Landscape and Visual Appraisal

For 3no. Detached Dwellings, Tenterfield Drive, Haddington

On behalf of

KRA

October 2015

VLM
landscape
design

LANDSCAPE AND VISUAL APPRAISAL

1.0 Introduction

1.1 This report describes the existing environment and provides an appraisal of the predicted impacts of the proposed 3no. single detached dwellings on lands at Tenterfield Drive, Haddington, in terms of its effect on the physical structure and aesthetic character of the landscape and the impacts on the visual amenity of those experiencing views.

1.3 The methodology comprised an initial desk top study of Ordnance Survey (OS) maps and planning documents, a site survey in **September 2015**, followed by an assessment of potential landscape and visual impacts.

1.4 This appraisal has been undertaken in line with guidance contained in **Guidelines for Landscape and Visual Impact Assessment** published by the **Institute of Environmental Management and Assessment** in association with **The Landscape Institute (3rd Edition)**.

1.5 This assessment has been undertaken by VLM Landscape Design Ltd. Victoria Mack, a chartered landscape architect with over fifteen year's professional experience, was responsible for the production of this assessment.

1.6 The key objectives of the appraisal are to:

- identify significant landscape features that may be affected by the development;
- identify key viewpoints and viewers likely to be affected by the development;
- identify significant impacts on the landscape and visual amenity; and,
- identify measures to mitigate these impacts.

1.7 Landscape and visual impacts may potentially result from the following:

- visibility of items associated with the development during the construction phase;
- loss of existing landscape features or the introduction of new features; and,
- the presence of permanent structures and lighting on completion of the development.

1.8 In preparing this Landscape Appraisal, reference has been made to the local planning policy included in the **East Lothian Local Plan (adopted 2008).**

2.0 Site Location

2.1 The application site is located to the north of the 'town centre' of Haddington, as defined within the Local Plan, and is accessed off one of the main roads through the historic market town, the Dunbar Road (A6093). The well-wooded corridor of the River Tyne flows through the eastern and southern parts of the town passing through Artillery Park located on the opposite side of Dunbar Road to the proposed site. Large single dwellings within mature wooded grounds are located along Dunbar Road to the immediate north and south of the site; several of these dwellings are listed. Higher density housing including terrace housing, blocks of apartments as well as traditional stone built detached 2 storey dwellings and bungalows provide the context to the west and further to the south within the town centre. Gardens to properties within the area are generally well tended and contain numerous mature garden features and when combined with extensive tree cover along the Dunbar Road and on the banks of the River Tyne within the Artillery Park inter-visibility across this part of Haddington is restricted to channelled views along Dunbar Road and occasional glimpsed views towards parts of the large dwellings.

2.2 The application site comprises part of an essentially 'left-over' area of grassland adjacent to the access road, Tenterfield Drive, to a small courtyard development comprising 7 large 2 storey detached dwellings. Tenterfield House and associated grounds provides the immediate context to the north of Tenterfield Drive and to the east of the courtyard development, with the proposed site located on the southern side of the road. The site's northern boundary is open to this access drive, whilst the southern boundary is well-defined, mostly by a high stone wall and partly by a timber fence. Mature specimen trees and understorey planting further strengthen this boundary and merges with the extensive wooded grounds of Old Bank House. Car parking bays associated with the courtyard development and ornamental planting demarcate the north-western boundary and a stone wall feature and mature trees demarcate the eastern boundary along Dunbar Road. Several mature specimen trees are scattered across the grassland which steadily rises in height from the access on Dunbar Road to the far western corner of the site, opposite the courtyard development.

3.0 Landscape Designations

3.1 The application site is located within the northern fringes of an extensive Conservation Area which incorporates a large portion of the market town and includes a high number of listed buildings. These designations, protected through Policies ENV 2 and ENV 4 of the East Lothian Local Plan (2008), reflect the high architectural and historic character surrounding the proposed development.

Indeed, the site itself once formed a small part of the former grounds to the Grade B listed Tenterfield House which would have extended to the southern boundary of the subject lands. However, over the years the wider grounds have significantly diminished with new development including the circa 2001 development incorporating the 7 large detached units of Tenterfield Drive. The immediate context to the west has also seen some significant changes with the introduction of 3 new 2 storey apartment blocks. Whilst both of these developments have been sensitively designed and finished with high quality materials and associated external works packages reflecting the quality of the existing environment, collectively they have created a more built up character to the setting to the west of Tenterfield House.

3.2 The access road, Tenterfield Drive, serving the courtyard development extends from Dunbar Road and effectively severs the setting of Tenterfield House from the proposed site forming a physical barrier. In addition, an embankment rises up relatively steeply from the northern edge of Tenterfield Drive and a large amount of existing and more recent planting is located along the top edge. This includes a high number of mature exotic species trees, some 'pinus' specimens as well as coniferous trees and understorey planting which have matured over the years to form an attractive edge to the new setting to the listed building as well as forming a very strong visual barrier. The well vegetated mature garden grounds wrap around the 18th century classical villa with a high stone wall and historic gate piers along the Dunbar Road boundary and limit inter-visibility into and out of the grounds.

3.3 The late 18th century Old Bank House is also a Grade B listed building set within wooded grounds and forms the immediate context to the south of the proposed site, with the house set well back from the southern boundary. Both listed houses are orientated on an E-W axis with their main aspects overlooking Dunbar Road and away from the proposed development. It is acknowledged that some windows of the Tenterfield House and Old Bank House face the application site however, in reality, the significant amount of mature tree cover and understorey planting within the grounds to both listed buildings, in particular the coniferous planting on the top of the embankment to Tenterfield House, will restrict the vast majority of views. Even if views towards small parts of the new rooflines are available from the upper level room of Tenterfield House facing south, this will be in keeping with the character of views from the settings to this listed building where glimpsed and framed views of the built forms to the west are already available. The proposals which include 3 new detached dwellings will marginally add to the built footprint within the area. However, it is considered that the visual amenity of the setting to the listed buildings, in particular Tenterfield House, have already been significantly compromised by recent development. In addition, due to the strong visual and physical barriers between the setting to Tenterfield House and the application

site, and therefore lack of inter-visibility, the introduction of the 3 new dwellings will not further affect the visual amenity of Tenterfield House or Old Bank House. It is judged that no other listed buildings within Haddington will be affected by the proposed development.

3.4 The approach to the delivery of the proposed development fully acknowledges the historic setting and as such the proposed dwellings have been located within distinct visual cells created by the exiting mature tree cover and have been designed to reflect the scale, height, massing, alignment, building finishes and external boundaries of built form within the surrounding conservation area.

4.0 Landscape Impacts

Impacts on Landscape Resource

4.1 Existing vegetation is mainly limited to the eastern, western and southern boundaries where woodland belts extend from the setting to Old Bank House to frame the application site. Ornamental planting associated within the car parking bays within the courtyard development further define the north-western corner of the site and a number of mature specimen trees are scattered across the subject lands. The retention of the existing mature vegetation structure is seen as an important baseline factor to the successful integration of new development into this landscape. In association with the prevailing landform the mature tree cover and specimen trees are important landscape features and provide an opportunity to not only relate the new built forms to established components of the landscape setting but also a focus within which to build. In this regard, it is not proposed to remove or effect any of these important tree features but rather through the introduction of new specimen tree and ornamental planting and the adoption of a pro-active site-wide management plan, the objective will be to maintain and enhance the quality of this landscape resource to the benefit of the wider setting.

4.2 As a result of construction of the 3no. detached dwellings and associated garden curtilages on the application site, there will be a limited loss of grassland, with a large portion of the swathe of grass and vegetation features across the subject lands remaining untouched. The loss of this small area of grass will have a very minor impact on the physical structure of the landscape where an abundance of grass framed by extensive mature garden boundary features provides the immediate context.

4.3 New planting forms an integral part of the development strategy and as such, new specimen garden trees will be planted along the boundaries to the individual plots which will establish to complement

and add to the existing landscape resource across the immediate context. In the longer term, these features will help to further reinforce the sense of structure experienced across the immediate site area.

4.4 It is judged that the impact on landscape resource is **Negligible** and in the long term **Beneficial**. The effects on the landscape resource are assessed to be **Not Significant**.

Impacts on Landscape Character

4.5 Following construction, there will be an impact to the local landscape character of the site and its immediate context, changing from an area of grassland and mature specimen trees with a parkland character to a landscape containing several lengths of high stone walls enclosing 3 new residential dwellings. Whilst the parkland character of the site will remain and indeed enhanced with the implementation of planting proposals, the landscape will become slightly more enclosed with filtered, framed or glimpsed views towards the upper parts of the new dwellings available. This reflects the character of the immediate setting where mature tree cover effectively screens views towards existing residential dwellings with only occasional glimpses through these features afforded.

4.6 Positive characteristics of the immediate and wider setting have been drawn into the site planning of the new dwellings. There is a real opportunity to extend the inherent stone wall features across the individual plots and form an integral part of the design code. Existing lengths of stone wall are located at the access off Dunbar Road and create a strong sense of arrival to the unique courtyard development beyond. The addition of the new stone wall features which in turn link to the gable ends of each dwelling will further enhance this arrival. With the dwellings orientated to address the street scene along Tenterfield Drive, collectively they will act as 'gate' lodges into the Tenterfield development and reinforce the historic past of the former estate.

4.7 The dwellings have been designed to be wholly consistent with the characteristics of the traditional settlement pattern of Haddington in terms of orientation, massing, height, scale, and use of local materials and vernacular features. With the application of a high quality external works package including the extension of stone wall and gate pier features and the introduction of new ornamental planting, the new development will have a positive effect.

4.8 It is judged that the impact on landscape character is **Minor** and in the long term **Beneficial**. The effects on the landscape character are assessed to be **Not Significant**.

5.0 Visual Impacts

5.1 In assessing the visual impact of the proposed development on the landscape and townscape, full consideration has been given to all viewpoints, their location and distance from the site, the quality of each view and the impact that the small-scale development will have on the setting. The visual assessment is based upon the desk top study and a site visit with a selection of photographic viewpoints illustrated in Figures 1 and 2. The locations of these viewpoints are presented in the inset on each figure.

5.2 The surrounding built context including the Tenterfield courtyard development, the large detached 2/2.5 storey listed villas and apartment blocks in Victoria Park, as well as the higher density of terrace housing and traditional stone built dwellings encompassing the wider context, combine with extensive mature garden features and large areas of woodland within the grounds to the surrounding properties and along the River Tyne corridor to create a very tight visual envelope with only limited opportunities for local views.

5.3 To the north and west, the large detached dwellings within the Tenterfield courtyard development and the apartment blocks at Victoria Park combined with high stone walls and mature garden vegetation effectively screen most views towards the application site. This is illustrated in Viewpoint 6 and 7 (Figure 2) which are taken from the surrounding road network along Fortune Avenue, Victoria Park and Vetch Park. It is acknowledged there may be glimpsed views towards parts of the new dwellings from the upper level at the rear of one of the Victoria Park apartment blocks (Viewpoint 4, Figure 1).

5.4 Approaching the site entrance along Dunbar Road from the north and south, the extensive woodland grounds of Tenterfield House, Old Bank House and other large detached properties which form the street scene along Dunbar Road aid in screening views into the application site. This is illustrated in Viewpoint 5 (Figure 2), taken from Dunbar Road near to the access to Old Bank House.

5.5 Local filtered and glimpsed views towards small parts of the new built forms and rooflines will be available from the entrance into Tenterfield Drive from Dunbar Road (Viewpoint 1) and direct views as the receptor passes the 3 dwellings on-route to the courtyard development beyond (Viewpoint 2, 3 and 4). Where visible, the proposed dwellings will be seen within the context of framed views to the courtyard development and Victoria Park development and glimpsed views to other similar scale stone dwellings. Once the new stone walls to the curtilages of the dwellings are constructed and the planting strategy within the gardens has established, any potential local views will become filtered towards the upper parts of the dwellings visible over the new high stone wall boundaries.

5.6 The representative viewpoints (Figures 1 and 2) have demonstrated that visibility towards the

application site is extremely limited to very local views along Tenterfield Drive and from the eastern fringes of the Victoria Park development. The proposed building group, where visible, will be viewed as a small scale infill development framed by existing built forms and a strong framework of woodland, mature specimen trees and ornamental planting within a parkland setting. In the medium to long term, as the proposed planting matures the sense of structure within the area and parkland setting will be further enhanced and through the introduction of cultural heritage features, the strong sense of place will be extended into the site.

5.7 It is judged that the impacts on visual amenity is considered to be **Minor** and in the long term **Beneficial**. The effects on visual amenity are **Not Significant**.

6.0 Conclusion

6.1 The application site is well defined by built form, extensive areas of woodland and garden features on all sides, offers a distinct sense of place and has clearly defined boundaries which will be augmented and extended by the external works package. The proposed ornamental trees, shrub planting and lengths of stone wall will bring a more enclosed character reflecting the secluded nature of the established residential properties within this part of Haddington. It is assessed that the new built forms will make a positive contribution to the character of Tenterfield Drive and setting to Tenterfield House by creating new 'gate lodge' features reminiscent of the former estates across the area. In turn, this will add to the strong sense of place already established.

6.2 This assessment concludes that the landscape and townscape context has the capacity to absorb a low density development as illustrated in the Site Plan (Drawing ref: 1169 P(2-)002). Where impacts may be generated, the proposed strategy can positively address them through a range of mitigation measures including: retention of all of the existing vegetation; introduction of new lengths of stone walls and gate piers reinforcing the sense of place; a layer of ornamental planting and new specimen tree planting; and, the careful siting and orientation of the new dwellings to respond positively to the existing street scene.

6.3 This will create a framework for the application of current best practice guidelines in the design of all elements of the proposed development. The siting, massing, shape, design, finishes and materials of the new dwellings, together with the integral application of a high quality external works package have been detailed to ensure that the new development will be seen to fully integrate with the established character and settlement pattern of this part of the Haddington conservation area and respect the setting to the Grade B Tenterfield House.

Kenneth Reid

From: Alan Motion <alan@alanmotion.co.uk>
Sent: 28 March 2016 11:42
To: Kenneth Reid; kennethdyer@ymail.com; Victoria Mack
Cc: Elspeth Reid; Craig Stewart
Subject: RE: 15/00835/P 3 Houses at Tenterfield Drive, Haddington
Attachments: P1070180.JPG; P1070182.JPG

2040/1169

Ken,

The presence of the retaining wall will undoubtedly have an impact on the tree root architecture. The trees have all grown in-situ adjacent to the wall for their entire existence. However, the suggestion that this means that roots will have extended away from the wall in the opposite direction, increasing the need for root protection to the north, is not credible. Tree roots grow through extension from the root tip as hair-like structures. In the case here, where they encounter a solid wall, they will divert and grow parallel to the wall. There is nothing in the site conditions to suggest that the specified Construction Exclusion Zone does not provide sufficient rooting volume to allow the successful retention of the trees. It is simplistic and misleading to suggest that because roots are restricted in one direction that they are likely to increase their spread in the opposite direction. The definition of the Root Protection Area is set out in BS5837 as a "layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority." There is nothing in that definition that states that it is a minimum distance from a tree. It is a measure of soil volume, based on a simple formula that takes absolutely no account of tree species, crown volume, health, vigour, soil type, or any other number of factors that influence overall tree growth and vitality. As a consequence, it is wholly inappropriate to quote the RPA as a *definitive* and absolute measure as is being done here. It is, as stated, a design tool.

The response states that houses should be positioned "wholly outside the trees' RPA". Yet Section 7 of BS5837 provides guidance on the precautions that need to be taken when working within the RPA. In other words, construction that encroaches within the RPA is acceptable providing precautions are taken. I have set out the required precautions in the method statement. Whilst the response selectively quotes part of Section 7.2 and uses this as a justification for the objection, it does not go on to refer to the remainder of that section (...*However, limited manual excavation within the RPA might be acceptable, subject to justification*...). If ELC wish to refer to BS5837:2012 as their main objection to the application, then it needs to refer to the document in its entirety, and not be selective about quoting it. BS5837 provides a significant amount of detail on how to manage works within the RPA, including sections on where it is acceptable to cut tree roots, so any suggestion that the miniscule incursion into the RPA by the current designs is going to result in the loss of trees or their terminal decline in completely without foundation.

I have suggested, not recommended, that tree 12 could be removed and replaced as part of the development proposals. This is not essential to allow the development to proceed, merely taking an opportunity to supply replacement planting for a tree which is suppressed in its current surroundings. This suggestion has been taken out of context, and the response makes reference to safety concerns. I did not identify any issues over safety – this is an incorrect interpretation.

It is my professional opinion that the proposed development can be completed without detriment to the existing trees. This will require precautions, and will require the use of ground protection during construction as I have set out in the method statement. The proposed houses are no closer to the trees than the existing houses on the development are to retained trees within the gardens opposite. These retained trees remain in a healthy condition.

Regards,

Alan

Alan Motion Tree Consulting Ltd
Chartered Forester, Arboricultural Consultant
Fairlie House, Main Street, Buchlyvie, Stirling FK8 3LX

Proposal Details

Proposal Name	100025209
Proposal Description	Tenterfield Notice of Review
Address	
Local Authority	East Lothian Council
Application Online Reference	100025209-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
1169 Tenterfield Notice of Review - Statement	Attached	A4
1169 Tenterfield Notice of Review - Timeline of Planning Application	Attached	A4
1169 Tenterfield Notice of Review - List of Documents	Attached	A4
001C - Location Plan	Attached	A4
002I - Site Plan	Attached	A3
003F - Site Plan	Attached	A3
004C - Plans House 1	Attached	A3
005B - Section and Roof House 1	Attached	A3
006B - Elevation House 1	Attached	A3
010C - Street Elevation	Attached	A3
011B - Site Sections	Attached	A3
012B - 3D Views	Attached	A3
013B - House 2 and 3	Attached	A3
1169 SK101 - Site Plan and Drainage	Attached	A3
014B - Section and Roof House 2 and 3	Attached	A3
015B - Elevations House 2 and 3	Attached	A3
016A - Wall and Fence Details	Attached	A3
1169 Tenterfield - History of Development RevA	Attached	A3
1169 Design Statement	Attached	A4

1169 Council Letter of Dec 04 ref 5 images March 16	Attached	A4
1169 x 5 images March 16	Attached	A4
1169 KCR Letter to Kirsty Slater	Attached	A4
HH Drawing 201035 101N	Attached	A3
A1526 LVIA for Proposed 3no Detached Dwellings Tenterfield Drive	Attached	A3
VLM Comments LandV matters	Attached	A4
VLM Comments Existing Tree Cover Tenterfield Drive 010216	Attached	A4
VLM Comments 300316	Attached	A4
Tenterfield Dr Tree Survey 1216	Attached	A4
Excavations Standard Method Statement	Attached	A4
Alan Motion Emailed Comments 280316	Attached	A4
Policy and Projects comments 271015	Attached	A4
Policy and Projects comments 231215	Attached	A4
Policy and Projects comments 020316	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

MANHOLE SCHEDULE

Manhole Number / Coordinates	Cover Level	Connects	Inverts		Pipe Diams	Manhole Size	Types: Manhole	Types: Cover
F1	52.585		0	50.900	150	1200	Type B	675x675
E. 1021.892 N. 1005.413								
F2	50.825		0	49.039	150	1200	Type B	675x675
E. 1065.828 N. 1011.310								
F3	50.200	1	1	48.724	150	1200	Type B	675x675
E. 1073.859 N. 1028.095			0	48.724	150			
F4	50.390	1	1	48.513	150	1200	Type B	675x675
E. 1068.781 N. 1032.102								
F5	51.200	1	1	49.216	150	1200	Type B	675x675
E. 1058.900 N. 1008.483								
S1	52.650		0	51.200	300	1200	Type B	675x675
E. 1020.708 N. 1006.275								
S2	51.102	1	1	49.650	300	1350	Type B	675x675
E. 1058.549 N. 1009.515			0	49.650	300			
S3	51.600	1	1	49.120	150	1200	Type B	675x675
E. 1057.772 N. 1034.955			0	49.120	150			
S4	50.600		1	49.300	150	1200	Type B	675x675
E. 1079.355 N. 1021.326			0	49.300	150			
S5	50.200	1	1	49.225	150	1350	Type B	675x675
E. 1076.304 N. 1028.157			0	49.225	150			
S6	51.40	1 2	1	49.000	150	1200	Type B	675x675
E. 1061.911 N. 1038.961			2	49.000	150			
			0	49.000	150			

DISCONNECTING MANHOLE SCHEDULE

Manhole Number / Coordinates	Cover Level	Inverts	Manhole Number / Coordinates	Cover Level	Inverts
DCS1			DCF1		
1015.458E 1016.032N	52.800	51.400	1017.451E 1016.081N	52.800	51.600
DCS2			DCF2		
1023.343E 1016.364N	52.700	51.250	1021.832E 1016.232N	52.730	51.530
DCS3			DCF3		
1031.857E 1016.769N	52.540	51.250	1033.488E 1016.863N	52.400	51.170
DCS4			DCF4		
1038.580E 1017.041N	52.250	50.700	1035.230E 1016.891N	52.390	51.150
DCS5			DCF5		
1044.889E 1017.550N	51.900	50.700	1045.695E 1017.592N	51.900	50.700
DCS6			DCF6		
1054.245E 1017.851N	51.570	50.300	1055.062E 1018.011N	51.570	50.300
DCS7			DCF7		
1076.026E 1019.529N	50.600	49.400	1068.307E 1007.023N	50.600	49.400
DCS8			DCF8		
1083.195E 1023.377N	50.600	49.400	1074.201E 1011.595N	50.600	49.400

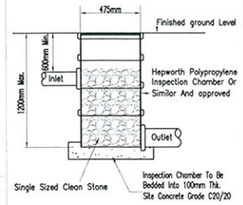
Indicative Only

NOTES:
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
1. FOR ALL SETTING OUT DIMENSIONS & DETAILS REFER TO ARCHITECTS DRAWINGS.
2. THE CONTRACTOR TO NOTE THAT A COMPLETION CERTIFICATE CANNOT BE ISSUED UNTIL THE CERTIFYING STRUCTURAL ENGINNER HAS APPROVED ALL CALCULATIONS ASSOCIATED WITH ALL SPECIALIST DESIGNED/ MANUFACTURED ITEMS, i.e. ROOF TRUSSES, CONCRETE SLABS etc.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:
(i) DEPARTMENT OF TRANSPORT, 'SPECIFICATION FOR HIGHWAY WORKS'.
(ii) SCOTTISH BORDERS COUNCIL'S 'DESIGN GUIDELINES & CONSTRUCTION STANDARDS FOR ROADS'.
(iii) TO THE SATISFACTION OF THE LOCAL AUTHORITY HIGHWAYS DEPARTMENT.
DROPPED KERBS TO BE FORMED IN ACCORDANCE WITH THE FOLLOWING:
(i) SCOTTISH BORDERS COUNCIL'S STANDARD DETAILS FOR PEDESTRIAN CROSSING POINTS.
SCOTTISH BORDERS COUNCIL'S STANDARD DETAILS FOR VEHICULAR CROSSING POINTS.
DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS 'GUIDANCE ON THE USE OF TACTILE PAVING SURFACES'.
(iii) UPFILL BELOW PLOTS [WHERE REQUIRED] SHOULD BE FILLED WITH APPROVED GRANULAR SOILS PLACED AND COMPACTED IN ACCORDANCE WITH THE DOT SPECIFICATION FOR HIGHWAY WORKS AND THE CERTIFYING ENGINEER.

KEY

G: ▭ – ROAD GULLEY

○ F.P. – INDICATES 475 PLASTIC POT, FILLED WITH SINGLE SIZED CLEAN STONE, TO PROVIDE SURFACE WATER FILTRATION PRIOR TO DISCHARGE TO DISCONNECTING MANHOLE



FILTER POT

SCOTTISH WATER NOTES:
1. All disconnecting chambers shall be constructed at the boundary of the property. Separate disconnection chambers should be utilised for surface and foul sewers and linked at site boundary.
2. The tail connection between the disconnecting chamber & adopted sewer shall be a minimum of 150mm, if plastic pipe are to be used they shall be structured wall pipe. shall be structured wall pipe.
3. All connections shall be branched into the sewer where possible, any proposed tail connecting into an existing manhole shall connect at pipe crowns level, the manhole base shall then be re-benched to an acceptable standard.

N	11.09.14	SURFACE WATER OUTFALL POSITION AMENDED	I.M.
M	20.07.14	ADDITIONAL NOTES AND DROP KERBS ADDED	I.M.
L	06.06.14	TACTILE PAVING AMENDED	I.M.
K	15.05.14	TACTILE PAVING AMENDED	R.D.
J	12.05.14	ADDITIONAL GULLYS ADDED TO RAISED TABLES	I.M.
I	17.03.14	ADDITIONAL GULLYS ADDED TO VICTORIA PARK, EXISTING MANHOLES REPOSITIONED.	I.M.
H	30.12.13	DISABLED PARKING AMENDED, ALSO RWP AND SWP POSITIONS.	I.M.
G	30.10.13	EXISTING DRAINAGE IN VICTORIA PARK ADDED	I.M.
F	11.07.13	BLOCK LAYOUT AND DRAINAGE AMENDED	I.M.
E	21.03.13	DISCONNECTING MANHOLE SHEDULE AND PLOT DRAINAGE INFORMATION ADDED.	I.M.
D	30.11.12	PLOT NUMBERS ADDED, FOUL SEWER CONNECTION AMENDED	I.M.
C	15.08.12	FOUL OUTFALL POSITION AMENDED	I.M.
B	05.07.12	LAYOUT AND DRAINAGE AMENDED	I.M.
A	22.12.11	JUNCTION WITH VICTORIA PARK AND ROAD 1 AMENDED	I.M.

APPROVAL

harley haddow consulting engineers
8 Coates Crescent, Edinburgh, EH3 7BH
t 0131 226 3331 0131 226 2563
e edin@harley-haddow.com
www.harley-haddow.com
Member of Consulting Engineers Scotland Partnership
Edinburgh | Glasgow | Guildford

NOTE:
DROPPED KERBS WITHIN THE SITE WOULD IDEALLY NOT HAVE TACTILE PAVING

Project Title
RESIDENTIAL DEVELOPMENT
VICTORIA PARK
HADDINGTON

Drawing Title
DRAINAGE LAYOUT

Date	Scale	Drawn	Checked
10-2011	1:250	D.S.	IMACD

Drawing Number: 201035-101 Rev: N

Planner
Development Management
Housing & Environment
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Tel: 01620 827231
Fax: 01620 827723
E: environment@eastlothian.gov.uk

From: Cheyne, Sarah
Sent: 02 March 2016 13:35
To: Slater, Kirsty
Cc: Environment Reception
Subject: RE: 15/00835/P 3 Houses at Tenterfield Drive, Haddington

Kirsty

I write in response to your email of 2 February 2016 attaching a Tree Survey and Arboricultural Constraints report, landscape assessment of the proposals and revised drawings and your email of 18 February 2016 attaching information on the proposed redirection of the culvert through the site.

A Tree Survey and Arboricultural Constraints report has been carried out by Alan Motion Tree Consulting Ltd dated 1 February 2016. The tree survey identifies that while the site is more or less level, rising slightly from east to west, the level drops approximately 1.5m to adjacent garden ground with the boundary defined by a stone retaining wall. No assessment of the effect the wall and level change will have on the spread of the trees' roots has been included within the report and the root protection areas (RPA) have been drawn as circles around the centres of the trees.

Section 4.6.2 of BS5837:2012 'Trees in relation to design, demolition and construction' states that 'the RPA for each tree should initially be plotted as a circle centred on the base of the stem', but also that 'where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution'. Clause 4.6.3 notes that any deviation in the RPA from the original circular plot should take account of factors including the morphology and disposition of the roots, when influenced by past or existing site conditions such as structures. The presence of the retaining wall and lower ground level to the south would suggest that root development will be limited to the south and therefore the tree roots and the corresponding need for protection are likely to extend much further within the site.

The Tree Survey and Arboricultural Constraints report identifies that the proposed houses cannot be constructed without incursion into the RPAs (based on a circle centred around the tree which we question the accuracy of) of the protected trees. As previously stated in my email of 23 December 2015 given the visual importance and sensitivity of these large mature trees protected by a tree preservation order we would not accept any incursion into any tree's RPA for any construction including underground services or pathways.

A tree survey and tree constraints plan should be carried out prior to any plans for development being produced for a site as described in BS5837:2012. The tree constraints plan provides a constraints map for the site, providing a construction exclusion zone defined by the edge of the trees' RPAs, around which development can be located. It cannot work the other way round by designing the development first and trying to fit the trees around it as the trees are already there.

Any houses proposed here should be wholly outwith the trees' RPAs and allow for working space outwith the RPAs as well. The arboricultural assessment notes that no change in levels should take place within the RPA of the trees, yet no information on levels has been provided to show that this is the case here. The arboricultural assessment shows incursion into the RPA by the houses and the construction area. No assessment has been made for external access paths, drainage runs and other ancillary development. The arboricultural assessment clearly shows the developable area of the site outwith the RPA shown in magenta on the drawing titled "Tree Survey as existing" with drawing number KRA-TD-TS-01 and yet this has not been adhered to in the positioning of the development.

The Tree Survey and Arboricultural Constraints report notes on page 5 that 'above-ground constraints include ultimate tree height and canopy spread which will affect both physical presence and daylight availability to any proposed structures. Other factors that may need to be taken into account will include ... the proposed end use of space adjacent to retained trees'. Yet the report makes no assessment of these factors with regard to the proposed development, nor has it taken account that the creation of garden ground and the activities that take place within gardens and the future impact on the trees' RPAs. We would not want to agree to work that would diminish the visual importance of these trees, yet should this application be granted, we would be under pressure to do so, due to the proximity of the trees to the buildings and the overshadowing of the gardens. It would be unreasonable to prevent work to increase the residential amenity for the householders, yet this would lead to a wider loss of public visual amenity within the Haddington Conservation Area.

The Tree Survey and Arboricultural Constraints report identifies tree 12 as having a heavy bias to the north due to shading from surrounding trees. It recommends that if development were to proceed it would be sensible to remove this tree and provide a suitable replacement specimen. Its removal would only be required due to safety concerns over the proximity of it to the proposed development and its removal would therefore only be required to facilitate the development. This is contrary to policy NH5 of the ELLP 2008 and underlines my previous concerns that development on this site will lead to pressure to fell these significant TPO trees.

Paragraph 3 on page 7 states that there should be no excavations including service runs within the Construction Exclusion Zone yet then goes on to state that where service runs pass through the protected area these must be dug by hand. This appears to be a contradiction - if there are to be no excavations within the construction exclusion zone then this precludes the requirement for hand digging.

Additional works have been proposed within the RPA of the trees by the proposed rerouting of the culvert further south of its current location through the grass parkland from east to west. This furthers work within the RPA of the mature TPO trees. The arboriculturist has prepared a method statement for these works which requires excavation within the RPA by hand-held tools and refers to section 7.2 of BS5837:2012. It should be noted that the second sentence within section 7.2 states that "intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ". This is the position we would stand by with regards to these significant trees and we would not support any works within the RPA.

It is also noted on the Site Plan for House 1 (dwg P(2-)002 rev. F) that the pavement is proposed to be realigned to provide a visitor parking space to the east of tree 5. This encroaches within the RPA of this

tree and has not been assessed within the tree report. The proposal now encroaches within the RPA of tree 5 to both the east and west side.

VLM Landscape Design has submitted comments on the proposal dated 1 February 2016. This discusses the fact that as identified in the arboricultural report a very small percentage of the RPA of the mature trees is encroached into by the houses. However as I have noted above no consideration has been given by the arboriculturist to the presence of the boundary wall and significant change in levels to the south of the site in assessing the likely root distribution of the tree roots within the site.

The VLM Landscape Design comments also refer to the removal of four trees from the site and replacement planting and the fact that "even without the development of 3 new dwellings, it appears some trees will require removal due to ongoing safety issues". We would support good tree management whether development proceeded on the site or not. Where trees have been identified as dangerous and requiring immediate removal by the arboriculturist then we would recommend that this is attended to and replacement planting carried out in accordance with the TPO legislation. As this is not a requirement of the planning permission we would cover this through the TPO procedures. Should the owner wish to carry out this work they should notify us separately to the planning application.

The VLM Landscape Design comments state that additional specimen tree, shrub and hedge planting are proposed within the garden grounds of the proposed houses. However the only planting indicated on the submitted drawings is new beech hedging to garden boundaries.

The VLM Landscape Design comments also states that "The Survey" (I presume referring to the arboricultural assessment) " also highlights that some trees are effectively being 'strangled' by vigorous ivy growth". I can find no reference to ivy in the arboricultural report.

I disagree with the final paragraph of the VLM Landscape Design comments that the "Tree Survey and subsequent recommendations from the Arboriculturalist wholly alleviate the remaining concerns of the Council's Policy and Projects team, in relation to the mature trees in close proximity to the proposed dwellings". As noted above no assessment has been made of the effect of the wall and change in levels to the southern site boundary on the morphology of the roots of the mature trees and their likely increased RPA within the site and no assessment has been made of the overshadowing of the proposed garden ground and the proximity to the houses of the mature trees and the pressure this places on the future retention of the trees which is a clear part of BS5837:2012 "Trees in relation to design, demolition and construction" (section 5.3) and is discussed in detail in my initial response of 17 November 2015.

I therefore conclude by reiterating my previous comments of both the 17 November 2015 and 23 December 2015 that it is our opinion that positioning three houses within this site would lead to future pressure to fell trees and/or continued crown reduction to reduce the impact of the trees on the houses and try to provide usable garden ground. In this situation, given the visual significance and position of the site and its trees, removing these trees is not something we could support. We also do not agree with the location and design of the houses as this detracts from the setting of the historic heart of Haddington, its Conservation Area and the setting of the listed Town Walls and listed building of Tenterfield House. It is our opinion that this site is unsuitable for housing development and we therefore could not support this application.

Regards
Sarah

Kenneth Reid

From: Slater, Kirsty <kslater@eastlothian.gov.uk>
Sent: 23 December 2015 16:48
To: Kenneth Reid
Subject: FW: Tenterfield - 3 Houses 15/00835/P

Dear Ken,

Please see below response from the Council's Policy & Projects team in respect of your recent submission.

Kind regards,

Kirsty Slater
Planner
Development Management
Housing & Environment
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Tel: 01620 827231
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E: environment@eastlothian.gov.uk

Please take our customer survey: https://eastlothianconsultations.co.uk/housing-environment/planning_customer_survey

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From: Cheyne, Sarah
Sent: 23 December 2015 16:12
To: Slater, Kirsty; Environment Reception
Subject: RE: Tenterfield - 3 Houses 15/00835/P

Hi Kirsty

The revised plans still propose housing in this location. The applicant acknowledges that the grass area and mature trees comprising the proposed site provides an important and attractive parkland setting to Tenterfield House, as well as to the gateway into the Conservation Area. The applicant has revised the garden boundary to house 1 to, as they state, push it further west towards the new dwelling. This has removed the 1.8m high timber fencing from the entrance to Tenterfield Drive, but still retains a timber fence within the parkland view with the proposed large houses and boundary walls beyond. More sensitive garden boundary treatment would be hedging, which would reduce the impact of any development by setting it within a green element. This would be true for the entrance and also between the plots along the road frontage too. But development here would still in our opinion change the character to no longer be a parkland but just a street with houses. The development will significantly change the composition of this part of the historic conservation area, views of the historic town walls and the setting of Tenterfield House; it would be interesting to see Historic Scotland's view on such significant changes.

The applicant states that "it is not the intention to remove any existing trees". We do not dispute that this is the intention, but would note that the applicant cannot know whether trees are affected by the development as they have not submitted a tree survey with the application. One of main issues is the future use of the site and the residential amenity for the householders as previously raised in my response of 17 November 2015. We have many previous instances where trees have been lost due to proximity of built development. Should the applicant have a full tree survey carried out for the site this would clearly identify the fact that the trees encroach significantly on the site and any development proposed within it, as detailed in section 5.3 of BS5837:2012 "Trees in relation to design, demolition and construction".

The applicant also states that "a topographical survey has identified the locations of the trunks of the existing trees, the extent of tree canopy is purely indicative and therefore at this stage, the extent of existing roots is unclear. It is intended to fully protect the existing trees at the construction stage in line with BS5837:2012". The applicant cannot know that it would be possible to fully protect the existing trees at construction stage as the tree survey would identify the root protection areas for the trees and identify the construction exclusion zone. Any development extent would have to be a minimum of 1.5m beyond this construction exclusion zone to allow working space for construction. Given the importance and sensitivity of these old mature trees we would not accept any incursion into the construction exclusion zone for any construction including underground services or pathways. A tree survey and tree constraints plan should be carried out prior to any plans for development being produced for a site as described in BS5837:2012. The tree constraints plan provides a constraints plan for the site around which development can be planned. It cannot work the other way round by designing the development first and trying to fit the trees around it as the trees are already there.

All we can reiterate is that the proximity of the proposed buildings to the existing, large, mature trees does not appear to have been given adequate consideration and it is therefore our opinion that positioning three houses within this site would lead to future pressure to fell trees and/or continued crown reduction to reduce the impact of the trees on the houses and try to provide usable garden ground. In this situation, given the visual significance and position of the site and its trees, removing these trees is not something we could support and therefore we could not support any proposals that increase the likelihood of having to remove these trees. It is our opinion that this site is unsuitable for housing development and we still could not support this application.

Regards
Sarah

Sarah Cheyne
Projects Officer (Landscape)
Policy and Projects
Partnerships and Services for Communities
Ext: **6756**
Direct Dial: **01620 828756**

Please take our customer survey: **https://eastlothianconsultations.co.uk/housing-environment/planning_customer_survey**

From: Slater, Kirsty
Sent: 10 December 2015 13:33
To: Cheyne, Sarah; Greenshields, Marshall
Subject: FW: Tenterfield - 3 Houses

EAST LOTHIAN COUNCIL

Partnerships and Services for Communities

INTERNAL MEMORANDUM

From:	Policy and Projects	**To:**	Development Management
Per:	Sarah Cheyne	**Per:**	Kirsty Slater
Ref:	SC/PA/HN (LAN65176)	**Ref:**	15/00835/P

Date: 27 October 2015

Subject: **Erection of 3 houses and associated works**

Location: **Land south of Tenterfield Drive, Haddington**

Following receipt of your email of 3 September 2015 with regards to pre-application comments for the above proposals I enclose the landscape comments of the Policy and Projects section with regard to the above planning application.

The site lies within the Haddington Conservation Area and within the grounds of the listed building of Tenterfield House and is bounded to the south by the historic and listed remains of the Haddington Town Wall. All the trees within the site are protected by Tree Preservation Order number 94 – Tenterfield House.

A previous proposal for a nursing home and an application for seven houses were both granted for the site as they retained the setting for Tenterfield House by being located to the rear (west) side of the property. This retained the setting for the house with its parkland and mature trees as well as the setting of the Haddington Conservation Area and listed town walls.

This application proposes three houses to the south side of Tenterfield Drive. They are very large L-shaped two-storey houses set flush with the rear kerb line and enclosed on either side by high stone walls and timber gates. This design will dominate the street and detract from the retained and protected parkland setting of the listed building and conservation area.

It is also proposed to erect close board fencing as boundaries to the properties including along the southern boundary. This will completely obliterate the setting for the historic Haddington Town Walls along the southern boundary of the site.

It appears from the plans that the garden boundary of plot 1 extends to the eastern end of the open space at the junction with the Hardgate, enclosed by close board fencing. This would destroy the open setting of this road frontage and important aspect on the entrance to the historic heart of Haddington and its Conservation Area and introduce elements of rear gardens into this visually important scene.

With regard to the trees protected by the Tree Preservation Order, these are large mature trees. House three encroaches within the root protection area (RPA) as defined by BS5837:2012 'Trees in relation to design, demolition and construction' for the large maple on the southern boundary. This tree already has a significant lean to the northeast. This is not a cause for concern at present as should it fall this would be within an area of open ground without development. However any

development within its RPA could affect the structural integrity of this tree, possibly increasing its chances of falling, which would then be onto developed ground. The other houses are located up to the RPA of the trees to their south, as well as the two individual trees to their east and west. Although the houses do not encroach within the trees' RPAs they completely shade the garden ground and, given their height, are within the falling distance of the houses.

Section 5.3 of British Standard 5837:2012 discusses the proximity of trees to structures. It notes that a realistic assessment of the probable impact of any proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements and that to maximize the probability of successful tree retention the following factors should be taken into account during the design process:
a) Shading. Shading by trees affects buildings and open spaces.
1) Shading of buildings. Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light. I note that the ground floor rooms have large glazed areas that will receive little sunlight due to the proximity of the mature trees.
2) Shading of open spaces. Open spaces such as gardens and sitting areas should be designed to meet the normal requirement for direct sunlight for at least a part of the day. It is unlikely given the proximity, size and species of the trees to the south of the site that the gardens will receive any direct sunlight.

Shading does not appear to have been considered her. The trees are located to the south of the proposed houses and to the south of plot 1 this is a large, mature, spectacular, beech tree. Beech cast some of the densest shade and little will grow under their canopy.

d) **Future pressure for removal**. The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread.

e) **Seasonal nuisance**. Trees are naturally growing and shedding organisms.
Leaves of some species can cause problems, particularly in the autumn, by blocking gullies and gutters. All of the trees within the site are deciduous this means that come autumn there will be a huge amount of leaf shed on the site.

The proximity of the proposed buildings to the existing, large, mature trees does not appear to have been given adequate consideration.

Given the above it is our opinion that positioning three houses within this site would lead to future pressure to fell trees and/or continued crown reduction to reduce the impact of the trees on the houses and try to provide usable garden ground. In this situation, given the visual significance and position of the site and its trees, removing these trees is not something we could support. We also do not agree with the location and design of the houses as this detracts from the setting of the historic heart of Haddington, its Conservation Area and the setting of the listed Town Walls and listed building of Tenterfield House. It is our opinion that this site is unsuitable for housing development and we therefore could not support this application.

Alan Motion Tree Consulting Ltd
Chartered Forester, Arboricultural Consultant

Tree Survey
and
Arboricultural Constraints

TENTERFIELD DRIVE, HADDINGTON

For

GRA

Institute of Chartered Foresters
Registered Consultant

Fairlie House, Main Street, Buchlyvie, Stirling FK8 3LX
T/F: 01360 850534 • Mob: 07866 389284 • E: alan@alanmotion.co.uk
Director: Alan R Motion BScFor, FICFor, CEnv, MArborA. Reg No SC396461

GENERAL INTRODUCTION AND SUMMARY

This tree survey has been carried out for GRA, in relation to proposed development on land at Tenterfield Drive, Haddington. It relates to 15 trees within the survey boundary shown on the plans appended to the report. The survey has been carried out in accordance with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations."

STANDARD CONDITIONS RELATING TO TREE SURVEY INFORMATION

1. Unless otherwise stated, tree surveys are undertaken from ground level using established visual assessment methodology. The inspection is designed to determine, as far as possible, the following:
    a. The presence of fungal disease in the root, stem, or branch structure that may give rise to a risk of structural failure of part or all of the tree;
    b. The presence of structural defects, such as root heave, cavities, weak forks, hazard beams, included bark, cracks, and the like, that may give rise to a risk of structural failure of part or all of the tree;
    c. The presence of soil disturbance, excavations, infilling, compaction, or other changes in the surrounding environment, such as adjacent tree removal or erection of new structures, that may give rise to a risk of structural failure of part or all of the tree;
    d. The presence of the foregoing or any other factor not specifically referred to, which may give rise to a decline or death of the tree.
    e. The presence of surrounding structures, roads, footpaths, utilities, boundaries and the like where growth of the tree may present a hazard or nuisance.
2. Where further investigation is required, either by climbing or the use of specialised decay detection equipment, this will be identified in the report.
3. The findings and recommendations contained within this report are valid for a period of twelve months. Trees are living organisms subject to change - it is strongly recommended that they are inspected at regular intervals for reasons of safety.
4. Whilst every effort has been made to detect defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to apparently healthy trees.

5. The findings and recommendations contained within this report are based on the current site conditions. The construction of roads, buildings, service wayleaves, removal of shelter, and alterations to established soil moisture conditions can all have a detrimental effect on the health and stability of retained trees. Accordingly, a re-inspection of retained trees is recommended on completion of any development operations.
6. This report has been prepared for the sole use of GRA and their appointed agents. Any third party referring to this report or relying on information contained within it does so entirely at their own risk.

GENERAL DESCRIPTION

Tenterfield Drive is located to the west of the A6093 Hardgate in Haddington and leads to a small housing development within the former grounds of Tenterfield House. The survey site is located to the south side of Tenterfield Drive and comprises an area of amenity grass with mature trees along the southern boundary. The boundary is marked by a stone retaining wall, with levels dropping approximately 1.5m to adjacent garden ground. The survey site is more or less level, rising slightly from east to west. Mature trees along the southern boundary include specimens of common lime, sycamore, beech, Norway maple and red oak. Two specimens of sycamore stand to the north of the site close to the road. Overall tree condition is good, although two specimens (T3 Norway maple; T7 red oak) are in decline and have a limited safe life. One further sycamore (T14) is self-seeded and grows against the boundary wall where it is likely to cause damage if it is allowed to mature.

STATUTORY PROTECTION

The site is within a conservation area. The position with regards to Tree Preservation Orders has not been confirmed. No work should be undertaken without the consent of the local planning authority.

TREE SURVEY AND ANALYSIS

A visual assessment has been carried out from the ground level of 15 trees within the site. The location of the trees is plotted on the attached Tree Survey Plan, and their condition and recommended remedial works are recorded in detail in the schedule attached at page 9 of this document. This records relevant details in accordance with the recommendations contained in BS 5837:2012, and includes:

- Tree number (Tree tag number where used, or plan reference number)
- Tree species (common name)
- Stem diameter at breast height (1.5m above ground level)
- Canopy spread in metres (average)
- Tree height (estimate in metres)
- Crown height (clearance to lowest branches in metres)
- Tree Condition Category
- General condition (good, fair, poor, dead)
- Age (Young, middle-aged, mature, over-mature, veteran)
- Whether single or multi-stemmed
- Comments and observations on the overall health and condition of the tree, highlighting any problems or defects
- Recommended remedial works, where necessary.

Where appropriate, recommendations have been made on necessary remedial action such as tree surgery or felling. This is specified where there is likely to be significant risk to safety or tree health, or to abate a nuisance. The recommendations are general in nature and do not constitute a detailed work specification. Specifications, where required, can be provided to accord with the guidance and recommendations contained in BS3998:2010, “Tree work – Recommendations.”

The trees have not been tagged but are readily identified by reference to the accompanying plan and schedule.

Trees and groups have been categorised in accordance with the guidelines contained in BS 5837 as follows:

5 Category A

6 Category B,

4 Category C

0 Category U.

For details of the tree categorisation, refer to the table on page 8. Categorisation is carried out without reference to the proposed development or site alterations, and is based solely on tree health, condition, safe life expectancy, and amenity value. The presence of trees and their quality is only one factor in the design and planning process, and the retention of good quality, healthy trees may be inappropriate in the context of wider planning and development considerations.

CONSTRAINTS POSED BY EXISTING TREES

In order to minimise the risk of long-term damage to trees from construction operations, particular care is required to protect trees from physical damage. Significant damage can be caused to root systems by ground level changes; soil compaction; contamination from oils and cement; and changes in soil moisture content. For these reasons, BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' sets out a minimum recommended Root Protection Area (RPA) in m^2 based on the stem diameter of the tree. The RPA represents the below-ground constraints presented by trees within the proposed development area and must be taken into account in the design process. The RPA may be adjusted where restrictions to normal rooting patterns suggest that root growth will be minimal (*e.g.* adjacent to walls, sealed surfaces, watercourses, or existing utility trenches).

Above-ground constraints include ultimate tree height and canopy spread which will affect both physical presence and daylight availability to any proposed structures. Species characteristics, such as evergreen or dense foliage, potential for branch drop, fruit fall, *etc*, will all have an influence on the potential for development of the site. Other factors that may need to be taken into account will include easements for underground and above-ground apparatus; road safety and visibility; or the proposed end use of space adjacent to retained trees.

ARBORICULTURAL IMPACT ASSESSMENT

Designs have been prepared for the erection of three new houses within the open ground between the road and the southern boundary. Proposed house positions are outwith the canopy spreads and recommended Root Protection Areas of all the existing trees, except for very minor encroachment by house plot 2 within the RPAs of trees 8 and 10 (<3% of RPA). Providing adequate precautions are taken such a minor infringement will not cause any significant impact. Space required for construction operations would encroach slightly within RPAs.

Tree number 3 (Norway maple) is in poor condition with significant decay extending from ground level to the point of the main fork. This is a significant weakness that will result in an increasing risk of structural failure. This tree should be removed within the near future for safety reasons, although it does not impact directly on current development proposals.

Tree number 7 (red oak) has a large dead section in the middle of the crown and is producing epicormic growth throughout. This is evidence of a root disorder, although no immediate cause was evident at the time of inspection. The extent of decline and stress-induced epicormic growth suggests that the tree has a very limited safe life. Its removal should be considered in the near future for safety reasons. Again, the tree does not impact directly on current proposals, but in the event of development proceeding, subsequent removal would be difficult.

Tree number 12 (Norway maple) has grown with a heavy bias to the north due to shading from surrounding trees. It could be pruned to reshape and balance the crown, but this would leave some significant wounds due to the size of limbs that have developed. If development were to proceed it would be sensible to remove this tree and provide a suitable replacement specimen.

As noted earlier, tree number 14 is a small, self-seeded specimen growing against the boundary wall. It should be removed as part of good management to prevent long-term damage to the historic fabric.

Remaining trees have minor defects or cultural problems that can be remedied by minor pruning operations, detailed within the tree survey schedule.

TREE PROTECTION PLAN

The Tree Protection Plan indicates appropriate Construction Exclusion Zones, which are based on the recommended Root Protection Areas and other identified constraints, including tree species, vigour, amenity values, and specific ground conditions which are likely to influence the rooting environment.

The Tree Protection Plan indicates the location of all proposed structures and hard surfacing, and the location of the required Construction Exclusion Zone (CEZ) around trees proposed for retention. Trees recommended for retention must be protected barriers and ground protection prior to commencement of any development works. Barriers should consist of Heras Fencing with panels joined together with a minimum of two anti-tamper couplings, and braced on the inside of the CEZ with stabiliser struts in accordance with Figure 3 of BS5837:2012.

There should be no movement of machinery, stockpiling of materials, excavations (including service runs), or changes in existing ground levels within the Construction Exclusion Zone throughout the duration of the construction works. Where service runs must pass through the protected area, excavations should be dug by hand, and all tree roots encountered that are greater than 25mm diameter should be retained intact. Cables, pipes and ducts should be fed below roots, and trenches should be backfilled as soon as possible to prevent desiccation of roots.

Construction working space and temporary construction access is required within the RPA of existing trees. Temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site in accordance with Section 6.2.3.3 of BS5837:2012. This should comprise a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane.

REPLACEMENT PLANTING

The potential removal of trees 3, 7, 12 and 14 provides an opportunity to implement replacement planting to maintain the boundary feature in the longer term. As part of the proposed development, the planting of larger-sized semi-mature specimen trees is proposed and indicated on the Tree Protection drawing attached.

BS 5837:2012 Tree Categorisation

TREES FOR REMOVAL				
Category and definition	**Criteria**			**Identification on plan**
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U Category trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE : *Category U trees can have existing or potential conservation value which it might be desirable to preserve*.			**Red**
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of high quality** with an estimated remaining life expectancy of 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural features and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	**Green**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in Category A, but are downgraded because of impaired condition (*e.g.* presence of significant though remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit the Category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value	**Blue**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them a greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	**Grey**

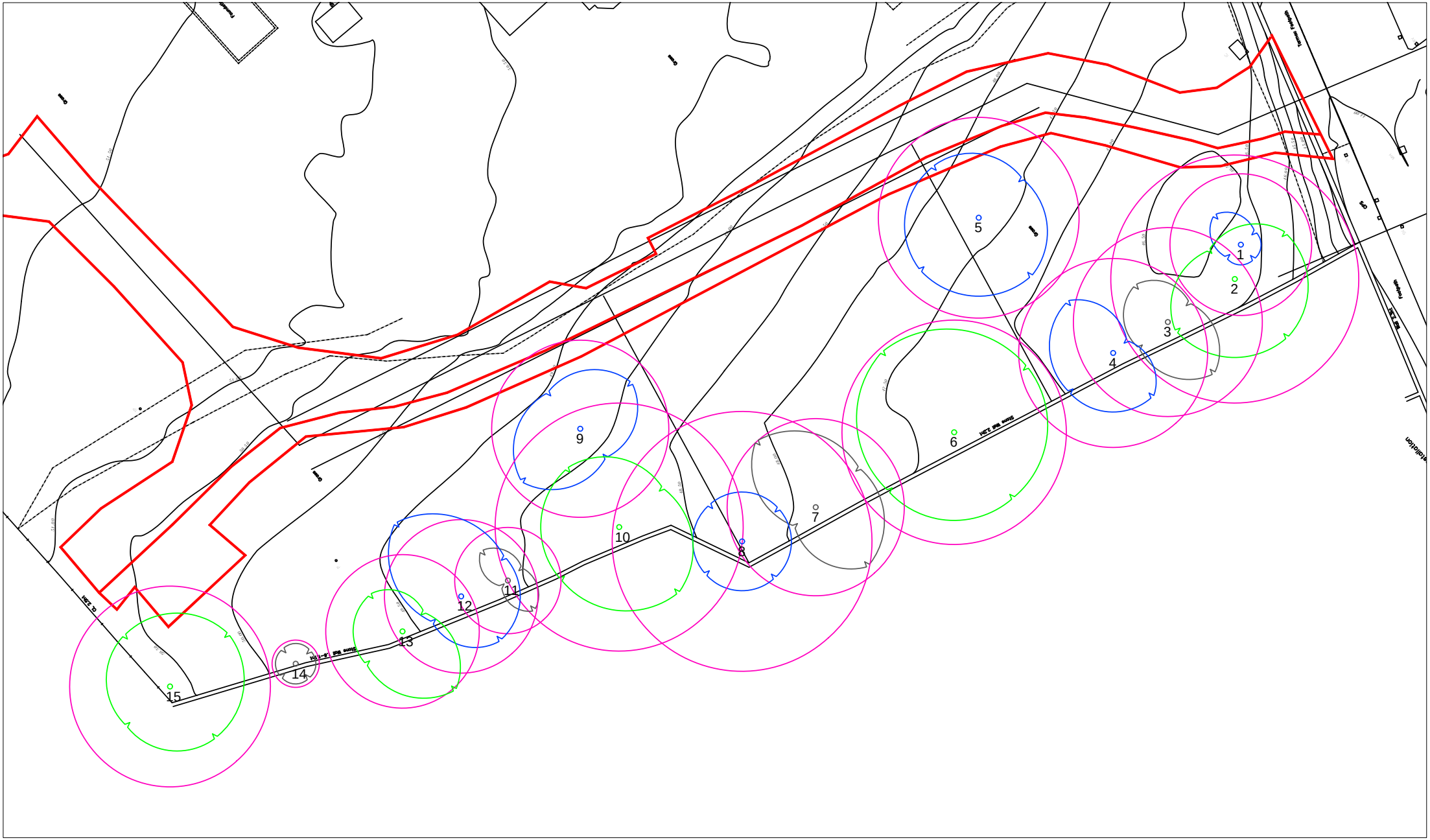
Tree Survey Schedule

Tag No	Species	DBH	Canopy	Ht	C.Ht	BS Cat	Condition	Age	Stems	Comments	Recommendations
1	Common lime	0.60	2	20	1	B1	Good	M	1	Excessive epicormic growth. Minor dead wood (<50mm dia).	Remove epicormic growth clean off stem to give 3m clearance. Conservation dead wooding.
2	Sycamore	1.05	8	21	4	A1	Good	M	1	Crossing rubbing branch at 12m.	
3	Norway maple	0.80	7	18	3	C1	Poor	M	1	Significant cavity/decay in stem. Cavity/decay affecting main fork. Major dead wood (>50mm dia). Wound and decay from gl-3m. Dead limb arising, extends W from weakened fork.	Early removal recommended for safety.
4	Beech	0.80	6	19	2	B1	Good	M	1	Canopy 1-sided. Horizontal limb to SW at 4m, long-term structural weakness	
5	Sycamore	0.85	8	17	3	B1	Fair	M	1	Low vigour, poor shoot extension, thin foliage. Minor dead wood (<50mm dia).	Monitor general condition at regular intervals.
6	Beech	0.95	9	19	2	A1	Good	M	1	Major dead wood (>50mm dia) at 4m. Low branches to N.	Conservation dead wooding. Crown lift, prune off lowest 5 to N only. Retain larger lowest branch to W.
7	Red oak	0.75	8	20	4	C1	Poor	M	1	Major dead wood (>50mm dia). Low vigour, poor shoot extension, thin foliage. Large dead branch centre of crown, epicormics throughout. Under stress and in decline, probable root infection.	Monitor condition annually. Consider early removal and replacement with more appropriate species.
8	Sycamore	1.10	5	19	4	B1	Fair	M	1	Low vigour, poor shoot extension, thin foliage. Minor crown dieback. Declining.	Complete dead-wooding. Monitor condition at regular intervals.
9	Norway maple	0.75	4	14	3	B1	Fair	M	1	Stem wound, exposed timber remains sound. Minor dead wood (<50mm dia).	Complete dead-wooding.
10	Sycamore	1.05	9	21	4	A1	Good	M	1	Minor dead wood (<50mm dia) at 6m.	Complete dead-wooding.
11	Sycamore	0.45	4	14	3	C1	Fair	M-A	1	Canopy suppressed.	
12	Norway maple	0.65	6	16	3	B1	Fair	M-A	1	Canopy 1-sided. Heavily biased to (S)	Consider removal and replacement with suitable species.
13	Sycamore	0.65	8	15	3	A1	Good	M-A	1	Close to boundary wall	
14	Sycamore	0.20	2	10	1	C1	Fair	Y	M	Against boundary wall.	Fell.
15	Norway maple	0.85	7	17	3	A1	Good	M	1		

Tree Survey Schedule

KEY TO TREE SURVEY SCHEDULE

No	Number as shown on survey plan (refers to tree tags where used)
Species	Common name
DBH	Stem Diameter at Breast Height, measured at 1.5m above ground level. Diameter measured in 0.05m bands and ***rounded up*** to next 0.05m.
Canopy	Average canopy radius in metres (survey drawing shows actual canopy radius at 4 cardinal points).
Ht	Approximate tree height in metres
C Ht	Crown height, indicating clearance from ground level to lowest branches, measured in metres
BS Cat	British Standard 5837:2012 tree categorisation
Condition	General overall description of condition: Good, Fair, Poor, Dead
Age	Age class (Young, Middle-Aged, Mature, Over-Mature, Veteran)
Stems	Single (1) or multiple (M) stems from below 1.5m, used to determine the appropriate Root Protection Area.
Comments	Comments on any observed defects within the root zone or affecting visible buttress root system; on the main stem up to and including the point of the first main fork; and affecting main scaffold branch system or secondary branch structure. Will be left blank where no defects are noted and growth characteristics are normal
Recommendations	Description of any recommended remedial tree work operations to be carried out in accordance with BS 3998:2010, and following the specifications identified in the Arboricultural Association Specification for Tree Works. Will be left blank where no work is required



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www.alanmotion.co.uk

CLIENT: KRA

PROJECT:
Tenterfield Drive, Haddington

DRAWING TITLE: Tree Survey as existing
DRAWING No: KRA-TD-TS-01

DATE: 26-1-16	SCALE: 1:500 at A4	REV:

1234 TREES CATEGORY A

1234 TREES CATEGORY B

1234 TREES CATEGORY C

1234 TREES CATEGORY U

Tree survey details recorded in acccordance with BS5837:2012. Numbers relate to tree tags. For detailed tree information refer to the accompanying report and schedule.

TREE ROOT PROTECTION AREA

N W E S

0 5 10 20
Do not scale from drawing

3m working zone with ground protection

2m working zone with ground protection

New Tree:
Acer platanoides
'Princeton Gold'
30-35cm girth rootballed

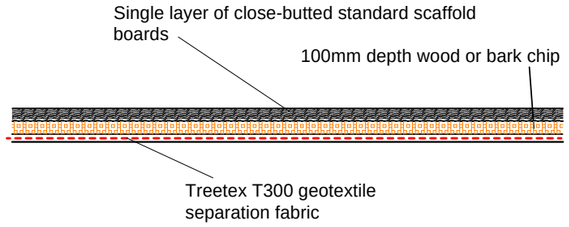
New Tree:
Tilia cordata 'Greenspire'
30-35cm girth rootballed

New Tree:
Tilia cordata 'Greenspire'
30-35cm girth rootballed

New Tree:
Tilia cordata 'Greenspire'
30-35cm girth rootballed

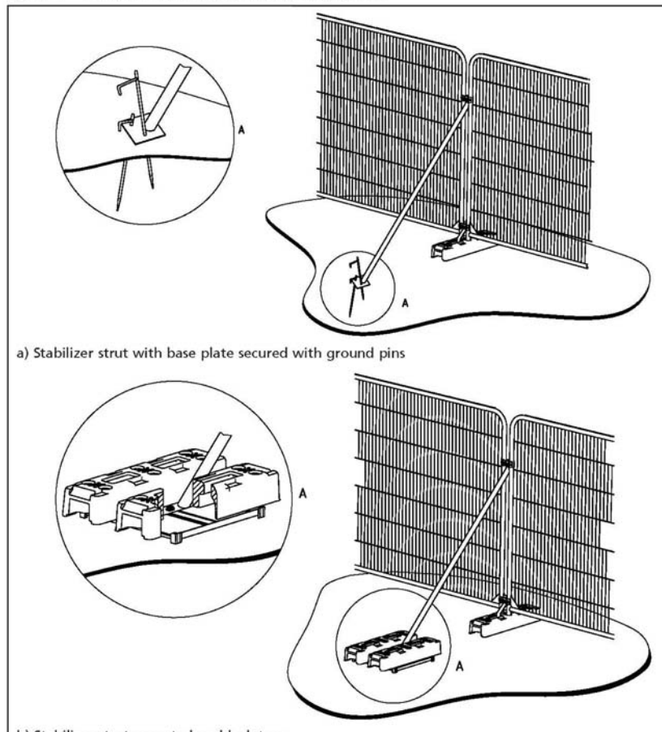
Tree survey details recorded in acccordance with BS5837:2012. Numbers relate to tree tags. For detailed tree information refer to the accompanying report and schedule.

TEMPORARY GROUND PROTECTION WITHIN WORKING ZONE



BRITISH STANDARD BS 5837:2012

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

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www.alanmotion.co.uk

CLIENT: KRA

PROJECT:
Tenterfield Drive, Haddington

DRAWING TITLE: Tree Protection Plan
DRAWING No: KRA-TD-TPP-01

DATE: 26-1-16 | SCALE: 1:500 at A3 | REV:

1234 TREES RETAINED

1234 TREES REMOVED

NOTE: Colour relates to BS category standard colours

CONSTRUCTION EXCLUSION ZONE: LINE OF PROTECTIVE FENCE

GROUND PROTECTION

NOTE: All trees designated for retention to be protected by the erection of fencing in accordance with Section 6.2 and Figure 3 of BS5837:2012, as indicated by Construction Exclusion Zone. Within RPA identified by red cross-hatching, ground shall be protected by the installation of temporary protction ,easures in accordance with Section 6.2.3 of BS5837:2012. Protective fencing and ground protection measures must be installed prior to all construction operations. There should be no alterations in ground levels, excavations, storage of materials, or access by machinery within the Construction Exclusion Zone through the duration of the works. Any required reailignment of any part of the CEZ must be approved in writing by the local planning authority.

N E S W

0 5 10 20
Do not scale from drawing

205/1169

Kenneth Reid

To: Slater, Kirsty (kslater@eastlothian.gov.uk); Environment Reception (environment@eastlothian.gov.uk)
Cc: Kenneth Dyer (kennethdyer@ymail.com); wkwalker@btinternet.com; Elspeth Reid
Subject: FW: 15/00835/P Tenterfield Drive, Haddington

Good afternoon Kirsty,

As promised in my e mail of the 29th March 2016, please find below, further comment from VLM (Landscape Architects) in response to the last comments made by Sarah Cheyne.

Please note that this includes a number of observations and undescores the one off opportunity that this application gives, that safeguards the long term future of the trees, the visual contact with the boundary wall and does not detract from the already developed grounds, in turn does more to augments and compliment the setting of the Listed House for now and the future.

I look forward to receiving your earliest diary dates for a meeting with yourself and Ian McFarlane.

Speak soon.
..en

Kenneth Reid

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Slater on 30/3/16 1169

Kenneth Reid

From: Victoria Mack <victoria@vlmlandscapedesign.com>
Sent: 30 March 2016 13:38
To: Kenneth Reid
Subject: 15/00835/P Tenterfield Drive, Haddington

Hi Ken
In addressing Sarah Cheyne's comments to Kirsty Slater, dated 2 March 2016, I would make the following comments:

City Wall – listed structure
To clarify, a length of the city wall defines the southern boundary to the proposed 3no. dwellings. There are no proposals to remove any section of this wall to facilitate the development unlike the adjacent flatted development to the west where a section of the city wall was removed. Rather, as part of the site-wide management plan it is proposed to remove the large amount of ivy
which grows around the vicinity of the wall and its vigorous growths continues to suppress the trunks of several mature trees in close proximity. The ivy is picked up in VLMs survey of the site but is clearly visible to anyone. The city wall is mostly hidden from view by the ivy and overgrown/unmaintained understorey planting. It is considered beneficial for the area and the setting to the listed section of wall and in turn the setting to the listed dwellings (including Tenterfield House) to the north and south, to be managed as part of the new development. Without management, the city wall will remain 'lost' to the wider historic setting.

Root Protection Area (RPA)
Alan Motion, arboriculturalist, has made detailed comments regarding the RPA and the condition of the existing mature trees across the site. Alan has confirmed that the development can be constructed without any detrimental damage to the existing mature trees and the construction works can be implemented wholly in accordance with BS 5837.
In addition to Alan's comments regarding the RPA and the built footprint of the dwellings, as highlighted by Sarah Cheyne, the development also includes other built elements such as external paths, driveways and drainage. Drainage will be picked up at the front of the new dwellings and will in no way affect the RPA zone. It is acknowledged that external areas of paving to the rear of the new dwellings could potentially be located within the fringes of the RPA. To reiterate Alan Motion's comments, BS 5837 does allow construction within the RPA zone. Notwithstanding, there are various ground reinforcement systems that can be implemented which essentially include a load bearing soil which will protect existing tree roots. Importantly, all works can be carried out above ground therefore negating the need for any hand digging within the RPA.

Planting Proposals
At this stage, the landscape proposals illustrated on the site layout drawings are indicative. A full planting scheme including new lengths of hedges, specimen tree and shrub planting to compliment and augment the existing parkland setting can be produced to address a specific condition attached to a planning permission. These drawings will include specification and management notes as well as indicating plant species, size, and numbers.
In addition, the proposals will include the replacement of the exiting mature trees highlighted to be removed within the Tree Condition Survey. To reiterate, the 4no. trees in question are indicated for removal not to facilitate the proposed development but due to their deteriorating condition.

Summary
It is strongly contended that the proposed 3 no. dwellings can be accommodated on the application site without adversely affecting the existing mature tree cover and setting to the listed wall and listed buildings. No trees will be lost to facilitate the development, rather, where trees are indicated for removal, this is due to poor condition. Whilst small parts of the built proposals do fall within the very fringes of the RPA, B3 5837 permits construction as long as certain prescribed measures are adhered to. With the introduction of additional specimen tree, shrub and hedge planting within the garden curtilages to the new dwellings and a long term, site-wide management plan, ultimately the proposed

development will not only ensure the long term survival of this importance landscape resource but also enhance the setting to the city wall and Tenterfield House.

In relation to landscape and visual matters, it is contended there are no other outstanding issues and the proposed development should be granted Approval.

Regards

Vicky

Victoria Mack
victoria@vlmlandscapedesign.com

VLM
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PROPOSED 3NO. DWELLINGS, TENTERFIELD DRIVE

COMMENTS ON THE RESPONSE FROM EAST LOTHIAN COUNCIL'S POLICY AND PROJECTS TEAM DATED 23 DECEMBER 2015 REGARDING EXISTING MATURE TREE COVER

1st February 2016

(Prepared by Victoria Mack, VLM Landscape Design Ltd)

In addressing the Council's concerns regarding the relationship between existing mature trees and the proposed development comprising 3 no. dwellings, a 'Tree Survey and Arboricultural Constraints' report has been carried out by Alan Motion Tree Consulting Ltd. This Survey provides an accurate and up-to-date assessment of the existing tree cover across the Tenterfield site and importantly, identifies a Root Protection Area (RPA), based on the current extent of root systems. As indicated within the Survey and associated drawings, the revised positions of the 3 dwellings are located outwith the RPA zone, with the exception of 2 sycamore trees (identified as no's 8 and 10). A very small section of the fringe roots of both trees are within the RPA in the vicinity of House no. 2. However, due to the very low percentage (less than 3%) of the roots within the RPA zone, this will not in any way affect the condition of the trees. This is in line with the Arboriculturalist's assessment in section *'Arboricultural Impact Assessment'*. Whilst there may be the need for some construction works to be carried out on the fringes of the RPA zone, by way of condition, this can be limited to the use of hand held machinery. The erection of tree protection fencing (in line with BS 5837 2012 will serve to reinforce that no machinery or the storing of materials should be permitted within the RPA zone.

In relation to the condition of existing trees, the Arboriculturalist's recommendations for 4 trees near to the new dwellings, i.e. Tree numbers 3, 7, 12 and 14, is either for removal and/or on-going monitoring with potential removal, mainly due to the age and condition. In line with the Council's recommendations for the removal of TPO trees, it is proposed to replace these 4no. trees with suitable species and semi-mature sizes to give an immediate and positive visual impact. This is indicated on the Tree Protection drawing. In addition, and to supplement the existing vegetation cover across the site, other planting features including specimen trees, ornamental shrub and hedge planting are also proposed within the garden grounds to the proposed dwellings.

The Landscape Officer Sarah Cheyne, in her email dated 23 December 2015, concluded that the application could not be supported due to the *"future pressure to fell trees and/or continued crown reduction to reduce the impact of the trees on the houses ……."*. Even without the development of 3 new dwellings, it appears some trees will require removal due to ongoing safety issues. The Survey also highlights that some trees are effectively being 'strangled' by vigorous ivy growth. This is located along parts of the old town wall. Rather than obliterate sections of the town wall which has occurred in the recent development to the immediate west of the proposed site, the site-wide proposals include the removal of this ivy as well as the removal of the 4 no. trees due to condition/safety reasons. In this regard, it is considered that the proposed development provides an opportunity for the ongoing maintenance, management and long term protection of the important tree resource across Tenterfield as well as the protection of the historic town wall.

The Landscape and Visual Appraisal and subsequent short rebuttal statement following the revisions to the site layout (taking on board previous comments from East Lothian Council) rigorously assessed the potential landscape and visual effects of the proposed development and concluded that in the medium to long term, any potential effects would be Beneficial. It is strongly contended that the outcome of this up-to-date Tree Survey and subsequent recommendations from the Arboriculturalist wholly alleviate the remaining concerns of the Council's Policy and Projects team, in relation to the mature trees in close proximity to the proposed dwellings. As such, it is contended that there are no other outstanding issues and the proposed development should be granted Approval.

PROPOSED 3NO. DWELLINGS, TENTERFIELD DRIVE

COMMENTS ON THE RESPONSE FROM EAST LOTHIAN COUNCIL DATED 27 OCTOBER 2015 REGARDING LANDSCAPE AND VISUAL MATTERS

(Prepared by Victoria Mack, VLM Landscape Design Ltd)

Haddington Conservation Area

The site falls within the northern fringes of a large conservation area which wraps around the village centre of Haddington. The LVA discusses the potential impacts upon the conservation area in paragraphs 3.1 to 3.4. As highlighted within these paragraphs and the conclusions, the proposed development comprising 3no. detached dwellings will not impact on the overall integrity or character of the conservation area. Due to the extremely tight visual envelope of the proposed site the new dwellings will be barely, if at all, be visible from the conservation area within the wider context, as illustrated in Viewpoints 5, 6 and 7 (Figure 2).

It is proposed to revise the eastern boundary to House no. 1 further into the site ensuring that the new dwellings and garden curtilages are set well back from the entrance and the open parkland character at the gateway into Tenterfield Drive will be retained. Where there are limited opportunities to view the proposed development from Hardgate (A6093), due to the existing tree cover augmented with proposed planting combined with the local landform, glimpsed or filtered views towards small parts of the new built forms will be afforded. These glimpsed views will be seen within the context of filtered and glimpsed views to other built forms which encompass the proposed development.

It is considered that the development has not only been laid out to maintain the character and appearance of the conservation area but also to be in sympathy with the characteristic built form in terms of scale and form. By utilising local materials and detailing in keeping with the vernacular of the area, this will ensure the development is compatible with the historic fabric of Haddington.

The Setting to Listed Buildings and Listed Structures

Listed buildings within the immediate context, i.e. Tenterfield House to the north of the proposed site and Old Bank House to the south, and the potential impacts upon these dwellings and settings is described and assessed in detail in paragraphs 3.1 to 3.4.

The LVA concluded that over the years the garden grounds to Tenterfield House have significantly diminished with new developments coming forward which in turn has reduced the grounds to the house. Indeed, the proposed site is physically and visually severed from the revised boundary to Tenterfield House by Tenterfield Drive, a grass embankment and a tall coniferous hedge which effectively restrict views towards the proposed development from the listed house and its grounds.

Notwithstanding, it is acknowledged that the grass area and mature trees comprising the proposed site provides an important and attractive parkland setting to Tenterfield House, as well as to the gateway into the Conservation Area, as described above. This is fully acknowledged within the development strategy where the proposed built forms have been located within ‘visual pockets’ created by the existing tree cover and orientated to address the streetscence along Tenterfield Drive.

A revision to the eastern boundary to House No.1 to push it further west towards the new dwelling will allow the important parkland character at the entrance into Tenterfield Drive and the wider setting to Tenterfield House to remain intact.

Furthermore, by way of condition attached to planning permission, the Council could have control with regards to the materials used to define the boundaries to, in particular House No.1. A stone wall could be proposed instead of a timber fence which will extend northwards from the existing southern boundary towards Tenterfield Drive and link with the gable end to House No.1. This will be in keeping with the historic setting to the listed buildings and compliment and reflect the character of the conservation area where groups of buildings are interlinked by stone walls. In addition, this will have a positive effect on the setting to the Grade C listed town wall which extends from Hardgate to Newton Port and forms the southern boundary. The 'town wall' is in varying condition; indeed, the majority of the wall has been rebuilt over recent decades. Filtered views towards the upper parts of some of the wall are available from Tenterfield Drive however, dense understorey planting and overgrown ivy which has invaded the length of the wall has, in some areas, completely screened the wall from view. With the introduction of a long term management plan for the entire landholding which will include on-going maintenance of the grassland, existing trees and understorey planting, it is considered that the setting to the town wall will not be 'obliterated' but rather, augmented and its character enhanced.

Existing Mature Trees

The retention of the existing mature tree cover and ultimately its enhancement across the site is seen as an important baseline factor to the successful integration of the 3no. proposed dwellings. The LVA, paragraphs 4.1 to 4.4, highlights this and discusses how it is not the intention to remove any existing trees but through the introduction of a site-wide planting strategy, the objective is to build upon the existing landscape structure and create a variety of age structure to the maturing tree cover, thereby providing for the longer term survival of this important landscape resource.

Although a topographical survey has identified the locations of the trunks of the existing trees, the extent of tree canopy is purely indicative and therefore at this stage, the extent of existing roots is unclear. It is intended to fully protect the existing trees at the construction stage in line with BS 5837:2012 and a further condition relating to the use of hand tools adjacent to the outer edge of the root protection area of the existing trees rather than the use of machinery could be enforced.

It is acknowledged that the built footprint of House No.3 could potentially impact upon the roots of the existing mature sycamore tree along the southern boundary. Having reviewed this, there is scope to amend the location slightly further to the west towards the car parking bays where the new building footprint will not encroach onto the RPA of this or any other existing tree.

Whilst there are a number of large, mature trees across the site including an outstanding mature beech specimen, the majority of trees along the southern boundary are smaller and have lighter canopies allowing some direct and dappled light across the landholding. This is seen in Viewpoints 2, 3 and 4 (Figure 1) taken from Tenterfield Drive. During summer months when the sun is higher, more

light will fall into the proposed rear gardens to the new dwellings and the amount of daylight is not considered to be an issue.

Conclusion

It is strongly contended that the proposed development will have only a Minor impact upon the Haddington Conservation Area and the setting to the several listed buildings and structures within the immediate area. Whilst there will be a period of change, the introduction of the carefully detailed dwellings utilising local materials and the application of a high quality external works package including lengths of new wall features and an integral planting strategy, in time, will complement the existing historic fabric evident across the wider setting and bring about a more secluded character to the fringes of the conservation area. Ultimately, the proposed development will serve to reinforce the integrity and character of the conservation area without adversely affecting the setting to Tenterfield House and the town walls.