	0	22/19 12/6	EM	Fair	Fair	N/W/R	20 +	C 2	7.1
02300	Common Silver Birch M/S	19	N: 5 S: 5 E: 6 W: 5	0	19/10/7	SM	Fair	Fair	N/W/R	20 +	C 2	4.3

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Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	RPA Radius of a nominal circle (M ²)
SECTION 2 WESTWARDS ALONG SOUTHERN BOUNDARY												
02301	Common Silver Birch M/S	24	N: 5 S: 6 E: 7 W: 4	O	34/21/ 15	EM	Fair	Fair	Remove smallest decayed stem to the West	20 +	C 2	8.4
302	Common Silver Birch	17	N: 4 S: 7 E: 3.5 W: 4	O	25	SM	Fair	Bifurcates at 1 M	N/W/R	20 +	C 2	3.0
303	Wild Cherry	19	N: 5 S: 4 E: 4 W: 4	0.30 W	25	SM	Fair	Bifurcates at 0.30 & 5 M	N/W/R	20 +	C 2	3.0
304	Wild Cherry	15	N: 9 S: 6 E: 3 W: 4	3 N	27	SM	Fair	One sided & overhanging path	D/W/S	20 +	C 2	3.2
305	Wild Cherry	18	N: 6 S: 7 E: 5 W: 8	0	32	SM	Fair	Overhanging path. Trifurcates at 2 M	D/W/S. Lift canopy to clear foot path	20 +	C 2	3.8
306	Common Silver Birch	23	N: 6 S: 7 E: 5 W: 5	1.7 S	31	SM	Fair	Slight root heave	MONITOR	10 +	C 2	3.7
307	Whitebeam	12	N: 5 S: 5 E: 5 W: 5	1 S	20	SM	Fair	Leaning to the East	MONITOR	10 +	C 2	2.4
00308	Wild Cherry	19	N: 4 S: 6 E: 5 W: 5	3 N	17	SM	Fair	Bends at 2.5 & 6 M	N/W/R	20 +	C 2	2.0

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SECTION 3 WESTERN BOUNDARY LEFT HAND SIDE OF PATH												
02309	Wild Cherry D/S	23	N: 6 S: 6 E: 5 W: 5	0	26/13	SM	Fair	Fair	N/W/R	20 +	C 2	4.7
310	Wild Cherry D/S	22	N: 3 S: 6 E: 3 W: 4	0	17/10	SM	Fair	Fair	N/W/R	20 +	C 2	3.2
311	Common Silver Birch	23	N: 8 S: 7 E: 5 W: 7	5 W	35	EM	Fair	Trifurcates at 5 M. Slight stem damage	Remove decayed limbs at 3 & 4 M MONITOR	-10	C 2	4.2
312	Common Silver Birch	3	N: 0 S: 0 E: 0 W: 0	0	26	SM	0	Dead. 1 M from path	REMOVE	0	U	0
313	Wild Cherry	17	N: 7 S: 6 E: 5 W: 3	1 N	18	SM	Fair	Bifurcates at 3 M	N/W/R	20 +	C 2	2.2
314	Common Silver Birch	15	N: 3 S: 3 E: 4 W: 4	6 S	22	SM	Fair	Bends at 5 & 6 M	N/W/R	20 +	C 2	2.6
SECTION 4 NORTH SIDE OF MAIN FOOT PATH												
315	Douglas Fir	28	N: 5 S: 6 E: 5 W: 8	1 W	61	M	Normal	Fair	Sever Ivy	40 +	B 1	7.3
316	Douglas Fir	27	N: 8 S: 6 E: 7 W: 6	3 W	61	M	Normal	Fair	D/W/S	40 +	B 1	7.3
02317	Wild Cherry	19	N: 8 S: 5 E: 7 W: 7	1 N	41	EM	Poor	Bifurcates at inclusion at 1.7 M & affecting No 316	REMOVE	0	U	0

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SECTION 4 NORTH SIDE OF MAIN FOOT PATH CONT'												
00318	Wild Cherry D/S	17	N: 7 S: 6 E: 4 W: 5	0	26/19	EM	Fair	Witches Brooms in crown	Remove Witches Brooms from crown	20 +	C 2	5.4
319	Douglas Fir	25	N: 6 S: 5 E: 6 W: 5	6 S	58	M	Normal	Fair	D/W/S	40 +	B 1	7.0
320	Douglas Fir	23	N: 6 S: 6 E: 6 W: 5.5	5 S	47	EM	Normal	Sever Ivy	D/W/S	40 +	B 1	5.6
321	Common Silver birch M/S	13	N: 6 S: 5 E: 5 W: 1	0	18/18 16	EM	Normal	Fair	Remove smaller decayed stem to the West	20 +	C 2	6.2
322	Douglas Fir	25	N: 6 S: 6 E: 6 W: 4.5	0	67	M	Normal	Fair	D/W/S	40 +	B 1	8.0
323	Douglas Fir	25	N: 5 S: 5 E: 5 W: 5.5	0	68	M	Normal	Fair	D/W/S	40 +	B 1	8.2
324	Douglas Fir	25	N: 6 S: 6 E: 7 W: 5	0	61	M	Normal	Fair	N/W/R	40 +	B 1	7.3
325	Sycamore	13	N: 7 S: 3 E: 6 W: 6	0	27	SM	Fair	Bifurcates at 1.5 M. Tight to stone wall	N/W/R	10 +	C 2	3.2
02326	Common Silver Birch	14	N: 2 S: 5 E: 4 W: 6	3 S	27	SM	Poor	Affecting No 327. Bifurcates at 1.6 M. Decay in crown	REMOVE	0	U	0

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SECTION 4 NORTH SIDE OF MAIN FOOT PATH CONT'												
02327	Douglas Fir	14	N: 6 S: 6 E: 7 W: 4	0	56	M	Fair	Bends at 2M Bifurcates at 6 M	D/W/S	20 +	C 2	6.7
328	Rowan M/S	9	N: 5 S: 5 E: 6 W: 5	0	29/10 10/8	SM	Fair	Tight to wall	Sever Ivy	-10	C 2	6.8
SECTION 5 CENTRAL WOODLAND WEST TO EAST												
329	Wild Cherry	19	N: 6 S: 7 E: 6 W: 7	1.8 S	46	EM	Poor	Decay at base. Beginning to split. Canker in stem	REMOVE	0	U	0
330	Sycamore	16	N: 6 S: 7 E: 6 W: 7	1 W	28	SM	Fair	Leaning slightly to the South	N/W/R	40 +	B 2	3.4
331	Sycamore	16	N: 5 S: 5 E: 5 W: 3	2 E	20	SM	Fair	Bends at 3, 7 & 8 M	N/W/R	10 +	C 2	2.4
332	Common Silver Birch	21	N: 5 S: 5 E: 4 W: 6	6 N	37	EM	Poor	Slight decay at 2 M	D/W/S MONITOR	10 +	C 2	4.4
333	Common Silver Birch	19	N: 5 S: 6 E: 5 W: 4	3 E	30	SM	Fair	Bifurcates at 3 M	D/W/S	20 +	C 2	3.6
334	Sycamore D/S	20	N: 6 S: 7 E: 8 W: 6	0	36/19	EM	Fair	Stems welded at 1.5 M	D/W/S	20 +	C 2	6.6
02335	Sycamore	16	N: 7 S: 6 E: 7 W: 3	0.90 E	31	SM	Fair	Fair	N/W/R	20 +	C 2	3.7

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SECTION 5 CENTRAL WOODLAND WEST TO EAST												
02336	Sycamore	13	N: 8 S: 8.5 E: 7 W: 7	0	31	SM	Fair	Fair	N/W/R	40 +	B 2	3.7
337	Sycamore	11	N: 5 S: 5 E: 5.5 W: 5	0	32	SM	Fair	Bifurcates at 1.5 M	N/W/R	20 +	C 2	3.8
338	Common Silver Birch D/S	8	N: 6 S: 5 E: 6 W: 7	0	31/28	EM	Poor	Fair	Sever Ivy	10 +	C 2	7.1
339	Rowan	9	N: 4 S: 4 E: 4 W: 4	0	28	SM	Fair	Fair	Thin crown by 5 %	20 +	C 2	3.4
340	Common Silver Birch	13	N: 5.5 S: 4.5 E: 5 W: 4	1.5 E	38	EM	Fair	Bifurcates at 0.30 M	N/W/R	20 +	C 2	4.6
341	Sycamore	16	N: 6 S: 5 E: 8 W: 7	0	30	SM	Fair	Leaning slightly to the North. Bifurcates at 2 & 3 M	N/W/R	10 +	C 2	3.6
342	Rowan M/S	10	N: 6 S: 4 E: 5 W: 5	0	20/17 12/8	SM	Fair	Fair	N/W/R	10 +	C 2	6.8
343	Sycamore D/S	21	N: 7 S: 7 E: 7 W: 7	0	24/12	SM	Fair	Bifurcates at 7 M	Remove smaller decayed stem to the West	10 +	C 2	4.3
02344	Common Silver Birch	17	N: 5 S: 4 E: 7 W: 5	0	19	SM	Fair	Leaning to the West	D/W/S MONITOR	10 +	C 2	2.3

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SECTION 5 CENTRAL WOODLAND WEST TO EAST												
02345	Rowan	10	N: 7 S: 4 E: 6 W: 4	3 N	43	EM	Poor	Root heave & leaning badly to the North. Decay in main stem	REMOVE	0	U	0
346	Common Silver Birch D/S	15	N: 5 S: 3 E: 7 W: 5	0	24/13	SM	Fair	Bends near base	N/W/R	10 +	C 2	4.4
347	Common Silver Birch	22	N: 8 S: 6 E: 7 W: 7	0	35	EM	Fair	Bifurcates at 2.2	N/W/R	20 +	C 2	4.2
348	Rowan D/S	11	N: 6 S: 4 E: 5 W: 5	0	28/21	SM	Fair	Fair	Remove smaller stem to the East	20 +	C 2	5.9
349	Sycamore D/S	13	N: 6 S: 4 E: 4 W: 5	0	19/10	SM	Fair	Fair	N/W/R	20 +	C 2	3.5
350	Common Silver Birch M/S	18	N: 8 S: 4 E: 6 W: 7	0	25/15 15/12	EM	Fair	Fair	N/W/R	20 +	C 2	8.0
351	Sycamore D/S	22	N: 7 S: 8 E: 8 W: 9	0	23/19	EM	Fair	Fair	N/W/R	20 +	C 2	5.0
352	Sycamore	19	N: 6 S: 4 E: 7 W: 4	0	20	SM	Fair	Fair	N/W/R	20 +	C 2	2.4
02353	Common Holly M/S	15	N: 10 S: 4 E: 7 W: 7	0	21/20 14/12/10	SM	Fair	Fair	Sever ivy	20 +	C 2	9.2

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SECTION 5 CENTRAL WOODLAND CONT '												
02354	Rowan M/S	12	N: 4 S: 5 E: 5 W: 6	0	18/16/12	SM	Poor	Decay at base	REMOVE	0	U	0
355	Wild Cherry	21	N: 6 S: 6 E: 9 W: 7	3 W	36	EM	Fair	Bends & bifurcates at 4 M. Bifurcates at 8 M	Sever Ivy	10 +	C 2	4.3
356	Sycamore	23	N: 6 S: 7 E: 6 W: 6	3 S	44	EM	Fair	Bifurcates at 1 M	N/W/R	20 +	C 2	5.3
357	Wild Cherry	20	N: 7 S: 8 E: 6 W: 5	0	25	SM	Poor	Bifurcates at 2.5 M	D/W/S	10 +	C 2	3.0
358	Sycamore	19	N: 6 S: 5 E: 4 W: 6	0	18	SM	Fair	Bends at 5 & 7 M	N/W/R	20 +	C 2	2.2
359	Common Silver Birch	15	N: 5 S: 5 E: 5 W: 8	1.7 W	30	SM	Fair	Bends at 1 & 2 M	N/W/R	20 +	C 2	3.6
360	Common Silver Birch M/S	21	N: 10 S: 9 E: 9 W: 8	0	30/22 19/8	EM	Fair	Slight decay in smallest stem	Sever Ivy & remove smallest decayed stem	10 +	C 2	9.5
361	Common Larch	16	N: 9 S: 9.5 E: 8 W: 10	0	51	M	Fair	Slight decay at 2 M. Bends at 2 M	Remove hung limb MONITOR	10 +	C 2	6.1
02362	Common Beech	11	N: 6 S: 8 E: 7 W: 9	0	21	SM	Fair	Slightly suppressed	N/W/R	40 +	C 2	2.5

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SECTION 5 CENTRAL WOODLAND CONT '												
02363	Sycamore	13	N: 6 S: 5 E: 4 W: 6	2 E	25	SM	Fair	Bifurcates at 3 & 4 M	N/W/R	20 +	C 2	3.0
364	Sycamore	13	N: 7 S: 6 E: 6 W: 5	0	31	SM	Fair	Bifurcates at inclusion at 2.2 M. Trifurcates at 2.2 M	D/W/S MONITOR	10 +	C 2	3.7
365	Common Larch	24	N: 9 S: 8 E: 7 W: 8	3 W	60	M	Fair	Bifurcates at 3 & 7 M	D/W/S & remove hung limb	20 +	C 2	7.2
366	Common Silver Birch	20	N: 6 S: 4 E: 5 W: 5	0	22	SM	Fair	Fair	N/W/R	20 +	C 2	2.6
367	Common Oak	19	N: 5 S: 8 E: 5 W: 6	4 S	30	SM	Fair	Bifurcates at 5 M. Bends at 9 M	Remove hung limb	20 +	C 2	3.6
368	Wild Cherry D/S	21	N: 7 S: 5 E: 8 W: 8	0	33/30	EM	Poor	Smaller stem snapped at base now on deck. Decay in larger stem	REMOVE	0	U	0
369	Sycamore	16	N: 5 S: 4 E: 1 W: 5	2 W	31	SM	Fair	Bifurcates at inclusion at 1.7 M. Bends near base	N/W/R	20 +	C 2	3.7
370	Sycamore	16	N: 5 S: 4 E: 6 W: 4	5 S	20	SM	Fair	Fair	N/W/R	20 +	C 2	2.4
02371	Sycamore	15	N: 3 S: 6 E: 4 W: 5	1.8 W	21	SM	Fair	Bends at 1 & 2 M	N/W/R	20 +	C 2	2.5

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SECTION 5 CENTRAL WOODLAND CONT '												
02372	Sycamore	19	N: 4 S: 5 E: 6 W: 2	2.5 S	29	SM	Fair	Bends at 1 M	N/W/R	20 +	C 2	3.5
373	Sycamore	25	N: 10 S: 10 E: 9 W: 9	0	101	M	Fair	Bifurcates at 2 & 3 M	N/W/R	20 +	C 2	12.1
374	Rowan D./S	12	N: 6 S: 5 E: 6 W: 4	0	22/12	SM	Poor	Decay in main stem	REMOVE	0	U	0
375	Common Silver Birch M/S	17	N: 9 S: 4 E: 6 W: 6	0	24/21 16	EM	Fair	Fair	N/W/R	20 +	C 2	4.1
376	Wild Cherry	15	N: 5 S: 4 E: 5 W: 5	6 N	20	SM	Fair	Bifurcates at 5 M	Remove small adjacent sycamore	20 +	C 2	2.4
377	Sycamore	17	N: 5 S: 6 E: 7 W: 6	0	44	EM	Fair	Bifurcates at inclusion at 0.70 M	N/W/R	20 +	C 2	5.3
378	Wild Cherry M/S	18	N: 6 S: 5 E: 7 W: 10	0	20/15 14	EM	Fair	Bends near base	N/W/R	20 +	C 2	5.9
379	Wild Cherry M/S	18	N: 9 S: 8 E: 8 W: 8	0	20/15 12/11	EM	Fair	Fair	N/W/R	20 +		7.0
02380	Sycamore	19	N: 6 S: 6 E: 6 W: 1	0	30	SM	Fair	Slightly suppressed	N/W/R	20 +		3.6

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SECTION 5 CENTRAL WOODLAND CONT '												
02381	Rowan	12	N: 4 S: 4 E: 4 W: 4	0	24	SM	Poor	Galls on stem	REMOVE	0	U	0
382	Wild Cherry D/S	12	N: 6 S: 5 E: 6 W: 5	0	22/21	SM	Fair	Fair	N/W/R	20 +	C 2	2.9
383	Sycamore	15	N: 6 S: 6 E: 6 W: 6	0	19	SM	Fair	Fair	N/W/R	40 +	B 2	2.3
384	Wild Cherry	22	N: 7 S: 5 E: 8 W: 8	6 W	29	SM	Poor	Severe decay in main stem	REMOVE	0	U	0
385	Wild Cherry M/S	22	N: 6 S: 7 E: 9 W: 7	0	22/22 21	SM	Fair	Fair	N/W/R	20 +	C 2	7.8
386	Wild Cherry D/S	23	N: 5 S: 5 E: 6 W: 6	4 N	21	SM	Poor	Severe decay in main stem	REMOVE	0	U	0
387	Wild Cherry D/S	21	N: 7 S: 4 E: 5 W: 5	0	29/12	EM	Poor	Severe decay in stems	REMOVE	0	U	0
388	Sycamore	18	N: 6 S: 6 E: 6 W: 6	0	25	SM	Fair	Bends at base	N/W/R	20 +	C 2	3.0
02389	Common Silver Birch	23	N: 5 S: 5 E: 5 W: 4	4 S	28	SM	Poor	Poor vigour	N/W/R	20 +	C 2	3.4

GROUND LEVEL TREE SURVEY :Upper Arbeadie, Banchory, Aberdeenshire DATE OF SURVEY: 28 & 29 December 2017 SURVEY No. 702/902 WEATHER: Dry, Cold, Clear 3 C
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Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	RPA Radius of a nominal circle (M ²)
SECTION 5 CENTRAL WOODLAND CONT '												
00390	Wild Cherry	25	N: 8 S: 7 E: 7 W: 6	0	41	EM	Poor	Decay in main stem	REMOVE	0	U	0
391	Common Beech	25	N: 10 S: 9 E: 9 W: 11	6 N	45	EM	Fair	Trifurcates at 10 M	N/W/R	40 +	B 2	5.4
392	Common Silver Birch D/S	17	N: 9 S: 5 E: 6 W: 6	0	21/19	EM	Poor	Decay at base	REMOVE	0	U	0
393	Wild Cherry M/S	17	N: 7 S: 6 E: 5 W: 5	0	18/14/11	SM	Fair	Fair	N/W/R	20 +	C 2	5.2
394	Sycamore D/S	18	N: 7 S: 7 E: 9 W: 9	0	21/14	SM	Fair	Fair	Remove smaller stem	20 +	C 2	4.2
395	Sycamore	22	N: 7 S: 8 E: 5 W: 8	5 W	23	SM	Fair	Leaning slightly to the West	N/W/R	20 +	C 2	2.8
396	Common Silver Birch	13	N: 7 S: 6 E: 4 W: 3	1 N	40	EM	Fair	Bifurcates at 1 M	N/W/R	20 +	C 2	4.8
397	Common Holly M/S	16	N: 7 S: 7 E: 7 W: 7	0	21/20 19/17	EM	Fair	Fair	N/W/R	40 +	B 2	9.2
02398	Common Silver Birch D/S	19	N: 10 S: 9 E: 9 W: 8	0	33/23	EM	Fair	Fair	N/W/R	20 +	C 2	6.7

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SECTION 5 CENTRAL WOODLAND CONT '												
02399	Common Silver Birch D/S	15	N: 6 S: 5 E: 5 W: 5	0	17/10	SM	Fair	Bends at 1 & 4 M	N/W/R	20 +	C 2	3.2
02400	Common Silver Birch	19	N: 8 S: 9 E: 10 W: 9	5 S	30	SM	Fair	Bends near base & at 5 M	N/W/R	20 +	C 2	3.6
401	Common Silver Birch D/S	19	N: 8 S: 5 E: 7 W: 5	0	20/19	EM	Fair	Bends at 2, 4 & 7 M	N/W/R	20 +	C 2	4.7
402	Common Silver Birch	21	N: 6 S: 6 E: 7 W: 6	6 W	26	SM	Fair	Bends at 3 M	N/W/R	20 +	C 2	3.1
403	Wild Cherry D/S	20	N: 5 S: 5 E: 5 W: 7	0	19/9	SM	Fair	Fair	N/W/R	20 +	C 2	3.4
404	Wild Cherry M/S	18	N: 4 S: 6 E: 5 W: 4	0	17/10/8	SM	Fair	Fair	N/W/R	20 +	C 2	4.2
405	Rowan	10	N: 5 S: 5 E: 5 W: 5	0	18	SM	Poor	Severe decay at base	REMOVE	0	U	0
406	Rowan	9	N: 4 S: 4 E: 4 W: 4	0	37	EM	Poor	Severe decay in main stem & leaning to the West	REMOVE	0	U	0
02407	Common Silver Birch	12	N: 9 S: 8 E: 7 W: 5	2 S	35	EM	Fair	Bifurcates at 1 M	N/W/R	20 +	C 2	4.2

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SECTION 5 CENTRAL WOODLAND CONT '												
02408	Common Silver Birch M/S	18	N: 7 S: 6 E: 8 W: 7	0	19/15 13/10	EM	Fair	Fair	N/W/R	20 +	C 2	7.0
409	Common Silver Birch D/S	20	N: 6 S: 6 E: 5 W: 6	0	19/15	EM	Fair	Fair	N/W/R	20 +	C 2	4.1
410	Sycamore	17	N: 6 S: 4 E: 4 W: 5	1.5 E	19	SM	Fair	Leaning to the South	N/W/R	20 +	C 2	2.3
411	Common Silver Birch	12	N: 2 S: 5 E: 6 W: 5	2 E	31	SM	Poor	Leaning to the South over path. Witches Brooms in crown	REMOVE	0	U	0
412	Common Silver Birch	21	N: 9 S: 8 E: 9 W: 10	2 S	51	M	Fair	Bifurcates at 3 & 5 M	N/W/R	40 +	B 2	6.1
413	Sycamore	16	N: 6 S: 5 E: 6 W: 6	0	30	SM	Fair	Leaning to the North. Bifurcates at 1.8	N/W/R	20 +	C 2	3.6
414	Rowan D/S	11	N: 5 S: 5 E: 6 W: 5	0	35/25	EM	Poor	Decay in stems	REMOVE	0	U	0
415	Wild Cherry	10	N: 3 S: 4 E: 4 W: 4	1.2 S	20	SM	Fair	Bends at base & at 5 M	N/W/R	10 +	C 2	2.4
02416	Common Silver Birch D/S	18	N: 6 S: 6 E: 6 W: 7	0	35/28	EM	fair	Fair	D/W/S	20 +	C 2	7.6

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SECTION 5 CENTRAL WOODLAND CONT '												
02417	Wild Cherry	18	N: 8 S: 7 E: 14 W: 6	2 S	35	EM	Poor	Slight canker in main stem. Bifurcates at 3 & 4 M	D/W/S	10 +	C 2	4.2
418	Wild Cherry M/S	12	N: 7 S: 6 E: 5 W: 4	0	10/7/6	SM	Fair	Fair	Remove smaller stems	10 +	C 2	2.8
419	Common Silver Birch D/S	17	N: 6 S: 9 E: 9 W: 8	0	32/22	EM M	Poor	Slight decay in larger stem & in crown	D/W/S & remove hung limb	-10	C 2	7.1
420	Common Silver Birch D/S	16	N: 5 S: 7 E: 6 W: 6	0.40 W	54	M	Fair	Bifurcates at 0.40 M. Slight Witches Brooms in crown	N/W/R	10 +	C 2	6.9
421	Common Silver Birch D/S	10	N: 2 S: 5 E: 4 W: 4	1.2 S	18	SM	Fair	Bends at 1 M	N/W/R	20 +	C 2	2.2
422	Wild Cherry	11	N: 4 S: 4 E: 4 W: 4	1.8 N	18	SM	Fair	Bends at 1 M	N/W/R	20 +	C 2	2.2
423	Rowan	9	N: 5 S: 6 E: 5.5 W: 6	0	65	M	Poor	Decay in main stem	REMOVE	0	U	0
424	Common Silver Birch D/S	14	N: 7 S: 7 E: 8 W: 8	0	42/12 10/8	EM	Fair	Slight Witches Brooms in crown	N/W/R	20 +	C 2	8.6
02425	Rowan	6	N: 4 S: 4 E: 4 W: 3	1 N	28	SM	Fair	Fair	N/W/R	20 +	C 2	3.4

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SECTION 5 CENTRAL WOODLAND CONT '												
02426	Wild Cherry	16	N: 4 S: 6 E: 7 W: 4	1 E	40	EM	Poor	Bifurcates at severe inclusion at 1.5 M. Leaning to the East	REMOVE	0	U	0
427	Wild Cherry D/S	18	N: 6 S: 7 E: 5 W: 5	0	23/20	EM	Fair	Fair	N/W/R	20 +	C 2	5.2
428	Rowan	10	N: 5 S: 5 E: 4 W: 4	0	26	SM	Fair	Fair	N/W/R	20 +	C 2	3.1
429	Wild Cherry D/S	19	N: 8 S: 5 E: 7 W: 5	0	29/24	EM	Fair	Fair	Remove small decayed stem to the East	10 +	C 2	6.4
430	Rowan	11	N: 6 S: 5 E: 6 W: 5	0	59	M	Poor	Severe decay at 2 M	REMOVE	0	U	0
431	Wild Cherry	17	N: 7 S: 4 E: 6 W: 6	1.8 W	33	EM	Fair	Welded stems at 1 & 2 M	N/W/R	20 +	C 2	4.0
432	Wild Cherry	22	N: 9 S: 7 E: 11 W: 10	2 W	56	M	Fair	Bifurcates at 2.2 & 3 M	Remove adjacent small Birch & sever Ivy	10 +	C 2	6.7
433	Wild Cherry	20	N: 5 S: 7 E: 5 W: 6	1.5 N	38	EM	Fair	Inclusion at 0.50 M	Wild Cherry	10 +	C 2	4.6
02434	Sycamore	10	N: 4 S: 4 E: 4 W: 4	0.80 S	23	SM	Fair	Bends near base & bifurcates at 2.5 M	N/W/R	10 +	C 2	2.8

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SECTION 5 CENTRAL WOODLAND CONT '												
02435	Rowan M/S	9	N: 5 S: 4 E: 6 W: 4	0	28/25 20/12	EM	Poor	Severe decay in stems	REMOVE	0	U	0
436	Common Silver Birch M/S	11	N: 6 S: 7 E: 8 W: 7	0	40/19 12	EM	Fair	Fair	N/W/R	20 +	C 2	8.5
437	Common Silver Birch	23	N: 5 S: 5 E: 6 W: 5	3 N	32	SM	Fair	Bends at 1 M	D/W/S	20 +	C 2	3.8
438	Sycamore	10	N: 5 S: 3 E: 3 W: 4	0.40 W	20	SM	Fair	Fair	N/W/R	40 +	C 2	2.4
439	Common Silver Birch	15	N: 2 S: 5 E: 4 W: 6	0	24	SM	Poor	Decay at 2 M. Bifurcates at 2.2 M	REMOVE	0	U	0
440	Common Beech	22	N: 9 S: 7 E: 7 W: 8	0.90 S	34	SM	Fair	Bifurcates at 0.80 M	Remove adjacent dead Birch	40 +	B 2	4.1
441	Sycamore	20	N: 4 S: 5 E: 5 W: 5	4 N	20	SM	Fair	Fair	N/W/R	20 +	C 2	2.4
442	Rowan D/S	9	N: 6 S: 6 E: 5 W: 4	0	28/12	SM	Poor	Severe stem decay	REMOVE	0	U	0
02443	Rowan	12	N: 5 S: 5 E: 5 W: 5	1.5 S	28	SM	Fair	Trifurcates at 1.5 M	Sever Ivy & thin crown by 5 %	10 +	C 2	3.4

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SECTION 5 CENTRAL WOODLAND CONT '												
02444	Rowan	10	N: 4 S: 4 E: 4 W: 3.5	0	43	EM	Fair	Fair	Sever Ivy	20 +	C 2	5.2
445	Sycamore	13	N: 5 S: 5 E: 5 W: 4	1 E	25	SM	Fair	Trifurcates at 2 M	N/W/R	20 +	C 2	3.0
446	Sycamore	15	N: 5 S: 6 E: 7 W: 5	1.5 E	18	SM	Fair	Bifurcates at 4 M	N/W/R	20 +	C 2	2.2
447	Common Silver Birch	16	N: 6 S: 6 E: 6 W: 6	1.5 S	22	SM	Poor	Severe decay in main stem	REMOVE	0	U	0
448	Common Silver Birch	19	N: 6 S: 6 E: 6 W: 6	6 S	23	SM	Fair	Bends at 2 & 4 M	D/W/S	20 +	C 2	2.8
449	Common Silver Birch	21	N: 6 S: 7 E: 6 W: 6	2 W	30	SM	Fair	Bifurcates at 1.8 M. Leaning to the South	D/W/S MONITOR	10 +	C 2	3.6
450	Common Silver Birch	17	N: 9 S: 8 E: 7 W: 6	1 N	36	EM	Poor	Slight decay at 1.8 M Bifurcates at 2 & 3 M	D/W/S MONITOR	-10	C 2	4.3
451	Common Silver Birch	22	N: 5 S: 5 E: 6 W: 4	3 E	22	SM	Fair	Bifurcates at 6 M	N/W/R	20 +	C 2	2.6
02452	Sycamore	12	N: 8 S: 6 E: 8 W: 7	0	24	SM	Fair	Fair	Sever Ivy	40 +	B 2	2.9

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SECTION 5 CENTRAL WOODLAND CONT '												
02453	Wild Cherry	16	N: 6 S: 4 E: 4 W: 9	2 S	24	SM	Fair	Bifurcates at inclusions at 1 & 5 M	Lift canopy to 1.2 M	20 +	C 2	2.9
454	Common Silver Birch M/S	22	N: 7 S: 9 E: 9 W: 8	0	32/14/8	EM	Fair	Fair	N/W/R	20 +20 +	C 2	6.5
455	Wild Cherry	13	N: 7 S: 4 E: 4 W: 5	1 W	17	SM	Fair	Fair	N/W/R	20 +	C 2	2.0
456	Wild Cherry D/S	19	N: 6 S: 7 E: 7 W: 7	0	24/8	SM	Fair	Bifurcates at 10 M	Remove smaller stem	20 +	C 2	5.0
457	Wild Cherry D/S	19	N: 6 S: 6 E: 6 W: 7	0	23/10	SM	Poor	Bifurcates at severe inclusion at 1 M	REMOVE	0	U	0
458	Wild Cherry M/S	17	N: 4 S: 4 E: 5 W: 7	0	20/8/5	SM	Fair	Fair	Remove smaller stems	20 +	C 2	4.0
459	Rowan M/S	10	N: 4 S: 5 E: 5 W: 5	0	21/13 12/11	SM	Fair	Fair	N/W/R	20 +	C 2	6.8
460	Rowan	10	N: 4 S: 4 E: 5 W: 5	0	51	M	Fair	Fair	D/W/S	-10	C 2	6.1
02461	Rowan	10	N: 4 S: 5 E: 5 W: 5	0	41	EM	Poor	Severe decay at base	REMOVE	0	U	0

B S Categories		
A	Trees where retention is most desirable (high category)	
B	Trees where retention is desirable (moderate category)	
C	Trees which could be retained (low category)	
U	Trees for removal (fell category)	

Development Bid

Upper Arbeadie, Banchory, Aberdeenshire

Prepared on behalf of Mactaggart and Mickel Homes
Limited

March 2018

Contact details

Knight Frank LLP, [REDACTED]
[REDACTED]

KF ref: 301202



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Appendices

Appendix 1 – Site Location Plan

Appendix 2 - Adopted LDP Banchory Extract

Appendix 3 – Upper Arbeadie Concept Masterplan



1. Introduction and Vision

- 1.1 Knight Frank on behalf of our client Mactaggart and Mickel Homes Limited are submitting this development bid for land at Upper Arbeadie, Banchory as an expression of interest to be included in the Aberdeenshire Local Development Plan 2021. As a first step we would ask that the site be included in the LDP Main Issues Report as a preferred site when it is published later in 2018.
- 1.2 This statement sets out the detailed justification for why we consider our client's land at Upper Arbeadie should be identified for development in the new Local Development Plan. The site has been identified as suitable for a modest and sustainable residential extension to Banchory delivering 61 units. This statement should be read in conjunction with the Development Bid Application Form and the other supporting information submitted with the bid.
- 1.3 A Design Team comprising Mackie Ramsay Taylor (Architects), Transport Planning (Transportation Engineers), DEP Landscape Initiatives (Landscape and Environmental Planners), Fairhurst (Engineers) and Knight Frank (Planning Consultants) have contributed to work on the development bid for Upper Arbeadie and to help ensure that a viable and well researched and designed scheme was prepared. An outline concept masterplan has been prepared to support the development bid.

2. Site Characteristics and Background

- 2.1 Banchory is a key Aberdeenshire town located on the north bank of the River Dee Valley. It is located some 20 miles to the west of Aberdeen on the A93 Road. The settlement has experienced fairly moderate population growth (4.9%) between 2011 and 2016, which is slightly above the average growth for Aberdeenshire as a whole of 3.6%. The population as at 2016 was estimated at 7633. Banchory is a commuter settlement for Aberdeen, a popular tourist destination and also an important service centre for this part of the Marr Area. Average house prices and household incomes in Banchory are well above the average for Aberdeenshire.
- 2.2 The land subject of the development bid is a greenfield site comprising semi-natural grassland, mixed mature woodland, scrub and bracken. It is in the ownership of [REDACTED] who promoted it for residential development through previous versions of the Local Development Plan (LDP). Mactaggart and Mickel Homes have an option to purchase the land and are promoting the suitability of the site for residential development through the 2021 LDP. The site subject of the development bid is identified in Appendix 1 - Site Location Plan and measures 3.5 hectares.
- 2.3 In terms of infrastructure Banchory is served by the A93, a main road that runs from Aberdeen to Braemar. Regular bus services are operated by Stagecoach along this route. Banchory has one secondary school Banchory Academy and two primary schools, Banchory PS and Hill of Banchory PS.



3. Planning Context

- 3.1 The development bid site is located on the edge of the settlement boundary for Banchory in the recently adopted Aberdeenshire Local Development Plan 2017. Countryside policies currently apply to the site (see Appendix 2). The recent planning history of the site is relevant to the bid particularly the submission of a bid for the site to be included in the 2017 Local Development Plan and the Inquiry Reporters and Council's views on the site. The full planning context and background is considered below.

Aberdeen City and Shire Strategic Development Plan (2014)

- 3.2 Scottish Ministers approved the Aberdeen City and Shire Strategic Development Plan (SDP) with modifications on 28 March 2014. The plan advocates a high rate of growth for the North East and promotes a spatial strategy which focuses future development into three Strategic Growth Areas. Whilst welcoming the more aspirational approach to economic growth adopted in the SDP and in principle supporting the plan's spatial strategy, we would suggest that greater emphasis needs to be given in the new Local Development Plan to the role of settlements in Aberdeenshire that lie outwith the Strategic Growth Areas, particularly settlements such as Banchory, where there are opportunities through a limited expansion of the settlement to consolidate the community. Banchory is an important service centre and a very popular commuter town which is conveniently located for major employers at Aberdeen and Westhill. The town will also become more accessible and attractive to commuters when the Aberdeen Western Peripheral Route opens later this year. We also consider that greater emphasis and guidance needs to be given at a strategic level for the new Local Development Plans to prioritise the release of smaller deliverable sites in the Aberdeen Housing Market Area and to support settlements which are conveniently located and can provide new housing to support employment being generated in the Western Energy Corridor at Westhill.
- 3.3 It is understood that notwithstanding the passage of the new Planning Bill through the Scottish Parliament and the proposals in it to abolish Strategic Development Plans, the Scottish Government have advised the Aberdeen City and Shire Strategic Development Authority to prepare a Main Issues Report for a new SDP which would then provide strategic guidance for the LDPs in Aberdeen and Aberdeenshire. The Main Issues Report for the new SDP was considered by the Strategic Development Planning Authority on 1 February 2018 and was published for public consultation on 12 March 2018. One question asked in the Main Issues Report is "should LDPs be allowed to make some further housing allocations"? Our response to that is yes in order to ensure there is an adequate supply of deliverable sites and in the case of settlements like Banchory to ensure an element of choice for occupiers.

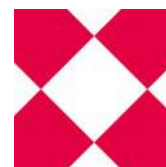


Aberdeenshire Local Development Plan (2017)

- 3.4 The Aberdeenshire Local Development Plan was adopted by Aberdeenshire Council in April 2017. The plan did not allocate any new land for residential development at Banchory and re-affirmed the sites included in the 2012 LDP. No new land has therefore been allocated in Banchory for some considerable time. It also should be noted that the majority of the land allocated is in the control of just one housebuilder which means there is no competition within the local housing market potentially leading to higher prices and less choice in terms of house design and location. This is not a healthy scenario for meeting market demand and housing need and delivering the houses needed in the timescales required. This needs to be addressed in the new LDP through new allocations in Banchory and for the introduction of new entrants into the marketplace.
- 3.5 The site at Upper Arbeadie was not included in the current LDP, however the planning merits of the site were previously recognised at the Main Issues Report stage by planning officers. When considering and rejecting a much larger site at Upper Arbeadie from that now proposed, they stated that “a smaller proposal in the south eastern portion would be considered preferable”. By this they meant the site subject of this development bid. The Scottish Government Reporters in their consideration of the site as part of the Enquiry in Public (EIP) process stated that “the site may offer some development potential as it relates well to established residential areas immediately to the south and it would offer relatively good accessibility to the town centre”. The Reporters went on to state that “as the allocation now being sought is materially different to that which was subject to public engagement (through the MIR) and strategic environmental assessment they are not convinced that it would be entirely satisfactory to rely upon the engagement and evidence which related to the full extent of the original bid site, as despite the site being a small proportion of the original extensive area identified, it is unlikely that during public engagement a more concentrated residential development on this relatively small part of the site could have been envisaged.” In other words they were not comfortable about the bid site being changed midway through the process, notwithstanding the logic of this and that this was a suggestion by officers. They came to the decision not to allocate the site as they considered sufficient land was allocated in the plan, however they did state that “the potential allocation of this site would be more appropriately reviewed during the formulation of a future iteration of the local development plan”.

4. Site Analysis and Appraisal

- 4.1 The development bid site does not form part of any agricultural holding and as stated earlier is owned by housebuilder [REDACTED]. The site is located in a central location on the northern edge of the settlement boundary and more or less sits on the ridge of the Dee valley. Upper Arbeadie Road runs along the eastern edge of the site. The site has a gentle topography sloping down diagonally northwards. Good open views are afforded to the north. Views to the south are limited by suburban housing development. The site measures approximately 3.5 hectares in size.



Landscape and Climate

4.2 Mixed mature woodland is present across much of the site and extends out to the north and west of the vicinity. A network of footpaths and cycleways are a notable feature here. As such, the site is popular with the community as a recreational area. The Upper Arbeadie site falls within the Dee Valley Special Landscape Area which is classed as a valley landscape type and as such the aim should be to maintain the current land use and settlement patterns with development focused within existing towns and villages. The site appraisal has reviewed environmental and physical characteristics to define the following principles for development of the site.

- respect existing topography to minimise cut and fill, developing ground appropriate to the existing gradients;
- retain existing woodland blocks and enhance with more diverse under planting;
- create new blocks of woodland particularly on the boundaries to extend the surrounding woodland into the site;
- create strong tree structure within the development; and
- provide connections with existing footpath network within the area and create new links throughout the proposed development and into the surrounding countryside.

Ecology

- 4.3 The site is not covered by any nature conservation designations. An ecological survey undertaken for the site established that just over half of the site supports common habitats of limited value to wildlife (semi-improved grassland, scrub, bracken). However, the sections of mixed mature woodland and open woodland/grassland mosaic are less widespread in the northeast of Scotland and are therefore considered to be notable habitats in the local context. From survey, no field signs of any protected mammal species were recorded on the site. Some mature trees may offer suitable bat roosting habitat. Prior to any felling, trees will require to be investigated by a suitably qualified ecologist to establish whether bat roosts are present, with appropriate licensing for works to follow. A range of woodland bird species was present on site. To prevent disturbance of nesting birds, site works (including clearing and site preparation) will not be carried out during the main breeding season (March – August).
- 4.4 A tree survey has been undertaken for the site to establish the range of species and condition of the trees. It has also considered the wildlife potential of the trees. Existing woodland blocks will be retained and enhanced with more diverse under planting. New blocks of planting will be created, particularly on the boundaries, to extend the surrounding woodland into the site. The bid is also supported by a Landscape Appraisal.



History and Archaeology

- 4.5 It is not considered that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development.

Drainage and Infrastructure

- 4.6 Located at the top of the Banchory ridge, this site has no water features to concern itself with. There are a number of small lochans and burns dotted about the hills further north, however the site is not subject to flood risk. The site can be serviced in terms of water. A Drainage Impact Assessment (DIA) will establish what is required in terms of SUDS to serve the development. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing Banchory public sewer network.
- 4.7 Primary and secondary education for Upper Arbeadie will be provided at Banchory Primary School and Banchory Academy respectively. Both schools are highly accessible from Upper Arbeadie. There is currently spare capacity at Banchory Primary School (76% capacity) and it is forecast there will still be capacity in 2022 (77% capacity). Banchory Academy is currently running at 92% capacity and this is forecast to be reduced to 98% capacity by 2022. Its capacity is more critical and will have to be carefully managed and unless extended will not be able to facilitate any major residential expansion of Banchory.
- 4.8 Banchory is a major service centre in the Marr area. Further population growth in the town will help sustain existing services and provide financial support through developer contributions to improve and provide new facilities. The development bid site is readily accessible on foot and by cycling to these facilities. Regular bus services provided by Stagecoach operate along nearby Woodside Road and also along the main arterial route through Banchory.

Constraints

- 4.9 There are no physical constraints affecting the development of the site, though an electric power line currently traverses the site. This is not a major power line and can easily be diverted and placed underground. The site is not subject to pollution or contamination.

Public Consultation

- 4.10 Public consultation has not yet been undertaken on the site other than the process the site went through for the previously adopted LDP. It is proposed to undertake public consultation prior to or immediately after publication of the Main Issues Report. This may involve a public consultation event and a presentation on the proposals to Banchory Community Council.



5. Upper Arbeadie Development Bid

- 5.1 A technical and development appraisal of the development bid site has been undertaken by Mactaggart and Mickel Homes Limited and the Design Team to prepare this bid. In accordance with masterplanning principles the core design aims of the bid have been to provide a “place” which is not seen as a stand-alone development, isolated and disconnected from its surroundings. The Design Team have sought to create a development that is connected to the surrounding built form as well as the landscape. Footpaths and cycleways will connect the development to the existing settlement and the wider core path footpath and cycleway network.

Development Bid Objectives

- 5.2 The proposed development at Upper Arbeadie is seeking to achieve the following objectives:
- Provide new housing that can readily be delivered to satisfy demand in the Aberdeen Housing Market Area and provide affordable housing in Banchory;
 - A coherent design approach and masterplan to create a sense of place and support local services;
 - The creation of a development that respects the local landscape and architectural character; and
 - Be a logical, minor and sustainable addition to Banchory and provide a robust landscaped boundary for the northern edge of the settlement.

Access and Connectivity

- 5.3 Access to the site will be provided from Hillview Road and Upper Arbeadie Road. Footpath links and cycleways will be designed to encourage walking and cycling and the route of the core path that currently traverses the site will be retained with some minor diversions. A Transport and Access Appraisal Report has been undertaken for the site and has shown that the proposed allocation site is well-situated for access to the surrounding transport network, including access by foot to key destinations such as the primary school and academy. Satisfactory vehicle accesses can be provided. It is considered therefore that there are no transport-related reasons why the site cannot be allocated for residential development.

Land Use and Infrastructure

- 5.4 The proposed land use for the development bid will comprise a residential development of 60 houses, generous open space and landscaping. The site is within easy walking distance for Banchory Primary School and Banchory Academy. It is also conveniently located for the town’s commercial and civic hub.
- 5.5 In terms of infrastructure, investigations undertaken have confirmed that drainage capacity and service provision is available for the site. Further information is included in the Engineering Service Report prepared to support the bid.



Street Layout and Servicing

- 5.6 The site layout will be designed in accordance with the principles advocated by “Designing Streets”. Streets will be designed to reduce speed and improve road safety and create walkable neighbourhoods. Street and footpath lighting will be designed to be energy efficient and to minimise light pollution in accordance with Aberdeenshire Council standards.

Open Space and Landscaping

- 5.7 The masterplan for the site has sought to respect the landscape character of the site and retain much of the woodland on site. Development has been confined to the developable and less sensitive parts of the site. As mentioned earlier the core footpath that runs through the site has been retained and where possible housing designed around it. Open space and landscaping will be provided in accordance with Aberdeenshire Council standards and will include structural planting along the northern and eastern boundaries.

Density

- 5.8 In accordance with the policies of the LDP a future Masterplan (see Appendix 3) for the development bid site will seek to provide a mix of house types and sizes to meet housing need in terms of affordable housing and market demand. The capacity of the site is estimated to be capable of accommodating up to 60 houses. Affordable housing provision will be provided in accordance with Aberdeenshire Council standards which are set at 25%. It is proposed that this provision will all be onsite. Building heights will reflect the scale and height of housing adjacent to the site.

Security and Adaptability

- 5.9 The masterplan layout for the development bid site has been designed following the principles set down in the guidance in Secured by Design with natural surveillance of streets, footpaths and the open space areas. The privacy of existing residents will be safeguarded through planting and sensitive design.

Building Design and Materials

- 5.10 Building design and materials will reflect the character of the existing housing in the town and reflect the scale and contemporary style of the Aberdeenshire rural vernacular, working within the parameters set by commercial viability, modern construction requirements and market demand. Construction materials will be agreed in detail at planning application stage.

Planning Case

- 5.11 There is a robust planning justification for the inclusion of the land at Upper Arbeadie, Banchory to be included for residential development in the new Aberdeenshire LDP. The recent planning history of the site provides support for the case for development. The site was identified by officers during the last LDP review as having potential for development and the Scottish Government Reporters at the Local Development Plan



EIP in 2016 stated that “the site may offer some development potential as it relates well to established residential areas immediately to the south and it would offer relatively good accessibility to the town centre.

5.12 Allocation of the land at Upper Arbeadie provides a logical and sustainable extension to the settlement boundary of Banchory and strategic landscaping will provide a robust landscaped boundary along the northern edge of Banchory. The site can readily be delivered to meet the high demand for housing in Banchory.


5.13 The Housing Land Audit 2017 shows that house completions at Banchory over the past 5 years and projected into the future are lower than might be expected for a town of this size and attractiveness to new residents, compared to Portlethen, Westhill and Inch. This is partly as a result of infrastructure constraints but also due to a lack of competition in the local housing market. This means that both new private and affordable housing is not being delivered in the numbers required to meet housing need and demand. We believe that there is scope and capacity to allocate some additional land for housing development at Banchory in the new LDP and in accordance with the extant and emerging Strategic Development Plan.

6. Conclusions

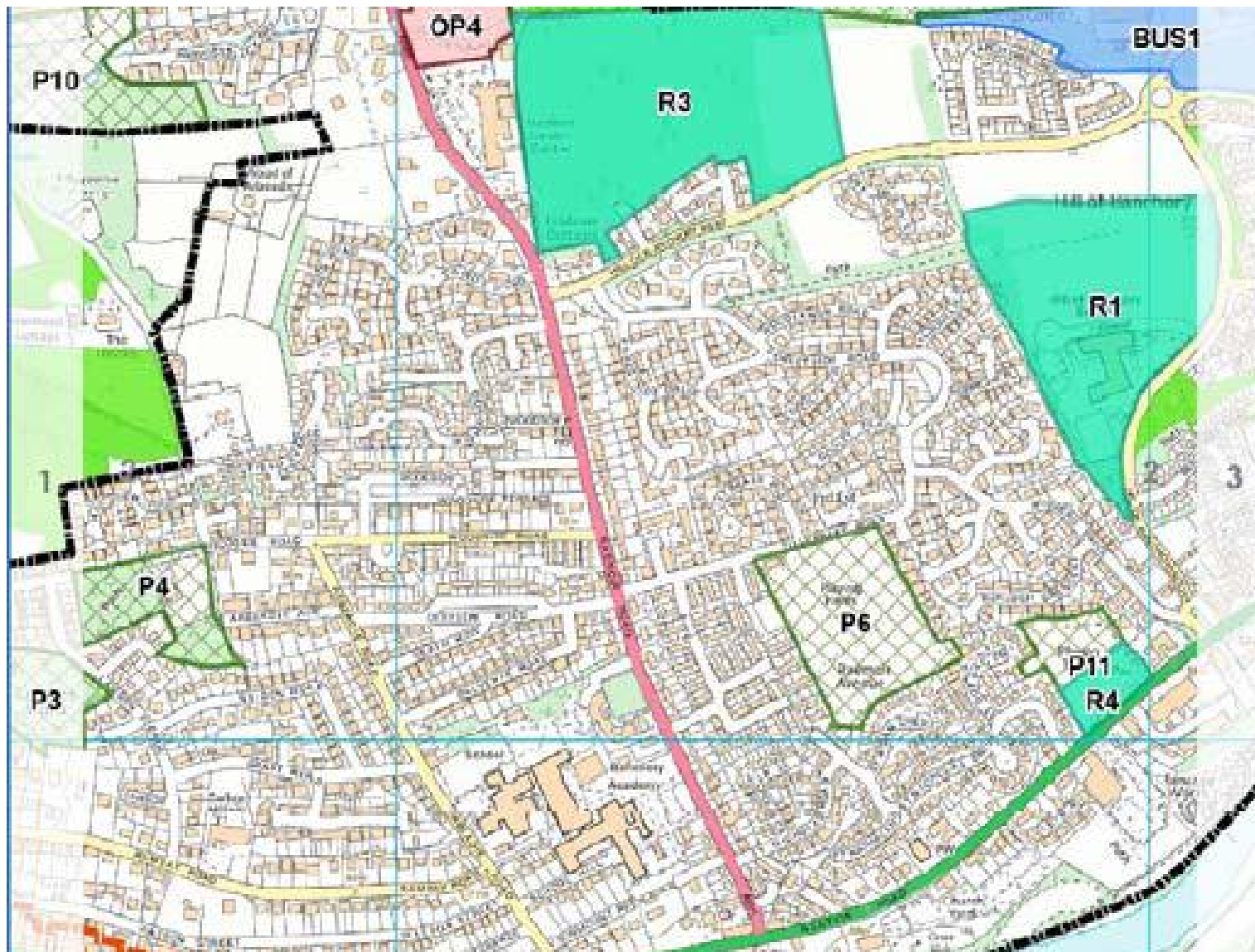
6.1 Aberdeenshire Council has formally invited development bids for consideration as part of the process of preparing the next Local Development Plan for Aberdeenshire. The development bid for Upper Arbeadie, Banchory has been prepared in accordance with the advice given by the Director of Infrastructure Services in January 2018. An outline masterplan has been developed up and produced for the site. A site appraisal and analysis were carried out to inform the masterplan and development bid. Mactaggart and Mickel Homes Limited believe there is a compelling planning case for the land at Upper Arbeadie to be allocated in the new local development plan. We would ask therefore that the land be included in the new local development plan for residential use for 61 houses for the first period of the plan.

Appendix 1 – Site Location Plan



Site Description:	_____
	
Project:	Residential Site
Location:	Upper Arbedie Banchory
Drawing:	Location Plan
Scale:	1:1250@A3
Sheet:	INFO

Appendix 2 – Adopted LDP Marr Settlement Statement - Banchory Extract



Appendix 3 – Upper Arbeadie Concept Masterplan



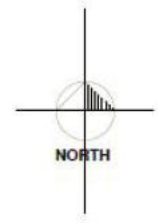
Schedule
 Site Area - 3.5 ha

61 Dwelling Houses
 46 Open Market Houses
 15 Affordable Units

6 No. Adam (A)
 12 No. Bryce Detached (B1)
 6 No. Bryce Semi (B2)
 8 No. Douglas (D)
 3 No. Elliot (E)
 7 No. Miller (M)
 4 No. Shaw (S)

2 No. Bryce Semi Affordable (B3)
 13 No. Terrace Affordable (T)

Gross Site Area - 3.51 ha
 Public Open Space - 1.47ha
 = 41.8% (>40%)
 Net Housing Area - 2.04 ha



1:1000	1:1000
1:1000	1:1000



RESIDENTIAL DEVELOPMENT

Upper Arbeadie
 Bantry, Aberdeenshire
 Site Layout (61 Units)

Scale: 1:500 @ A1 / 1:1000 @ A3
 Date: INFO

2073	L/00/21
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**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN
RESPONSE TO MAIN ISSUES REPORT
UPPER ARBEADIE
BANCHORY
MR056**

APRIL 2019

On behalf of
Mactaggart and Mickel Homes Limited



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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- 1. Introduction and Bid Summary**
- 2. MIR Summary**
- 3. Housing Strategy**
- 4. Conclusion**



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

1. Introduction and Bid Summary

- 1.1. This report has been prepared by Halliday Fraser Munro, Town Planning Consultants, on behalf of Mactaggart and Mickel Homes Limited. It is written in response to the Aberdeenshire Local Development Plan Main Issues Report 2019 (MIR).
- 1.2. At the 'Call for Sites' stage in March 2018, a development bid was lodged for land at Upper Arbeadie, Banchory. Bid site MA056 extends to 3.5ha and comprises scrub and grassland with some adjacent woodland to the south western corner. It is considered suitable for the delivery of around 60 houses. Development would be focussed in the eastern portion of the site. Trees and woodland in the western part of the site would be managed and enhanced. The site lies north of existing housing and is contiguous with the Banchory settlement boundary as defined in the 2017 Local Development Plan.
- 1.3. The MR056 site was previously supported by Officers as a suitable housing allocation in the Main Issues Report related to the current 2017 Aberdeenshire Local Development Plan. At the Examination stage, Scottish Government Reporters described the site as ***'offering development potential as it relates well to established residential areas immediately to the south and it would offer relatively good accessibility to the town centre... the potential allocation of this site would be more appropriately reviewed during the formulation of a future iteration of the local development plan.'*** In other words, both Officers and the Reporters considered the site (as MR056) as a suitable housing allocation, but only through the next LDP preparation process, due to it representing an amendment to the original development bid (only the south eastern section). This is the land that has been put forward through the MA056 development bid by our clients.
- 1.4. The MA056 development bid set out an indicative proposal for around 60 houses to be developed on the site. This was supported and justified by an indicative concept layout plan, transportation statement, access plans, tree survey and ecology assessment. This level of supporting technical information sought to demonstrate how an appropriate scale of housing could be delivered on the site with regard to the site characteristics and surrounding area.
- 1.5. The bid information has now been further refined through the preparation of an updated tree survey and amended indicative layout plan to demonstrate how the site could accommodate housing without impacting on the area to the south west that is currently the subject of a Draft Tree Preservation Order. The scale of development has now been reduced to around 45 houses and an updated indicative layout plan forms part of this response, along with an updated tree survey plan and report on tree condition status.
- 1.6. The site is well defined by Wellhead Cottage and woodland to the north, woodland to the west, Upper Arbeadie Road to the east and existing housing on Hillview Road to the south.



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- 1.7. The MA056 site benefits from a Core Path running through it. This would be retained and enhanced as part of the development proposal. The surrounding path network offers good recreational access to the Upper Lochton area and through to the former Glen o Dee hospital site. The site is a 600m walk from Banchory Academy and onwards into the town centre. Development on the site would be well-related to existing established housing areas at Hillview Road and Highfield Avenue. The character of the area has already recently been altered through the development of 20 houses at Upper Arbeadie, just north east of the MR056 bid site. The housing built here is not as well-related to Banchory town centre as the MR056 site.
- 1.8. We believe that the measured future growth of Banchory should be accommodated for in the Proposed Local Development Plan. The strategic reasons for development allocations in Banchory have been set out through our client's detailed representations made in respect of the Proposed Strategic Development Plan in late 2018.
- 1.9. Bid site MR056 at Upper Arbeadie is such a site that can deliver measured future housing in Banchory and should be allocated in the Proposed Local Development Plan for up to 45 houses. The reasons for this are detailed below.

2. MIR Summary

- 2.1. Bid MA056, Upper Arbeadie set out proposals for housing on the north west edge of Banchory as a suitable housing allocation in the forthcoming Local Development Plan 2021.
- 2.2. We note there are a number of Officer's 'preferred' options for future housing to the north of Banchory. These are however under the control of one developer. We would accordingly question whether the allocation of these sites, coupled with existing allocations, will result in the necessary housing numbers being delivered in the required Plan period. The allocation of MR056 as an alternative or additional site would address this.
- 2.3. Bid MA056 is not currently a 'preferred' development option. The Main Issues Report (officer's summary and assessment of bid) states:

'61 homes.

*The proposed site is situated **immediately adjacent to the settlement boundary and is accessible via Upper Arbeadie Road and via Hillview Road. The site would act as a natural extension to the town and is visually contained.***

*The site is constrained by **woodland on half the site which should be retained and enhanced.** Given the presumption against woodland removal and notwithstanding the **contribution that could be made by the area of woodland to providing open space,** the road access to the site is limited requiring improvement to accommodate the associated traffic. Additional constraints include waste water capacity and education.*



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- 2.4. The Officers' view and associated issues will be examined in more detail below, however it is worthy of note that the site is described in positive terms as being immediately adjacent to the existing Banchory settlement boundary. This places the land in an ideal situation as a future housing allocation as the settlement boundary can be altered to include the site. This was the view expressed by Officers and Reporters through the previous LDP preparation process that ultimately requested that the MA056 site area was pursued as a development bid through the current LDP process, exactly what has been done by our clients.
- 2.5. The site is also described in the MIR by Officers as being accessible by both Upper Arbeadie Road and Hillview Road. Again, such aspects are positive opportunities for housing development on the bid site. Adjacent roads would be upgraded to support development. The Officers' wording in the MIR appears to recognise the potential for such upgrades.
- 2.6. We also note the comments regarding woodland **retention and enhancement**. This was always the intention. Enclosed as part of this response to the Main Issues Report is an updated tree survey and planting plan. The proposed indicative layout has also been amended to reduce any woodland impacts. The proposed housing is outwith the denser 'woodland' area that is present further to the west.
- 2.7. In terms of woodland removal, six trees are proposed to be removed due to their poor health and condition. This is explained in detail in the enclosed updated tree survey.
- 2.8. The development proposal would retain and enhance the core path network link through the creation of an upgraded path set within a landscaped corridor. This meets one of the main objectives for Banchory of improving public access around the town. Much of the area in the western part of the site would be retained as managed woodland forming 40% open space in line with LDP policy. Again, this positive aspect is recognised by Officers in their assessment of the bid, but still the site is not a 'preferred' allocation.
- 2.9. The Officers' assessment in the MIR states that 'additional constraints include waste water capacity and education.' Such matters do require to be addressed by new housing development in Banchory, but also apply to any of the future development bids promoted through the 'call for sites' process and specifically the Officers' preference sites at MR061 and MR038. These matters would be resolved through developer contributions paid at the time of a planning application. Accordingly, they do not represent reasons not to allocate the MR056 site.
- 2.10. In summary we do not believe that any of the issues raised through the MIR assessment of the MR056 site represent reasons not to allocate it. Many positive aspects of the development proposal are confirmed:

'...immediately adjacent to the settlement boundary and is accessible via Upper Arbeadie Road and via Hillview Road... the site would act as a natural extension to the town and is



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visually contained... woodland on half the site should be retained and enhanced... notwithstanding the contribution that could be made by the area of woodland to providing open space...'

The above text could be read as being in support of the site as a preferred option. It is however not at present, but we consider that any perceived negative impacts of the development (road infrastructure and woodland loss) can be fully mitigated against, to the benefit of both existing and future residents.

3. Housing Strategy

- 3.1. The housing strategy contained within the Main Issues Report relies heavily on existing allocated sites, a generic densification across sites within the Aberdeen Housing Market Area, and some limited small-scale allocations across the area to meet Strategic Development Plan (SDP) housing requirement. This approach raises serious concerns on the range and scale of housing that can be delivered on the back of that do-minimum strategy, the practicality of delivering significantly increased density on certain sites, and the relationship between that strategy, the SDP in its final form when approved later in 2019 and national policy on delivering more housing and a range of housing more effectively.
- 3.2. Additional allocations, in appropriate locations, particularly in established locations within the AHMA such as Banchory are required to deliver the SDP's housing requirement. Bid site MR056 at Upper Arbeadie presents such a deliverable opportunity.
- 3.3. It is noted in the MIR that the delivery of affordable housing and a range of private house types is an issue within Banchory. The MR056 bid at Upper Arbeadie seeks to deliver 10 affordable houses as a 25% contribution. It also seeks to deliver a range of house types, including terraced, semi-detached, and detached houses. This is fully in line to meet the housing requirements of Banchory.

4. Conclusion

- 4.1 As set out in the preceding sections, the allocation of 3.5ha of land at Upper Arbeadie, Banchory as a measured housing opportunity of up to 45 houses represents a deliverable development that can assist in delivering the housing requirement for Banchory in the forthcoming LDP. The proposal is well related to existing services and facilities and will allow for the creation of an attractive development, enhancing open space, trees and the core path network. We believe there are no constraints to development, and the land should be considered an appropriate, effective opportunity in the 2021 Local Development Plan. There is no evidence available to suggest that this should not be done.
- 4.2 We would respectfully request that bid site MR056 is included in the Proposed LDP as an allocation of up to 45 houses.



Schedule
 Site Area - 3.5 ha

42 Dwelling Houses

32 Open Market Houses
 10 Affordable Units

5 No Adam (A)
 9 No Bryce Detached (B1)
 10 No Douglas (D)
 1 No Elliot (E)
 2 No Miller (M)
 5 No Schaw (S)

8 No Terrace Affordable (T)
 2 No Affordable Semi (B2)

Gross Site Area - 3.51 ha
 Public Open Space - 1.90ha
 = 54.3% (>40%)
 Net Housing Area - 1.5 ha

Rev	Description	Date
D	Updated	Apr '19
C	Updated	Mar '19
B	Updated	Mar '18
A	Updated	Jan '18



Project
RESIDENTIAL DEVELOPMENT

Upper Arbedie
 Banchory, Aberdeenshire
 Drawing
 Indicative Site Layout

Scale 1:500@A1/ 1:1000@A3

Status INFORMATION

Date JULY 2017 Drawn By [Redacted]

Project No. 2073 Drawing No. L(00)21^D