

Aberdeenshire Council

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the Local Review Body within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

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

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

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

To answer any queries on the overall development plan for the business given its innovative nature.

Site inspection

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

- | | | |
|--|-------------------------------------|-------------------------------------|
| | Yes | No |
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Berwick Wood Produce is a well established rural business consisting of a 30.590 ha woodland croft which is not arable land but now has 0.97 hectares in horticultural use in the form of an enclosed market garden and polytunnels, 9.5ha of rough grazing with a considerable number of trees, and 15.85ha mature commercial coniferous woodland. The remainder of the ground consists of roads and hard-standing, sheds, old stone walls, a substantial pond, numerous ditches and extensive boggy areas. Very little of it is suitable for mechanical cultivation in any form. The family have owned the land since 2014.

The application site is in "accessible rural" Countryside where "small-scale development that would be compatible with the location being in the green belt as listed under R1.2" is permitted. Permitted development under R1.2 includes:

- Intensification of an established use subject to the new development being of a suitable scale and form;
- Accommodation within the immediate vicinity of the place of employment required for a worker in a primary industry, where the presence of a worker is essential (for example, in order to maintain an active presence for the purposes of animal husbandry) for the efficient operation of the enterprise, and there is no suitable alternative accommodation available.

National Planning Framework 4, which takes precedence over local development plans, refers to "woodland crofts" as a use classification. Policy 17 of NPF4 straightforwardly states:

a). Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;

The Labour Requirement Report was prepared in December 2022, and in the spring of 2023 the market garden was doubled in size following pigs being run on the land over the previous two years. The applicants are seeking to intensify their business further by carrying more pigs than "only 6" (as referred to in the Report of Handling) which equated to 131 hours, and is seasonal as given their current residence off-site they cannot rely on gaining access to livestock there on a daily basis over winter. The applicants seek to further develop their business by keeping breeding sows, which require close attention with each capable of producing a dozen plus weaners annually for fattening and direct selling to their established customer base all year round.

While the Report produces a Full Time Employment figure of 1.1, the time required to manage the livestock is irrelevant, what is essential is that there is assured daily access in all weather conditions, which requires a permanent presence in a rural location such as this. It is an established business of which pig rearing is an integral part, and which already sustains "a full-time worker on site". There is "no suitable alternative residential accommodation" available in the immediate vicinity to the enterprise, and the applicants' current home at Newmachar is occupied on a temporary "house sitting" basis.

The Report is in error in a number of respects:

1. Horticulture is not "similar to arable farming", but is a clearly identified separate classification as a primary industry along with forestry and quarrying, and produces 10-15 times the produce value per hectare compared with monocultural arable farming.
2. The Report is wrong in stating that "The planning service are required to only take into account current employment needs", given R1.2 states that "Intensification of an established use subject to the new development being of a suitable scale and form" constitutes permitted development. NPF4 Policy 17 a) v. states: "Development proposals for new homes in rural areas will be supported" where it "is demonstrated to be necessary to support the sustainable management of a viable rural business". Sufficient information has been submitted (or offered) to the planning service to justify consent being granted for a dwellinghouse. "Planning guidance" is not policy, but it is noted that it states: "Where accommodation is genuinely required for the management of a business that is not yet operational, but has been fully supported by a Business Plan and Labour Requirement Report". While this refers to future employment needs, it should be noted that although Berwick Wood Produce has provided this information (or offered to do so), it is an established and fully operational business of proven viability that is seeking to further develop its "free range" pig rearing and pork retailing which is integral to its other proposed land management activities.
3. The Labour Requirement Report is "an independent statement prepared by a suitably qualified industry professional" in conformity with the stated requirements, yet the break-down of hours assessed for the various activities which the business currently undertakes are being "cherry picked" with the Labour Requirement Report stating "The existing livestock business comprising 6 pigs which equates to only 131 man hours per year is not considered to be sufficient to warrant an on-site presence". While acknowledging that "extreme weather events" have had an impact on the business the Report suggests an on-site presence is not required "as preparation for weather events can be made in advance". Both these statements are highly contentious, and entirely lack substantiation. If there was an on-site presence then pigs would be kept permanently rather than not being carried over winter as is currently the case. Furthermore, it is generally accepted that climate change is causing greater volatility in weather conditions, and thus in the unpredictability of their impact.
4. NPF4 states: "We must embrace and deliver radical change so we can tackle and adapt to climate change, restore biodiversity loss, improve health and wellbeing, reduce inequalities, build a wellbeing economy and create great places". The applicants seek to further develop their business while creating significant carbon capture, not simply achieving carbon neutrality. The view of the planning service in this case expressly conflicts with the aim of NPF4 to reduce travel to work and food miles along with enhancement of resilience. It should further be noted that the 15.85ha of mature coniferous woodland is due to be felled in blocks of 2.5-3ha at a time, and replanted after two years of running pigs on these. A mix of broadleaf and coniferous trees as set out in the Forestry Management Plan will then be planted, thus greatly enhancing biodiversity.

The applicant's future development proposals seem to have been regarded as irrelevant given the planning service's apparent prejudgement of the application with its dismissal in July 2023 (see attached email correspondence) based on the existing fattening pig numbers of "only 6" equating to "only 131 man hours per year" as set out in the Labour Requirement Report. This report was entirely for current operations, while the proposals for future development were dismissed thus conflicting with both the LDP and NPF 4. All planning applications, except retrospective ones, are about proposed development.

As you will note from the guidance accompanying this form, you must not raise any matter which was not before the planning authority at the time the decision you are appealing against was made unless, you can demonstrate that the matter could not have been raised at that time or, that it not being raised was due to exceptional circumstances.

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

Yes No

If yes, you should explain in the box below, why you are raising new material, why it could not have been raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

As stated above, further information was offered but not requested by the planning service in relation to the applicant's proposals for further development, and we have therefore added the November 2023 Waterways Assessment by River Revivers, and the April 2021 Draft Restructuring Operations Plan (this is a draft as storm damage followed its initial drafting and the hydrologist's report, which was only issued in January 2024, was also necessary for its completion). These documents substantiate the applicant's future development proposals which seem to have been regarded as irrelevant given the planning service's apparent prejudgement of the application with its dismissal based on the existing fattening pig numbers of "only 6" equating to "only 131 man hours per year" as set out in the Labour Requirement Report which was entirely for current operations.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Waterways Assessment by River Revivers (Dated November 2023)
 DRAFT Restructuring Operations Plan (April 2021)
 Berwick woods Management Plan 2019-2029 by Tilhill Forestry (July 2019)
 Northwoods letter (Scotland The Big Picture Charity)
 Platform 22 Torphins letter (run Torphins Outdoor Weekly Market)
 Labour Requirement Report by Allathan Associates (December 2022)
 Labour Requirement Supplementary Report (August 2023)
 Design Statement (April 2023)
 Site Plan 1:1000
 Site Plan 1:500
 Site cross-sections
 House elevations
 House ground floor plan
 House first floor plan
 House cross-section
 Compensatory Planting - Berwick Wood
 Storms and weather warnings etc
 Correspondence with planning service July-October 2023

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It will also be published on the Council's website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the Local Review Body to review the application as set out on this form and in the supporting documents.

Signed [REDACTED]

Date 18/3/2024

The completed form and documents should be sent to:



**Head of Legal and Governance,
Business Services,
Aberdeenshire Council,
Woodhill House,
Westburn Road,
Aberdeen,
AB16 5GB**

Email: localreviewbodysubmissions@aberdeenshire.gov.uk

Telephone: 01467 532862

FW: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

18 March 2024 17:12

Subject	FW: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray
From	Bryan Stuart
To	Bryan Stuart
Sent	18 March 2024 10:35
Attachments	 Letter fom Platform ...  Northwood s letter

From: Doug Irvine <doug@sylvanstuart.com>

Sent: Friday, October 20, 2023 3:24 PM

To: Negar Maydanchi <negar.maydanchi@aberdeenshire.gov.uk>

Cc: Bryan Stuart <bryan@sylvanstuart.com>

Subject: RE: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

Hi Negar,

I was surprised to receive your comments below given we have a formal agreement with Aberdeenshire Council to extend the period for your dealing with the application pending our submitting more supporting evidence. I can only express my acute concern that the planning service appears to have pre-judged the application in the absence of that supporting information which I now attach:

1. Letter from Platform 22, Torphins confirming the applicant bolstered community resilience during the pandemic and also that they have been marketing fresh food produce at the weekly outdoor market there for the past four years.
2. Supporting statement from James Nairne of Northwoods Network providing further information and referencing that to National Planning Policy.

I am further concerned to note that while the applicant has offered to submit trading accounts covering a number of years you have not requested these. Given these would appear to be key to setting out the background of this established business I would have thought it was incumbent on you to do so for their perusal by an Economic Development officer.

Regards

Doug Irvine

Sylvan Stuart Ltd, Old Rayne, INSCH, Aberdeenshire, Scotland. AB52 6RX.
Tel: +44(0)1464 851208
Fax: +44(0)1464 851202
Website: www.sylvanstuart.com

From: Negar Maydanchi <negar.maydanchi@aberdeenshire.gov.uk>
Sent: Monday, October 9, 2023 9:35 AM
To: Doug Irvine <doug@sylvanstuart.com>
Cc: Helen Atkinson <helen.atkinson@aberdeenshire.gov.uk>; Planning Online <planningonline@aberdeenshire.gov.uk>
Subject: RE: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

Good morning,

Thank you for your recent email and sharing the information. I am sorry for delayed response.

Having discussed the proposal and the recent information with the wider team, the planning service is of the opinion that the additional information does not override the development plan and our recommendation would remain to refuse planning permission.

Please be advised that you cannot request that the item be presented to GAC directly as this initially needs to go through the member notification system with a refusal recommendation. However, members would have the opportunity to pull the item to committee and may take a different view to the Planning Service.

You will be informed of the date that the report is sent to Local Ward Members for further consultation by the planning service in due course.

Kind regards,

Negar Maydanchi
Planner (Development Management)
Planning and Economy
Environment and Infrastructure
Aberdeenshire Council
Skype: 01467469920

Email: negar.maydanchi@aberdeenshire.gov.uk

Please note normal working hours-Monday to Friday 9am- 5pm

Please remember to submit all planning applications, including revised drawings and additional supporting information via the [National ePlanning Portal](#)

Website: <https://www.aberdeenshire.gov.uk/planning/>
Keep up to date online with any changes to Planning Services

Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Freedom of Information request: Please send your enquiry to foi@aberdeenshire.gov.uk



From: Doug Irvine <doug@sylvanstuart.com>
Sent: Friday, September 22, 2023 12:30 PM
To: Negar Maydanchi <negar.maydanchi@aberdeenshire.gov.uk>
Subject: RE: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

Good afternoon Negar,

Further to your email of 1 September, we strongly dispute your contention that that the presence of a residential worker is not essential, as this not only ignores severe weather events that have occurred since these operations commenced in 2018, but also fundamental animal welfare issues. On that basis your request for information on current residential accommodation available within the vicinity of the site is not relevant, but is in any event provided below. I also note that you appear to ignore the clear policy intent of NPF4, particularly Sustainable Places under Part 2 of National Planning Policy for Local Development Plans.

I further note your reference to “business growth” as the “the intention of the applicant” being “not sufficient as this must be evidenced by the existing livestock or landholding” is erroneous in relation to R1.2 as referred to at R2.2, as it ignores the fourth bullet point stating what is permitted development:

“intensification of an established use subject to the new development being of a suitable scale and form”

I maintain that on-site residential accommodation is required in any event, and note you are making no objection to the proposed development on the basis it is unsuitable “in scale and form”.

This established business (for which annual accounts are available) is becoming unviable as it cannot meet statutory animal welfare requirements due to the workers being unable to safely access the site in severe weather conditions. The applicants are currently having to restrict their livestock holding to late spring, summer and early autumn because of increasing weather related lack of access, as they cannot now carry livestock there over winter. I note in the addendum below the regular occurrence of extreme climate events since 2018.

The applicants currently live in a leased apartment at Cothal with a below market level rent on a lease which terminates in June 2024. Their income is modest, but they have sufficient funds to build a 120m² 3-bedroom Model D Home, which is highly energy efficient (EPC “A” rating) and has low maintenance requirements thus minimal running costs. They intend to run the house off-grid and utilise photovoltaic panels combined with battery storage and no other mains connections. This proposal will make their current operations at least zero carbon with the intent of developing them further to be significantly carbon negative.

The labour requirement report submitted refers to publications by the U.K. Farm Classification Working Party, 2004, and The Farm Management Handbook 2021/22. Both these documents can only be retrospective and regarded as guidance based on area based calculations for the various onsite activities encompassing fruit and vegetable market gardening, livestock farming and forestry activities. The Full Time Equivalent requirement of 1.1 is not in dispute, but to suggest that

silviculture should be excluded from this appears in direct contradiction of planning policy where forestry operations can solely be used to justify related onsite residential accommodation.

Your interpretation of policy suggests there would be no justification for residential accommodation on a 100 Ha arable-only farm. I note that this is the average size of a U.K. farm, whereas in Europe that is 6Ha and activities are vastly more labour intensive per hectare. The increasing frequency of severe climate events also impacts significantly on the need for onsite residency for the market gardening activities where prompt remedial measures are required. Likewise, there are also issues with deer, rabbit and pigeon depredation.

Your response to date takes no cognisance of NPF4 Part 2 - NPP Policy 1 to reduce emissions and adapt for impacts of climate change and Policies 2 and 3 to enhance biodiversity, which almost every aspect of the applicants' activities do, and further to protect, restore and enhance natural assets using nature based solutions, such as forestry foraging pigs. Cherrypicking the FTE 1.1 labour breakdown to exclude forestry activities is not a justifiable application of policy, and is entirely unjustifiable in relation to livestock husbandry.

We request that you re-examine your view on this application in light of the further information contained herewith. If you maintain your previously expressed view, the applicants request that their application go forward for determination to the full Garioch Area Committee on the basis that your indisputably controversial interpretation of policy should be examined in public by elected members.

We aim to submit further supporting information on Monday 25th September. We will be pleased to provide any further information you may request.

Regards

Doug Irvine

Sylvan Stuart Ltd, Old Rayne, INSCH, Aberdeenshire, Scotland. AB52 6RX.
Tel: +44(0)1464 851208
Fax: +44(0)1464 851202
Website: www.sylvanstuart.com

Addendum

1. Severe weather events since 2018 that have had direct effect on Berwick Wood produce.

Sep 2018 – Storm Ali (amber warning for wind)

Aug 2020 – Thunderstorms/flash flooding

Feb 2021 – Storm Darcy (Snow)

Nov 2021 – Storm Arwen (wind red warning)

Jan 2022 – Storm Malik (wind amber warning)

Jan 2022 - Storm Corrie (wind amber warning)

Nov 2022 – Heavy rain/flooding

Jan 2023 - Snow

Feb 2023 – Storm Otto (wind amber warning)

2. Currently available local property with 4km

Location	Description	Price over	EPC rating
Denmill	4-bed semi-detached	£325,000	E
Hatton of Fintray	4-bed semi-detached	£340,000	F
Hatton of Fintray	4-bed detached	£327,500	D
Hatton of Fintray	4-bed detached	£480,000	D
Kinmuck	5-bed detached	£540,000	C

Kinmuck	4-bed semi-detached	£215,000	E
Cothal	5-bed detached	£325,000	F
Newmachar	7-bed detached	£450,000	E
Cothal	5-bed detached	£465,000	D
Overton	5-bed detached	£450,000	F

3. Narrative from Mhairi Player (applicant)

I was an occupational therapist for 10 years specialising in paediatrics and outdoor therapy. A series of bone tumours meant that I could no longer continue my career in the public sector. I began growing again as a way of compensating for the loss of income due to my illness and found that the benefits of outdoor activity combined with a higher quality diet due to access to fresh seasonal organically produced fruit and veg allowed me to regain my wellbeing, added my rehabilitation and allowed me to return to some form of employment. To continue to manage my long-term health needs I began to work alongside my father on his woodland - Berwick Woods in Hatton of Fintray. In 2018 when he retired he passed full management over to me of the woodland. At this point I have started to grow veg and fruit on the woodland and was using volunteers to help develop a social prescribing nature- based business. In order for the business to move forward infrastructure such as water, power, shelter, protected growing space and an access road needed to be completed. While this was occurring I worked part-time on the woodland project, part-time for a community garden and part- time as a lecturer for Robert Gordon university. The infrastructure was 60% complete by March 2020 when the UK went into lockdown.

During lockdown, as food was required locally, we diverted our attention to supplying as many local people, small businesses and food hubs as possible. We added caterpillar and poly tunnels as quickly as possible and expanded our growing space. At the end of 2021 we were supplying 8 local businesses, 2 food hubs and 40 domestic customers. We were heavily hit by the storms in the winter 2021/2022 which included storm Arwen. We lost our main polytunnel and all our caterpillar tunnels were uncovered so that we lost all our winter and over winter crop. Alongside this 2022 saw a change in consumer buying patterns. Concerns of rise in costs of living and problems with long supply chains. We have spent the last year changing our selling models in response to these changes. We have established a fairer model of selling called a community supported agriculture scheme and we have focused on production of our raw materials for growing and on creating a closed loop farm system (one that provides its own fertility rather than buying in expensive and often harmful inputs) which is better for the climate and more economically sustainable. We have an electric van, an onsite bore hole and off grid solar panels again to help met the zero-carbon agenda required by the Scottish government but also to improve the sustainability of our woodland farm. We are presently clearing the timber that fell during the storms previously mentioned which will allow us to meet our biodiversity targets, help with carbon sequestration and add more economical revenues and opportunities within the business.

In 2023 the Good Food Nation Bill became the Good Food Nation Act which require good food to be accessible to all people in Scotland. As part of this Aberdeenshire council has formed a fair food partnership to be able to tackle the issues around food which stop it being accessible to all. Our business forms and its direct selling/ short chain models form an important part of this.

Explanation of why it is essential to live on the Farm.

Our pigs are always kept outdoors, and need fed twice daily. They also need to be checked a minimum twice daily which would increase in Summer or winter. Pigs cannot easily loose heat (they do not sweat) and require lots of water to allow them to create wallows to allow them to regulate their temperature.

We have been monitoring access to the farm, and as of yet, no winter period has allowed us daily access even from the nearest village which is clearly an animal welfare issue. In order to be viable financially, ecologically and sustainably we need to breed pigs ourselves and have year-round pork stocks. This will enable us to supply a constant product to our direct consuming customers or the local businesses we supply to. This is not a matter of expansion this is a matter of viability, which clearly answers the question of why it is vital to live on the farm.

From: Negar Maydanchi <negar.maydanchi@aberdeenshire.gov.uk>
Sent: Friday, September 1, 2023 2:46 PM
To: Doug Irvine <doug@sylvanstuart.com>
Subject: RE: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

Good afternoon Dough,

Thanks for the new submission.

The supplementary statement doesn't fundamentally address our concerns raised already in the previous email dated 11th July .

I note that business growth is the intention of the applicant, but this is not sufficient as this must be evidenced by the existing livestock or landholding that there is an essential need for an accommodation within the immediate vicinity of the place of employment.

In addition, the statement doesn't address the current state of alternative residential accommodation available within the area as required by Policy R1 of ALDP2023.

The existing operation, therefore, does not justify agricultural need for erection of a dwelling house and sadly, the Planning Service are unable to support the application.

As was previously stated, this would be referred to the Local Members in the first instance for consideration with a recommendation of a refusal. However, you may however wish to withdraw the application at this stage.

Could you please therefore provide confirmation on how you wish to proceed in writing?

Kind regards,

Negar Maydanchi
Planner (Development Management)
Planning and Economy
Environment and Infrastructure
Aberdeenshire Council
Skype: 01467469920

Email: negar.maydanchi@aberdeenshire.gov.uk

Please note normal working hours-Monday to Friday 9am- 5pm

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Keep up to date online with any changes to Planning Services

Your feedback is important to us and helps us to improve our service – we value your [comments](#).

Freedom of Information request: Please send your enquiry to foi@aberdeenshire.gov.uk



From: Doug Irvine <doug@sylvanstuart.com>
Sent: Tuesday, August 22, 2023 9:34 AM
To: Negar Maydanchi <negar.maydanchi@aberdeenshire.gov.uk>
Subject: RE: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

Morning Negar,

I have uploaded a supplementary letter to the online portal from Allathan Associates in response to your comments below. We hope this addresses your comments below, better illustrates the work going on at Berwick Wood Produce (<https://berwick-wood-produce.ooooby.org/>) and emphasises how the business is currently restricted by not living on site.

Best regards

Doug Irvine

From: Negar Maydanchi <negar.maydanchi@aberdeenshire.gov.uk>
Sent: Tuesday, July 11, 2023 4:57 PM
To: Doug Irvine <doug@sylvanstuart.com>
Cc: berwickwoodproduce@gmail.com
Subject: Re: APP/2023/0889- Erection of Dwellinghouse and Retrospective Ground Based Solar Panels- Site At Berwick Wood, Hatton of Fintray

Good afternoon,

I refer to the above planning application.

The principle of development will be assessed against Policy R1.2 accommodation within the immediate vicinity of the place of employment required for a worker in a primary industry, where the presence of a worker is essential to the efficient operation of the enterprise, and there is no suitable alternative residential accommodation available.

Based on the labour requirement report submitted along the application ,the farm operation of Berwick wood has a total standard labour requirement for 2,094 SLRs . The calculation demonstrates that a substantial hour is related to the level of labour needed for forestry work and planting activity and 131 SLRs for Pig activity . Whilst there may be need for full time worker on the farm for this type activities, it is not essential to live on the farm.

In addition, sufficient information is not provided regarding the current residential accommodation available within the vicinity of the site. It appears that there are homes for rent and sale in Hatton of Fintray, 1.48 km to the south, which is not a significant journey for any employee to get to this location.

Therefore, this proposal fails to meet the essential need justification for accommodation associated with a primary industry worker, and therefore does not comply with Policy R1 and R2 of the Aberdeenshire Local Development Plan 2023 as well as Policy 17 of National Planning Framework.

At the outset, the application would go to Local Ward members with a refusal recommendation. However, the members would have an opportunity to take a different view and advise for referral to the Area Committee for further assessment.

Kind regards,

Negar Maydanchi
Planner (Development Management)
Planning and Economy
Environment and Infrastructure
Aberdeenshire Council
Skype: 01467469920

Email: negar.maydanchi@aberdeenshire.gov.uk

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Dh'fhaodadh fiosrachadh sochaire, a tha a-mhàin airson an neach gu bheil am post-dealain air a chur, a bhith an seo. Ma tha thu air am post-dealain fhaighinn mar mhearachd, gabh ar leisgeul agus cuir fios chun an neach a chuir am post-dealain agus dubh às am post-dealain an dèidh sin. 'S e beachdan an neach a chuir am post-dealain a tha ann an gin sam bith a thèid a chur an cèill agus chan eil e a' ciallachadh gu bheil iad a' riochdachadh beachdan Chomhairle Shiorrachd Obar Dheathain.

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PLATFORM 22 TORPHINS

COFFEE HOUSE ~ POTTERY ~ VILLAGE MARKET

Dear Sir/Madam

Re: PLANNING APPLICATION No.: APP/2023/0889; A & M Player, Berwick Wood, Hatton of Fintray.

As the operator of what we believe to be Scotland's only weekly outdoor market we write in support of the above application.

We have run Torphins Market for over 10 years and to do this successfully we have relied on a network of small independent businesses such as Berwick Wood. The market itself is a popular part of village life drawing in a good mix of locals and tourists keen to try local produce and support local businesses.

Whilst we have never had a problem in finding bakers and makers of preserves etc. we have always found it particularly difficult to get regular suppliers of "agricultural" produce, i.e. fruit, vegetables and meat. The hurdles these businesses face by way of economics, climate and the long hours required often prove too much and we have seen several promising enterprises spring up and then wither and give up after a couple of years. As such Berwick Wood, who produce and retail food direct to the public, are vanishingly rare in these parts. They have been part of Torphins Market since 2019 and have shown an incredible level of determination and commitment to the cause of fresh wholesome food grown sustainably and with consideration for the natural environment. It is also worth mentioning that during the pandemic they, along with several other stallholders, supplied our shop with a range of fresh produce which was much appreciated by the community, and they play a small but vital part in community resilience.

In many ways the northeast lags other regions of the UK with regard to the diversity and number of small-farm producers. There are undoubtedly several factors behind this and most of these lie outwith the ability of local government to fix, however, planning is one area in which they can act positively and bring about change for the better. We hope that the applicants will be successful in their appeal and that consent will be granted for them to live and work on their land and we hope that Berwick Wood will continue to be an integral part of Torphins Market and our local economy.

Yours sincerely

David and Emma Pattullo



SCOTLAND THE BIG PICTURE

4 October 2023

To whom it may concern

I write in relation to the planning application for a new property at Berwick Woods, Hatton of Fintray, Aberdeenshire AB21 0YR.

I am project lead of Northwoods, a nationwide network of farms, crofts and community woodlands, and which is coordinated by prominent environmental charity *SCOTLAND: The Big Picture*. Membership of the Northwoods network is limited to small-scale landowners who are focused on restoring ecosystem health and have a demonstrable track record as 'nature champions'.

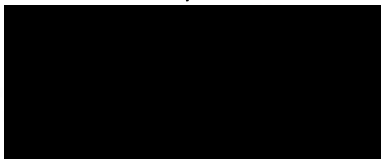
The family-run Berwick Woods enterprise has been a prominent member of the Northwoods network since 2021. Its owners epitomise the network's goals: sustainable rural enterprise working hand-in-hand with nature recovery.

Specifically, the vegetable growing enterprise at Berwick woods is based on 'no-till permaculture' principles – avoiding harmful chemicals that could impact water quality and harm wildlife. Biodiversity on site is being enhanced by replacing much of the non-native conifer monoculture with a diverse range of native broadleaf tree species – which in turn, will bring significant benefits for wildlife, store carbon for longer, and be far more resilient against the effects of climate change.

With its low-impact farming practices and demonstrable commitment to renewable (solar) energy, Berwick Woods is a veritable model of how a small rural business in Scotland can actively contribute to addressing the global climate emergency and the nature crisis.

For the above reasons, and additionally in the interests of enhancing 'local living' and 'rural revitalisation', I have no hesitation in supporting the current application. The Northwoods Network will be pleased to continue supporting Berwick Woods in providing high quality, locally grown food, and at the same time helping to increase biodiversity.

Yours sincerely



James Nairne, Project Lead, Northwoods Network

Ballintean, Kingussie, Inverness-shire, PH21 1NX
www.scotlandbigpicture.com

Thunderstorms north-east Scotland 11-12 August 2020

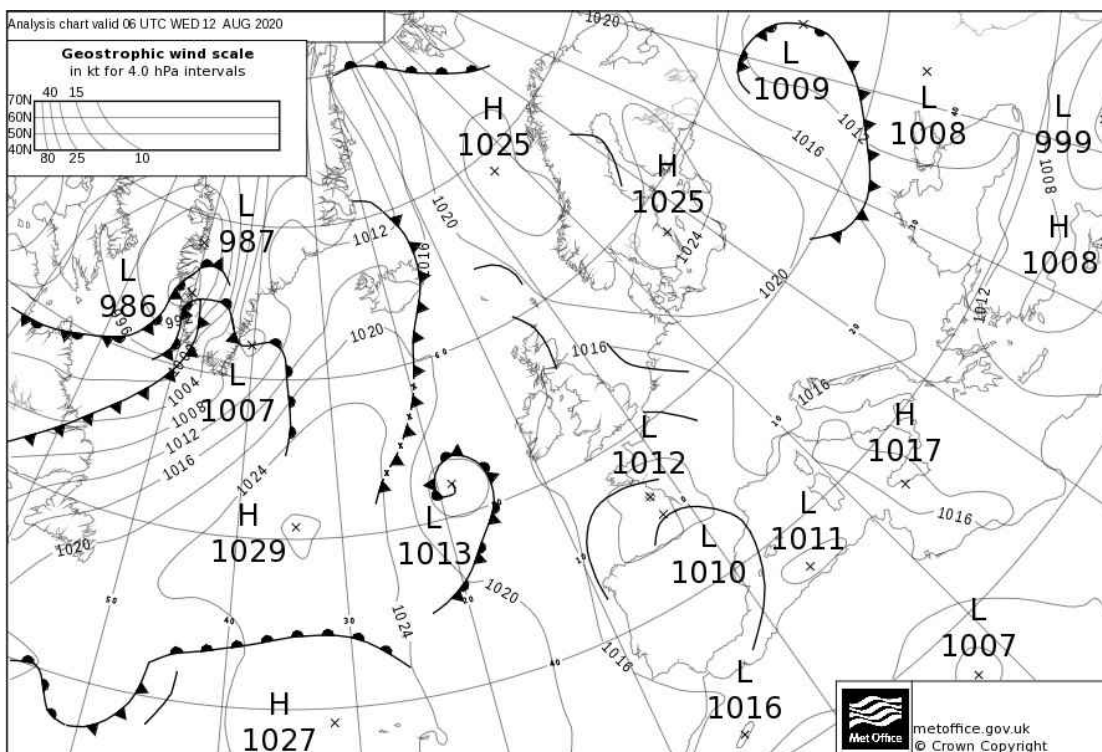
North-east Scotland experienced thunderstorms and torrential downpours during the evening of 11th August and into the morning of 12 August 2020. In places 30 to 50mm or more of rain fell within 3 hours or less.

Impacts

The torrential downpours caused widespread flash-flooding and disruption to the road and rail networks, with Falkirk, Fife, Perth, Edinburgh and the Aberdeenshire area all affected by flash-flooding. Several schools were closed across Aberdeenshire, and there were reports of lightning strikes. The very heavy rain from the thunderstorms seems likely to have been a factor in the landslide that caused train derailment at Stonehaven, which tragically led to three fatalities and a number of casualties.

Weather data

The analysis chart at 0600 UTC 12 August 2020 shows a line of convection associated with severe thunderstorms across north-east Scotland, with very humid, hot air across the south of the UK. Parts of southern England reached 34 to 35°C on both 11th and 12th August.

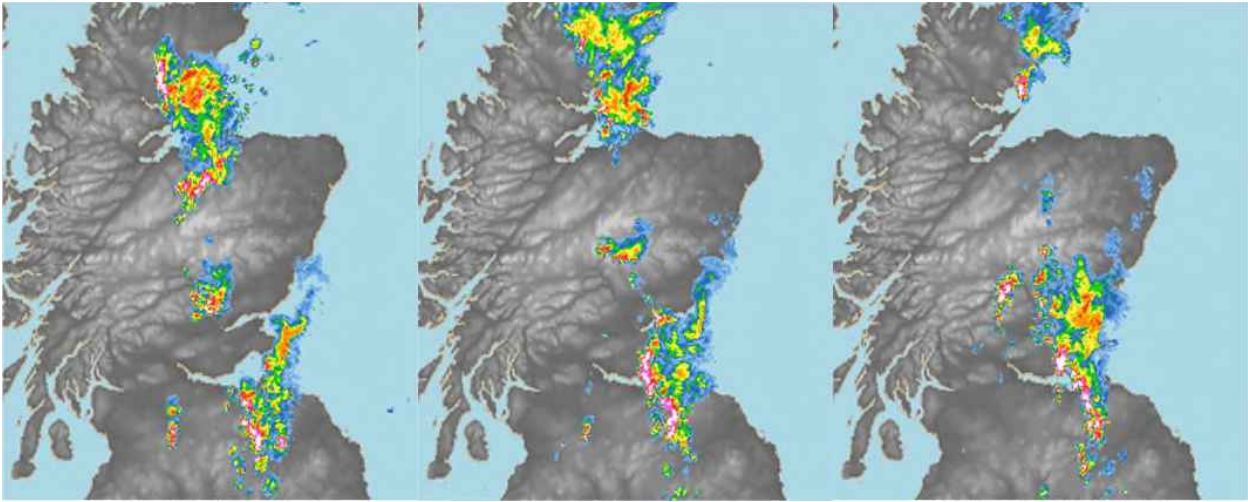


The sequence of rain-radar images at hourly intervals from 18 UTC 11 August to 09 UTC 12 August show torrential downpours in the Edinburgh area during the evening of the 11th moving northward across Fife before clearing Aberdeenshire during the morning of the 12th.

18 UTC

19 UTC

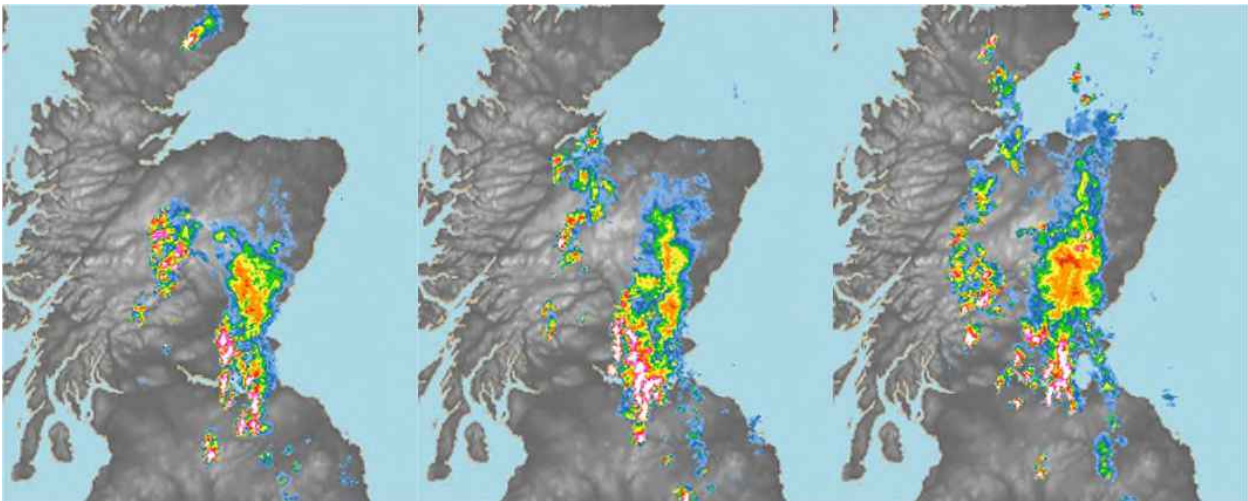
20 UTC



21 UTC

22 UTC

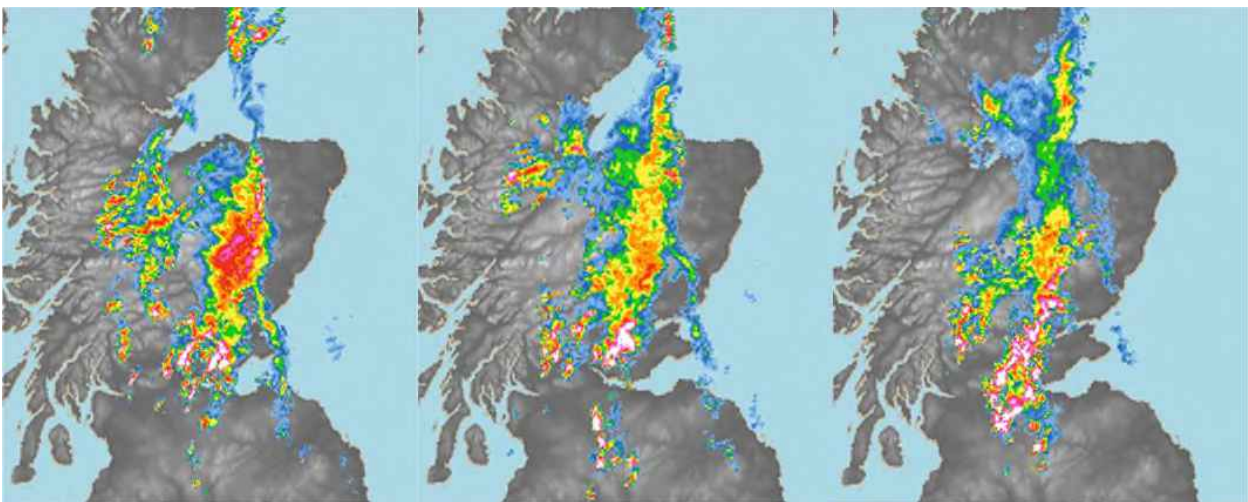
23 UTC



00 UTC

01 UTC

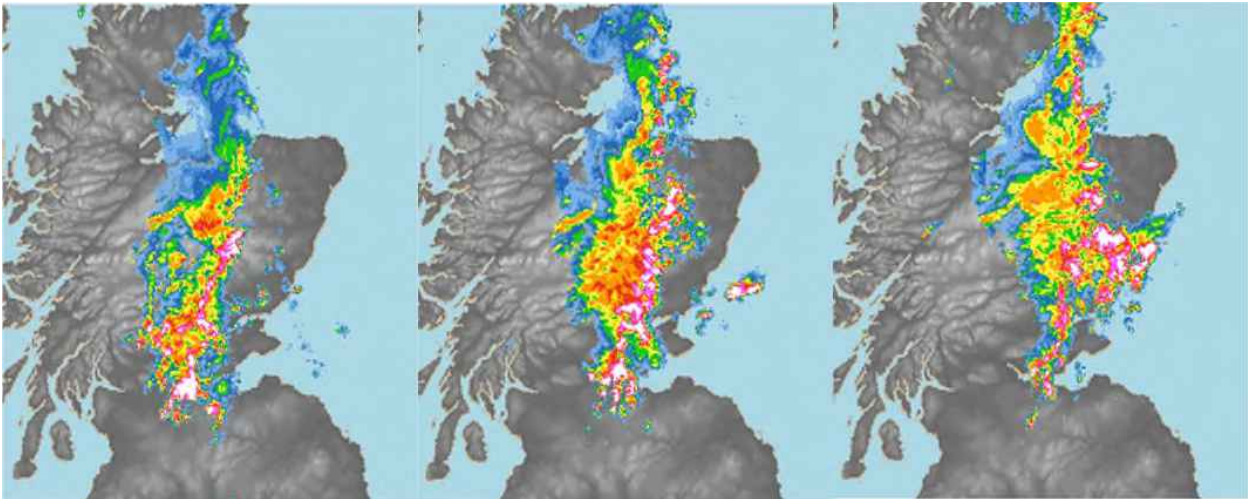
02 UTC



03 UTC

04 UTC

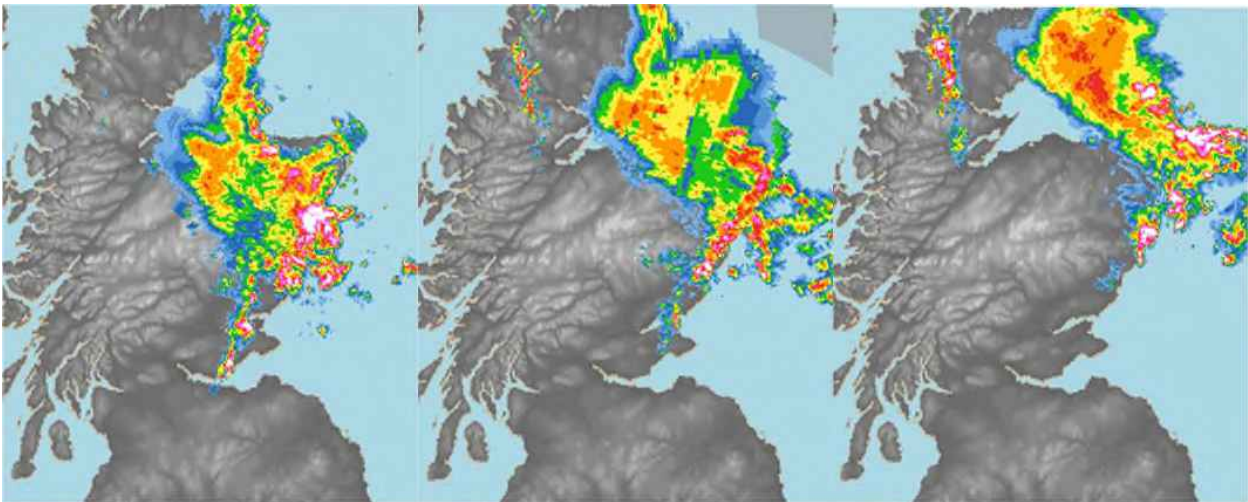
05 UTC



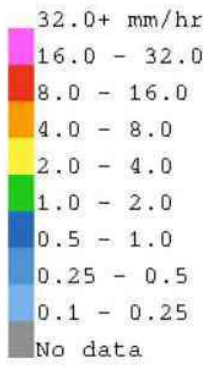
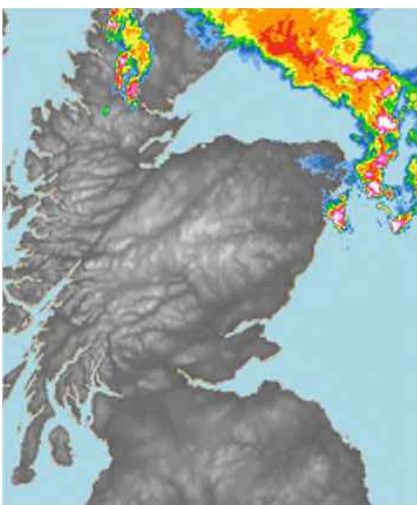
06 UTC

07 UTC

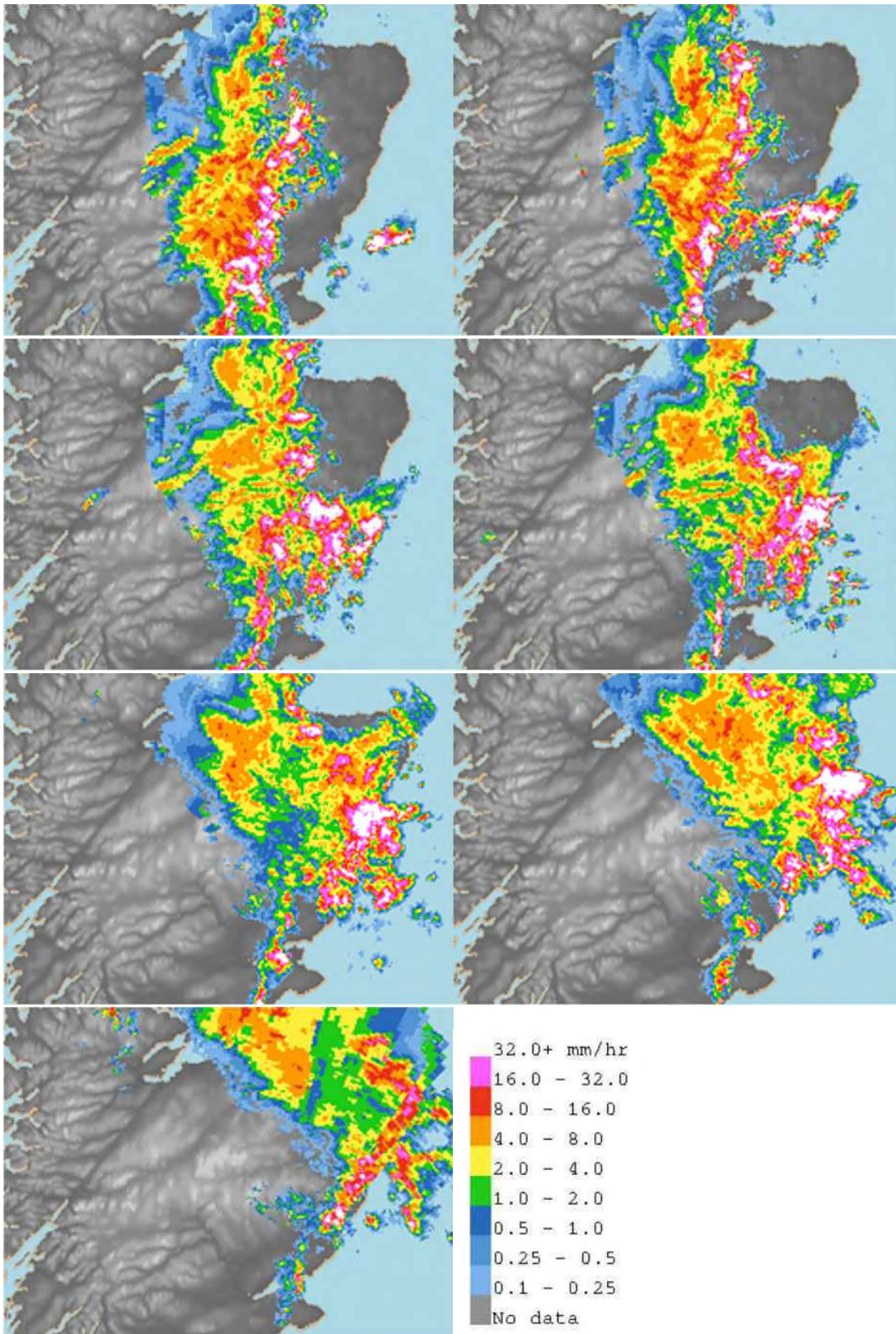
08 UTC



09 UTC

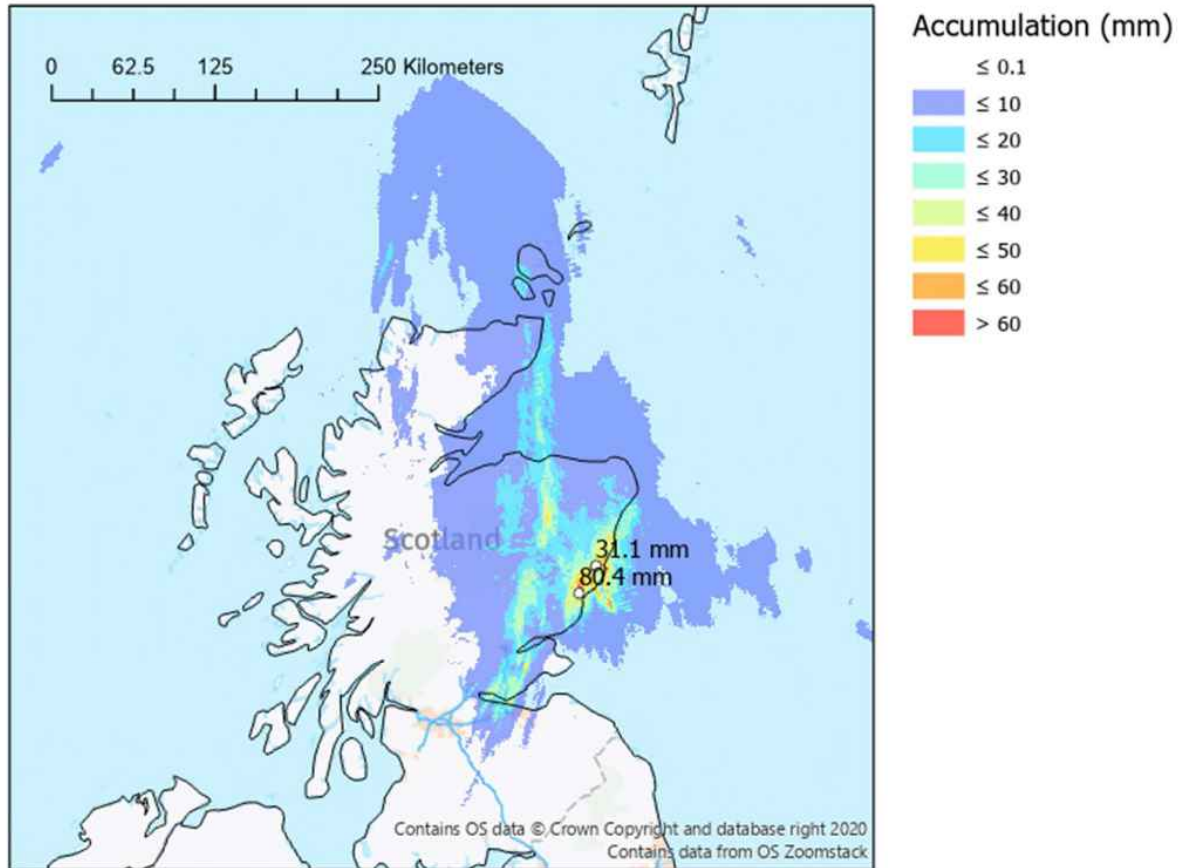


The sequence of rain-radar images at 30-minute intervals from 0400 UTC to 0700 UTC show the heaviest rainfall across Aberdeenshire during this period.



In an event such as this there may be a very large spatial variation in rainfall amounts across a relatively small area, and any network of rain-gauges will inevitably struggle to capture the detailed spatial rainfall pattern. The figure below shows estimated rainfall totals across Scotland from 0400

to 0700 UTC on 12 August 2020 (source: Met Office observations R&D). This period covers the most intense rainfall across the Aberdeenshire area. The rain-radar indicates 30mm or more falling widely across Aberdeenshire in around 3 hours with some locations recording 50mm+; in some location this approaching the August 1981-2010 long term average rainfall for the whole month.



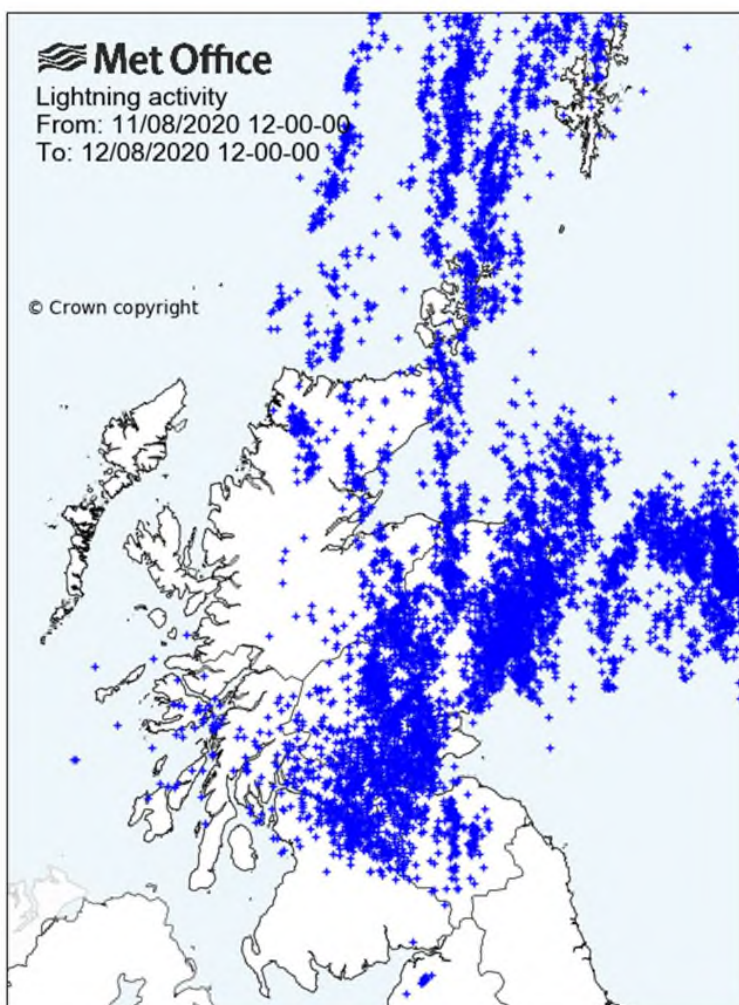
The table below lists the highest hourly rainfall totals recorded at Met Office stations in the area. A rain-gauge at Cheyne (Aberdeenshire) operated by the Scottish Environment Protection Agency (SEPA) and located close to Stonehaven is reported to have recorded 78.4mm in a three-hour period including 36.6mm in one hour, and other rain-gauges in the area indicate 30 to 50mm or more falling in the vicinity.

Station	Hourly total (mm)	Hour ending
Inverbervie (Aberdeenshire)	41.6	0600 UTC 12 August
Aberdeen, Craibstone	32.4	0700 UTC 12 August
Edinburgh Royal Botanic Garden	25.8	2300 UTC 11 August

The table below lists the highest daily rainfall totals recorded by the network of rain-gauges registered by the Met Office from 0900 UTC 11th to 0900 UTC 12th August 2020. These rainfall totals would typically represent approximately the whole-month August long-term average rain falling within the space of a few hours, or less. Several other rain-gauges in the network recorded over 50mm.

Station	Daily total (mm)	August 1981-2010 long-term average (mm)
Grangemouth Refinery (Stirling)	95.0	67.1
Perth, Norwich Union (Perth)	86.2	-
Stonehaven, Cheyne (Aberdeenshire)	79.0	-
Newton of Falkland (Fife)	77.2	-
Gilston (Mid-Lothian)	62.8	64.2
Kinross (Kinross-shire)	61.6	81.4

The map below shows lightning activity recorded across Scotland between 1200 UTC 11 August and 1200 UTC 12 August 2020.



Thunderstorms in the UK are very frequently associated with a break-down following hot, humid weather, with torrential downpours often accompanied by large hail and lightning strikes. Such events often result highly localised large rainfall totals of short duration. One example was on 28 June 2012, a day of severe thunderstorms across the UK with widespread flash-flooding, hail and lightning strikes across Wales and northern England. This event closed the West Coast main line due to a landslide near Tebay in Cumbria, and the West Highland line was blocked near Tulloch Bridge as a landslide derailed a freight train.

Author: Mike Kendon, Met Office National Climate Information Centre

Last updated 10/09/2020

Severe winter weather and storm Darcy, February 2021

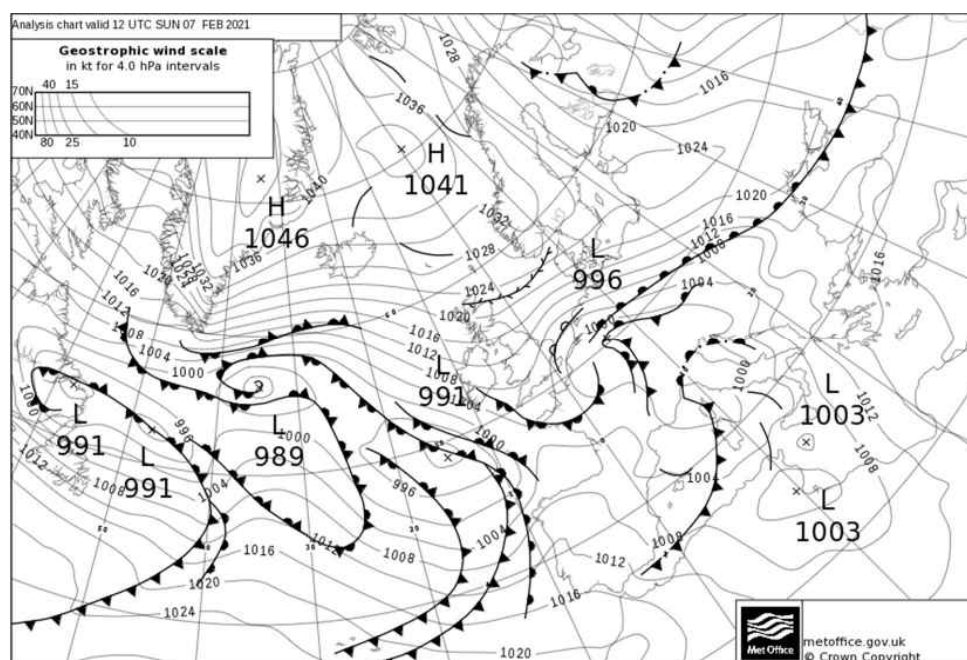
The UK experienced a week of severe winter weather from 7 to 13 February, with easterly winds drawing a bitterly cold airflow from eastern Europe. Storm Darcy brought some strong winds and heavy snow to parts of south-east England on 7th, while persistent snow showers resulted in significant accumulations across eastern England and Scotland. Daytime temperatures struggled to rise above freezing, and, combined with the wind, resulted in severe wind-chill, particularly on the exposed east coast. Much of eastern Scotland experienced deep lying snow with depths in some places of 20 to 30cm or more. 11th/12th February was a bitterly cold night with temperatures of -10 to -15°C across eastern Scotland, and three stations falling below -20°C. At Braemar, -23.0°C made this the UK's lowest temperature since December 1995.

Impacts

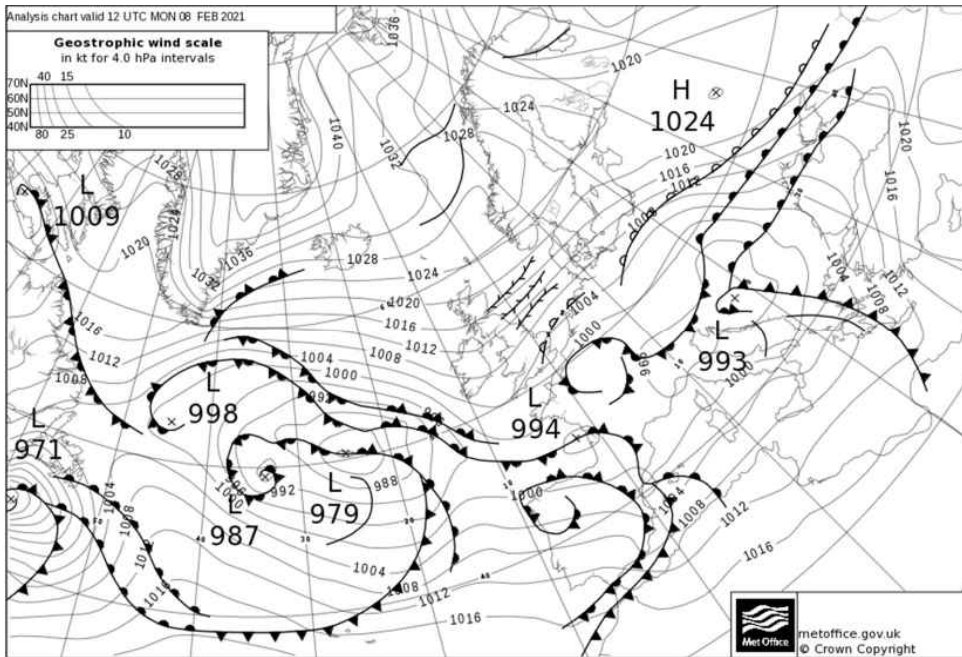
Snow and ice caused widespread travel disruption, with roads closed across many eastern coastal counties; Kent and Essex were particularly affected by deep snow. Hazardous conditions made driving conditions difficult with several accidents. There were also train cancellations. A number of schools had to close across the south-east and Lincolnshire and several Covid vaccination centres were also shut. A kitesurfer died on a beach in Suffolk. Scotland was also affected by deep lying snow, with transport disruption and school closures, and the harbour at Nairn was frozen over. There was deep lying snow across Scotland's mountains, with large accumulations and severe drifting. The Stevenson screen at the weather station at Cairngorm Chairlift (663masl) was buried in snow, and an extreme avalanche risk was reported in the Pentland Hills south of Edinburgh. Several impressive igloos were built by members of the public.

Weather data

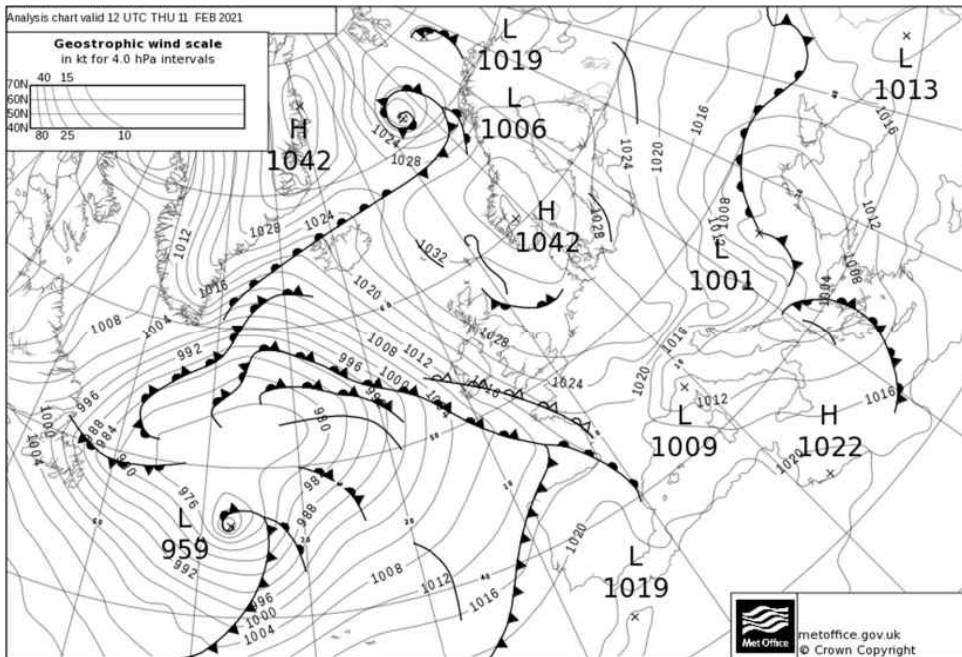
The analysis chart at 1200 UTC 7 February 2021 shows an area of low pressure (storm Darcy) located across the Netherlands bringing heavy snow and strong winds to south-east England.



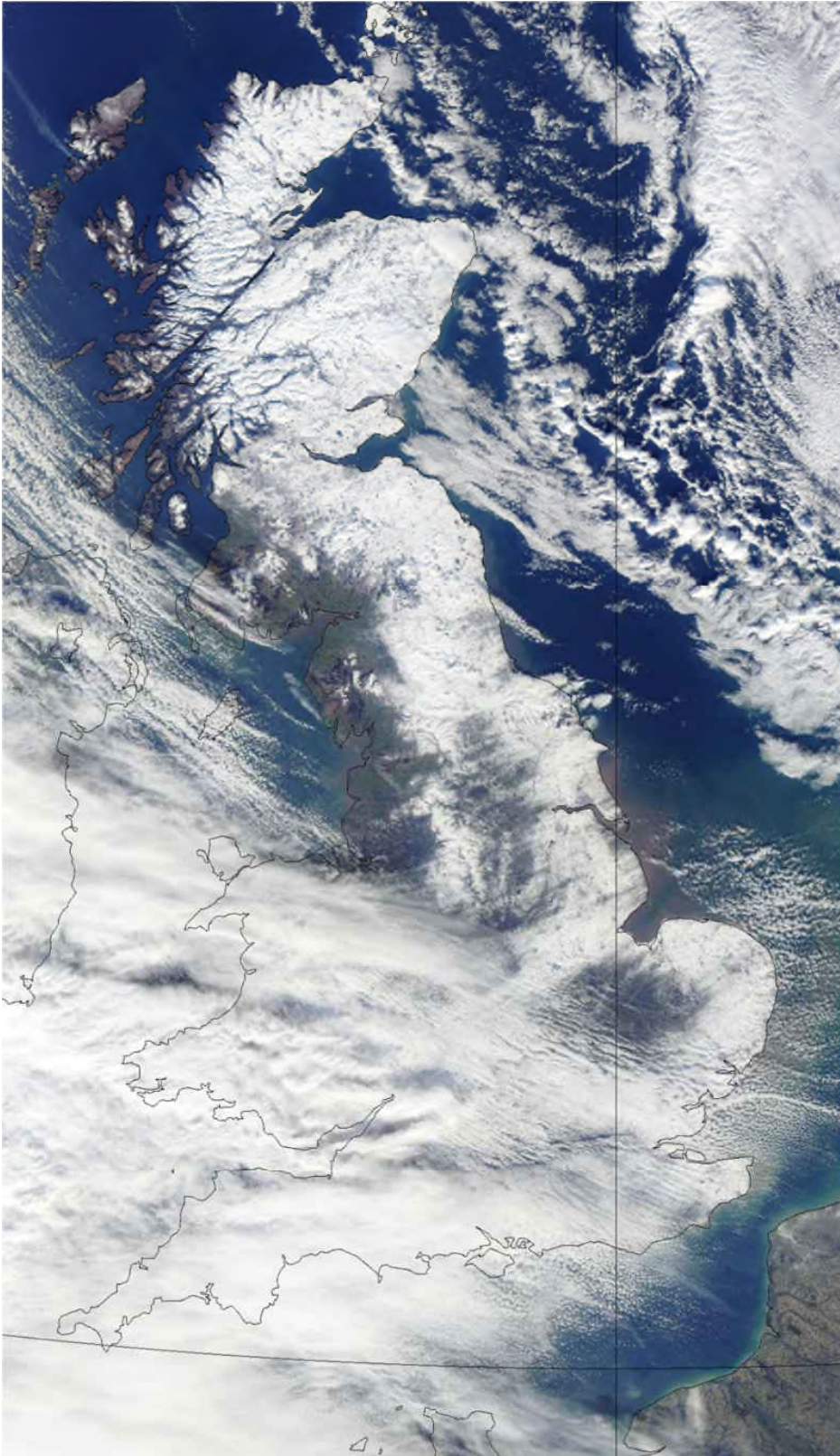
The analysis chart at 1200 UTC 8 February 2021 shows the UK in a bitterly cold easterly airstream with a persistent feed of snow showers off the North Sea affecting the east coast.



The analysis chart at 1200 UTC 11 February 2021 shows high pressure over Scandinavia extending to cover much of the UK, while frontal systems start pushing into the far south-west.



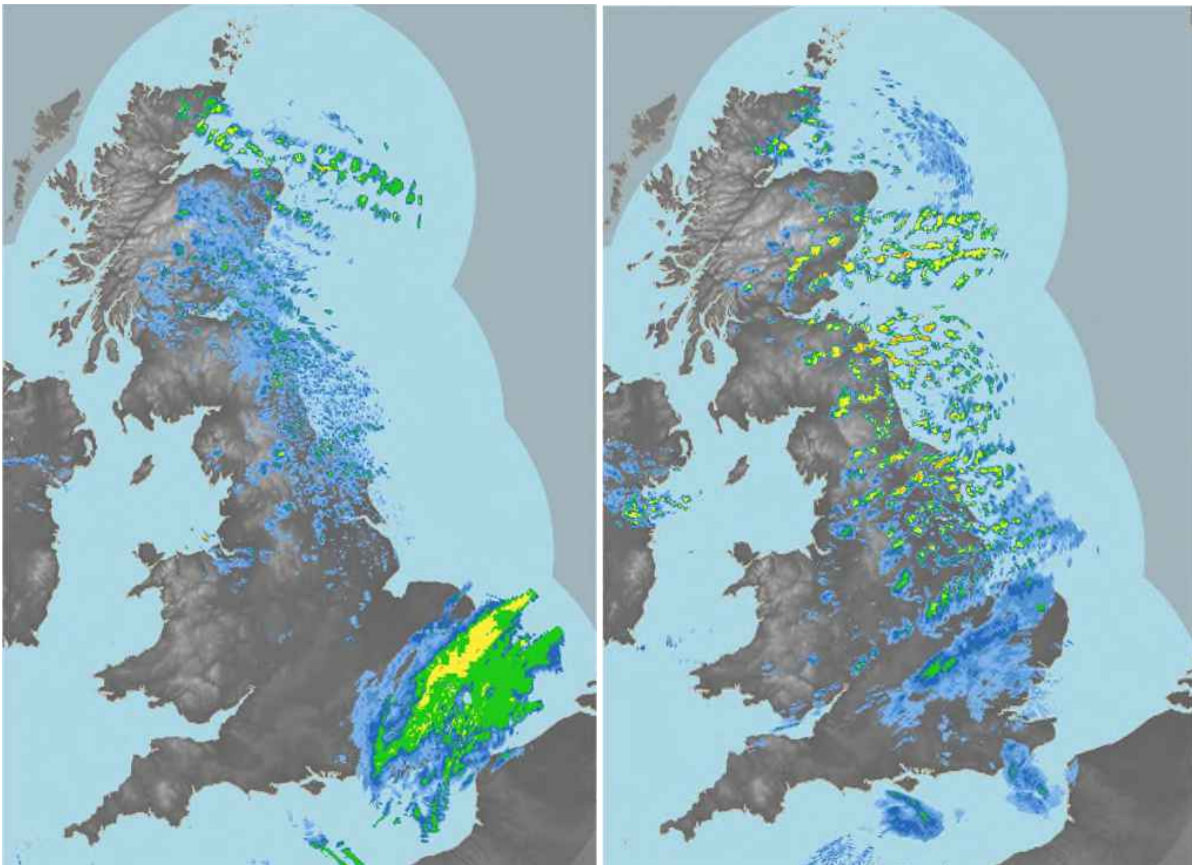
The satellite image on 11 February 2021 shows lying snow from Kent to Caithness, extending from the coast and inland across the east Midlands, Pennines and much of Scotland. Bands of snow from lines of showers in the easterly airflow can clearly be seen across Lincolnshire and Yorkshire. 11th/12th was the coldest night of the spell, with temperatures falling below -20°C in Scotland – this occurred due to a combination of clear skies, lying snow and light winds. Image copyright Met Office / NOAA / NASA.



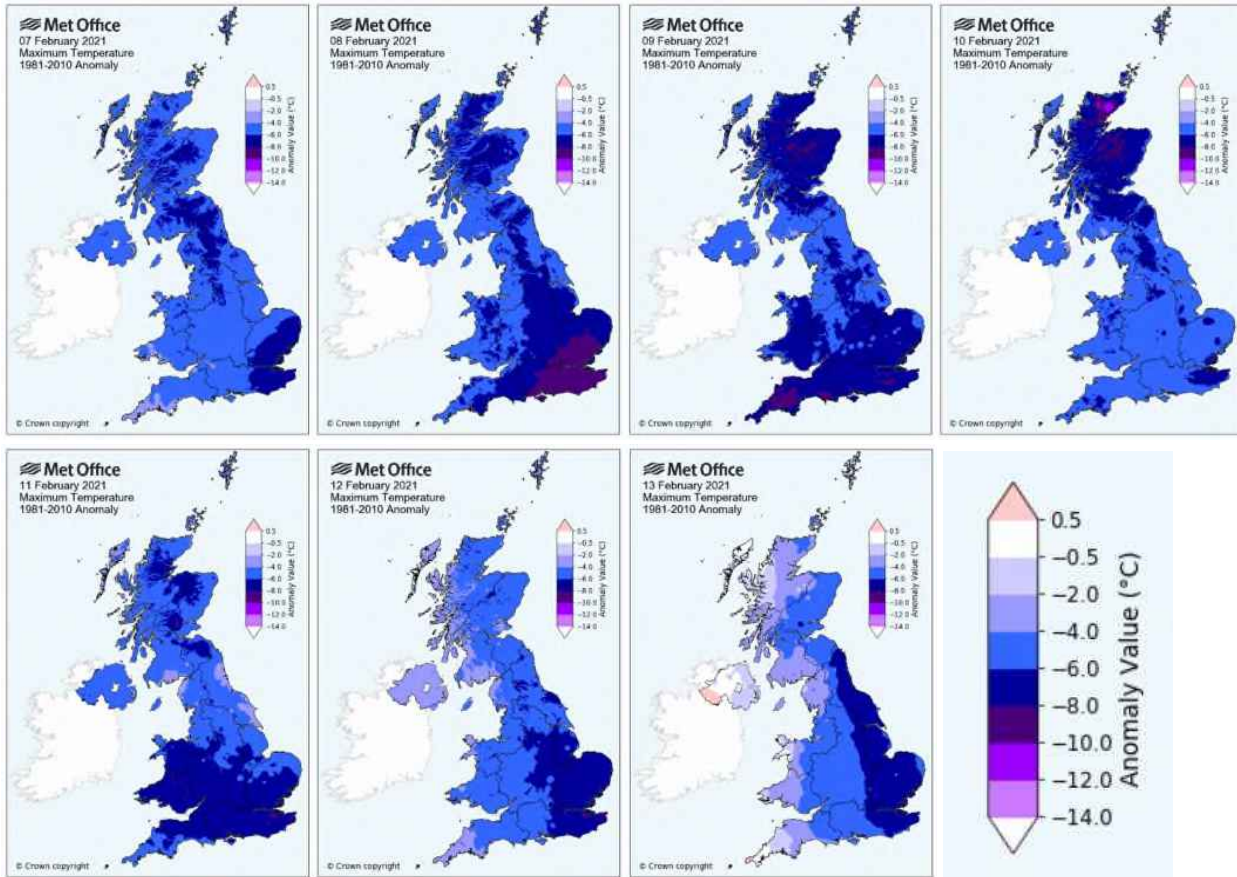
The satellite image on 11 February 2021 shows lying snow around the coastlines of the southern North Sea. Image copyright Met Office / NOAA / NASA.



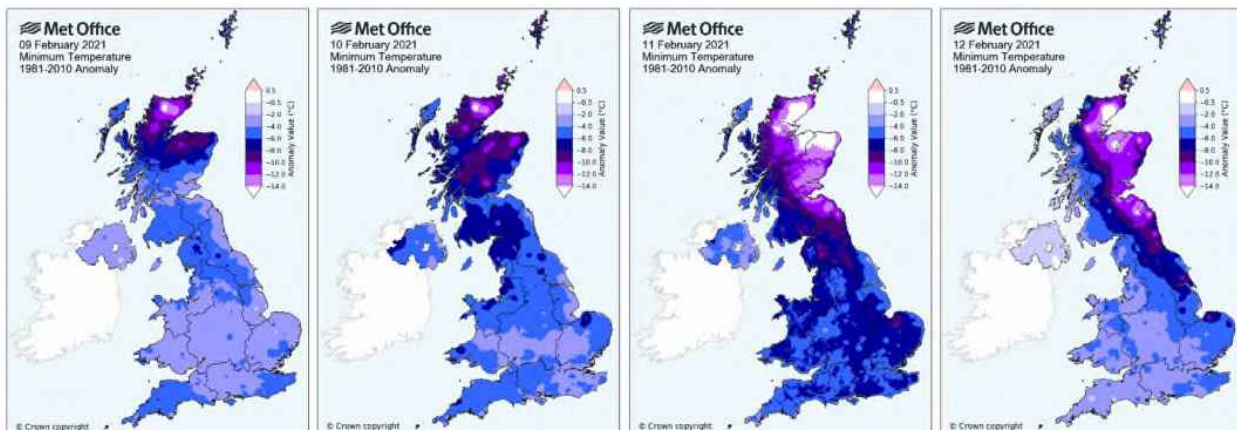
The rain-radar images at 1200 UTC 7th and 1200 UTC 8th February show heavy snow affecting south-east England, with a feed of snow showers running in off the North Sea.



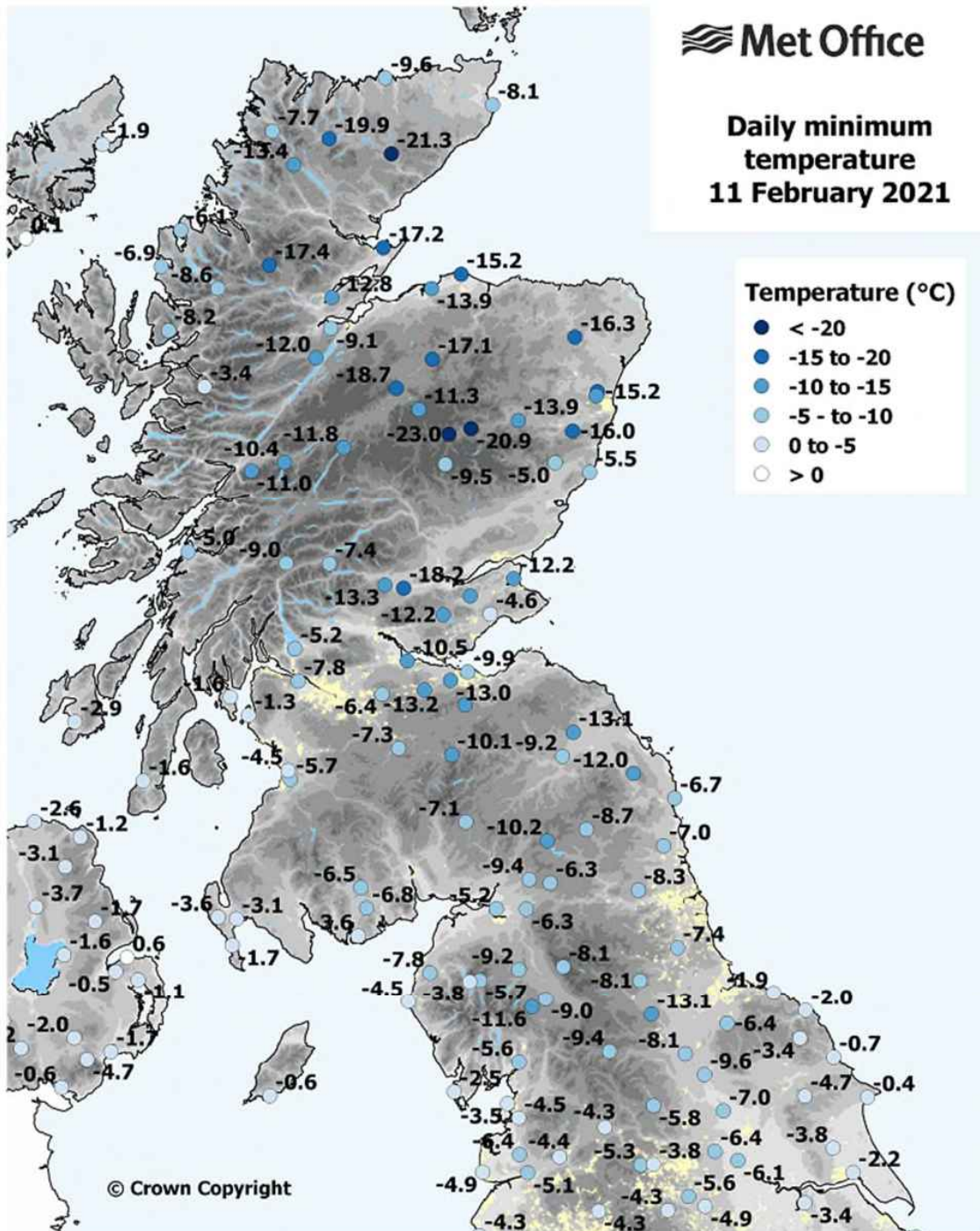
The maps below show daily maximum temperature anomalies from 7 to 13 February 2021. Temperatures were well below average throughout the UK for the week, reaching only 1 or 2°C widely. With lying snow and a strong easterly wind, 8th February was particularly cold across the south-east where temperatures remained below freezing all day – with daily maximum temperatures of -1.5°C at Rothamsted, Hertfordshire and -2.4°C at Wych Cross, East Sussex – 8 to 10°C below average for the time of year. Even central London remained below freezing with a daily maximum of -0.1°C at St James’s Park.



The maps below show daily minimum temperatures from 9 to 12 February 2021. The coldest night was 11th/12th February. Temperatures fell below -5°C across most of the UK and -10 to -15°C or lower across north-east Scotland – around 14°C below average for the time of year. Only a few coastal fringes in the west and south escaped a frost. Daily minimum temperatures are observed from 0900 to 0900 UTC and since the lowest temperatures occurred around 0900 UTC, this accounted for the very low temperatures on both 11th and 12th.




The map below shows daily minimum temperatures across Scotland and north-east England on 11 February 2021. Minima were widely -5 to 10°C across northern England, while it was an exceptionally cold night across eastern Scotland. The provisional daily area-average minimum temperature for eastern Scotland was -12.3°C making this the coldest night here since 3rd December 2010 (-13.5°C). Three stations fell below -20°C : -20.9°C at Balmoral and -23.0°C at Braemar (both Aberdeenshire) and -21.3°C at Kinbrace, Sutherland. Temperatures fell well below -10°C even on the coast, with -17.2°C at Tain Range, Cromarty, -15.2°C at Lossiemouth, Moray, -15.2°C at Dyce, Aberdeen, -12.2°C at Leuchars, Fife and -13.0°C at Edinburgh, Gogarbank. Several stations in this area recorded their coldest February night since 1978 and at Lossiemouth it was the coldest February night in a 69-year record.

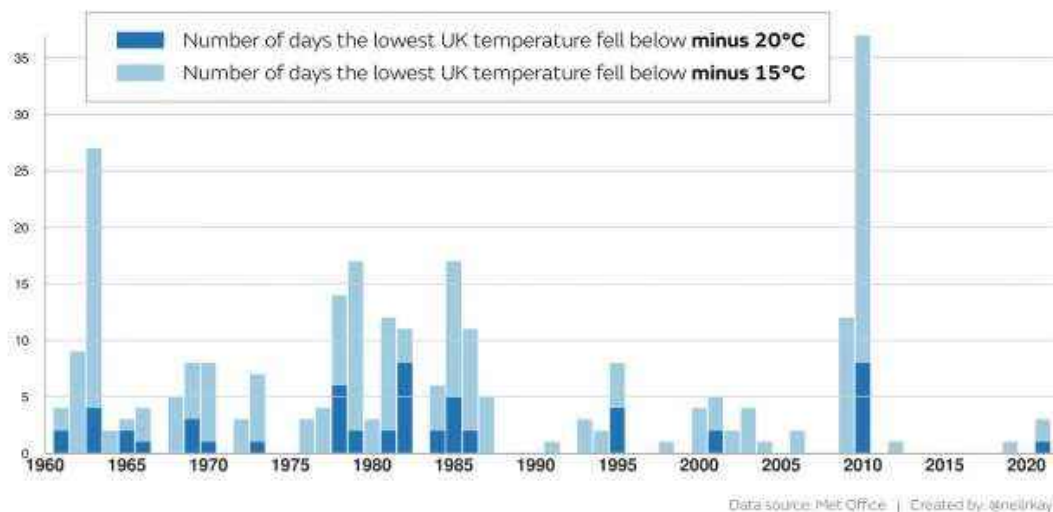


The lowest temperature of the spell, -23.0°C at Braemar, was the UK's lowest temperature since -27.2°C at Altnaharra, Sutherland on 30 December 1995 (the UK's equal-lowest temperature on record). Ravensworth (North Yorkshire) recorded a minimum of -15.3°C on 12th (this occurring after 0900 UTC on 11th) – making this England's lowest temperature since 11 February 2012.

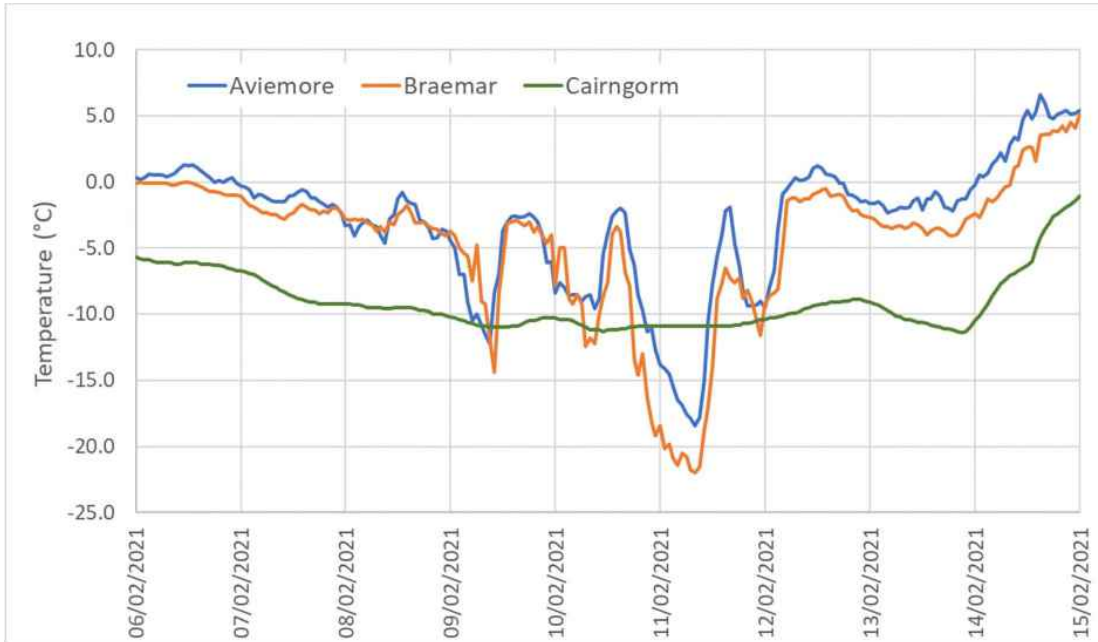
Temperatures below -20°C are comparatively unusual in the UK, having last occurred in 2010, 2001 and 1995, while in recent years -15°C has also been unusual. The figure below counts the number of days by year from 1961 with at least one station recording -15°C and -20°C or lower. In both cases there were generally more days in the years from 1961 to the mid-1980s compared to the second half of the series. In 1982 there were over 50 observations of -20°C across England and Scotland in a bitterly cold spell between 7th and 15th January, while in 1995 there were over 30 observations of -20°C across Scotland from 28th to 30th December. In 2010 there were several spells of severe winter weather with -20°C recorded in both January and December and -15°C recorded on 37 separate days in January, February, March, November and December.

More than 30 stations across the UK recorded minimum temperatures below -10°C on 11 February 2021, making this the most widespread severe frost since February 2012.

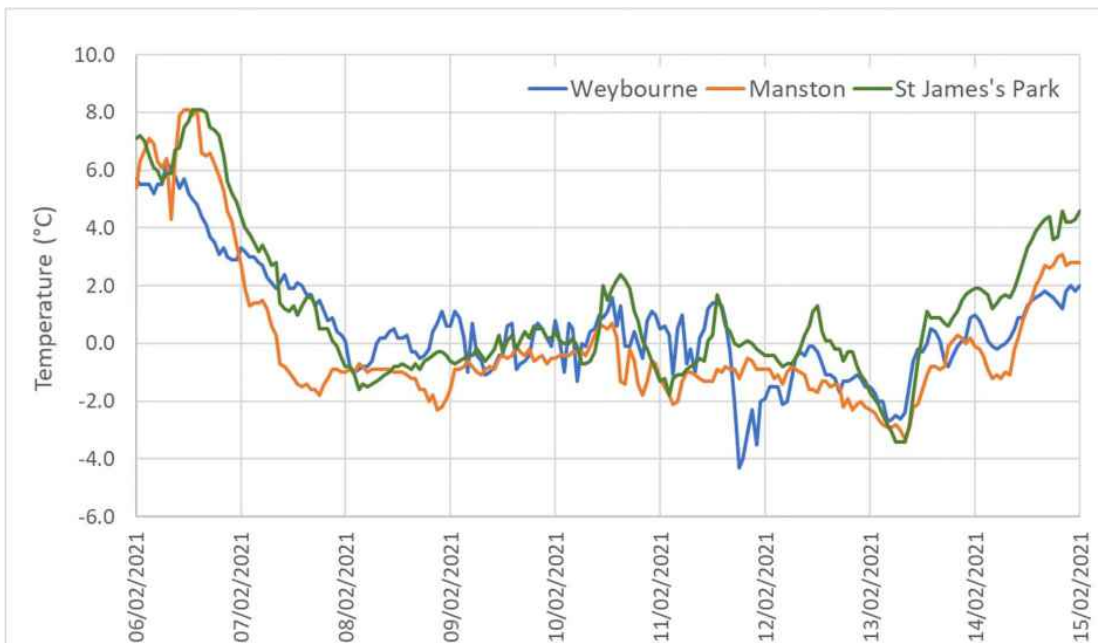
 Frequency of very cold nights in the UK from 1960 to 2021



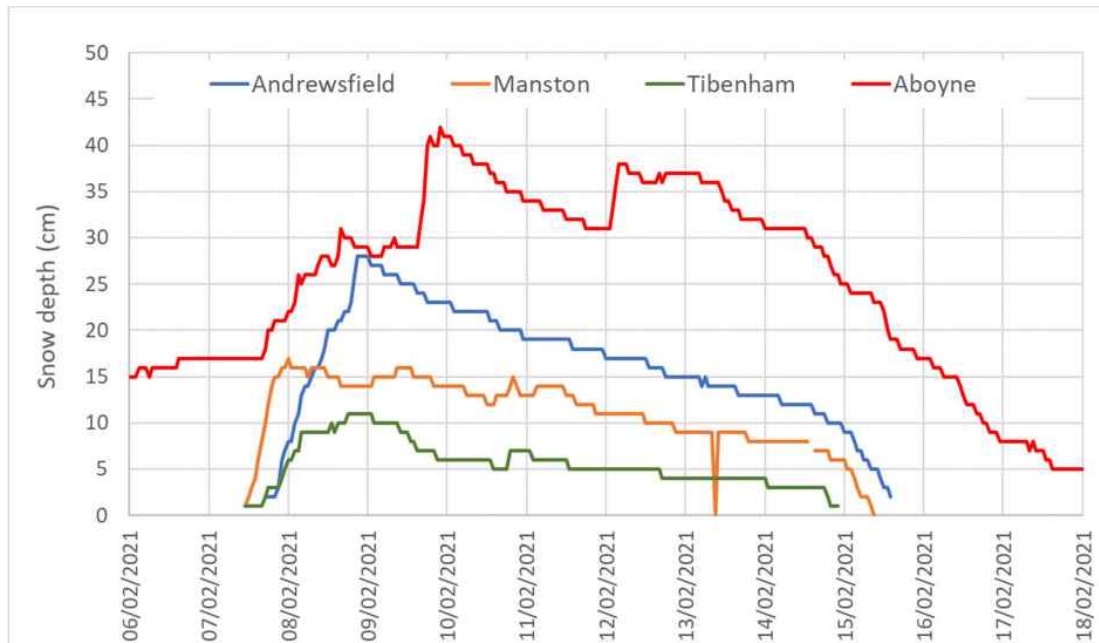
The figure below shows hourly air temperature at Aviemore (Inverness-shire), Braemar (Aberdeenshire) and Cairngorm summit (1237masl) through the spell. Temperatures at Braemar fell below -10°C for four consecutive nights, with the coldest night 11th/12th falling below -20°C , and daytime temperatures remaining well below freezing. By contrast the air temperature at Cairngorm summit remained relatively steady at around -10°C .



The figure below shows hourly air temperature at Weybourne (Norfolk), Manston (Kent) and St James's Park (London). Note the different y-axis scale. In contrast to Scotland, temperatures across south-east England remained generally close to 0°C , with the easterly wind tending to mostly suppress the diurnal temperature variation. There were particularly strong easterly winds at the start of the spell, especially on exposed eastern coasts, with Weybourne recording a maximum gust of 48Kt (55mph) on the 7th. Winds inland gusted widely at around 20 to 30Kt (23 to 35mph) resulting in severe wind-chill and drifting of lying snow.



The figure below shows hourly snow depths at three stations across the south-east: Manston (Kent), Andrewsfield (Essex) and Tibenham (Norfolk), and also Aboyne (Aberdeenshire). 10 to 20cm fell at these locations in the south-east on 7th and 8th, with this lying largely un-melted until the 15th. At Aboyne, persistent snow showers led to a much greater depth of snow, exceeding 30cm from 8th to 15th, with a maximum depth of 42cm.



The figure below shows snow depths on 10 February 2021. Parts of Kent and East Anglia recorded depths of 15 to 20cm or more from the heavy snow of 7 February, but snow depths up the east coast were more typically 5 to 10cm. The deepest lying snow was across Scotland around Edinburgh, Fife, Angus, Kincardineshire and Aberdeenshire with depths of 20 to 30cm or more, including 38cm at Aboyne, Aberdeenshire, 35cm at Fettercairn, Kincardineshire, 26cm at Mylnefield, Angus and 23cm at Penicuik, Mid-Lothian. There was also deep lying snow parts of across the north Pennines with 21cm at Copley, County Durham. However, most central and western parts of the UK sheltered from the east remained snow free.

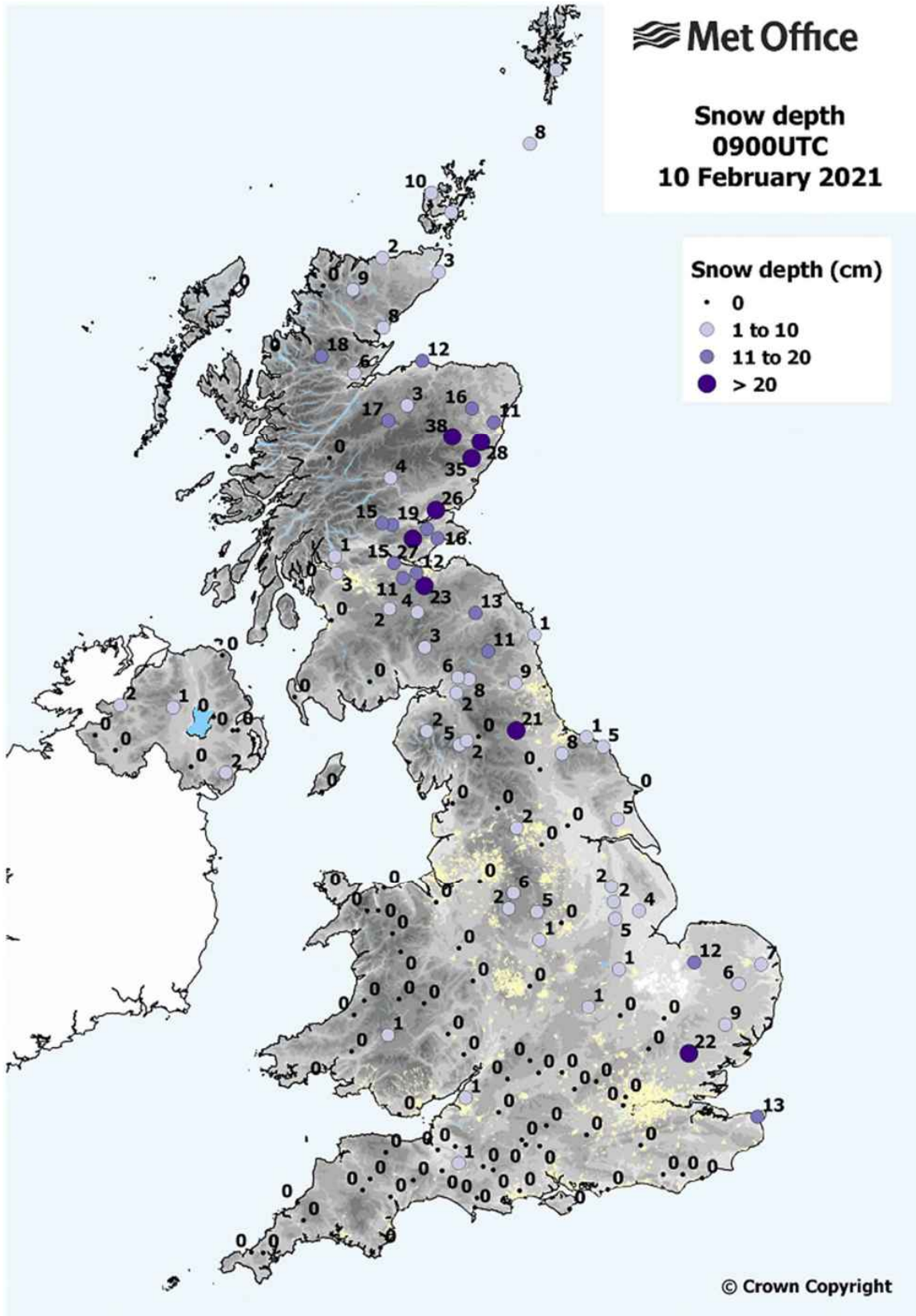
This was the UK's most severe spell of wintry weather since the 'Beast from the East' event of late February to early March 2018. Although minimum temperatures fell lower during February 2021, daily maximum temperatures were generally lower during the 2018 event with 'ice-days' (the temperature remaining below 0°C all day) more widespread – particularly on 28 February and 1 March 2018. In 2018 the snow was also generally much more widespread and deeper, with significant depths across Wales, central southern and south-west England. There was also a brief spell of widespread snow and low temperatures which caused disruption in late January / early February 2019.

7th to 13th February 2021 was a notable spell of severe wintry weather – particularly in comparison to several very mild winters in the last few decades, but would not be considered exceptional compared to long-term climate records, less severe than 2018 and very much less severe than the exceptional freezing weather of December 2010.

**Snow depth
0900UTC
10 February 2021**

Snow depth (cm)

- 0
- 1 to 10
- 11 to 20
- > 20



Author: Mike Kendon, Met Office National Climate Information Centre

Last updated 19/02/2021

Storm Malik and storm Corrie, January 2022

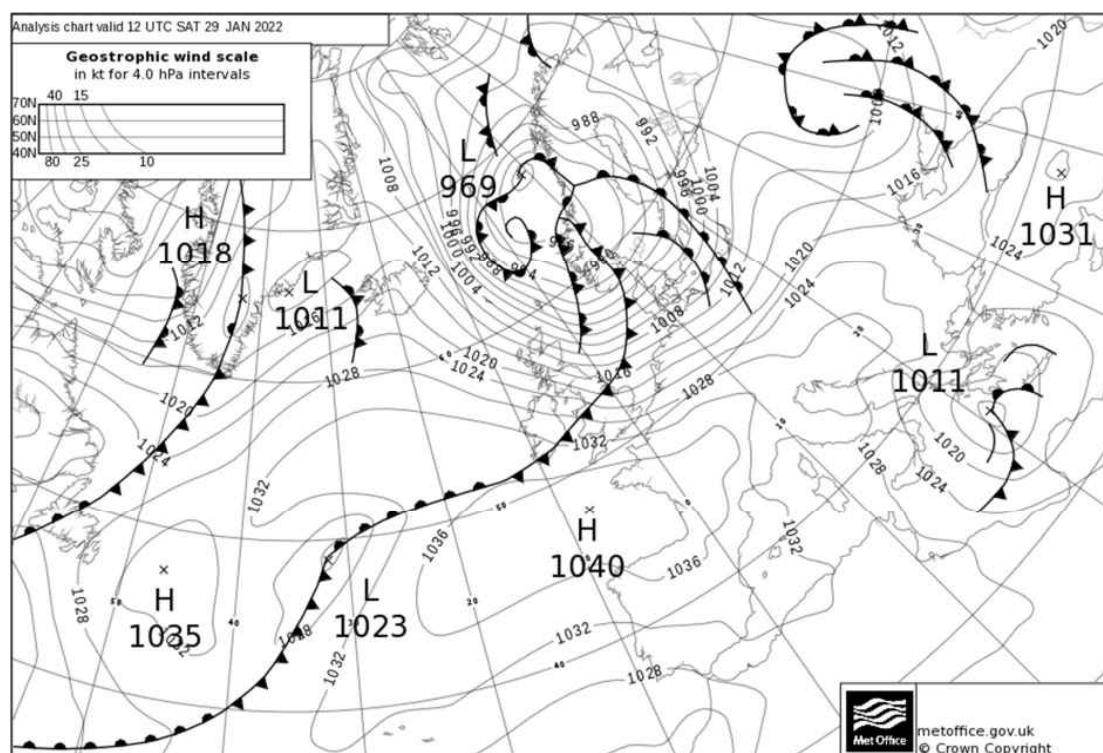
Storms Malik and Corrie, arriving in quick succession, brought damaging north-westerly winds to northern Scotland and north-east England. Malik, named by the Danish Meteorological Institute, brought widespread wind gusts of over 60Kt (69mph), and was one of the ten most significant winter storms to affect the UK since the storm naming system was introduced for the 2015/2016 season. Corrie, arriving only 36 hours later, brought further damaging winds, with gusts reaching 80Kt (92mph) at Stornoway Airport (Western Isles) and 79Kt (91mph) at Inverberrie (Kincardineshire).

Impacts

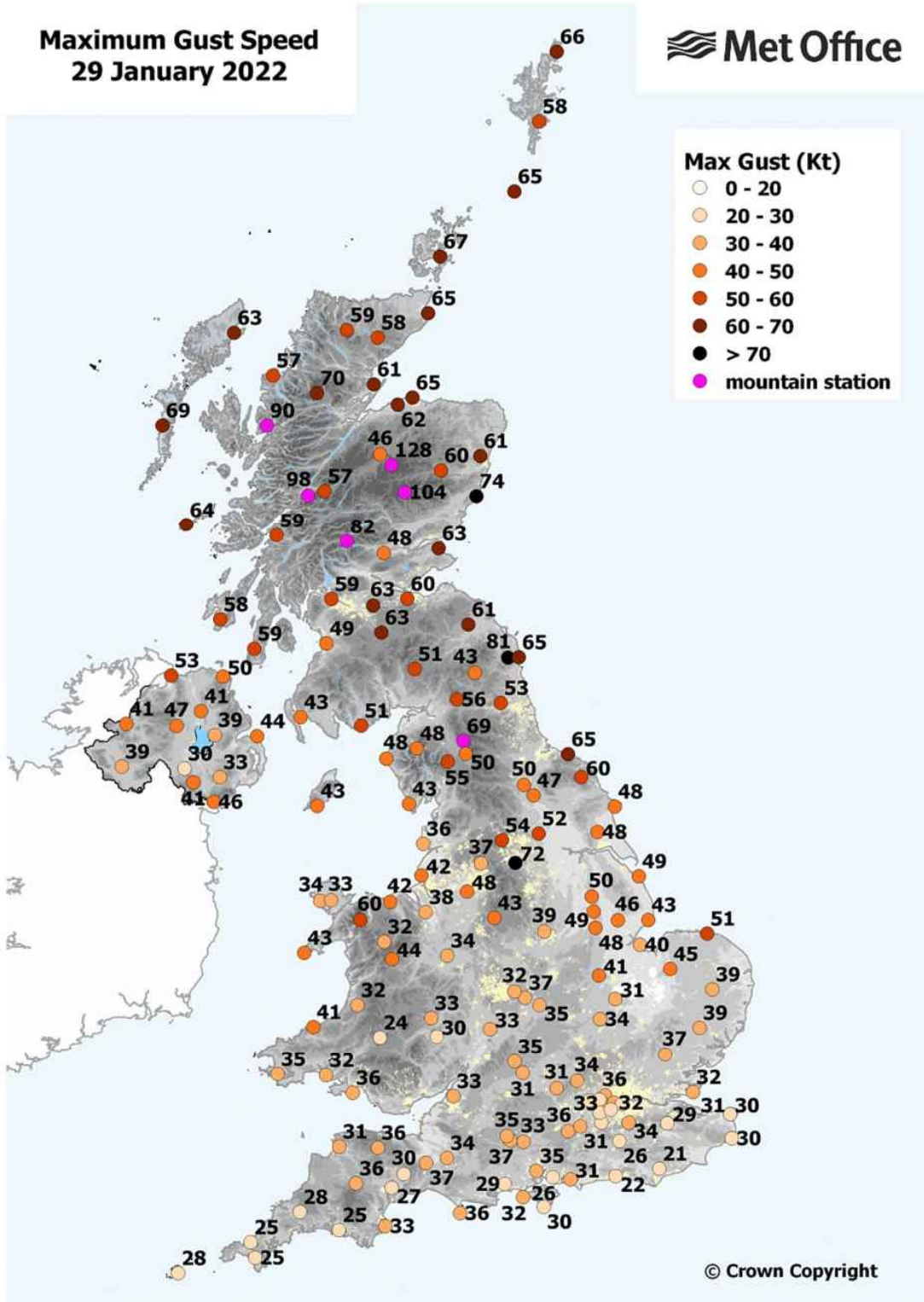
Two people were killed by falling trees in Staffordshire and Aberdeen due to storm Malik. There were widespread reports of structural damage with falling bricks and debris, and the roof of a house was blown off in Gateshead. Falling trees resulted in loss of power supplies to tens of thousands of homes in areas such as Aberdeenshire, Northumberland and County Durham, although the extent of the damage was not as significant as from storm Arwen in late November. There was major disruption to rail services in north-east England and Scotland, and difficult driving conditions with a number of overturned lorries. Ferry sailings in Scotland were delayed or cancelled. Several schools in Aberdeenshire, the Highlands and Moray were closed due to storm damage or power outages.

Weather data

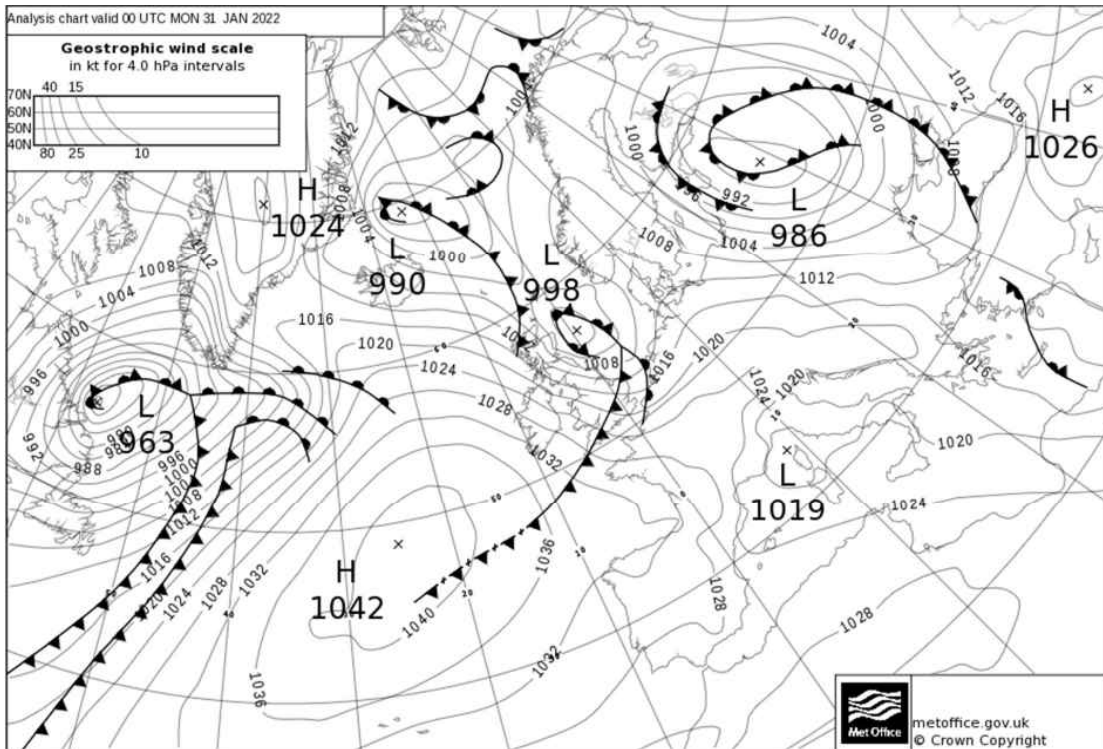
The analysis chart at 1200 UTC 29 January 2022 shows storm Malik to the north-east of the UK with an associated cold front sweeping south-east across the country. The tightly packed isobars provide an indication of the strength of the north-westerly winds.



The map below shows maximum gust speeds from storm Malik on 29 January 2022. Gusts of 60 to 70Kt (69 to 81mph) were recorded widely across stations in Scotland and north-east England. The highest gusts were 81Kt (93mph) at Brizlee Wood (Northumberland), 74Kt (85mph) at Inverbervie (Kincardineshire), 72Kt (83mph) at Emley Moor (West Yorkshire), 70Kt (81mph) at Loch Glascarnoch (Highland) and 69Kt (79mph) at South Uist (Western Isles). Winds gusted at over 100Kt across Scotland's mountain summits with 128Kt (147mph) at Cairngorm Summit, 1237 metres above mean sea level (masl).

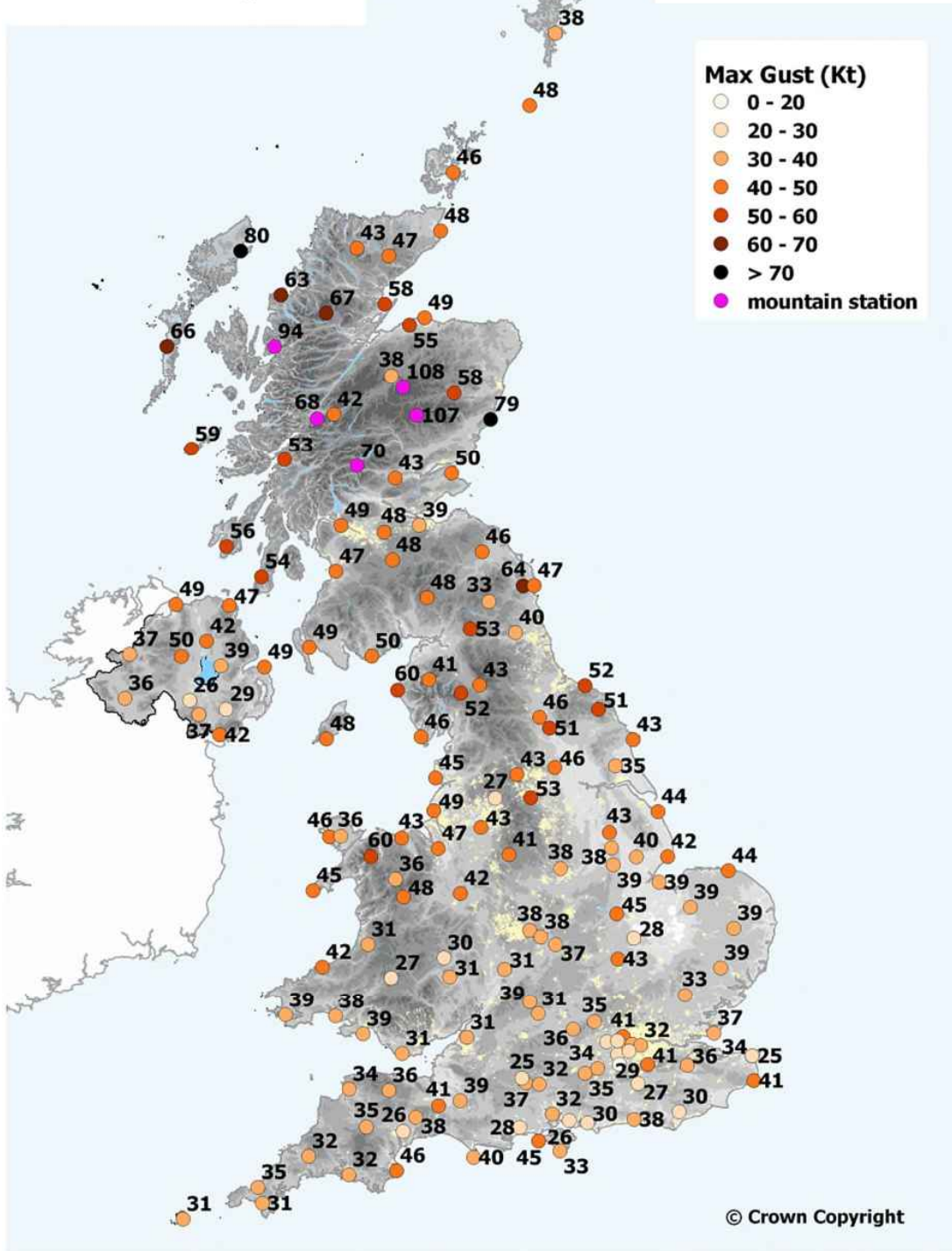


The analysis chart at 0000 UTC 31 January 2022 shows storm Corrie in the North Sea, bringing further very strong north-westerly winds across the UK.

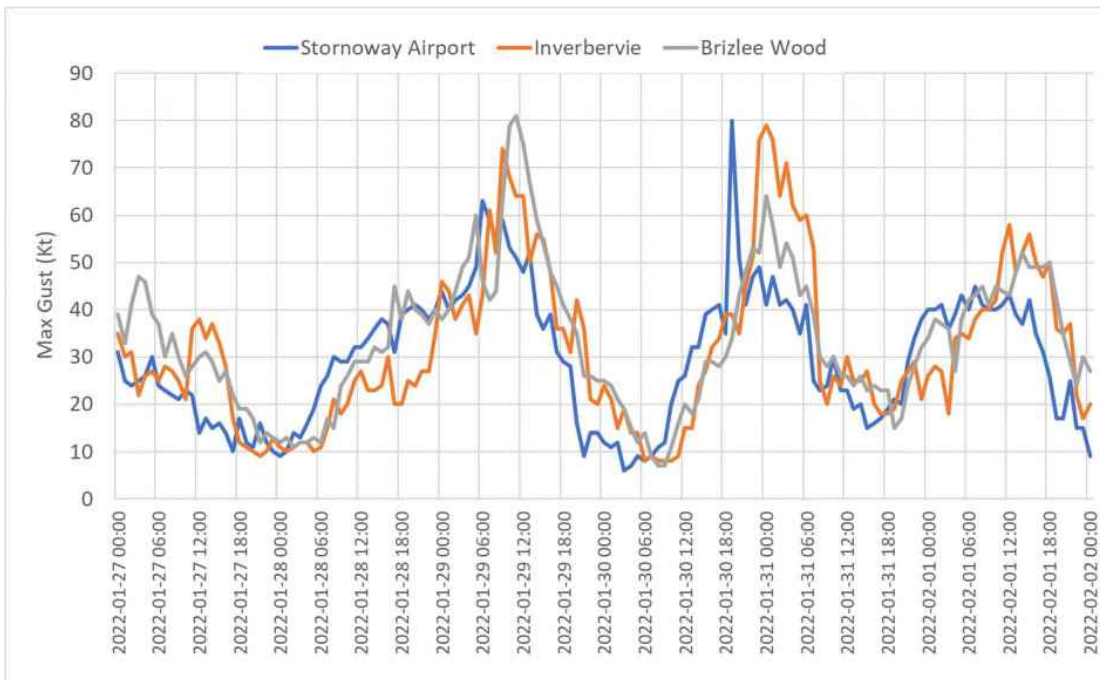


The map below shows maximum gust speeds from storm Corrie from 30 to 31 January 2022. Gusts of 60 to 70Kt (69 to 81mph) were recorded again across parts of Scotland and northern England, although the area affected by the highest gusts was generally smaller in extent than storm Malik. The highest gusts were 80Kt (92mph) at Stornoway Airport (Western Isles), 79Kt (91mph) at Inverbervie (Kincardineshire), 67Kt (77mph) at Loch Glascarnoch (Highland) and 66Kt (76mph) at South Uist (Western Isles). Winds again gusted at over 100Kt (115mph) across Scotland's mountain summits.

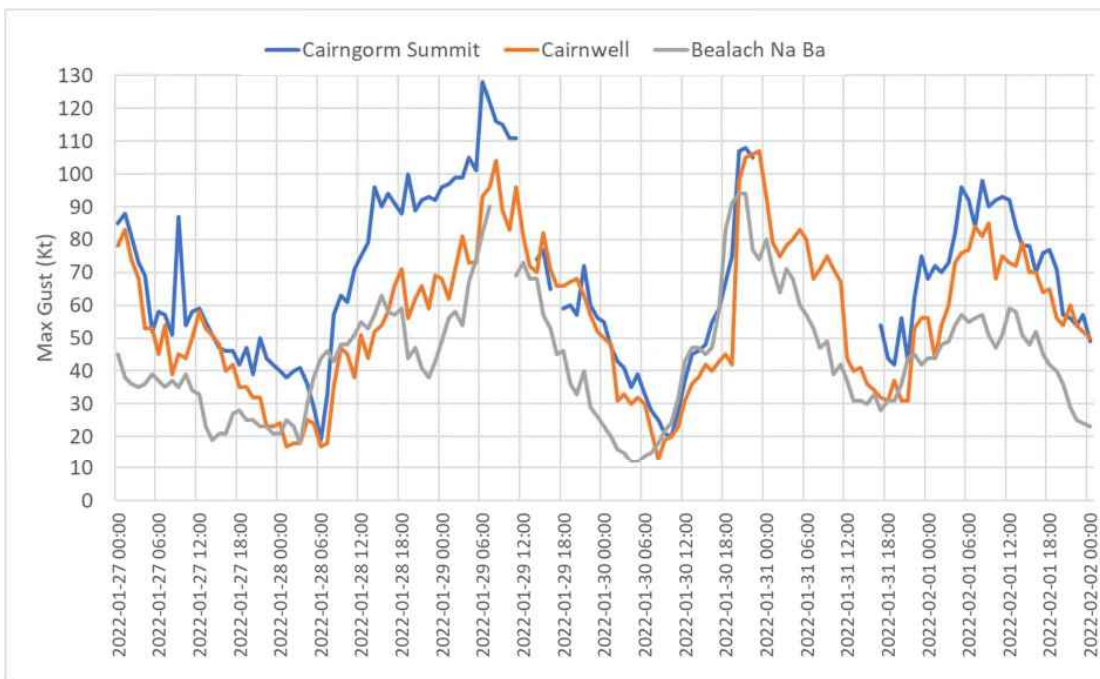
Maximum Gust Speed 30 to 31 January 2022



The chart below shows hourly maximum gust speeds during storms Malik and Corrie at Stornoway Airport, Inverberrie and Brizlee Wood, with these two named storms only around 36 hours apart. At Inverberrie, 79Kt (91mph) during storm Corrie was the highest wind gust on record at this station, exceeding 78Kt (90mph) on 8 December 2011, with wind observations for this station from 2010.



The chart below shows hourly maximum gust speeds during storms Malik and Corrie at Cairngorm Summit (1237masl), Cairnwell (928masl) and Bealach Na Ba (773masl)) and provides an indication of the ferocity of wind gusts across Scotland's mountain summits. At Cairngorm summit, maximum gust speeds during storm Malik were around 90Kt (104mph) or higher for a period of almost 24 hours, with gusts of over 100Kt (115mph) for 8 hours from 0300 UTC to 1100 UTC on 29th and a peak gust of 128Kt. Unfortunately, this station experienced some loss of data for both named storms. This was the UK's highest recorded wind gust since 129Kt (148mph) from storm Conor on 25 December 2016. The UK record is 150Kt (173mph) at Cairngorm Summit on 20 March 1986.



The table below provides a count of the number of stations recording a maximum gust of 60Kt (69mph), or higher, since storm names were introduced for the 2015/2016 season. This provides a a broad indication of the spatial extent of the strongest winds. There were 23 UK stations

recording gusts exceeding 60Kt during storm Malik, by this metric making this storm among the top-ten most significant named storms since the storm naming system was introduced. Of the 20 dates in the table, all but two are for named storms. However, ranking storms is complex as it depends on the spatial extent, severity, duration and direction of the wind gusts from each storm, all of which will have differing characteristics, and in addition it depends on the spatial distribution of the network of stations recording wind speeds. Therefore, this comparison will not always reflect the severity of the impacts from an individual storm. For example, a red warning for wind was issued for storm Arwen on 26 to 27 November 2021 for north east coastal regions, but this does not feature on this table (count 9), and is why the national severe weather warning service accounts for both the meteorological hazard, and the potential impacts.

A red warning for wind was previously issued for storm Gertrude and this is arguably the most significant major winter storm since the storm naming system was introduced, with 31 stations (around a fifth of the network) recording gusts of over 60Kt (69mph) and 12 stations over 70Kt (81mph). Looking slightly further back, over the last decade, the four most significant storms are 5 December 2013 (count 56); 3 January 2012 (count 42), 8 December 2011 (count 40) and 12 February 2014 (count 39).

Date	Count	Storm
29/01/2016	31	Gertrude
09/02/2020	31	Ciara
19/09/2018	30	Ali
01/02/2016	24	Henry
29/01/2022	23	Malik
16/10/2017	19	Ex-hurricane Ophelia
23/02/2017	17	Doris
26/12/2016	16	Conor
11/01/2017	16	un-named
13/01/2020	16	Brendan
26/11/2021	15	Arwen
08/02/2016	14	Imogen
23/12/2016	14	Barbara
16/02/2020	14	Dennis
07/12/2017	13	Caroline
03/01/2018	13	Eleanor
18/01/2018	13	David
22/02/2020	12	un-named
29/11/2015	11	Clodagh
29/12/2015	11	Frank

Author: Mike Kendon, Met Office National Climate Information Centre

Last updated 03/02/2022



Storm Otto, 17 February 2023

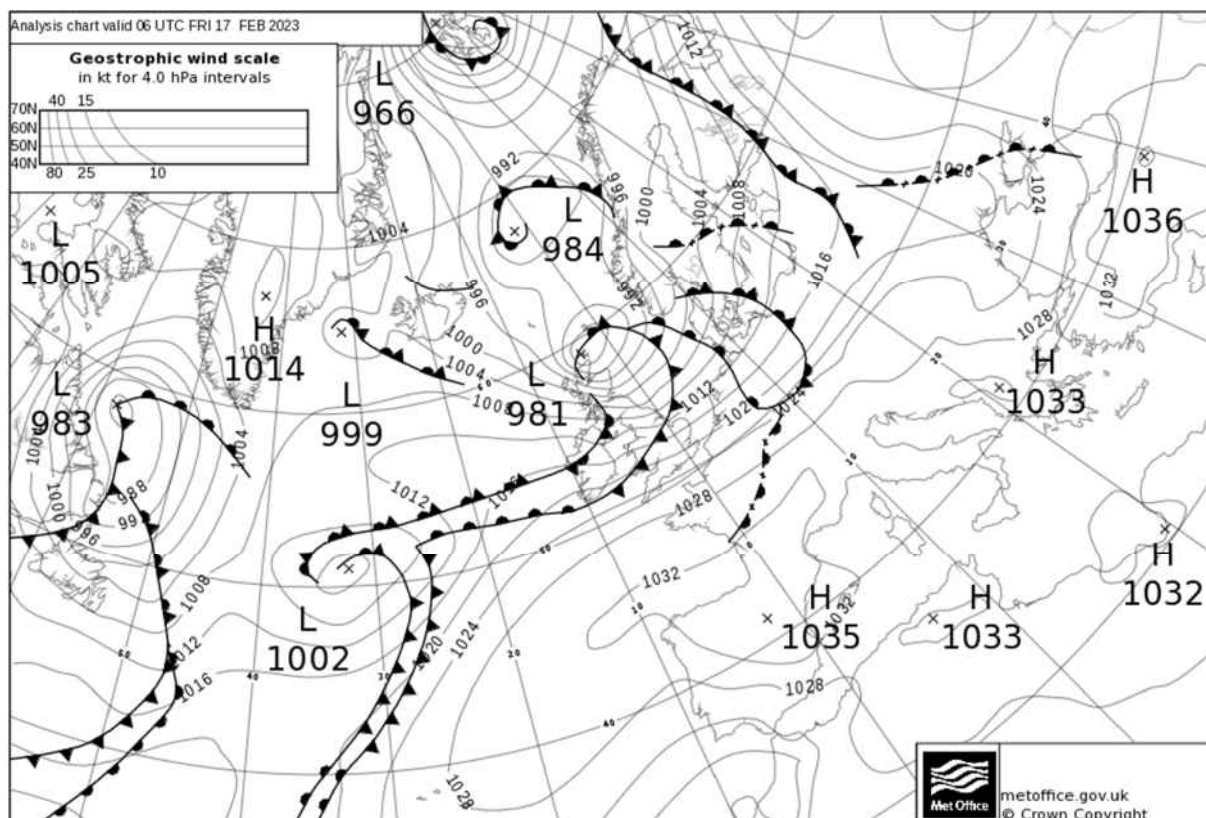
Storm Otto on 17 February 2023 was the first named storm of the 2022/2023 storm season. The storm was named by the Danish Meteorological Institute and brought gusts of over 60Kt to parts of northern and eastern Scotland and north-east England. The storm tracked rapidly eastwards across northern Scotland before moving across the North Sea toward Norway. This was a fairly typical Atlantic winter storm for the UK.

Impacts

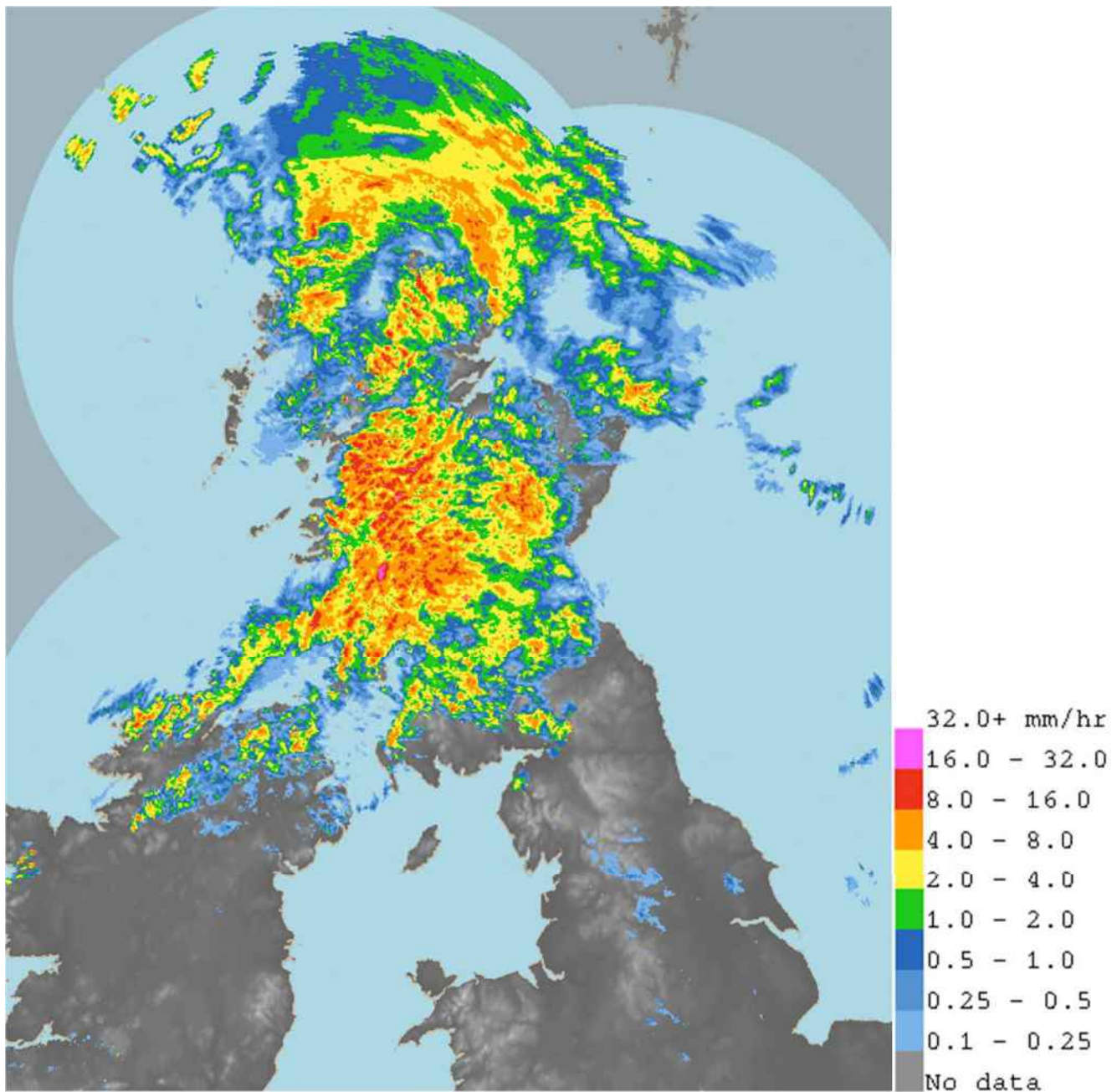
Thousands of homes across northern Scotland experienced power cuts overnight 16th to 17th. The storm caused transport disruption, with trains, buses and ferry services delayed or cancelled, and fallen trees blocked many routes in Aberdeenshire. There was some damage to buildings and vehicles and over 100 schools were closed in Aberdeenshire. These impacts were fairly typical for a named winter storm. Storm Otto then continued east where it caused further weather impacts to southern Norway and Sweden, and northern Denmark.

Weather data

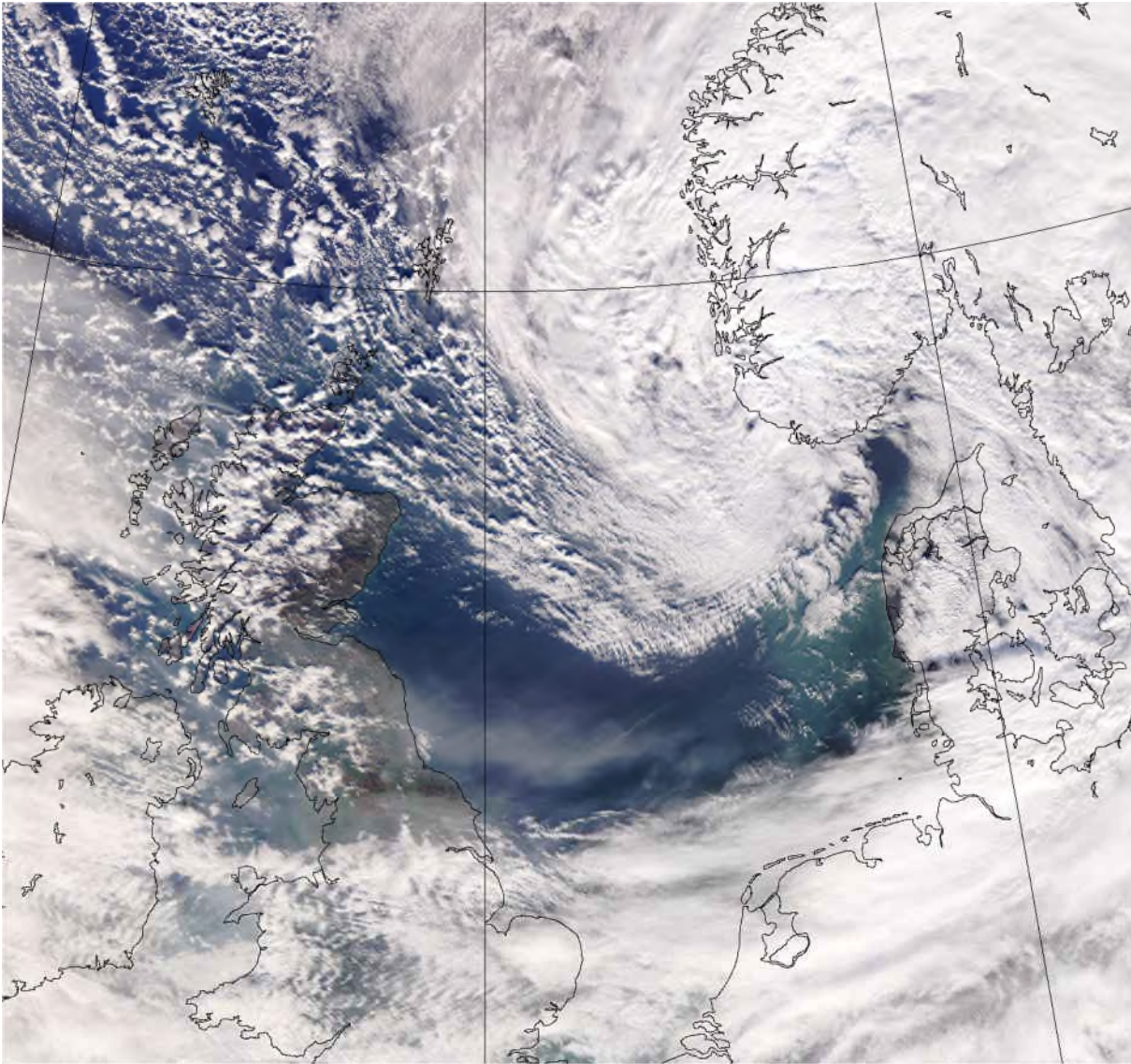
The analysis chart at 0600UTC 17 February 2023 shows the centre of storm Otto over the Northern Isles driving very strong north-westerly winds across Scotland and north-east England.



The rain-radar image at 0000UTC 17 February 2023 shows heavy rain across western Scotland as storm Otto approaches.



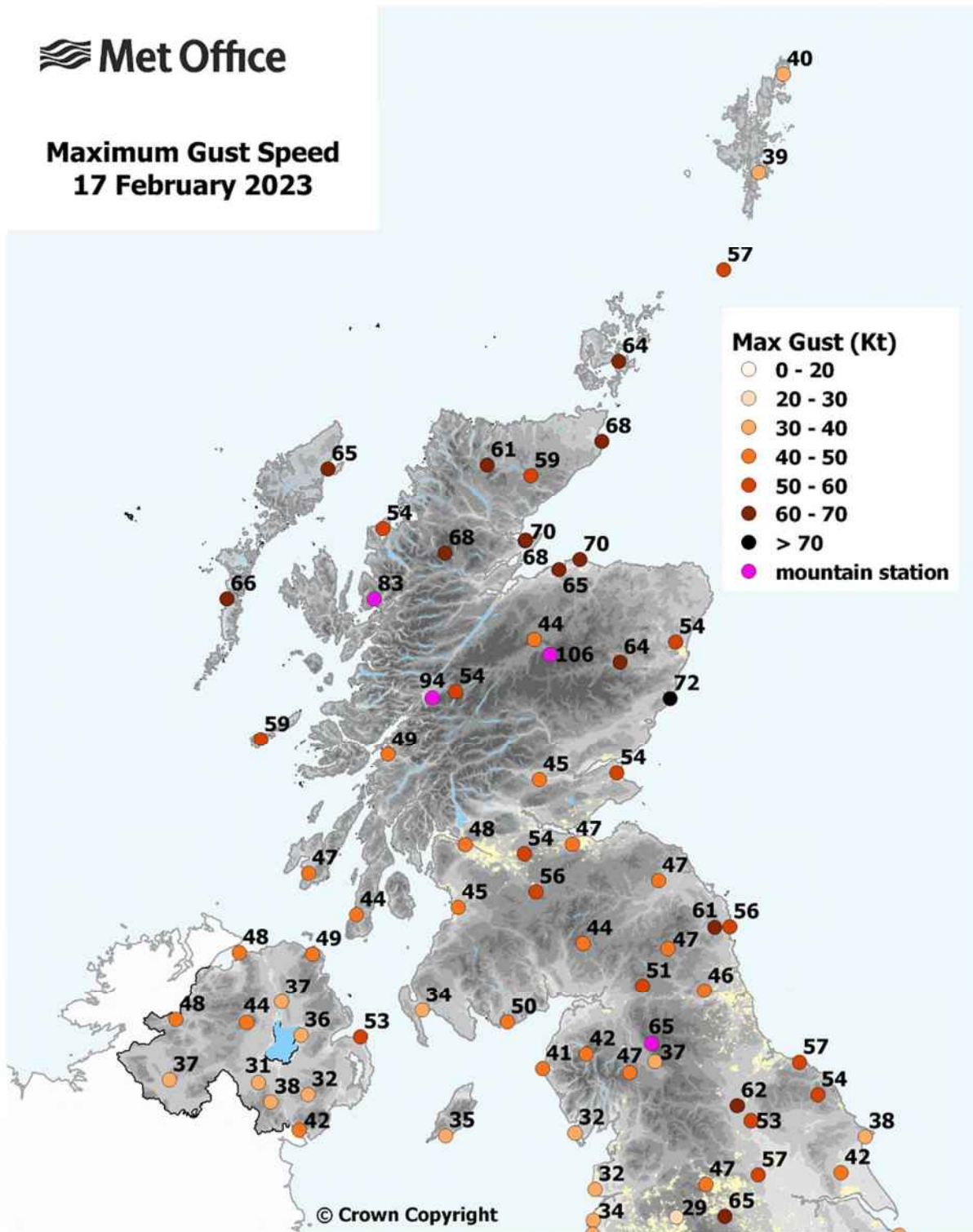
The satellite image at 1127UTC 17 February 2023 shows the storm centre to the west of Norway, having tracked rapidly eastwards across the North Sea.



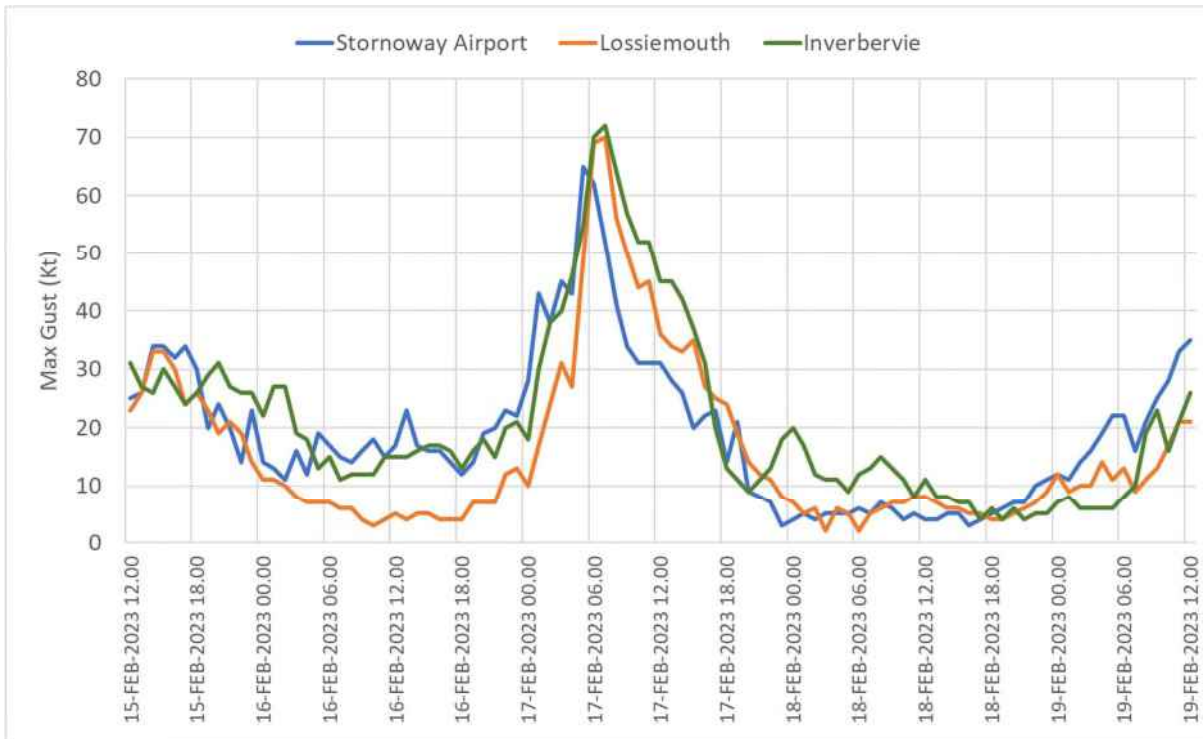
The map below shows maximum gust speeds from storm Otto on 17 February 2023. The strongest winds were across the Western Isles, northern and eastern Scotland and north-east England, with gusts of 60 to 70Kt (69 to 81mph). The highest gusts were 72Kt (83mph) at Inverbervie, Kincardineshire, 70Kt (81mph) at Tain Range (Ross & Cromarty) and 70Kt (81mph) at Lossiemouth (Moray). Further south in England, Emley Moor (West Yorkshire) recorded a gust of 65Kt (75mph) and Brizlee Wood (Northumberland) a gust of 61Kt (70mph). Winds were particularly high across Scotland's mountain summits with 106Kt (122mph) recorded at Cairngorm Summit, 1237 metres above mean sea level (masl). Inverbervie recorded its highest February gust on record, in data from 1992.



Maximum Gust Speed 17 February 2023



The chart below shows hourly maximum gust speeds at Stornoway Airport (Western Isles), Lossiemouth (Moray) and Inverbervie (Kincardineshire) from 15 to 19 February 2023. Overall, wind gusts from this event were not exceptional and this was a fairly typical Atlantic winter storm for the UK.



Author: Mike Kendon, Met Office National Climate Information Centre

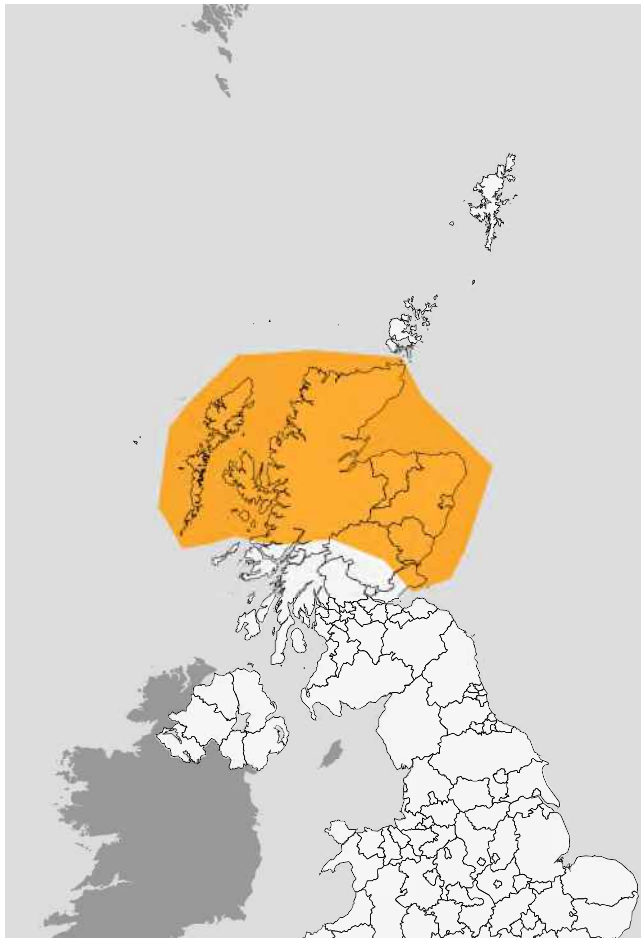
Last updated 22/02/2023





Amber warning
Wind

Between
17:00 Sun 30 Jan 2022 and
06:00 Mon 31 Jan 2022



High winds are likely to cause some damage and travel disruption.

What to expect

- Flying debris is likely and could lead to Injuries or danger to life
- Probably some damage to trees and buildings, such as tiles blown from roofs
- Longer journey times and cancellations likely, as road, rail, air and ferry services may be affected
- Some roads and bridges likely to close
- There is a good chance that power cuts may occur, with the potential to affect other services, such as mobile phone coverage
- Injuries and danger to life is likely from large waves and beach material being thrown onto coastal roads, sea fronts and properties

Further details

High winds associated with Storm Corrie will spread eastwards across Scotland later on Sunday before easing from the east early on Monday. In coastal areas and over hills and mountains gusts are expected to peak at 70-80 mph, perhaps getting close to 90 mph in the most exposed western spots. Inland, gusts will mostly peak at 60-70 mph.



Issued at 17:07 Sat 29 Jan, 2022
For enquiries regarding this warning please contact the Met Office Weather Desk
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk
Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
17:00 Sun 30 Jan 2022 and
06:00 Mon 31 Jan 2022

All regions & authorities affected

Central, Tayside & Fife

Angus Dundee Fife Perth and Kinross

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Eilean Siar Highland

Issued at 17:07 Sat 29 Jan, 2022

For enquiries regarding this warning please contact the Met Office Weather Desk

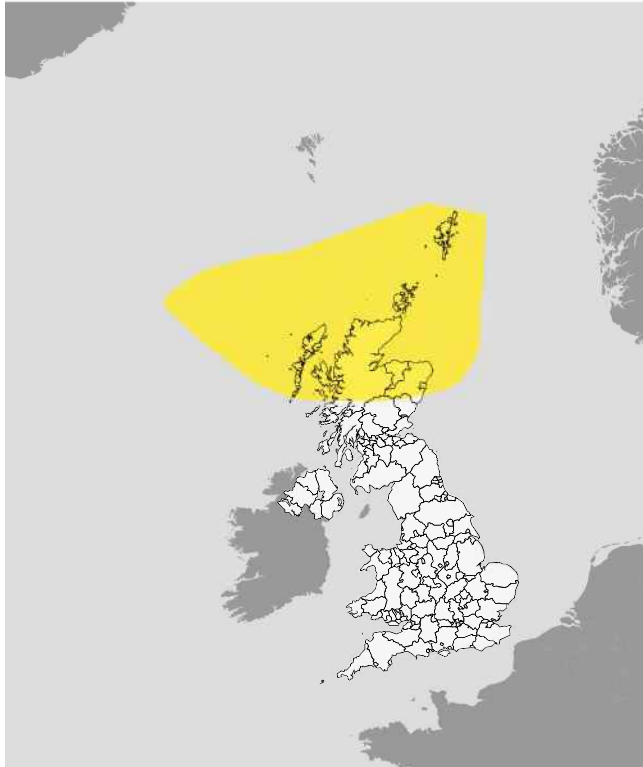
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Yellow warning
Wind

Between
12:00 Mon 7 Jan 2019 and
15:00 Tue 8 Jan 2019



Very strong winds are likely to affect parts of Scotland.

What to expect

- Some delays to road, rail, air and ferry transport are likely
- Probably some bus and train services affected, with some journeys taking longer
- Delays for high-sided vehicles on exposed routes and bridges likely
- Some short term loss of power and other services is possible
- It's likely that some coastal routes, sea fronts and coastal communities affected by spray and/or large waves

Further details

Very strong winds are expected to move eastwards across the north of Scotland on Monday, likely strengthening over northeastern parts of Scotland and the Northern Isles overnight and into Tuesday morning. Gusts of 65-75 mph are likely, particularly in the northeast, before the winds gradually ease from the west later on Tuesday.



✓ Medium likelihood of low impacts

Issued at 09:37 Fri 4 Jan, 2019

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Yellow warning
Wind

Between
12:00 Mon 7 Jan 2019 and
15:00 Tue 8 Jan 2019

All regions & authorities affected

Central, Tayside & Fife

Angus Perth and Kinross

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Eilean Siar Highland

Orkney & Shetland


Orkney Islands Shetland Islands

Issued at 09:37 Fri 4 Jan, 2019

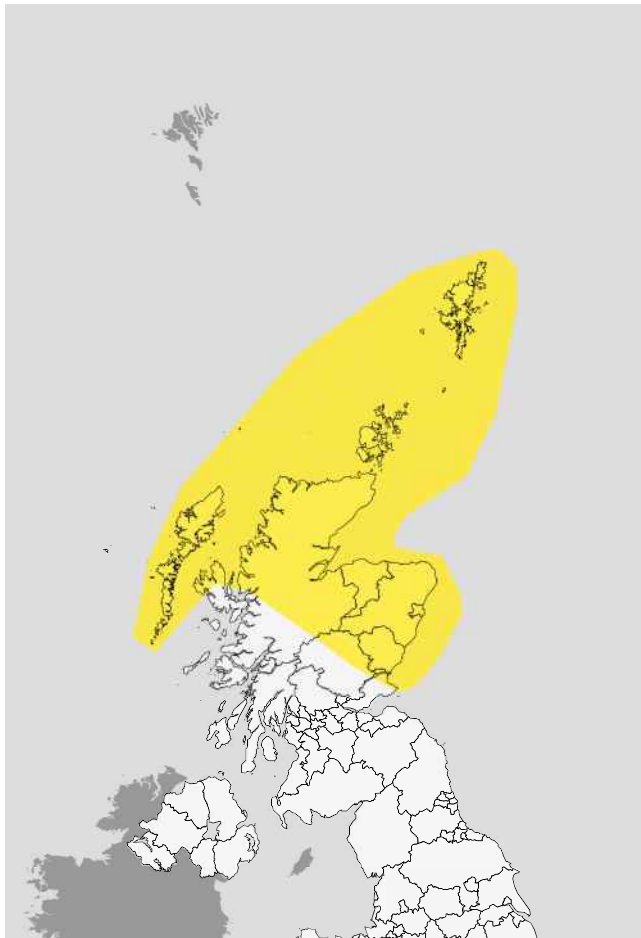
For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager

 **Yellow warning**
Wind

Between
09:00 Mon 7 Jan 2019 and
06:00 Tue 8 Jan 2019



Very strong winds are likely to affect parts of Scotland.

What to expect

- Some delays to road, rail, air and ferry transport are likely
- Some bus and train services will probably be affected, with journeys taking longer
- Delays for high-sided vehicles on exposed routes and bridges are likely
- Some short term loss of power and other services is possible
- It's likely that some coastal routes, sea fronts and coastal communities will be affected by spray and/or large waves

Further details

Very strong winds are expected to affect northern and parts of eastern Scotland on Monday and Monday night. Gusts of 65 to 75 mph are likely, particularly in the far north and northeast, before winds gradually ease from the west during Tuesday.

Reason for update

The warning has been adjusted to bring forward the start and end times. The warning has been removed from parts of northwest Scotland but with more of eastern Scotland affected.



Issued at 09:37 Fri 4 Jan, 2019 Updated at 10:20 Sun 6 Jan, 2019
For enquiries regarding this warning please contact the Met Office Weather Desk
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk
Visit: www.metoffice.gov.uk/premium/hazardmanager



Yellow warning
Wind

Between
09:00 Mon 7 Jan 2019 and
06:00 Tue 8 Jan 2019

All regions & authorities affected

Central, Tayside & Fife

Angus Dundee Fife Perth and Kinross

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Eilean Siar Highland

Orkney & Shetland

Orkney Islands Shetland Islands

Issued at 09:37 Fri 4 Jan, 2019 Updated at 10:20 Sun 6 Jan, 2019

For enquiries regarding this warning please contact the Met Office Weather Desk

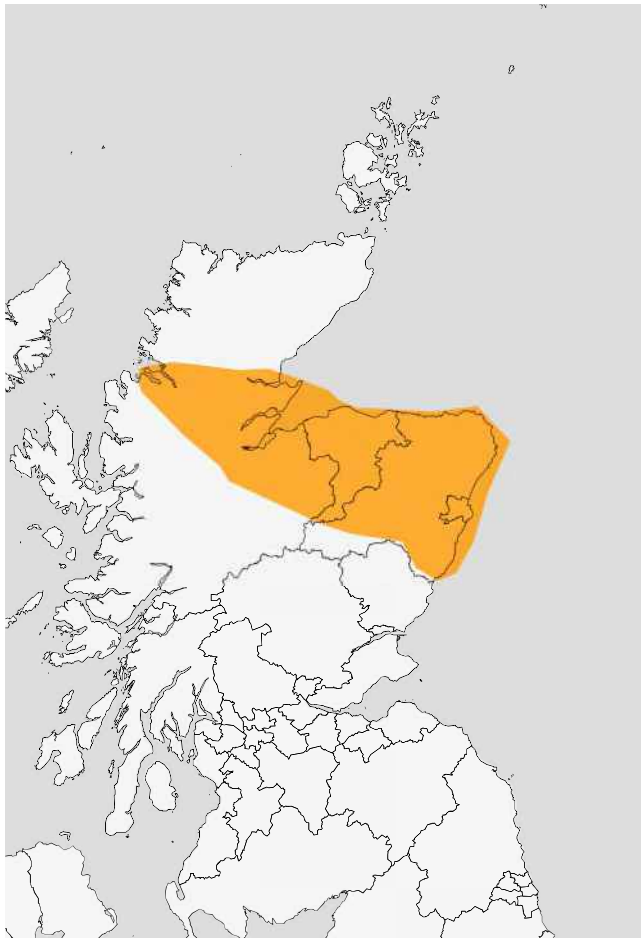
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Rain

Between
06:00 Wed 28 Jul 2021 and
06:00 Thu 29 Jul 2021



Prolonged heavy rain is likely to cause travel disruption and some flooding.

What to expect

- Homes and businesses are likely to be flooded, causing damage to some buildings
- Fast flowing or deep floodwater is possible, causing danger to life
- Delays and some cancellations to train and bus services are likely
- Spray and flooding probably leading to difficult driving conditions and some road closures
- A chance some communities will be cut off by flooded roads

Further details

Areas of heavy rain along with some thunderstorms will continue to move north and west across the warning area during this morning, with further periods of heavy rain to come this afternoon and evening. Hourly rainfall accumulations of 30-40 mm are possible in places this morning, and locally totals of 70 to 90 mm in a few places by the end of the day. Surface water and disruption to transport is likely.

The rain eases and moves south through Thursday.



Issued at 11:41 Tue 27 Jul, 2021 Updated at 04:49 Wed 28 Jul, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Rain

Between
06:00 Wed 28 Jul 2021 and
06:00 Thu 29 Jul 2021

Reason for update

Warning area extended eastwards across Aberdeenshire

Issued at 11:41 Tue 27 Jul, 2021 Updated at 04:49 Wed 28 Jul, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Rain

Between
06:00 Wed 28 Jul 2021 and
06:00 Thu 29 Jul 2021

All regions & authorities affected

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Highland

Issued at 11:41 Tue 27 Jul, 2021 Updated at 04:49 Wed 28 Jul, 2021

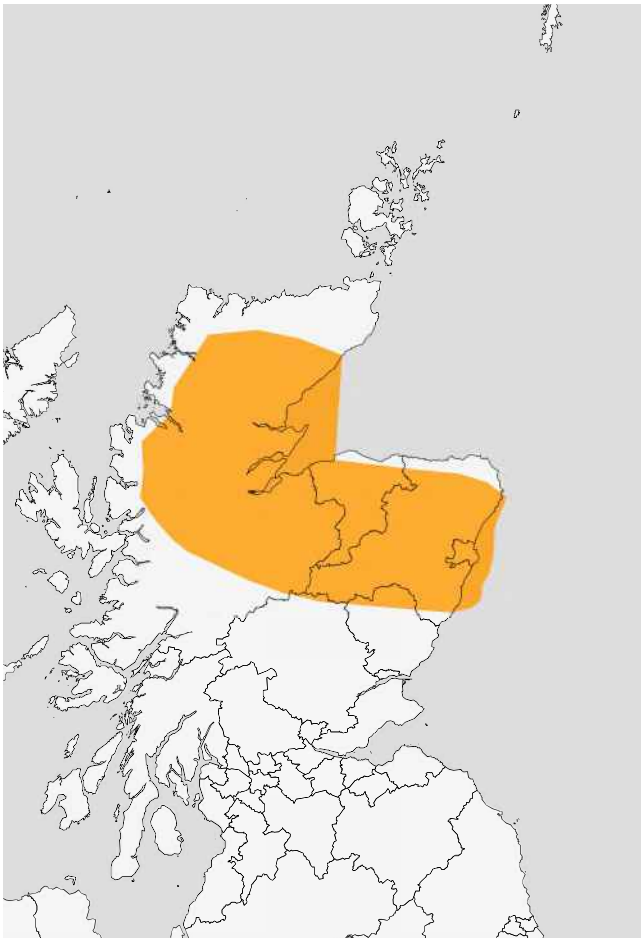
For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager

Amber warning
Snow

Between
15:00 Tue 17 Jan 2023 and
23:59 Tue 17 Jan 2023



Heavy snow will lead to travel disruption on Tuesday afternoon and evening.

What to expect

- Travel delays on roads are likely, stranding some vehicles and passengers
- Some delays and cancellations to rail and air travel are likely
- There is a good chance that some rural communities could become cut off
- Power cuts are likely and other services, such as mobile phone coverage, may be affected

Further details

Snow showers will turn heavy and prolonged at times across north Highland through Tuesday afternoon before extending southwards into Grampian on Tuesday evening. Accumulations of 10 to 15 cm are possible in places in a short space of time and snow will be drifting in the strong to gale force north to northwesterly winds. Isolated thunderstorms are possible with lightning strikes an additional hazard. Showers will turn more to rain or sleet around coasts later with ice developing on untreated surfaces.



Issued at 08:41 Tue 17 Jan, 2023

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 E-mail: enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Snow

Between
15:00 Tue 17 Jan 2023 and
23:59 Tue 17 Jan 2023

All regions & authorities affected

Central, Tayside & Fife

Angus Perth and Kinross

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Highland

Issued at 08:41 Tue 17 Jan, 2023

For enquiries regarding this warning please contact the Met Office Weather Desk

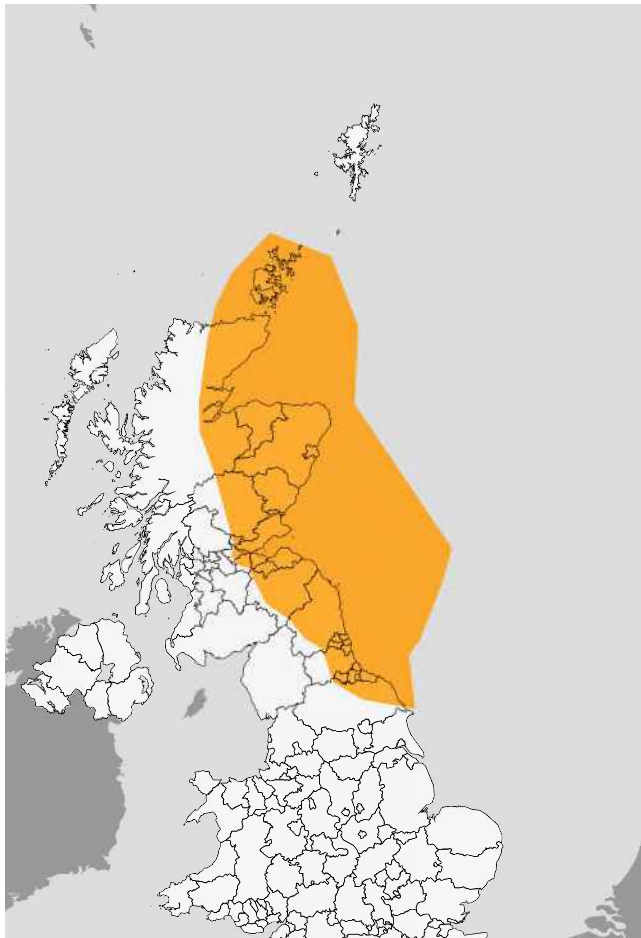
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
15:00 Fri 26 Nov 2021 and
09:00 Sat 27 Nov 2021



High winds associated with Storm Arwen are expected to cause some travel disruption and damage.

What to expect

- Flying debris is likely and could lead to Injuries or danger to life
- Probably damage to trees, temporary structures and buildings, such as tiles blown from roofs
- Longer journey times and cancellations likely, as road, rail, air and ferry services may be affected
- Some roads and bridges likely to close
- There is a good chance that power cuts may occur, with the potential to affect other services, such as mobile phone coverage
- Injuries and danger to life is likely from large waves and beach material being thrown onto coastal roads, sea fronts and properties

Further details

Storm Arwen will bring high northerly winds southwards across Scotland during Friday afternoon and evening, the highest winds then becoming confined to northeast England early Saturday. Gusts of 65 to 75 mph are expected in coastal areas with gusts in excess of 75 mph in a few places.



Issued at 09:39 Thu 25 Nov, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
15:00 Fri 26 Nov 2021 and
09:00 Sat 27 Nov 2021

All regions & authorities affected

Central, Tayside & Fife

Angus Clackmannanshire Dundee Falkirk Fife Perth and Kinross

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Highland

North East England

Darlington Durham Gateshead Hartlepool Middlesbrough Newcastle upon Tyne North Tyneside
Northumberland Redcar and Cleveland South Tyneside Stockton-on-Tees Sunderland

Orkney & Shetland

Orkney Islands

SW Scotland, Lothian Borders

East Lothian Edinburgh Midlothian Council Scottish Borders West Lothian

Yorkshire & Humber


North Yorkshire

Issued at 09:39 Thu 25 Nov, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Red warning
Wind

Between
15:00 Fri 26 Nov 2021 and
02:00 Sat 27 Nov 2021



High winds associated with Storm Arwen will bring damage and travel disruption.

What to expect

- Flying debris resulting in danger to life
- Damage to buildings and homes, with roofs blown off and power lines brought down
- Roads, bridges and railway lines closed, with delays and cancellations to bus, train, ferry services and flights
- Power cuts affecting other services, such as mobile phone coverage
- Large waves and beach material being thrown onto coastal roads, sea fronts and homes

Further details

A spell of exceptionally strong northerly winds will affect eastern coastal districts of Scotland from later this afternoon moving south into south-east Scotland and north-east England this evening. Gusts of 80-90 mph are likely and these will generate some very large waves.



Issued at 10:30 Fri 26 Nov, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Red warning
Wind

Between
15:00 Fri 26 Nov 2021 and
02:00 Sat 27 Nov 2021

All regions & authorities affected

Central, Tayside & Fife

Angus Dundee Fife

Grampian

Aberdeen Aberdeenshire

North East England

Durham Hartlepool North Tyneside Northumberland Redcar and Cleveland South Tyneside
Stockton-on-Tees Sunderland

SW Scotland, Lothian Borders

East Lothian Scottish Borders

Issued at 10:30 Fri 26 Nov, 2021

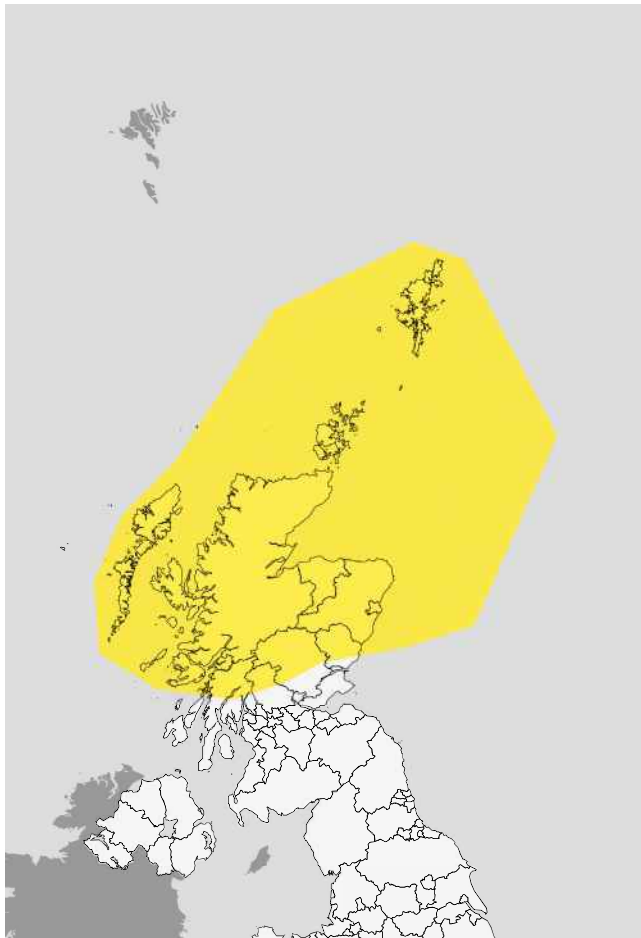
For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager

 **Yellow warning**
Snow & Ice

Between
12:00 Wed 16 Jan 2019 and
12:00 Thu 17 Jan 2019



Snow showers, with strong winds and icy conditions will make travelling difficult, especially over the hills and in northern coastal areas.

What to expect

- Some roads and railways likely to be affected with longer journey times by road, bus and train services
- Some injuries from slips and falls on icy surfaces
- Probably some ice on some untreated roads, pavements and cycle paths

Further details

Snow showers already affecting some parts, especially hills, will become more widespread later on Wednesday before slowly starting to become less frequent and less intense later on Thursday. The heaviest and most frequent snow will tend to be over hills and mountains as well as in northern coastal areas. Several centimetres of snow are expected over the Highlands and Grampians whilst at low levels snow cover will be smaller and patchier in nature with some places, especially coastal areas, seeing little lying snow. Conditions will also be windy and icy stretches are still expected where snow does not settle.



Issued at 09:41 Wed 16 Jan, 2019
For enquiries regarding this warning please contact the Met Office Weather Desk
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk
Visit: www.metoffice.gov.uk/premium/hazardmanager



Yellow warning
Snow & Ice

Between
12:00 Wed 16 Jan 2019 and
12:00 Thu 17 Jan 2019

All regions & authorities affected

Central, Tayside & Fife

Angus Perth and Kinross Stirling

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Eilean Siar Highland

Orkney & Shetland

Orkney Islands Shetland Islands

Strathclyde

Argyll and Bute

Issued at 09:41 Wed 16 Jan, 2019

For enquiries regarding this warning please contact the Met Office Weather Desk

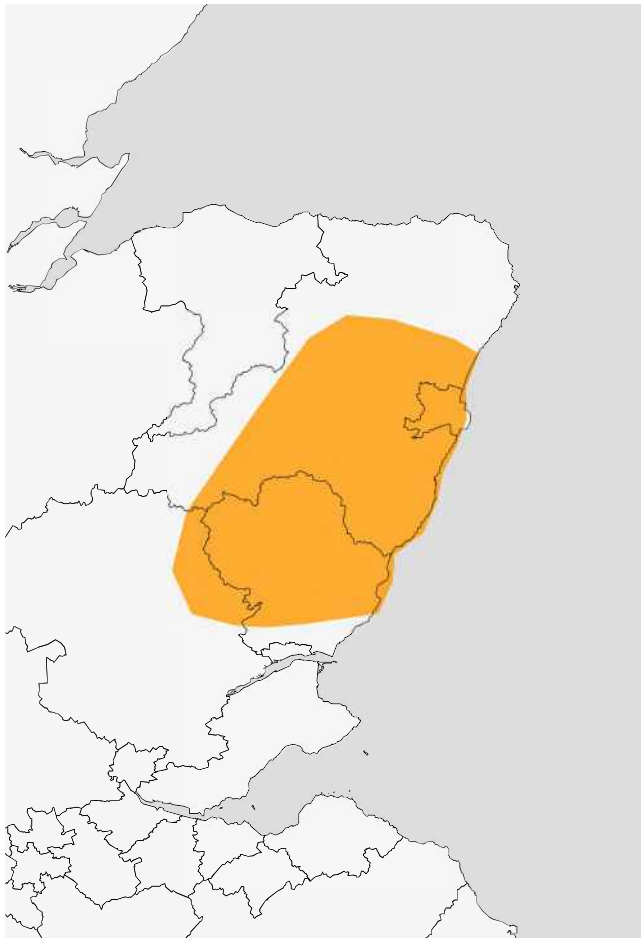
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Rain

Between
00:00 Fri 18 Nov 2022 and
15:00 Fri 18 Nov 2022



Heavy and persistent rain likely to cause flooding and disruption.

What to expect

- Homes and businesses are likely to be flooded, causing damage to some buildings
- Some fast flowing or deep floodwater is likely, causing danger to life
- Delays and some cancellations to train and bus services are likely
- Spray and flooding leading to difficult driving conditions and some road closures
- A good chance some communities will be cut off by flooded roads
- Power cuts and loss of other services to some homes and businesses is possible

Further details

Heavy rain within the warning area, beginning on Thursday, and lasting well into Friday, is likely to produce over 100 mm of rain in all, with parts of the Grampians and Cairngorm perhaps seeing upwards of 150 mm. Rain should ease later Friday, although rivers may continue to run high beyond this.



Issued at 10:50 Thu 17 Nov, 2022

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Rain

Between
00:00 Fri 18 Nov 2022 and
15:00 Fri 18 Nov 2022

All regions & authorities affected

Central, Tayside & Fife

Angus Perth and Kinross

Grampian

Aberdeen Aberdeenshire

Issued at 10:50 Thu 17 Nov, 2022

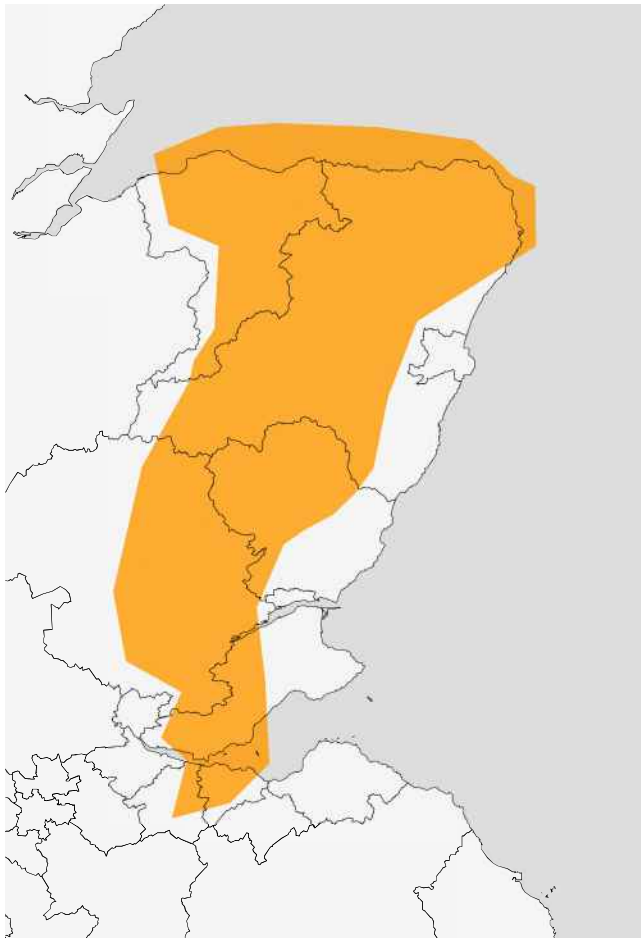
For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager

 Amber warning
Thunderstorm

Between
22:59 Tue 11 Aug 2020 and
09:00 Wed 12 Aug 2020



An area of thunderstorms is likely to bring some flooding and disruption to power supplies overnight into Wednesday.

What to expect

- Flooding of homes and businesses is possible and could happen quickly, with damage to some buildings from floodwater, lightning strikes and large, hail
- Where flooding or lightning strikes occur, there is a chance of delays and some cancellations to public transport
- Spray and sudden flooding probably leading to difficult driving conditions and perhaps some road closures
- Fast flowing or deep floodwater is also possible causing danger to life
- Power cuts may occur and other services to some homes and businesses could be lost

Further details

Thunderly showers are likely to gradually move northwards overnight with continuing areas of torrential rain, frequent lightning and hail as well as perhaps gusty winds . Where the storms become heaviest and most prolonged rainfall totals of 30-40 mm could fall in an hour with some places potentially receiving 60-80 mm in 3 to 6 hours, although only a few sites will see these totals with perhaps parts of Fife seeing these early in the night and the far northeast on Wednesday morning.



Issued at 22:59 Tue 11 Aug, 2020

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Thunderstorm

Between
22:59 Tue 11 Aug 2020 and
09:00 Wed 12 Aug 2020

All regions & authorities affected

Central, Tayside & Fife

Angus Fife Perth and Kinross

Grampian

Aberdeenshire Moray

SW Scotland, Lothian Borders

Edinburgh West Lothian

Issued at 22:59 Tue 11 Aug, 2020

For enquiries regarding this warning please contact the Met Office Weather Desk

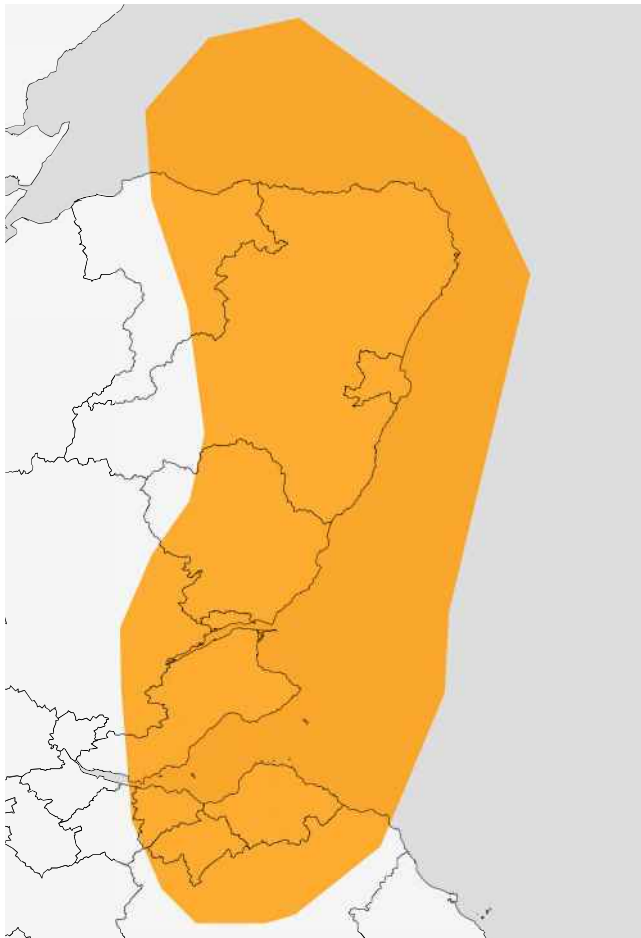
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
07:00 Sat 29 Jan 2022 and
15:00 Sat 29 Jan 2022



Storm Malik bringing a period of very strong winds and disruption across eastern Scotland on Saturday.

What to expect


- Road, rail, air and ferry services are likely to be affected, leading to longer journey times and some cancellations
- Some roads and bridges likely to close
- There is a good chance that power cuts may occur, with the potential to affect other services, such as mobile phone coverage
- Probably some damage to buildings, such as tiles blown from roofs
- Injuries and danger to life could occur from flying debris as well as from large waves and beach material being thrown onto sea fronts, coastal roads and properties

Further details

An area of very strong west or northwest winds will cross Scotland on Saturday morning in association with Storm Malik before easing during the afternoon.

The strongest winds are expected in the east of Scotland later in the morning. Gusts of widely 50-60 mph are likely with a short period of gusts in excess of 75 mph, particularly for Moray and north Aberdeenshire as well as the Lothians.



 Medium likelihood of medium impacts

Issued at 10:25 Fri 28 Jan, 2022 Updated at 15:36 Fri 28 Jan, 2022

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
07:00 Sat 29 Jan 2022 and
15:00 Sat 29 Jan 2022

Reason for update

Confidence in the occurrence of the strongest winds has increased and the impact matrix has been updated to reflect this, pushing the warning colour to Amber.

Issued at 10:25 Fri 28 Jan, 2022 Updated at 15:36 Fri 28 Jan, 2022

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
07:00 Sat 29 Jan 2022 and
15:00 Sat 29 Jan 2022

All regions & authorities affected

Central, Tayside & Fife

Angus Dundee Fife Perth and Kinross

Grampian

Aberdeen Aberdeenshire Moray

SW Scotland, Lothian Borders

East Lothian Edinburgh Midlothian Council Scottish Borders West Lothian

Issued at 10:25 Fri 28 Jan, 2022 Updated at 15:36 Fri 28 Jan, 2022

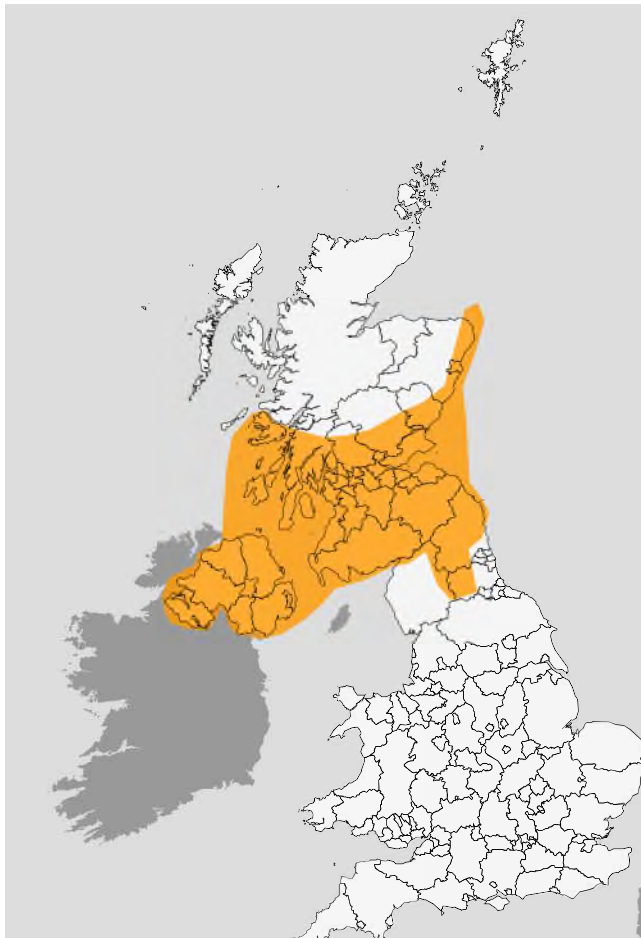
For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager

 Amber warning
Wind

Between
08:00 Wed 19 Sep 2018 and
18:00 Wed 19 Sep 2018



Storm Ali is expected to bring a very windy spell of weather with gusts of 65-75 mph inland.

What to expect

- Flying debris is likely and could lead to Injuries or danger to life
- Some damage to buildings is likely, such as tiles blown from roofs or damage through falling trees and branches breaking
- Longer journey times and cancellations likely, as road, rail, air and ferry services affected with some roads and bridges closed
- Power cuts with the potential to affect other services, such as mobile phone coverage
- Injuries and danger to life from large waves and beach material being thrown onto sea fronts, coastal roads and properties

Further details

Storm Ali will bring a spell of very strong winds to Northern Ireland from on Wednesday morning, these moving across the far far north of England and across central and southern Scotland by late morning. Strong winds will be accompanied by heavy and squally showers. Some areas, perhaps most likely the northwest of Northern Ireland, parts of southern Scotland and the far northeast of England as well as exposed coasts and high ground, could see gusts of 80 mph at times. Winds will ease from the west through the afternoon.



Issued at 09:53 Tue 18 Sep, 2018 Updated at 06:22 Wed 19 Sep, 2018

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
08:00 Wed 19 Sep 2018 and
18:00 Wed 19 Sep 2018

Reason for update

The warning has been updated to include more of the northeast of England and slightly delay the end time. The likelihood of impacts has also been increased to high.

Issued at 09:53 Tue 18 Sep, 2018 Updated at 06:22 Wed 19 Sep, 2018

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Wind

Between
08:00 Wed 19 Sep 2018 and
18:00 Wed 19 Sep 2018

All regions & authorities affected

Central, Tayside & Fife

Angus Clackmannanshire Dundee Falkirk Fife Perth and Kinross Stirling

Grampian

Aberdeen Aberdeenshire

North East England

Durham Northumberland

North West England

Cumbria

Northern Ireland

County Antrim County Armagh County Down County Fermanagh County Londonderry
County Tyrone

SW Scotland, Lothian Borders

Dumfries and Galloway East Lothian Edinburgh Midlothian Council Scottish Borders
West Lothian

Strathclyde

Argyll and Bute East Ayrshire East Dunbartonshire East Renfrewshire Glasgow
Inverclyde North Ayrshire North Lanarkshire Renfrewshire South Ayrshire
South Lanarkshire West Dunbartonshire

Issued at 09:53 Tue 18 Sep, 2018 Updated at 06:22 Wed 19 Sep, 2018

For enquiries regarding this warning please contact the Met Office Weather Desk

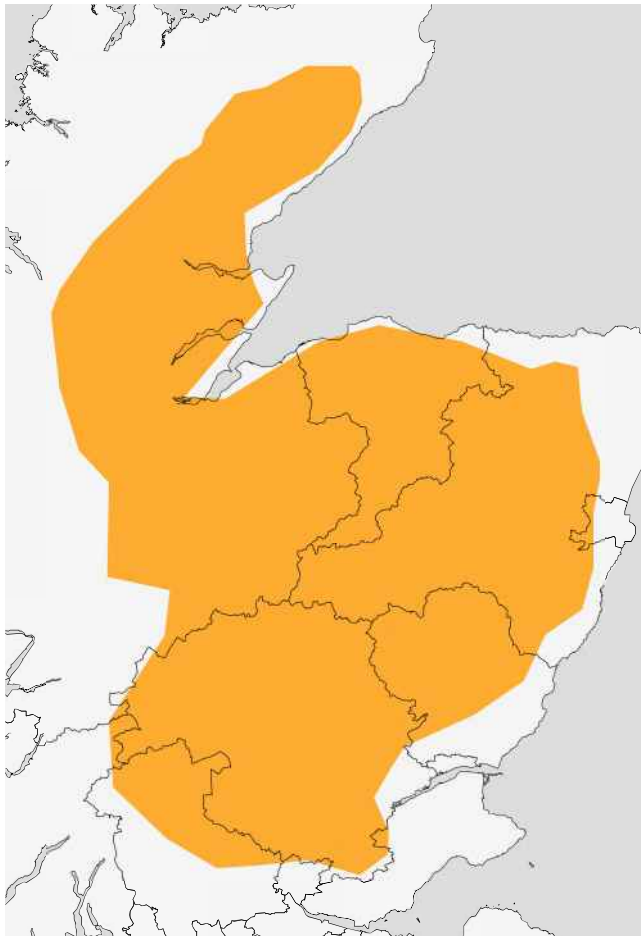
Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Snow

Between
00:00 Fri 5 Feb 2021 and
18:00 Sat 6 Feb 2021



Snow will become persistent and heavy and could lead to some significant disruption to transport and utilities.

What to expect

- Long delays and cancellations on bus, rail and air travel could occur
- Roads may become blocked by deep snow, with many stranded vehicles and passengers
- Communities might be cut off for several days
- Long interruptions to power supplies and other services, such as gas, water, telephone and mobile phone coverage could occur

Further details

By Friday, snow is expected to become more widespread, persistent and heavy, and will settle at increasingly low levels. The heaviest snowfall should clear later on Saturday.

Fresh snowfall totals of 10-15 cm is possible at low-levels, with 20-30 cm accumulating above about 150 m. Some high ground exposed to strong easterly winds could see as much as 50 cm building up by Saturday evening. However some places close to the east coast may see only small amounts of snow settling.



Issued at 09:54 Wed 3 Feb, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

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Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Snow

Between
00:00 Fri 5 Feb 2021 and
18:00 Sat 6 Feb 2021

Further Details (continued)

The strong easterly winds will likely lead to drifting snow, temporary blizzard conditions, and ice forming on exposed power lines and phone masts.

Issued at 09:54 Wed 3 Feb, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager



Amber warning
Snow

Between
00:00 Fri 5 Feb 2021 and
18:00 Sat 6 Feb 2021

All regions & authorities affected

Central, Tayside & Fife

Angus Clackmannanshire Fife Perth and Kinross Stirling

Grampian

Aberdeen Aberdeenshire Moray

Highlands & Eilean Siar

Highland

Strathclyde

Argyll and Bute

Issued at 09:54 Wed 3 Feb, 2021

For enquiries regarding this warning please contact the Met Office Weather Desk

Phone: 0370 900 0100 **E-mail:** enquiries@metoffice.gov.uk

Visit: www.metoffice.gov.uk/premium/hazardmanager

BERWICK WOOD SITE VISIT REPORT BRIEF – WATERWAYS ASSESSMENT

INTRODUCTION

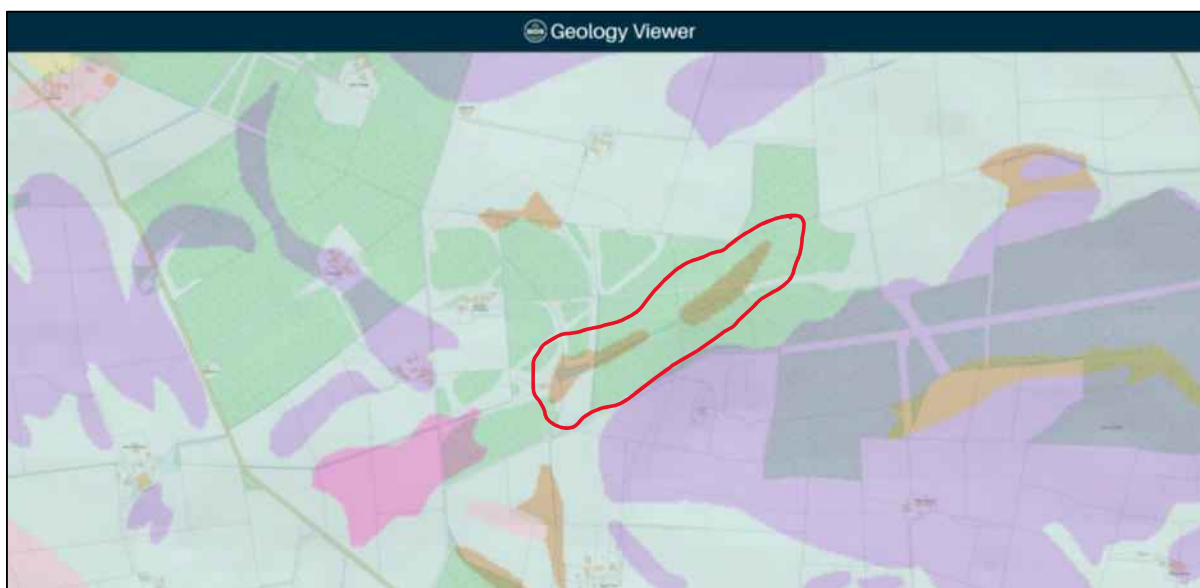
Berwick Wood site visit was commissioned by Northwoods Rewilding Network to assess the conditions of waterways and bring a set of recommendations to achieve a potential ecological uplift of the site. The site visit was carried out on the 10th of November 2023 by Maja Pepper from River Revivers. Weather conditions were optimum - clear, dry and sunny. Flow level was medium.

SITE DESCRIPTION

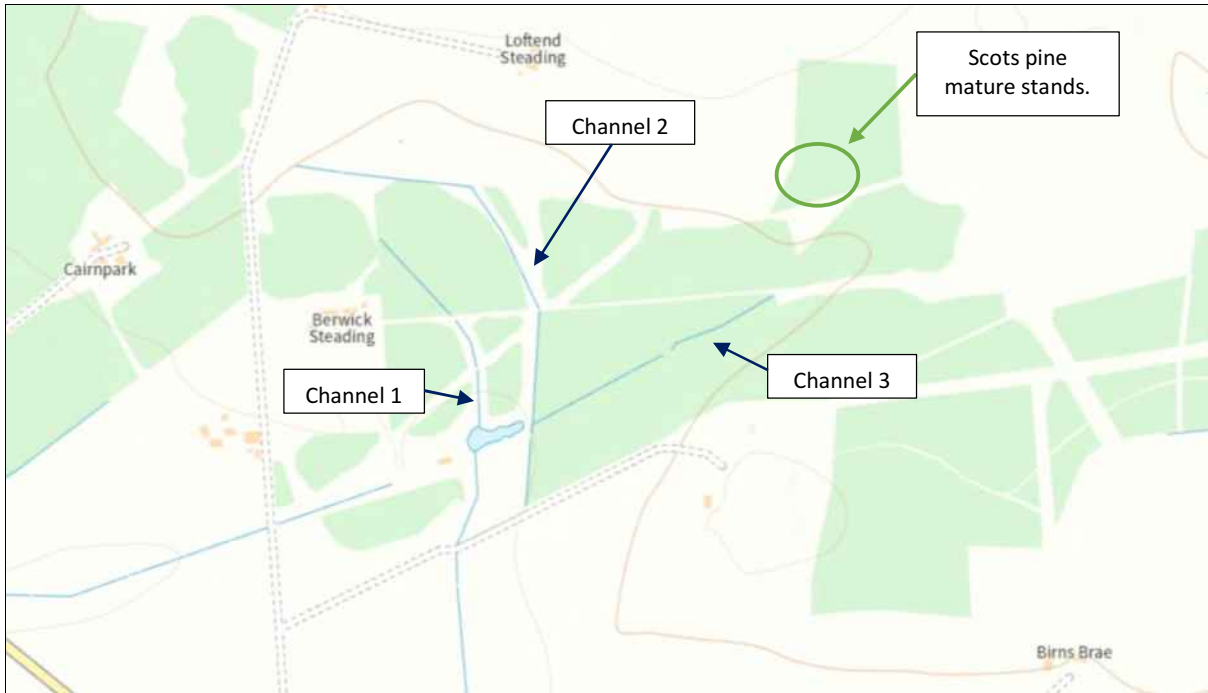
Berwick Wood is located north of the town of Hatton of Fintray, near Aberdeen. The main watercourse north of Berwick Wood is the River Don.

The unnamed waterways were given names on this report – Channel 1, 2 & 3 to clarify.

The description 'left hand bank' (LHB) and 'right hand bank' (RHB) always refers to the observer looking **downstream**.



Map 1: Site geology shows that the brown areas (circled in red) at the pond and the Eastern side of Berwick Wood has peat formation which is a partially decomposed mass of semi-carbonised vegetation which has grown under waterlogged, anaerobic conditions, usually in bogs or wetland. The rest of the areas are principally Banchory Till Formation - gravelly and sandy diamicton composed principally of decomposed Neoproterozoic metamorphic rocks and Caledonian igneous rocks. And interlayered psammite and semipelite, with subsidiary pelite and sporadic minor calcareous horizons.
<https://geologyviewer.bgs.ac.uk/>



Map 2: Berwick Wood waterways. Sitka spruce plantation green coloured. Some areas have been harvested already. Channel 1 is connected to the pond. Channel 3 discharges into Channel 2. Channel 1 and 2 are not connected at present.

PHOTOGRAPHIC ASSESSMENT



Fig. 1: View of the pond that connects to Channel 1. (Grid Ref. NJ 84161 18059).



Fig. 2: View downstream of Channel 1 which connects with the pond from Fig.1. It is a straightened narrow channel (<1m wide) experiencing tunnelling effect due to channel incision and tall grass growth.



Fig. 3: View downstream of the upper section of the straightened Channel 2 which flows parallel to the previous one but it does not connect to the pond. Would benefit from installation of wood or brash structures to create sinuosity and retain water.



Fig. 4: View downstream of the lower section of the Channel 2. Brash bridge made by the forestry for extraction purposes.



Fig. 5: View downstream of Channel 2. Straightened and slow flowing. Stone embankment on the right hand bank (in red) preventing lateral movement of the channel. Recommendation - removal of right hand bank embankment and installation of wood and brash structures would give more sinuosity and encourage water retention.



Fig. 6: Stands of Scots pine within the Sitka spruce plantation. South field has been clear felled recently while the north field (behind the Scots pine) is still standing. See Map 2. (Grid Ref. NJ 84577 18377). Recommendation – retain and expand the area of mature Scots pine and remove Sitka spruce progressively or by clear fell. This will give diversity in structure, habitat and dynamism to the site.



Fig. 7: View upstream of the straightened channel 3 (peatland area NE site on the Map 1). Recommendation – addition and installation of woody structures to increase water retention.



Fig. 8: Waterlogged anaerobic conditions on the upper section of the channel 3. Recommendation – possible pond creation.



Fig. 9: View downstream of Channel 3. Channel bed vegetated. No gravel sediments instream. Stone embankment on the right hand bank preventing lateral movement of the channel. Recommendations – partial or total removal of the embankment and installation of woody brush structures to retain water on site. Possible pond creation.

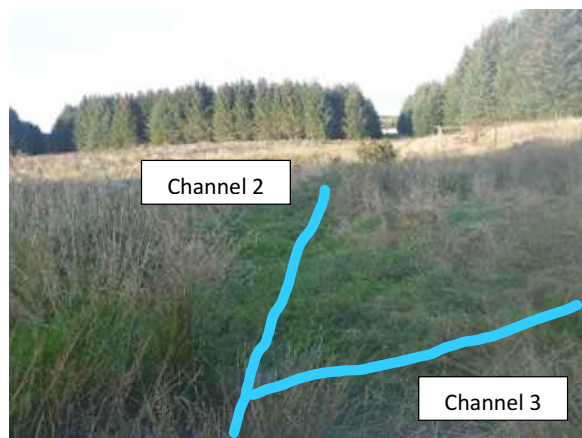


Fig. 10: Channel 3 confluence with Channel 2. Waterlogged conditions. (Grid Ref. NJ 84227 18078). Possible linked ponds.

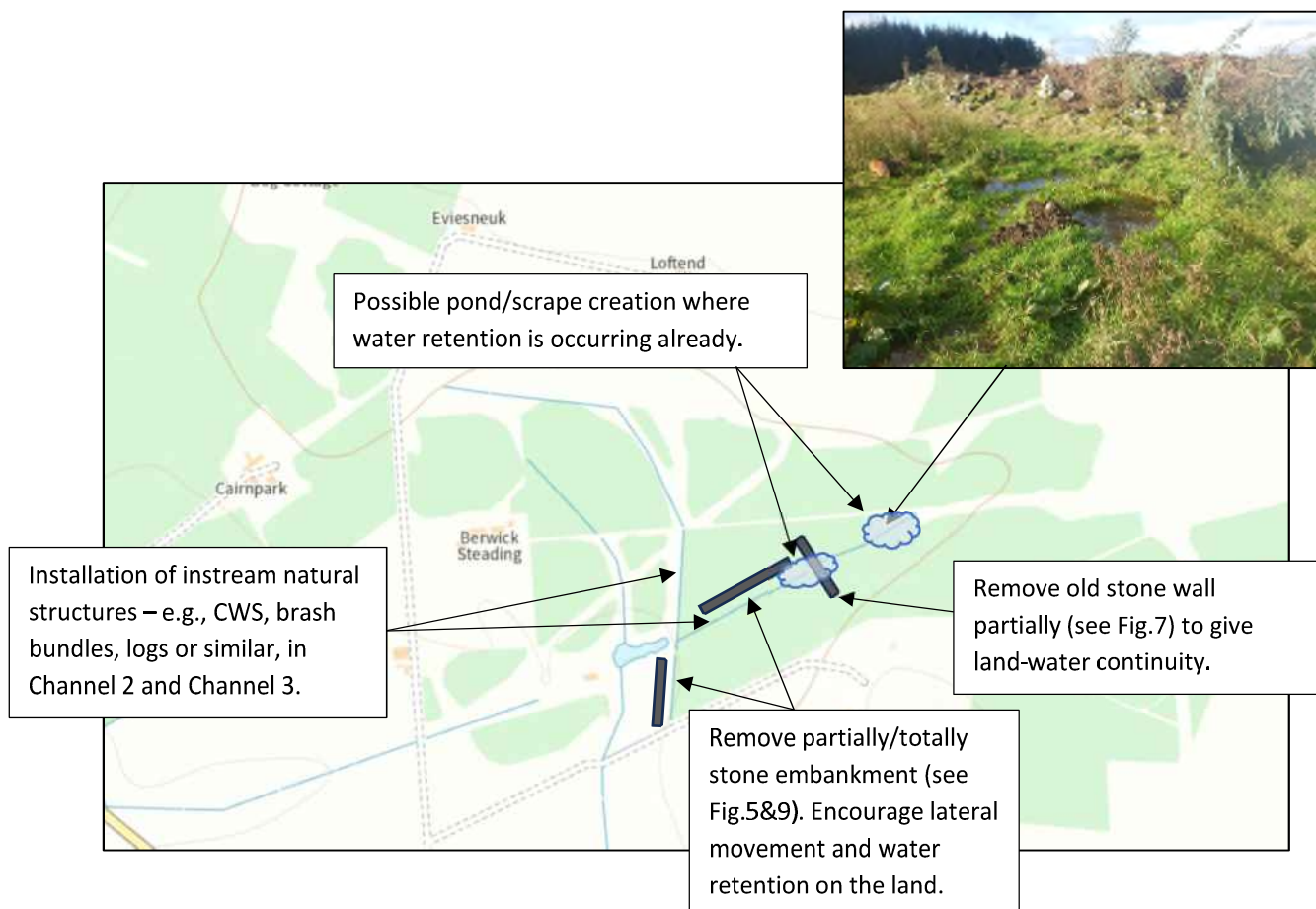
RESTORATION RECOMMENDATIONS

The restoration recommendations have been selected specifically for Berwick Wood site. A conversation with Mhairi Player on site and the accompanied walkover described the landowner's objective is to remove the *non*-native Sitka spruce plantation and replace it with native flora. River Revivers agrees with this approach.

A desk study analysing old maps and the geology of the site has determined the best action to take to improve the ecology of Berwick Wood. These actions are summarised below:

- A) Deer management.** It is highly recommended that deer population is brought down to sustainable densities where native trees can establish and natural regeneration could occur in the future. There are deer stalkers at present culling deer but effort would need to be increased in order to allow native woodland to establish. This could be done in two ways; one way is to cull deer and the other is to erect a deer fence to exclude deer from the site. Deer culling is usually the preferred option if possible as deer are woodland animals and would exist naturally but in much lower numbers. However, it would take longer in time to establish native woodland this way.
- B) Total elimination and future control of the *non*-native species Sitka spruce.** This action is already happening at present, and the landowners' vision for the future is to replace the whole area with native flora. The important action for management to consider in the future is to keep on top of the eradication of self-seeded Sitka spruce. This species has an invasive character and would start expanding rapidly across the area, especially if the deer numbers decrease. Sitka offers much less habitat for native flora or fauna than native trees would.
- C) Peat bog expansion and restoration.** From the site visit walkover and desk study (Map1), it shows that the area would be peat dominated where currently the waterways are. These waterways have been modified in the past becoming man-made drainage systems. What it shows at present is that the waterways are straightened and ditches were dug draining the water from the land and planting non-native conifers for commercial purposes. The most suitable option for an ecological improvement would be to retain as much water on the site as possible. This could be done by blocking the existing old ditches by installing natural materials instream, such as large and coarse woody structures (LWS, CWS), brush, logs, etc. Different techniques should be used by each site. Given that the felling is taking place on site, the material from harvesting could be utilised for instream work. This action would increase the amount of aquatic and terrestrial invertebrates, having a chain effect increasing thus other wildlife associated with water, such as amphibians, birds and mammal species and their densities.
- D) Pond creation.** Creation of deeper and shallower sections to retain more water on land, rather than encouraging the water to drain from the land as fast and straight as possible. Straightened channels exacerbate peak flows events and increase flooding in downstream reaches. The ponds could be made and connected in-between the existing ditches. It would be expected that some ponds might dry out in drought conditions, but this is a natural process and adds to habitat mosaic. With successful (leaky) damming, in time the water table may rise and the land may become capable of retaining and expanding the amount of water on the land and seep it downstream slowly, aiding drought events.

- E) **Removal of man-made structures.** Stone walls and stone embankments are present on site. These structures are sometimes habitat in themselves but also create disconnection of habitat and interruption to natural corridors to develop and expand. Stone embankments also contribute to lack of lateral movement of the streams (present on lower Channel 2 and lower Channel 3). The removal of some, but not all stone walls and embankments, especially in key areas would lead to expansion of wetland and bog areas where the water could be retained instead of drained. Partial or total removal of embankments would be advised to kick start the process of land-water interaction recovery.
- F) **Retention and expansion of Scots pine stands.** The fact that there are already mature stands of Scots pine *Pinus Sylvestris* on Berwick Wood, means that this type of habitat could not only be retained but also expanded. It would give structural diversity and dynamism to the area as currently there are not many native mature trees on the site. The trees seem quite strong probably able to withstand the windblow, therefore Sitka spruce could be clearfelled. The other option is to carry out extraction of Sitka stands in phases protecting Scots pine from possible windblow.
- G) **Native tree planting.** Planting native tree species would accelerate the recovery of land and soil processes and would increase the biodiversity of the whole area. Close to the waterways, riparian tree species should be selected avoiding the peat sections and focusing the planting away from the peat.





Berwick Wood

Draft Restructuring Operations Plan
2021

Phil Whitfield April 2021

Background

This plan is the product of the owner's own plan, vision and objectives for the site. The owners have established a market garden business in the west end of the property and developed a water supply system and off grid solar power.

A forest Management Plan for the 32.4Ha property was prepared by Tilhill (Calum Murray) and approved in 2019. Tilhill (Frank Tomlinson) then helped with initial development of an agroforestry scheme.

During March 2021, following construction of the new forest road access, Tilhill worked with the owners to finalise the initial 2021 thinning and felling plans, whilst looking ahead to subsequent phases and management.

Objectives

1. Continue to manage the majority of the wood's productive stands to maximise revenue through thinning, clear-felling and restocking of commercial conifers.
2. Further diversify species and management across around half of the gross area of the forest, where ecological diversity and alternative land use will be the prime objectives.
3. Further diversify income streams through adding a livestock enterprise to the existing market garden business.

Financial challenges and proposals

- Felled areas would require restocking with the intended diversified broadleaf species - at cost. Compensatory planting would also be required (and not grant funded) due to the reduced net area under trees in agroforestry plots.
- Restocking with broadleaved species is expensive, largely due here to the need for additional browsing protection. Fencing is an option for larger areas but overall, can offer debatable net cost savings over individual tree shelters.
- Agroforestry payments are only available for new woodland creation.
- Timber income through an initial thinning of the main SS crop and agroforestry felling operation, would not currently cover the costs of restocking the full area that was initially intended for agroforestry felling. As a result, only 0.6Ha will be felled and converted to a silvo-pastoral system during the first phase.

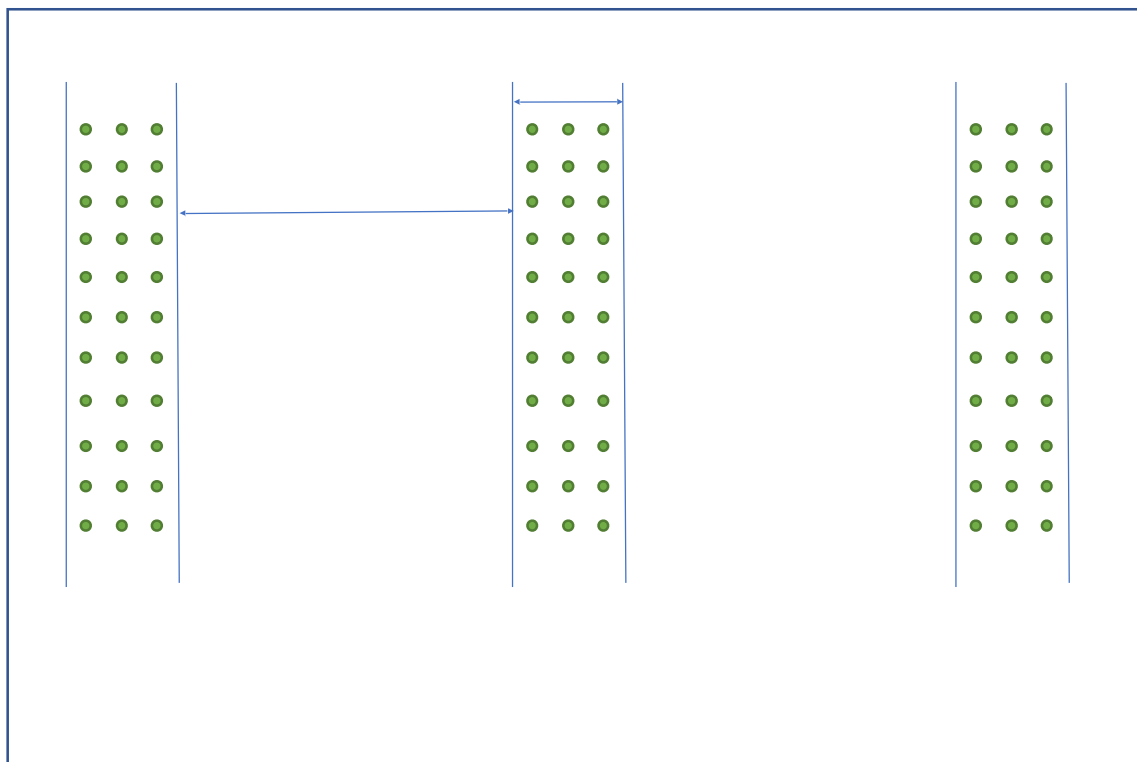
- Additional indicative phases of felling for both standard and agroforestry restocking are proposed at each subsequent thinning cycle for the remaining matrix.

Agroforestry – summary proposal

A Silvopastoral system with pigs is proposed in small areas close to the serviced centre of the woodland. The initial felling area of 0.6Ha will enable the project to start in 2021 but with the intention of expanding with future interventions :

- Pigs would be run in the area felled for agroforestry for the first two years for ground preparation.
- The felled area would then be planted North-South with sycamore, in three line avenues at 1.5m spacing, with 15m spacing between the planted avenues. (Effectively 25% of the gross felled area under trees).
- Trees would be protected from browsing with individual shelters. The pig foraging area between the lines would be managed using moveable electric fences.
- The sycamore would be high pruned with the objective of realising quality sawlogs on a commercial rotation.

(See appendix for silvopastoral system detail.)



Broadleaf restock and new planting

- For the initial 0.6Ha felling, 0.45 Ha of additional areas of native broadleaves would also be planted – largely in wetter areas - as compensatory planting for the net loss of area under trees in the agroforestry area and to increase ecological diversity. These seed sources will provide for future riparian woodland expansion (providing effective deer control).
- Further phases of felling in compartment 1 can be allocated to one of three restock/ management regimes:
 1. Expand the avenue foraging agroforestry system, (with additional compensatory planting) as for the first phase. Experience with the initial pig enterprise will provide a clearer indication of the total area required under this system.
 2. Diversify with productive native cherry (*prunus avium*) across a proportion of the area, offering an opportunity for some berry production, whilst pruning to realise quality sawlogs. Both sycamore and cherry offer real potential for quality timber production on relatively short rotations. Future timber parcels at a reasonable scale, would likely be required to practically access niche timber markets.
 3. Standard conifer restock.

Harvesting – 2021

- Roding (complete)
- Thinning
- Initial felling for agroforestry initiation

Restock and new planting initial felling area – 2023/4

- Establishment of avenues
- Establishment of supplementary new broadleaf planting –riparian plantings
- Restocking is required to be completed normally within two years of felling but can be approved to a maximum of five years with sufficient reason.

Subsequent operations

- An indicative phased felling (and restocking) of SS subcompartments is provided on the attached map from 2026/7. Five year phases start at yr 0 - 2021.
- The aim would be to fell stands as near to maximum economic rotation as possible, whilst also creating some age diversity through subsequent restocking. Five year adjacency separation is established between felling coupes; the UK Forestry Standard requires stands adjoining previously felled areas to be retained until the restocking of the first coupe has reached a minimum height of 2m.
- Commercial thinning would also continue on a 5 year cycle, with stands receiving an average two more thinnings prior to felling. Phased felling operations would take place at the same time as the thinning of remaining stands.

Appendix - Agroforestry detail

Flexibility and change

A key principle in an agroforestry system should be to allow flexibility, for plans and objectives to change over time. Some husbandry options may prove too time consuming and the enterprise insufficiently profitable for the owner. At the same time, resting the ground and rotating any regime can be of benefit to the site.

Animal enterprise management can however be more flexible and varied over time, whilst the silvicultural framework established for the forest remains. The business may for example take a "holiday" from pig production for a number of months or years, as an established herd goes to market – giving the ground and the owners a rest or an opportunity to try alternatives, such as more extensive poultry, or simply a fallow period, or even use some of the inter-avenue strips for horticulture.

Pig range options

The proposed revised forest layout offers a range of options to be tried and rotated:

- Larger area periodic running of pigs in restocks close to the property centre.
- Opportunities to trial running pigs at low density in some of the thinned commercial Sitka Spruce crops close to home. Likely more time consuming stock management (water and feed distribution and electric fencing) but an opportunity to rest the avenue area.
- Opportunities to use open rides and (with careful fencing) some of the established broadleaf areas. The avenue system has been extended to the north to help facilitate stock movement into these areas, up to and beyond the gas pipeline.

Pigs will always require management with electric fences in more intensively managed areas and where pigs are left to forage for longer periods (i.e. the avenue area) due to rubbing and stripping.

Establishing the avenue system

Initial pig foraging in restock will likely help to some degree with ground preparation for planting but domestic breeds are unlikely to have a significant impact on brash cover. Following this phase, there will also be a nutrient flush due to enrichment by the pigs and potentially extensive weed growth in the tree avenues. The owners however have a chipper on site and could usefully blow chips into the avenues once the trees have been planted and shelters erected, to offer an effective mulch and avoid the need for weeding.

Poultry possibilities

Larger range poultry alternatives with movable coupes are a possibility, perhaps replacing pigs periodically in the avenues. Hens or ducks are a possibility; geese have a tendency to bark strip which would likely be an issue once the trees are beyond tree shelter stage.



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Grampian Conservancy
Portsoy Road
Huntly
Aberdeenshire
AB54 4SJ

Email: grampian.cons@forestry.gov.scot
Tel: 0300 067 6210

Conservator: James Nott

Mr Calum Murray
Tilhill Forestry
Unit 7
Huntly Business Centre
Huntly
AB54 8FG

Date: 15th August 2019

Dear Mr Murray

Approval of a Woodland Management Plan

Name of Plan: Berwick Woods

File Reference: MPL310105

We hereby accept the Management Plan you submitted to cover operations on Berwick Woods. I have enclosed a copy signed as approved for your records.

Please note SF approval for the Plan begins on 15th August 2019 and expires 10 years after the approval date of this Plan on 15th August 2029.

Yours sincerely

Kelly Whyte
Administrative Officer

Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation

S e Coilltearachd na h-Alba a' bhuidheann-ghnìomha aig Riaghaltas na h-Alba a tha an urra ri poileasaidh, taic agus riaghladh do choilltearachd



Scottish Government
Riaghaltas na h-Alba
gov.scot



Scottish
Forestry
Coilltearachd
na h-Alba

Berwick woods Management Plan

2019 to 2029

Prepared by

Tilhill Forestry

7th July 2019

Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation

S e Coilltearachd na h-Alba a' bhuidheann-ghnìomha aig Riaghaltas na h-Alba a tha an urra ri poileasaidh, taic agus riaghladh do choilltearachd



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1. Details

Management Plan Details			
Management Plan Name:	Berwick Wood		
Business Reference Number:	278976	Main Location Code:	66/006/0041
Grid Reference: (e.g. NH 234 567)	NJ 838179	Nearest town or locality:	Hatton of Fintray
Local Authority:	Aberdeenshire Council		
Area (ha)	34.2		
List associated maps:	1. Location map 1:50000 2. Species map 3. Constraints map 4. Operations map 5. Roads & access map		

Owner's Details			
Title:	Mrs	Forename:	Mhairi
Surname:	Player		
Organisation:	Berwick Wood Produce	Position:	Owner
Primary Contact Number:	[REDACTED]	Alternative Contact Number:	[REDACTED]
Email:	[REDACTED]		
Address:	[REDACTED]		
Aberdeen			
Postcode:	[REDACTED]	Country:	Scotland

Agent's Details			
Title:	Mr	Forename:	Calum
Surname:	Murray		
Organisation:	Tilhill Forestry	Position:	Senior Forest Manager
Primary Contact Number:	[REDACTED]	Alternative Contact Number:	[REDACTED]
Email:	Calum.murray@tilhill.com		
Address:	Unit 7, Huntly Business Centre, Huntly		



Scottish
Forestry
Coilltearachd
na h-Alba

Management Plan

Postcode:	AB54 8FG	Country:	Scotland
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Access Consent – Complete if applying for thinning		
You are not obliged to give us consent to enter your land, however if we are denied access to your land, and cannot carry out an assessment because of this, we may reject your application. This consent is for access to assess this application as well as monitor compliance with any subsequent approval, where applicable.		
Do you give consent for Scottish Forestry to access your property?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>


Town and Country Planning – Complete if applying for thinning		
Are any of the trees to be felled subject to a Tree Preservation Order?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If YES please provide details:		
Are any of the trees to be felled within a Conservation Area?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If YES please provide details:		

Declarations – Complete if applying for thinning

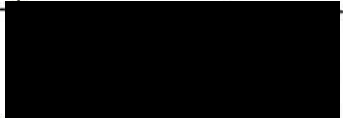
I hereby apply for a permission to fell the trees described in this application and I certify that:

- I am the landowner or an occupier of the land with written permission of the landowner;
- Where the landowner is a business, I am authorised to sign legal contracts on behalf of that business;
- If I am acting on behalf of the landowner or occupier, I have been mandated to do so;
- Any necessary consents from any other person(s) if required, have been obtained;
- I have made the necessary checks with the local planning authorities regarding Tree Preservation Orders and Conservation Areas;
- I have notified all stakeholders that may be affected by the felling in this application and sought their views prior to submitting this application;
- I hereby acknowledge that Scottish Ministers may process any of my personal data contained in or relating to this application in accordance with the terms of Scottish Forestry's Privacy Notice, a copy of which is available at www.forestry.gov.scot;
- I have read and understand this application fully and, to the best of my knowledge and belief, the information given in this application is complete, true, and accurate;
- I accept that any false or misleading information provided in this application constitutes an offence and may result in any felling permission based on this application being revoked at any time.

[This application may only be signed by the owner of the land or the occupier of that land where they have written permission to do so. For land owned by a business it must be signed by someone with the authority to sign legal contracts on behalf of that business. If you are an agent signing this on behalf of the aforementioned you must append a copy of your mandate.]

Signed: 	Print: Calum Murray	Date: 5.6.19
---	---------------------	--------------

Approval - to be completed by Scottish Forestry staff:

Management Plan Reference Number:	MPL310105		
Plan Period: (ten years) (day/month/year)	From: 15/8/19	To: 15/8/29	
Operations Manager Signature:		Approval Date: (dd/mm/yyyy)	15/8/2019



2. Woodland Description

Give Information about the following:

- past management of the woodland
- current species and ages
- statutory and non-statutory constraints (e.g. designations, archaeological interests)
- existing or potential public access
- woodland protection

Use the Land Information Search to help you complete this section. For more detailed information on the Native Woodland Survey of Scotland use the Scottish Forestry Map Viewer found on our website: forestry.gov.scot

2.1 Maps required

Provide maps to support your plan, as outlined in the guidance note. Please list all of the maps that you are including with your management plan in section 1 Management Plan Details.

2.2 History of management

The majority of the woodland planted in 1990 with some older Scots pine of circa 1920 era. A small area of mixed broadleaves is identified as having being planted in 1995 probably as a result of the failure of initial planting.

The current owners have undertaken some first thinning within the conifer area using motor manual felling however the scale of the woodland is beyond the scope of their ability to thin the woodland in its entirety.

The owners have established a market garden business in some of the "other land" to the south of the woodland and the woodland helps provide a windbreak in the area from north and easterly winds.



2.3 Species and age

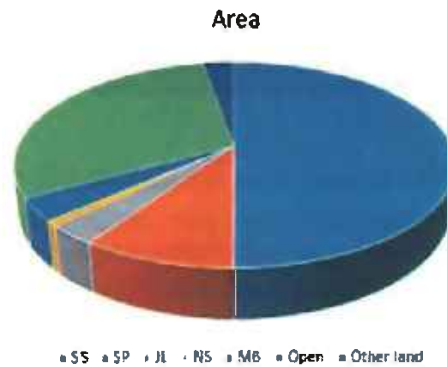
Species

Sitka spruce is the predominant species within the woodland reflecting the productive objectives of Berwick Wood. The sitka predominantly occupies the areas of wetter soils within the woodland. Scots pine is the second most abundant conifer and is focused on drier soils on a slightly more elevated slope.

Broadleaved establishment within the woodland has been less successful with a high level of failure amongst the crop initially planted in 1990 then largely replanted in 1995. It is not possible to identify species planted at that time and it is not clear if species choice was a significant contributor to the lack of success or if for example, a lack of management through the establishment phase was a factor.

Table of Species

Species totals		
Species	Area	%
SS	16.47	50%
SP	3.16	10%
JL	1.05	3%
NS	0.24	1%
MB	1.17	4%
Open	9.97	29%
Other land	0.86	3%
	32.92	100

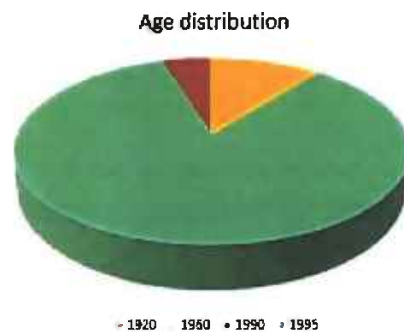


Age

The age distribution is limited within the woodland and reflects two periods of new planting. There will be some opportunity to increase age diversity when areas are clear felled and restocked in the next plan period post 2029.

Table of Age Distribution

Age Distribution	
Year	% of Area
1920	> 1%
1960	11%
1990	85%
1995	5%
	100%





Management Plan



2.4 Constraints and designations

Constraints include

1. Overhead powerlines both within and on the edge of the property
2. An underground high pressure gas pipeline within the property
3. Telephone cable on the western edge of the wood
4. Small water course/drain within the property a man made pond area within the wood. This pond, however, is dry most of the year.
5. Badger set and signs of red squirrel activity within the SP/NS area in compartment 2
6. Archaeology -Aberdeenshire councils HER database records previous findings of flint core, flint scrapers and stone axes at NJ839 180, these artefacts have been removed from the site. Also recorded is a small enclosure at NJ840 180 which would need protection during any operations.

The site site also has remnants of old stone dykes.

7. Limited access - There are no forest roads within this woodland limiting ability to despatch harvested timber. There is a shared private road to the west of the woodland along with the owners have full right of access.
8. Timber transport - The public road is classified as a C class road and in line with the Grampian Timber Transport Group guidance this would be regarded as a consultation route for timber transport operations.

There are no significant designations within the woodland. The area is identified as being within the buffer zone for grey squirrel control though there have been no sightings of grey squirrels.

2.5 Public access

There is no formal public access provision within the woodland though the woodland is accessible by visitors wishing to access under the SOAC provisions.

2.6 Woodland Protection	
Plant Health (including tree health and invasive or noxious plants)	
Crops are of good health.	
An area of Himalayan Balsam was noted in Compartment 2 during 2018. This has been treated though further treatments are likely to be required.	
Deer, Livestock and other mammals	
Roe deer which are prevalent in this area and are clearly residing in the woodland. The surrounding land is improved grassland and arable crop and so will provide good opportunities for feeding deer, as will the extensive sheltered rides within this woodland.	
Due to the established nature of the crop and limited access there is no current active control of deer within the woodland. A proactive plan for deer management will be required in advance of any clearfell & restocking (not within this plan period) to enable effective establishment.	
Grey Squirrels	
The woodland is identified as being within the buffer zone for grey squirrel control however there are no recorded sightings of grey squirrels within this woodland.	
Water & Soil (soil erosion, acidification of water, pollution etc.)	
The woodland has a number of open drains, probably remnants of the sites agricultural history prior to the current crop being planted.	
Flows of water in these drains are generally limited however all operations will be carried out to protect water quality in line with Forest and Water guidelines and SEPA general binding rules.	
Environment (flooding, wind damage, fire, invasive species etc.)	
There is no evidence of or likelihood of flooding.	
Himalayan balsam identified and ongoing programme of removal as above.	
There is a limited amount of windblow within the older Scots pine and Norway spruce	
Climate Change Resilience (provenance, lack of diversity, uniform structure)	
The current crops have good diversity, are showing good growth and are well suited to the ground. No impacts from climate change are expected within the current rotation.	

3. Vision and Objectives

Tell us how you intend to manage the woodland in the long term and your goals for its development.

3.1 Vision

Describe your long term vision for the woodland(s).

To maintain a well-managed, productive and diverse small woodland offering good habitat for wildlife & flora.

Immediate work will include improving access to the woodland to enable the programme of thinning to continue while crops are of a size where the risk of windblow in the younger crop remains reasonably low. The age of the crop means the window of opportunity to first thin is limited.

Through this thinning activity, there is significant opportunity to benefit wildlife by increasing light levels on the woodland edges adjacent to rides and indeed further into the crop. Regular subsequent thinning will help maintain and enhance this opportunity.

Berwick wood will remain a very much multi-purpose woodland with its timber production potential, provision of important habitat for red squirrels. The developing market garden business will continue to operate within the area defined as "other land".

3.2 Management objectives

Give your objectives of management and also how you will manage the woodland sustainably. Your objectives should be specific and you should also be able to measure their outcomes.

No.	Objectives (including environmental, economic and social considerations)
1	Timber Production: optimise the productive potential of the woodland
2	Biodiversity: Maintain and enhance the opportunities for wildlife notably red squirrel & badger.
3	Shelter: to provide shelter and windbreaks for owners onsite market garden business.
4	Amenity: to improve in-wood access, diversity and flora so providing amenity benefit for owners and other visitors.

4. Stakeholder Engagement (if required)

This may be required depending on the work you intend on carrying out in the woodland and the constraints or designations that have been identified.

Individual/ Organisation	Date contacted	Date feedback received	Response	Action
National Grid	9/10/18	1/11/18	Site visit to agree on crossing points and a method of crossing for the underground gas pipeline	Use bog mats and brash to establish safe crossing above the pipeline.
Openreach	10/12/18	30/4/19	Overhead telephone line does not have sufficient clearance to permit lorry access at the proposed forest road junction.	Agreed installation of an additional pole to raise line height.
Aberdeenshire Council - planning	2/5/19	21/6/19	Prior notification for forest road under consideration.	Permisson to proceed received
Aberdeenshire Council roads	5/6/19		Comment sought on use of consultation route to timber haulage	
Neighbours (Berwick house)	6/19	6/19	Verbal discussion with the woodland owner - No issues raised keen to see proactive management of woodland	
Fred & cath Cooper , Cairnfield Farm	6/19	6/19	Verbal discussion - No issues raised	

5. Analysis and Management Strategy

Analyse the information from the previous sections and identify how to make best use of your woodland and its resources to achieve your objectives.

5.1 Constraints and Opportunities

Using the table below analyse any issues raised or relevant features within your woodland and record the constraints and opportunities.

Feature/Issue	Constraint	Opportunity
Increase Biodiversity/ Flora & fauna	Unthinned conifer	Undertake regular thinning to increase light to the forest floor and access through the currently dense crop. Maintain SP/NS area as long term retention to provide habitat/ refuge for Red Squirrel & Badger populations. Opportunity for red squirrels to expand into the adjacent crop as thinned and it matures.
Badger sett	Badger sett	To be protected- Sett is within SP/NS area which will not be thinned within the life of the plan.
Improve productivity of woodland	Lack of lorry access to facilitate timber despatch from thinning	Install a new forest road to facilitate operations
Archaeology	Enclosure at NJ 840 180 + Potential for flint finds around NJ839 180 Old stone dykes	Any operations to take account of the need for protection of identified archaeology and recognise the potential for further finds of flint artefacts in the surrounding area. Old stone dykes are to be protected in so far as possible minimising

		crossing points during harvesting.
Access	Public road access is via consultation route for timber haulage	

5.2 Management Strategy

Following your analysis, provide a broad statement describing your management strategy. Consider all aspects (economics, access, biodiversity, landscape) and pay particular attention to your silvicultural strategy for meeting your management objectives.

Berwick wood has to date not been managed to realise it's full productive potential. A return to a regular thinning regime across the woodland seeks to maximise the potential of the key productive areas while leaving the key wildlife habitat area in the older Scots pine and Norway spruce undisturbed for as long as reasonably possible.

6. Management Proposals

Tell us the management operations you intend to carry out over the next 10 years to help meet your management objectives for the woodland. The submission of this plan will be considered as an application for permission to thin the woodland over the 10 year plan period, subject to the completion of Table 1 and the submission of appropriate maps. If you intend to carry out other types of felling you must apply for permission separately.

6.1 Silvicultural Practice

During this plan period the predominant silvicultural operation will be thinning, prescriptions for which are detailed at 6.3 below

As small area of cleafelling (up to 0.13ha) will be required to clear a line for installation of a new forest road. Felling permission for this area will be sought separately from Scottish Forestry.

Crop health will be monitored on an ongoing but at least annual basis.

There will be a programme of invasive species removal (Himalayan Balsam). Initial treatment was completed in 2018 though further treatments will be applied as required to eradicate. Annual monitoring will be carried out thereafter for the remainder of the plan period.

6.2 Infrastructure requirements

A new forest road of approximately 300m length will be installed during 2019 to facilitate timber despatch from the site. This unsealed road will be constructed in line with specifications laid out in the Timber transport forum guidance: the design and use of the structural pavement of unsealed roads See map 5 for the route.

Aberdeenshire council have under the prior notification process deemed that this road does not require full planning permission (APP/2019/1266 - decision 21/6/19)

6.3 Thinning Prescription

Thinning has been delayed across the majority of the crop therefore first thinning in p1990 crops will seek only to open up racks with minimal thinning in the matrix. After allowing 2-3 years post initial thin for rack edge trees to stabilise a subsequent thinning of the matrix will follow.

Further thinnings will be undertaken at 5 year intervals following assessment of crop basal area to establish thinning requirements.

P1960 crop will not be thinned as this is considered to be beyond thinning without creating a significant risk of windblow.

Table 1 – Thinning

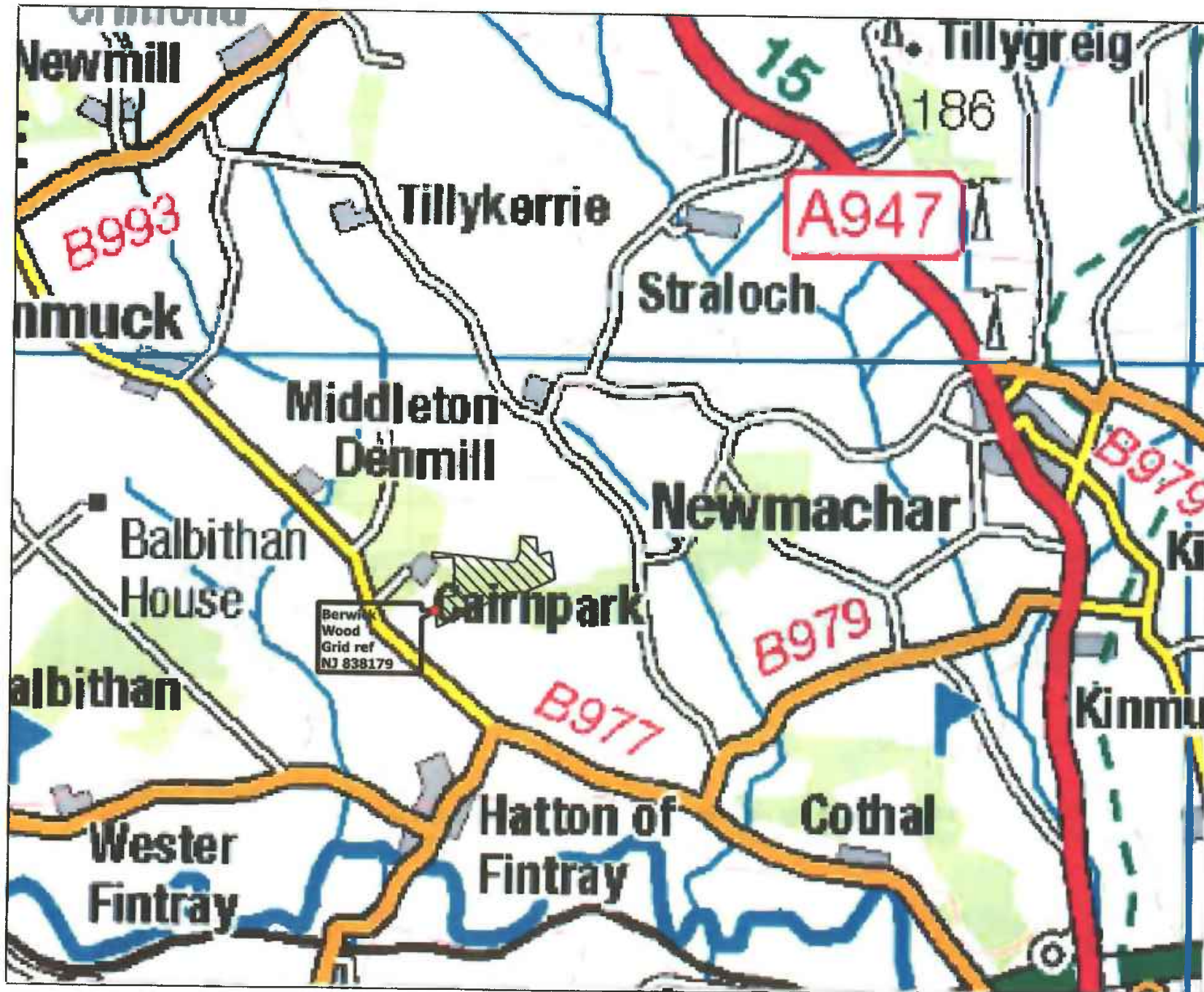
This table shows the total management plan area as well as the thinning compartments proposed for management. The felling site/compartment in this table must be shown as the same on the thinning map(s). Please select method of displaying thinning regime:

Pre/Post stocking density

Pre/Post basal area

Volume to be removed

Total Plan Area:		32.9	hectares							
Thinning Compartment	Area (ha)	p/a	Species to be felled (one per row)	Age (Years)	Marking of Trees	No of Trees	Volume (m ³)	Thinning Density (per ha)		Total
								Pre	Post	
a	17.35	100	SS	29	Feller select	8000	1000	1900	1450	450
a	1.05	100	JL	29	Feller select	367	50	1900	1600	350
Total Area	15.85	100					1050	Total to be removed:		8367



Berwick wood
 Hatton of Fintray
 NJ 838179

Location Map

Date: 7/6/19
 Scale: 1:75000

 Berwick wood

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 Survey
 AL1000018344






Berwick wood
Hatton of Fintray
NJ 838179

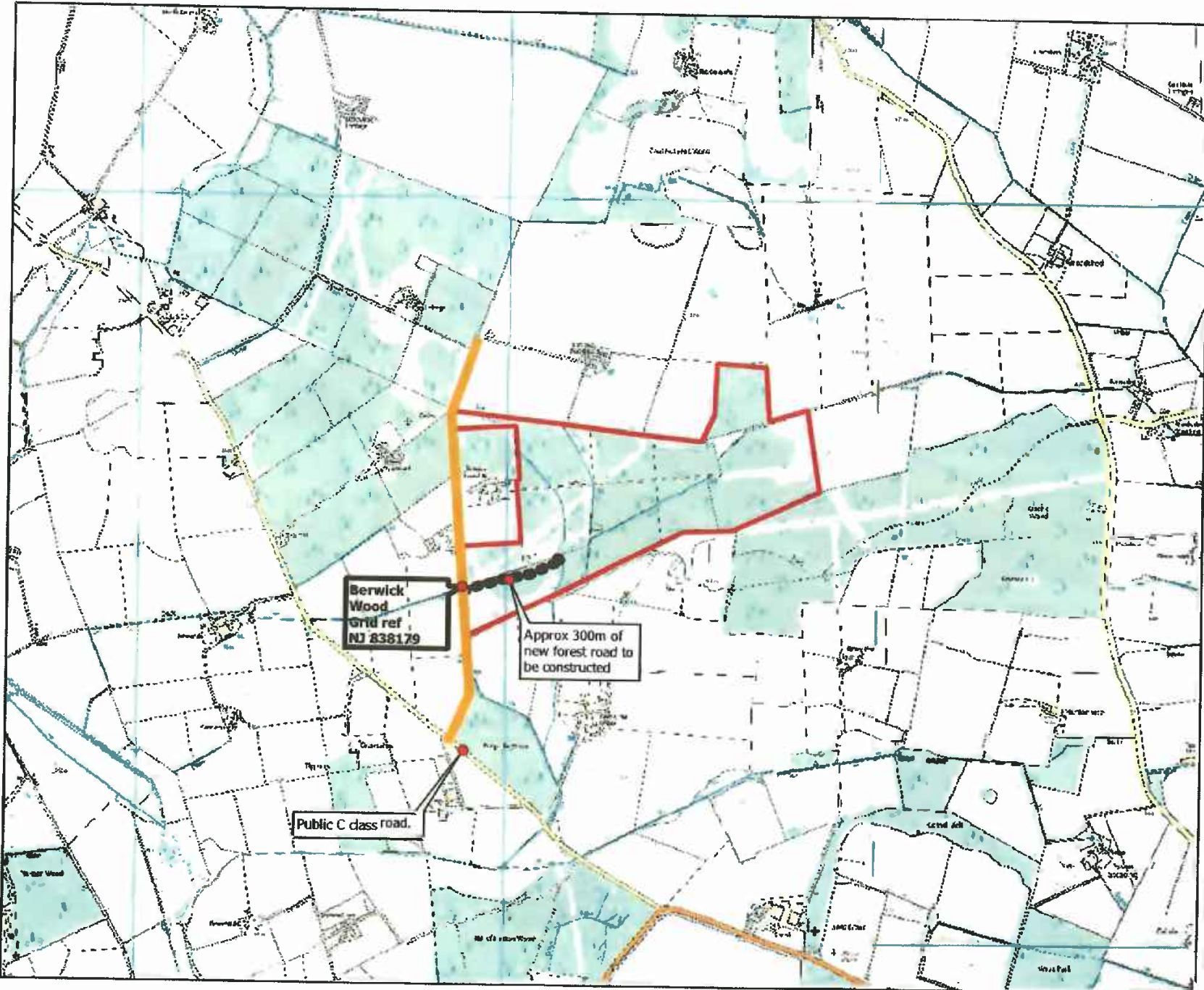
Roads & access

Date: 7/6/19
Scale: 1:25000

Legend

-  Plan Boundary
- Roads / tracks
 -  road
 -  Private road - main access

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





Berwick wood
Hatton of Fintray
NJ 838179

Current Species

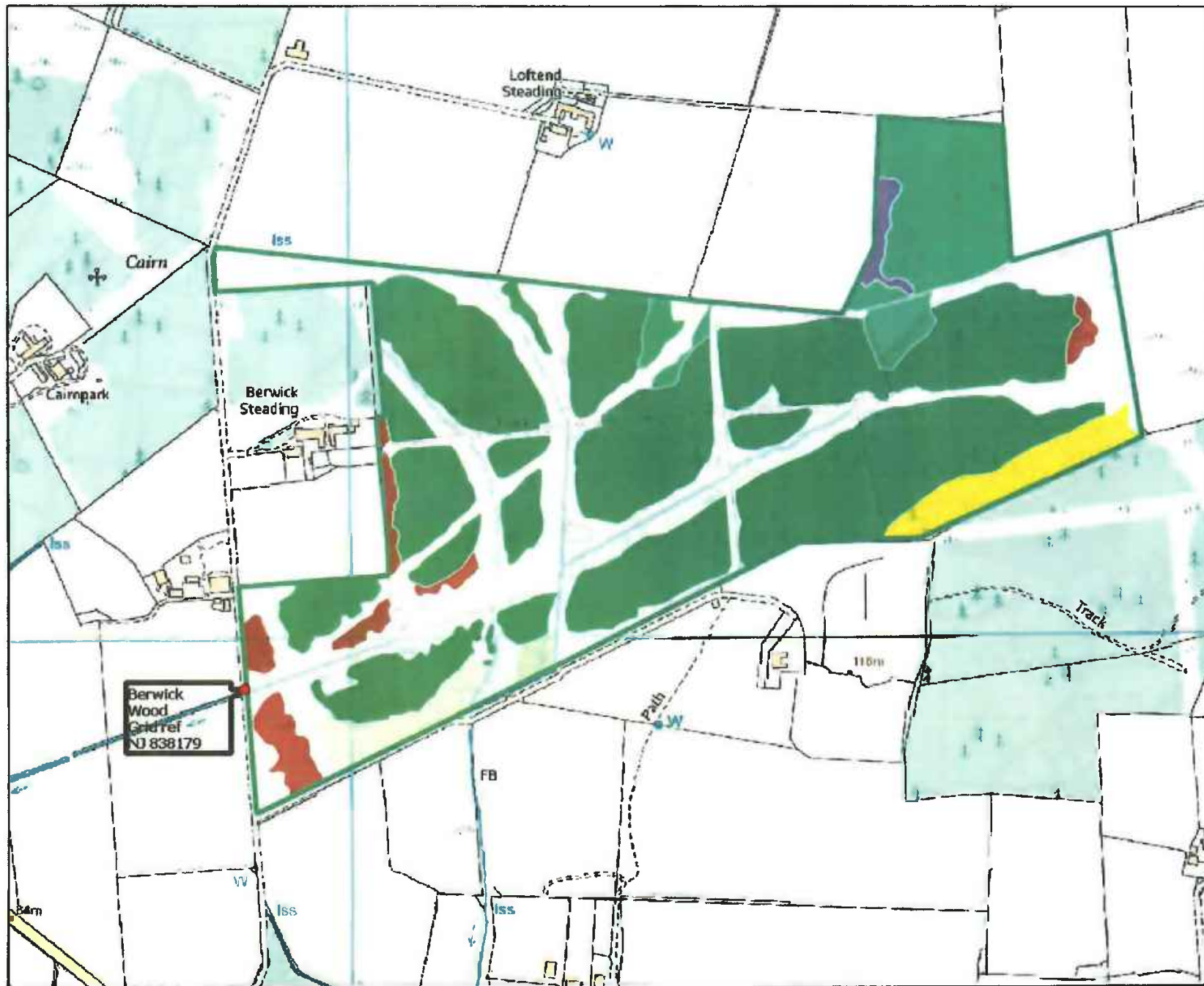
Date: 7/6/19

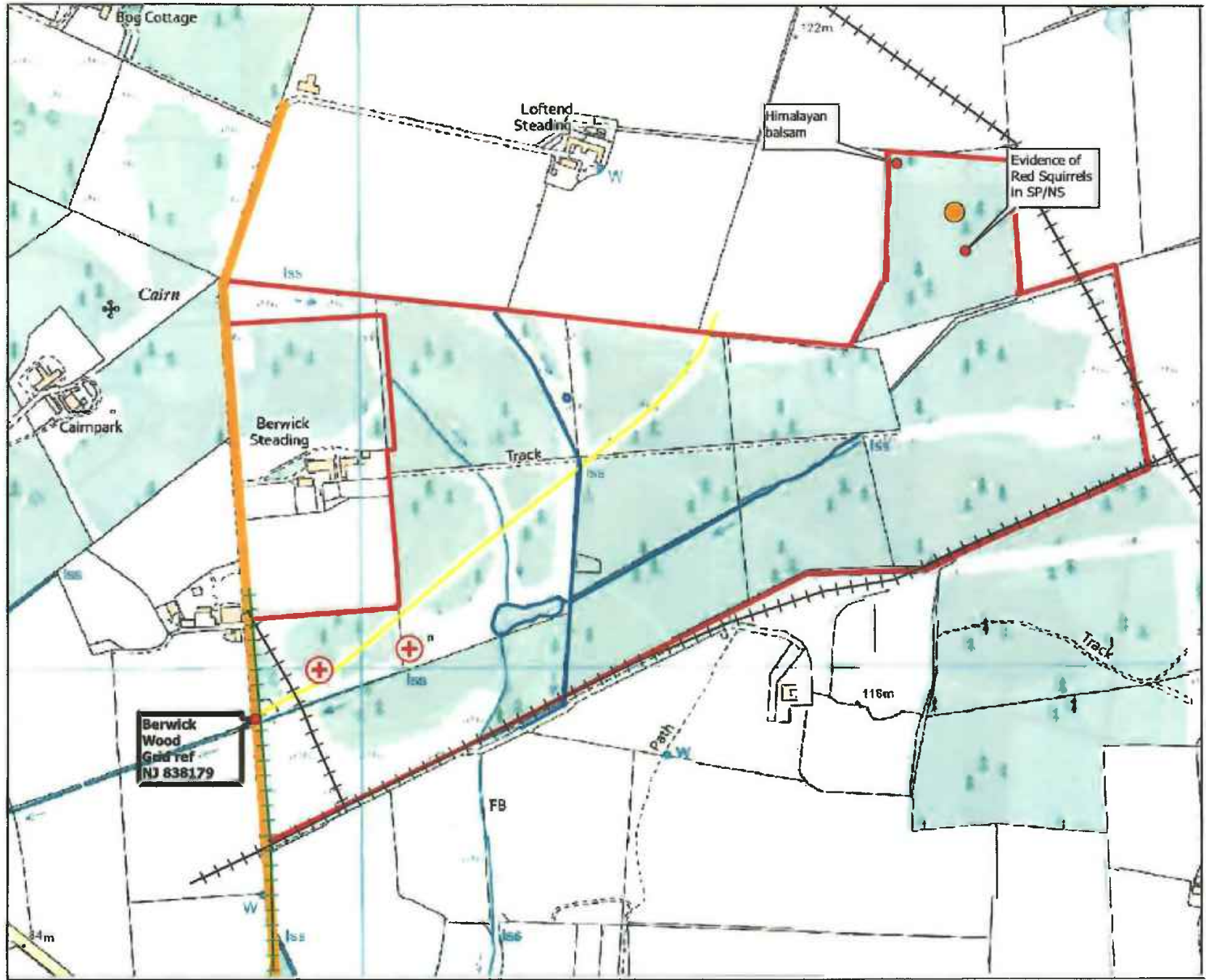
Scale: 1:10000

Legend

-  Plan Boundary
- Current Species
 -  Sitka spruce
 -  Norway spruce
 -  Scots pine
 -  Japanese larch
 -  Mixed broadleaves
- Other land
- Open

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**Berwick wood
Hatton of Fintray
NJ 838179**

**Constraints
& hazards**

**Date: 7/6/19
Scale: 1:10000**

- Legend**
- Plan Boundary
 - Private road/
main access
 - + Archeo
 - ⊙ badger set
 - Gas Main
 - OHPL
 - Telephone Cable
(overhead)
 - watercourse

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AL1000018344



Berwick wood
Hatton of Fintray
NJ 838179

Operations plan

Date: 7th May 2019
Scale: 1:10000

Legend

Boundary

Operations

Thin

Clearfell

Current Species

Agricultural

Mixed broadleaves

Norway spruce

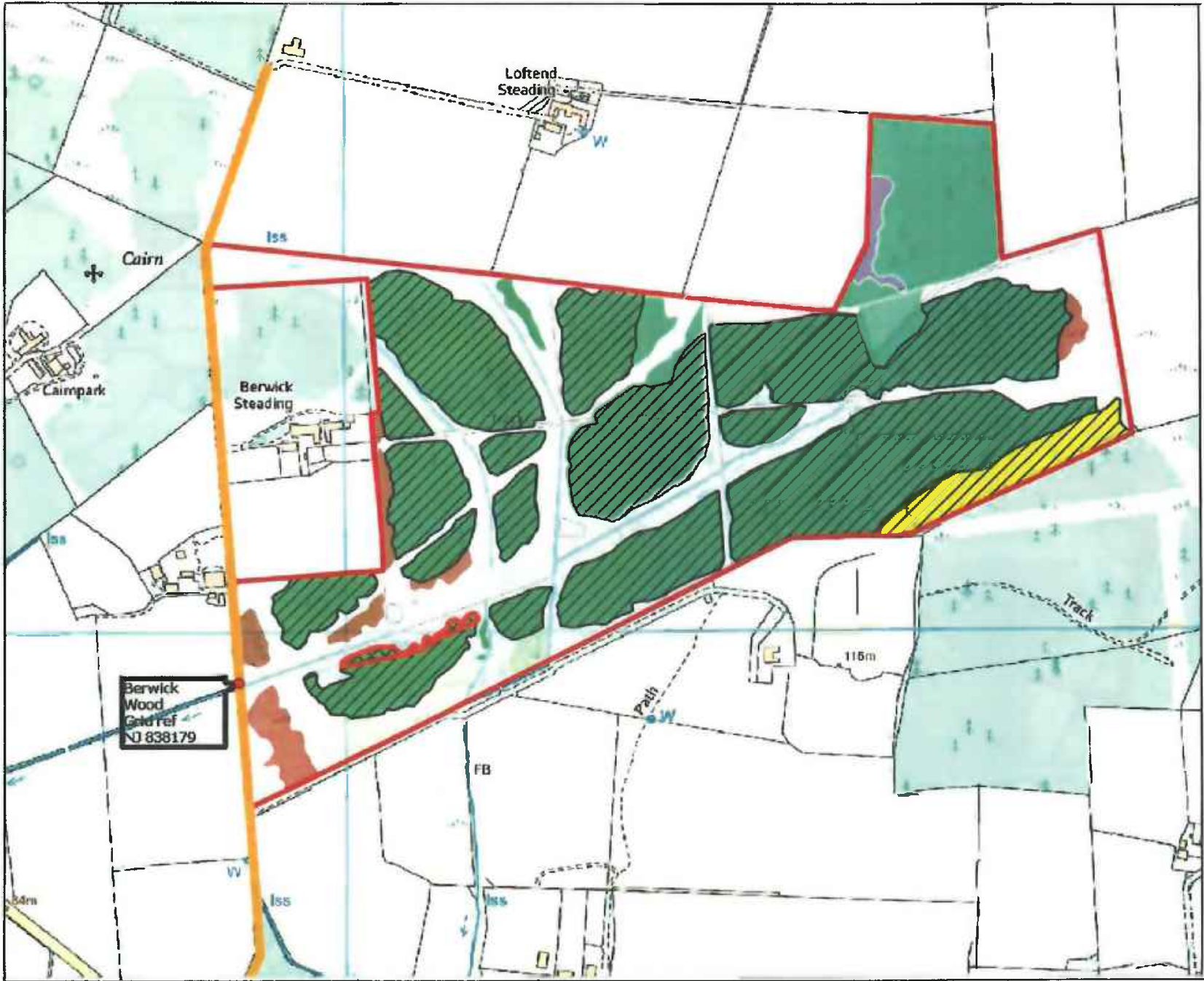
Scots pine

Sitka spruce

Japanese larch

Open

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SCOTLAND THE BIG PICTURE

4 October 2023

To whom it may concern

I write in relation to the planning application for a new property at Berwick Woods, Hatton of Fintray, Aberdeenshire AB21 0YR.

I am project lead of Northwoods, a nationwide network of farms, crofts and community woodlands, and which is coordinated by prominent environmental charity *SCOTLAND: The Big Picture*. Membership of the Northwoods network is limited to small-scale landowners who are focused on restoring ecosystem health and have a demonstrable track record as 'nature champions'.

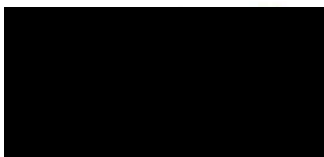
The family-run Berwick Woods enterprise has been a prominent member of the Northwoods network since 2021. Its owners epitomise the network's goals: sustainable rural enterprise working hand-in-hand with nature recovery.

Specifically, the vegetable growing enterprise at Berwick woods is based on 'no-till permaculture' principles – avoiding harmful chemicals that could impact water quality and harm wildlife. Biodiversity on site is being enhanced by replacing much of the non-native conifer monoculture with a diverse range of native broadleaf tree species – which in turn, will bring significant benefits for wildlife, store carbon for longer, and be far more resilient against the effects of climate change.

With its low-impact farming practices and demonstrable commitment to renewable (solar) energy, Berwick Woods is a veritable model of how a small rural business in Scotland can actively contribute to addressing the global climate emergency and the nature crisis.

For the above reasons, and additionally in the interests of enhancing 'local living' and 'rural revitalisation', I have no hesitation in supporting the current application. The Northwoods Network will be pleased to continue supporting Berwick Woods in providing high quality, locally grown food, and at the same time helping to increase biodiversity.

Yours sincerely



James Nairne, Project Lead, Northwoods Network

Ballintean, Kingussie, Inverness-shire, PH21 1NX
www.scotlandbigpicture.com

PLATFORM 22 TORPHINS

COFFEE HOUSE ~ POTTERY ~ VILLAGE MARKET

Dear Sir/Madam

Re: PLANNING APPLICATION No.: APP/2023/0889; A & M Player, Berwick Wood, Hatton of Fintray.

As the operator of what we believe to be Scotland's only weekly outdoor market we write in support of the above application.

We have run Torphins Market for over 10 years and to do this successfully we have relied on a network of small independent businesses such as Berwick Wood. The market itself is a popular part of village life drawing in a good mix of locals and tourists keen to try local produce and support local businesses.

Whilst we have never had a problem in finding bakers and makers of preserves etc. we have always found it particularly difficult to get regular suppliers of "agricultural" produce, i.e. fruit, vegetables and meat. The hurdles these businesses face by way of economics, climate and the long hours required often prove too much and we have seen several promising enterprises spring up and then wither and give up after a couple of years. As such Berwick Wood, who produce and retail food direct to the public, are vanishingly rare in these parts. They have been part of Torphins Market since 2019 and have shown an incredible level of determination and commitment to the cause of fresh wholesome food grown sustainably and with consideration for the natural environment. It is also worth mentioning that during the pandemic they, along with several other stallholders, supplied our shop with a range of fresh produce which was much appreciated by the community, and they play a small but vital part in community resilience.

In many ways the northeast lags other regions of the UK with regard to the diversity and number of small-farm producers. There are undoubtedly several factors behind this and most of these lie outwith the ability of local government to fix, however, planning is one area in which they can act positively and bring about change for the better. We hope that the applicants will be successful in their appeal and that consent will be granted for them to live and work on their land and we hope that Berwick Wood will continue to be an integral part of Torphins Market and our local economy.

Yours sincerely

David and Emma Pattullo



Allathan
ASSOCIATES

49 High Street, Turriff,
Aberdeenshire,
AB53 4EJ

Advising Agriculture

BERWICK WOOD

LABOUR REQUIREMENT REPORT

BACKGROUND

This report is produced in support of an anticipated request by Aberdeenshire Council's Planning Department for a Labour Requirement analysis for the existing farm business to justify the building of residential dwelling house.

The report has been provided on the basis of data provided by Austen and Mhairi Player. Standard Labour Requirements referenced from 'The Report of the UK Farm Classification Working Party, 2004' and the 'The Farm Management Handbook 2021/22' published by SAC Consulting' have been used, with other assumptions stated where appropriate.

DESCRIPTION OF THE HOLDING AND IT'S USAGE

Mr and Mrs Player, trading as Berwick Wood, horticultural enterprise based at Berwick Wood, located approximately 1 kilometre north of Hatton of Fintray. The holding extends to some 30.59 ha (75.58 acres) if IACS registered parcels and meantime comprises conifer planting interspersed with open grass rides, and an area to the south of the unit utilised for a market gardening enterprise extending, currently, to approximately 0.47 ha of outdoor cultivated area and 0.048 ha of both caterpillar and poly-tunnels. There is a small orchard area extending to 0.06 ha. All the land is classified as Disadvantaged Less Favoured Area, and it all lies within the Moray/Aberdeenshire/Banff and Buchan Nitrate Vulnerable Zone, and is classified as Grade 3₂ by the Hutton Institute.

There are currently 6 pigs kept on the holding for ground conditioning purposes.

CURRENT STOCKING AND CROPPING

The table below details the land use during 2022:

Crop	Ha
Outdoors vegetables and salad	0.470
Fruit/vegetable under cover	0.048
Orchard	0.060
Woodland	30.012
Land Total	30.590

Bryan S. Chalmers B.Sc (Agric.) Member of the Association of Independent Crop Consultants
Steven A. Mackison B.Sc. (Agric.) Member of the British Institute of Agricultural Consultants
James Begg BLE (Hons.), Dip.FBOM Member of the British Institute of Agricultural Consultants

T: 01888 563464 F: 01888 563951
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STANDARD LABOUR REQUIREMENTS

The 2004 Report from the UK Farm Classification Working Party provides a set of standard labour requirements (SLRs) that are used widely by the industry to assess labour requirements. They are quoted in SAC's Farm Management Handbook. Total SLRs calculated for an individual business in this way represent the approximate labour requirement for stocking and cropping, though additional inputs may be needed in respect of diversification projects, farm maintenance, and administrative functions. The Working Party agreed that the definition of the annual hours of a full-time worker should be 1900 hours. The following definitions of size bands were agreed:

Size Band	SLR-based definition(hours)
Very Small - Spare time	< 0.5 FTE (1 – 949)
Very Small - Part time	0.5 to < 1 FTE (950 – 1899)
Small - Full-time	1 to < 2 FTE (1900 – 3799)
Medium - Full-time	2 to < 3 FTE (3800 – 5699)
Large - Full-time	3 to < 5 FTE (5700 – 9499)
Very Large - Full-time	5 or more FTE (>=9500)

Source: Report of the UK Farm Classification Working Party, 2004

CALCULATION OF LABOUR REQUIREMENTS FOR BERWICK WOOD BASED ON ACTUAL FIGURES

The business does more than just grow crops; it harvests, prepares and packs boxes of vegetable, herbs and fruit and delivers them to customers across Aberdeenshire for 30 weeks of the year. A list of the current vegetables grown is included at Appendix I.

Mr and Mrs Player have sample recorded their time inputs, and estimated the actual labour inputs for a full year for the outdoor market garden area

Procedure	Minutes Direct seeding	Minutes transplanting	Harvesting/Bed Average	Total Annual delivery Hours	Seeding to tray prior to germination and transplanting	Packing - Boxes, Salad bags etc	Total Annual Hours for the Market garden area
Seedlings per tray					8m		
Bed Clearance	0h 15m	0h 15m					
Bed Preparation	0h 20m	0h 20m					
Direct seeding	0h 10m						
Transplanting		0h 20m					
Watering/Covering	0h 15m	0h 15m					
In Crop Weeding per crop	1h 0m	1h 0m					
Harvesting/week/ veg			0h 20m				
Packing /box						0h 10m	
Delivering Boxes to Clients/ year				90h 0m			
Delivering to Hub / year				20h 0m			
Delivery to Cafes/ year				80h 0m			
Total individual Bed Hours	2h 0m	2h 10m	0h 20m	190h 0m	0h 8m	0h 10m	
Number of times per season	100	250	600	1	300	1500	
Total hours for season	200h	541h 40m	200h	190h	40h	250h	1421h 40m
Area of Outdoor Area				Outdoor Market Garden Area (ha)			0.47
Total Hours /ha /Season				Indicative Hours /ha			3,025



The area under cultivation in the 3 Caterpillar Tunnels and the Polytunnel is worked in the same way as the outdoor Market Garden Area:

Under Cover Market Garden Area (ha)	0.048
Indicative Total Hours	145

Standard Labour requirement Calculations have been used for both the Orchard Area, and the Pig Activity:

Activity	No	Unit	SLRs per unit	Total SLRs
Top and Soft Fruit	0.06	Ha	425	25.5
Outdoor Pigs	6	Head	2.3	131

The unit predominantly comprises conifer planting, which require ongoing management. It is acknowledged that specialist contractors will be required for felling, but re-planting and fencing time inputs are largely carried out by Mr and Mrs Player. An allowance of 200 hours is allowed for their time.

No allowance has been made for the record keeping, marketing and administrative functions carried out by the proprietors, carried out mostly "after hours". It is safe to assume that a further 10% of the Market Gardening labour could be realistically included in the calculations.

In summary, the Standard Labour Requirement Calculation for Berwick Wood is:

Activity	Total SLRs
Outdoor Market Garden Area	1,421
3 Caterpillar Tunnels + 1 Poly Tunnel	145
Orchard Area	25
Pigs	131
Sub-Total	1,722
add allowance for forestry work	200
add allowance for admin (market garden)	172
Total Labour Requirements	2,094
1 x Full-time Equivalent	1,900
Total FTE	1.1

The current business at Berwick Wood justifies labour of 1.1 full-time equivalent.

JUSTIFICATION FOR RESIDENCY ON HOLDNG

On-site accommodation is required to mitigate against rising costs and increasing adverse weather conditions, including the maintenance of the poly tunnel after the storm and snowfall events, all of which which have a financial impact on the business.

The pig herd requires daily management including for welfare reasons, and plans to increase the outdoor herd are restricted by not being able to live on-site and provide the continual and consistent management care required. Recent flooding meant that the site was inaccessible, a situation that would not have arisen has on site onsite accommodation be available. I



Allathan
ASSOCIATES

Site security, with the relatively high value of produce on site and in the ground throughout the year, is a particular issue which would be improved by on-site accommodation.



Steven A Mackison
steve.mackison@allathanassociates.co.uk

21st December 2022

APPENDIX I

List of vegetables, herbs and fruit grown 2022

Aubergines- long early variety
Aztec Broccoli
Beans- broad, runner, french, string and pole
Beetroot
Broccoli - green and purple and calabrese
Brussel sprouts
Cabbage- spring, summer, autumn, winter and red
Carrots
Cauliflower including romanesco
Chard
Chilli
Celery
Celeriac
Courgettes
Cucumber
Florence fennel
Herbs - parsley, fennel, sorrel, sage, thyme, basil, chives, lemon balm, mint, dill
Horseradish
Kale - 7 varieties
Leeks
Lettuce heads and lettuce leaves
Mustard - giant leaves and spicy mix baby leaves
Onions- spring, white and red
Pak choi
Parsnips
Peas - pods and sugar snaps and pea shoots
Potatoes - early and smaller amount main crop
Radish- french, red round and winter
Red Orache
Rocket
Salsify
Spinach - perpetual, New Zealand and baby leaf
Summer squash
Squash - autumn and winter
Tomatoes - cherry, standard and beefsteak
Turnips

Apple trees
Soft Fruit

New house at Berwick Wood, Hatton of Fintray, AB21 0YR

Introduction

This application for detailed consent is for an all-timber clad modified Model D Homes house design. The dwellinghouse is required at this location to provide residential accommodation for the Berwick Wood horticultural and animal husbandry enterprise established by Mr and Mrs Player on their 75 acre holding.

Site layout

The existing private road access to the farm runs approximately east-west and divides the central operational area with the main shed and polytunnels to the north of it, and the market garden to the south. The proposed location of the house is just to the south of the access road in a clear-felled area of existing mature coniferous woodland, facing almost due south and overlooking the market garden. The surrounding area of ground falls gently from east to west and to a lesser extent from north to south.

The almost due south orientation of the front elevation proposed maximises solar gain, with most glazing there. Solar harvesting will be provided by an array of photovoltaic panels to the north of the house.

Parking and a turning area as indicated on the site plan.



Aerial photograph with site outlined in red (Courtesy GoogleEarth)



Cairndale, Maud – larch clad with similar roof overhangs

House layout, materials and construction

The house design is traditional in proportions and scale, and much in keeping with vernacular architecture, particularly traditional farm steading buildings. It is long and relatively narrow with a 45° symmetrically pitched roof. Glazing is predominantly to the south elevation. All windows are triple glazed. Controlled internal blinds will prevent overheating.



Bogriffie Steading conversion

More recent housing development is generally 70s/80s bungalows with roughcast blockwork walls with shallow pitch concrete tiled roofs.



Nearby house

Wall cladding is horizontal larch boarding. Extensive use is made of regularly spaced Velux rooflights, which maintain the simple, unbroken roof line. The 1¾ storey configuration maximises the utilisation of the upper floor space, and the footprint is modest given the extent of the accommodation provided. It includes a first floor landing area suitable for use as office space.

For the purposes of airtightness, economy and to minimise the floor level height off the surrounding ground, an insulated slab foundation is proposed with a “floating” timber floor. The orientation of the house minimises cut and fill requirements given the topography, but it has been kept as low as practicable to have minimal visual impact.

Policy compliance

R2: Development Proposals Elsewhere in the Countryside

Appendix 9: Building Design Guidance

The house design proposed is entirely in compliance with the above. The scale, proportions, roof pitch and lay-out are all in keeping with existing local development, and the overall design is therefore appropriate. The policy specifically seeks good siting and design and careful consideration has been given to the central location of the house with a southerly orientation complementing that of the existing operational buildings sited there and providing immediate access to these and the market garden.

The construction proposed minimises embodied energy, and the external finishes, e.g. untreated larch cladding, aluminium clad pine windows, and galvanised steel gutters are all maintenance free. These materials minimise landscape impact, especially after weathering, which the timber finish is specifically selected to do.



Modified Model D4 house at Rora

The minimum use of masonry materials, with their very high embodied energy, along with all-timber construction from sustainable sources; careful site selection for shelter and aspect, with minimal excavation and maximisation of scope for renewables and self-sufficiency, genuinely reflect the intent of policy.

Insulation is to full passive standard (marginally below that at the doors, windows and screens), and air-tightness is very close to that. All glazing is triple, argon filled, with low emissivity finish.

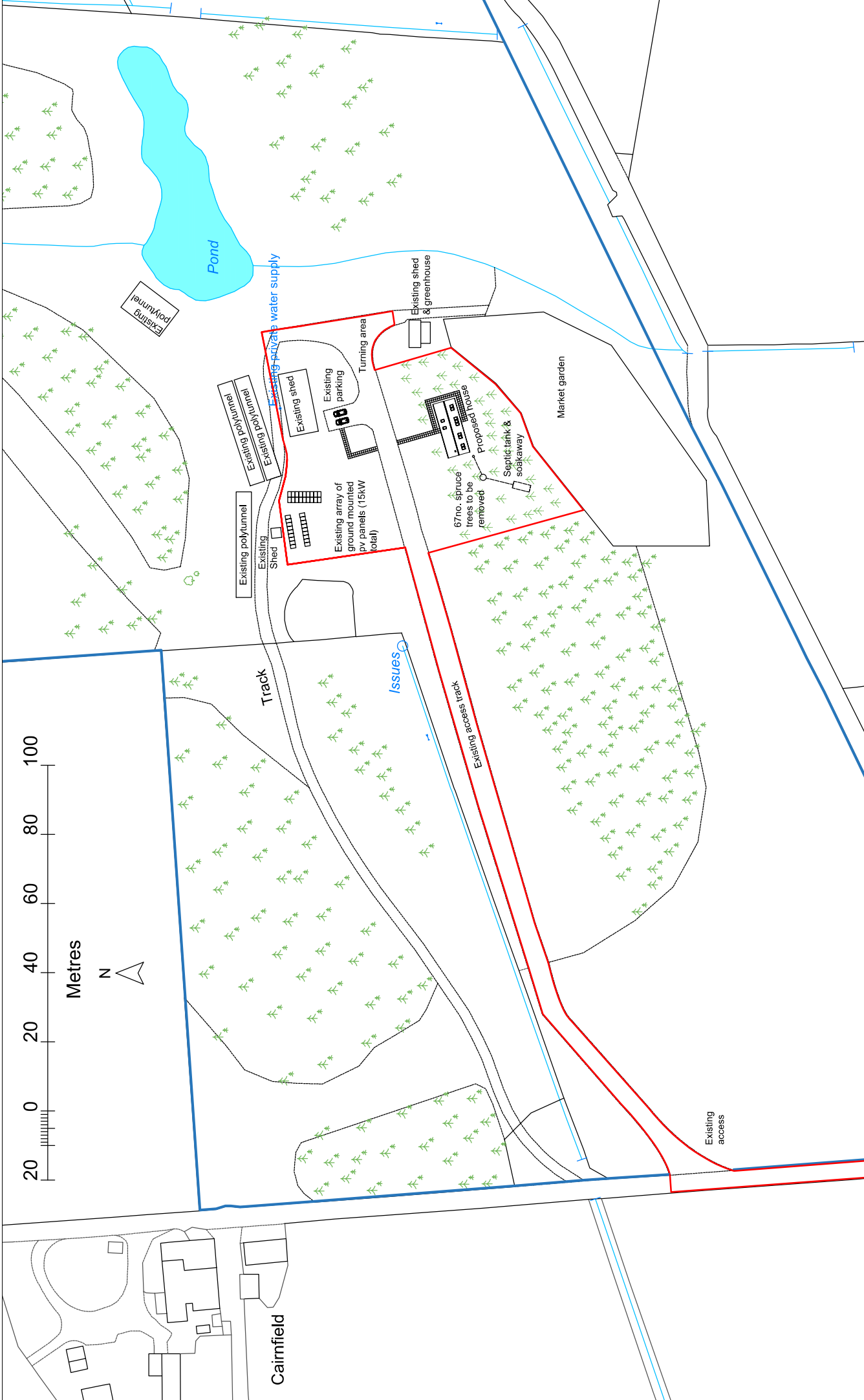


Larch cladding detail – Model D4 house at Auchleven

Summary

The proposal is entirely compliant with Policy regarding siting and design, and the house design proposed has close to passive energy performance standards:

- The wall cladding is natural, untreated larch, which will weather to a light grey finish.
- The form and scale of the house reflects vernacular architecture very closely, with a 45° pitch roof and 1¾ storey wall height and effectively no eaves roof overhangs visible.
- The development is “light footfall” with minimal landscape and environmental impact.



AMENDMENTS		PROJECT	TITLE
DATE	REVISION	Proposed new house	Site plan (full site)
A	23.05.23	Site extended to include pv panels and private water supply	
B	06.06.23	PV panels amended	
C			
D			
E			

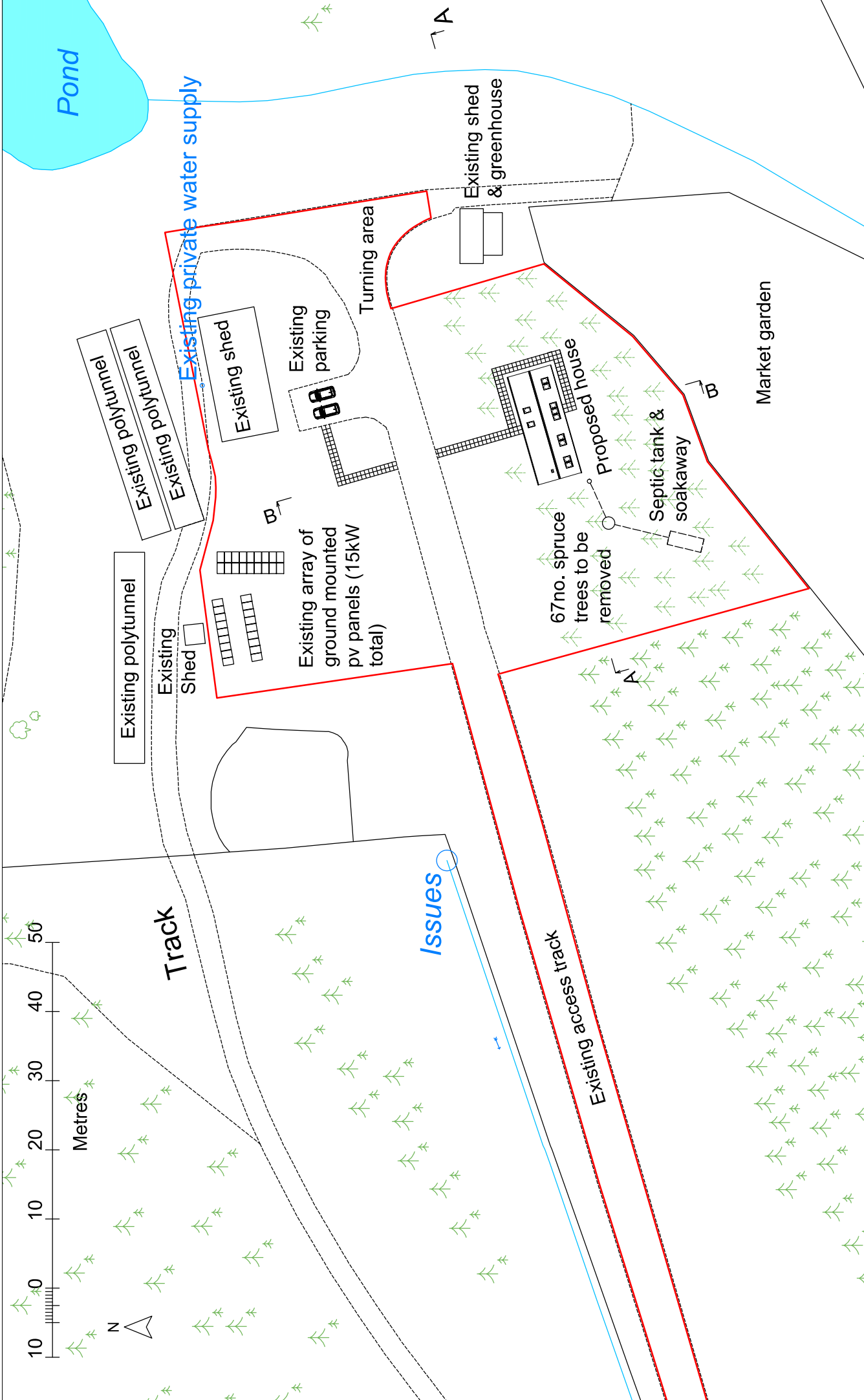
PROJECT		SITE	
Proposed new house		Berwick Wood, Hatton of Fintray	
CLIENT		Mhairsi & Austen Player	

DWG NO.		REVISION	
PLA103.23PPP		B	
DATE		SCALE	
27 Mar 2023		1:1000 @ A3	

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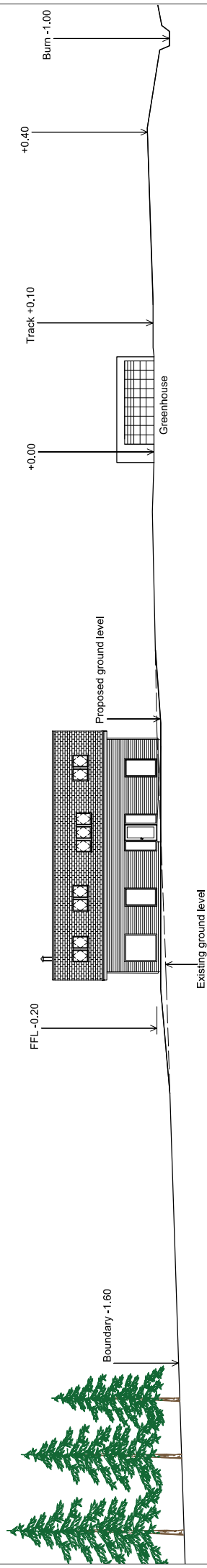
AMENDMENTS		PROJECT		TITLE	
DATE	REVISION	SITE	PROPOSED NEW HOUSE	DWG NO.	SITE PLAN
A	23.05.23			PLA102.23PP	B
B	06.06.23		Berwick Wood, Hatton of Fintray		
C					
D					
E					

DATE	27 Mar 2023
SCALE	1:500 @ A3

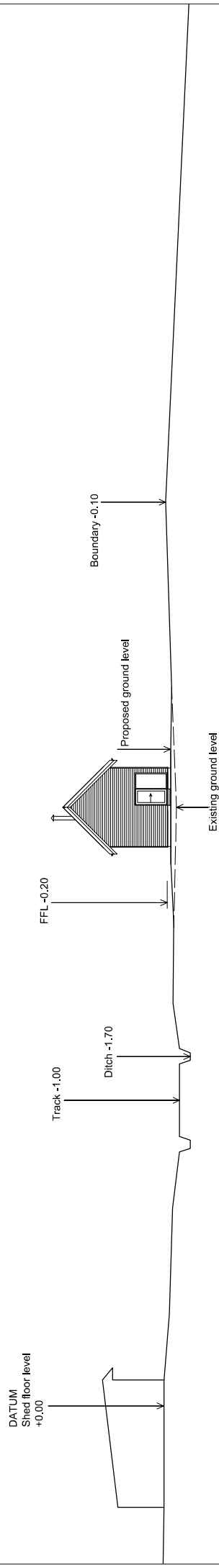
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Section A-A

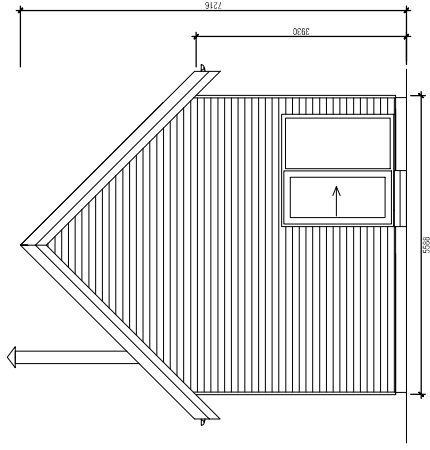


Section B-B

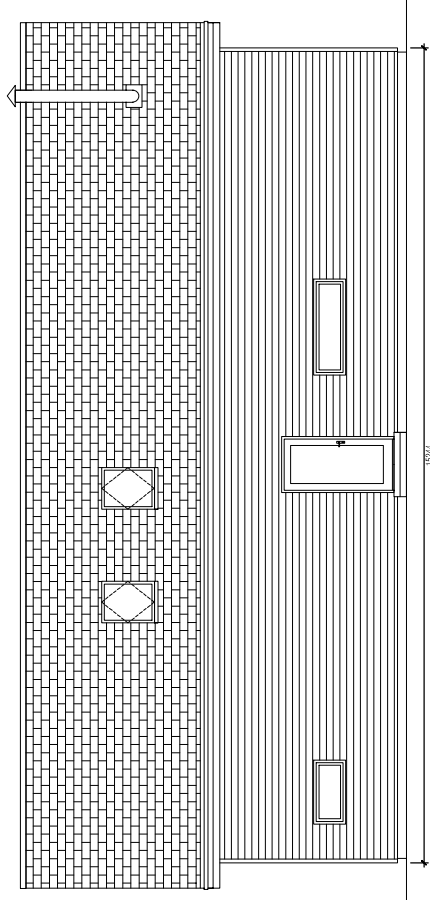
AMENDMENTS		PROJECT	TITLE	Site sections	
DATE	REVISION	SITE	DWG NO.	REVISION	
A		Berwick Wood, Hatton of Fintray	PLA104.23PP		
B					
C					
D					
E					
		CLIENT	DATE	SCALE	
		Mhairi & Austen Player	27 Mar 2023	1:250 @ A3	

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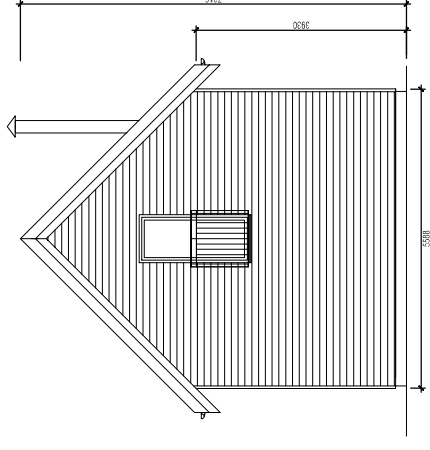




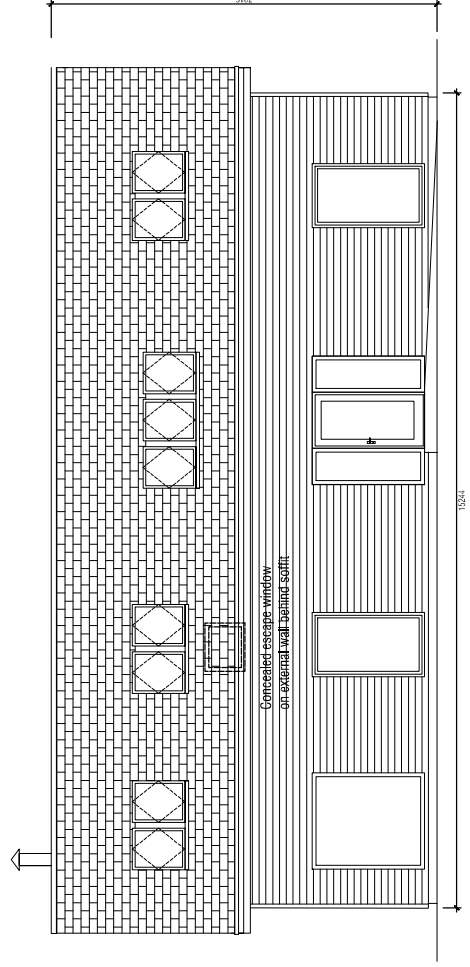
West elevation



North elevation

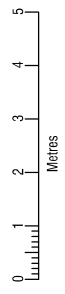


East elevation



South elevation

- External finishes
- Grey concrete tiles
- Larch horizontal timber cladding
- Anthracite grey windows and doors
- Velux rooflights
- Stainless steel flue
- Lindab galvanized steel rainwater goods

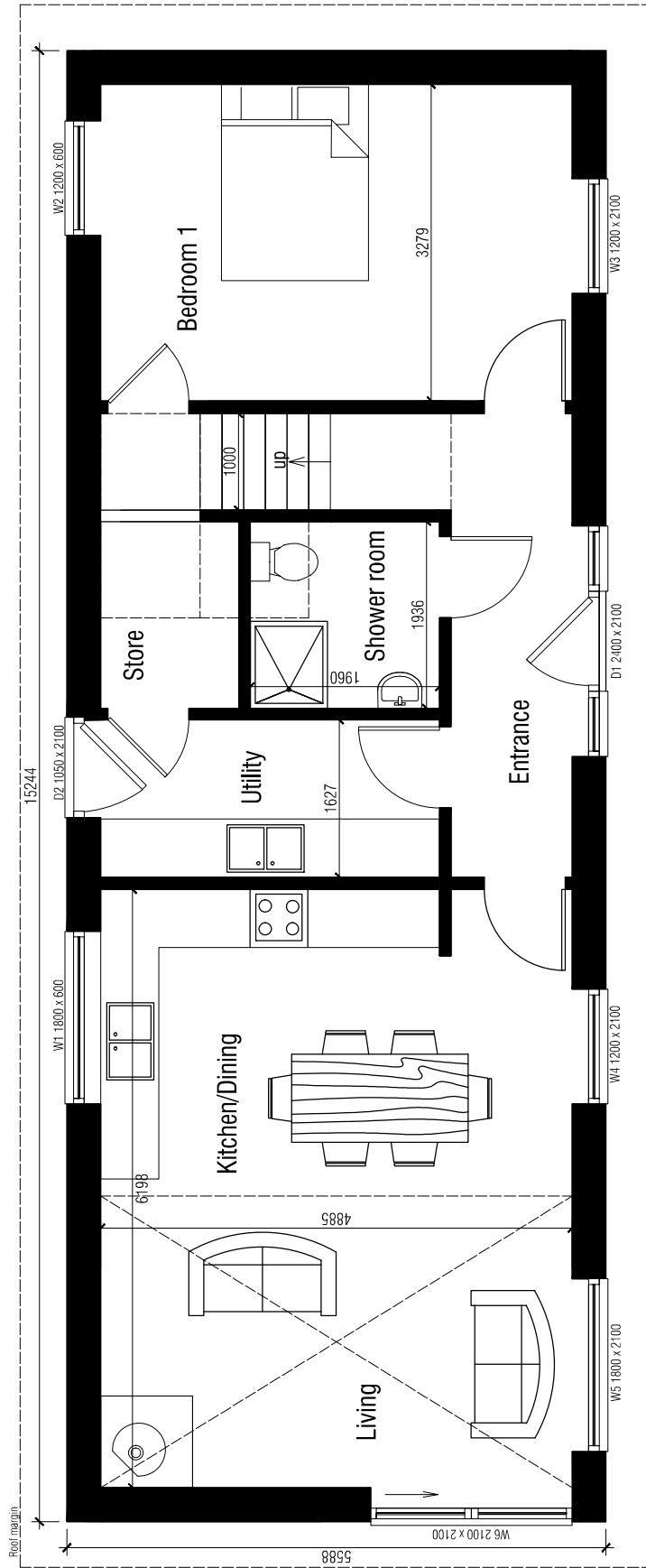


AMENDMENTS	DATE	REVISION
A	11.05.23	Scale bar & dimensions added
B		
C		
D		
E		

PROJECT	Proposed new house	TITLE	Elevations
SITE	Berwick Wood, Hatton of Fintray	DWG NO.	PLA003.23PP
CLIENT	Mhairs & Austen Player	REVISION	A
		DATE	31 Mar 2023
		SCALE	1:100 @ A3

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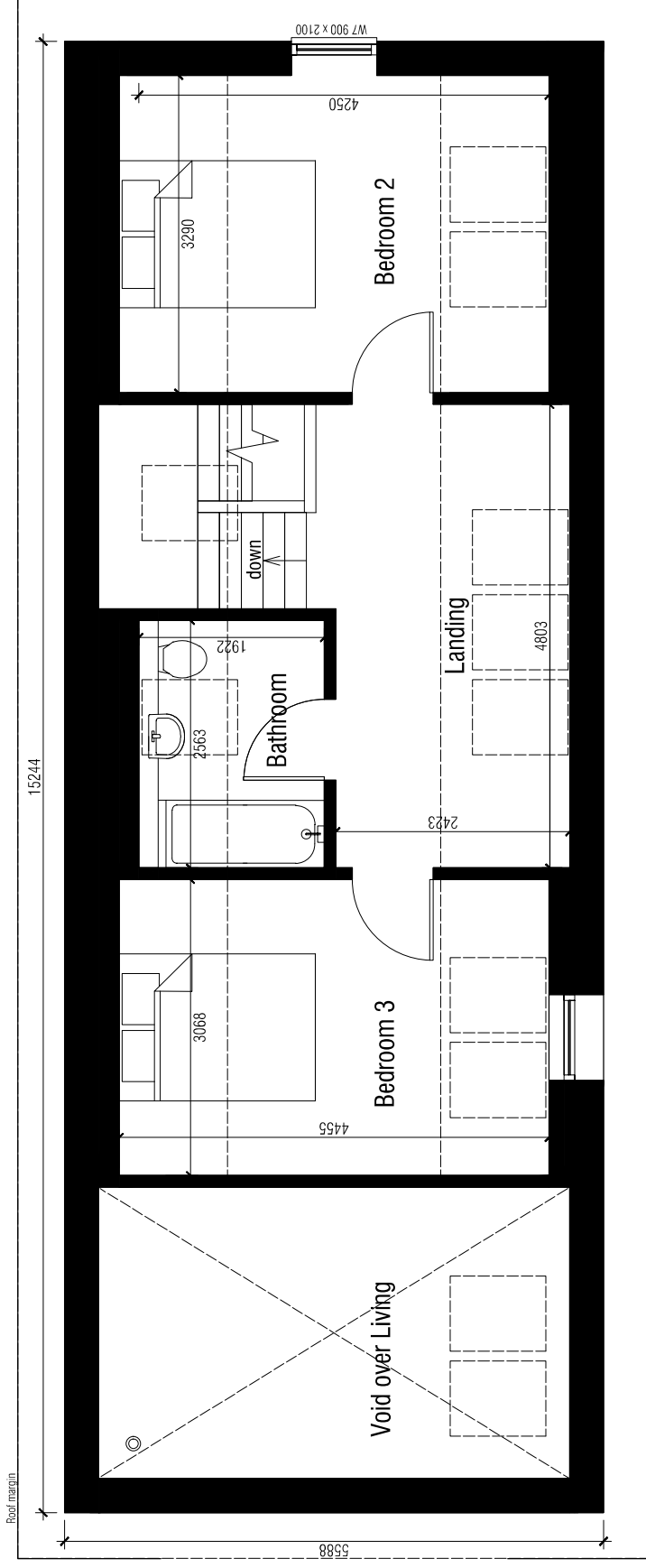


Ground floor plan

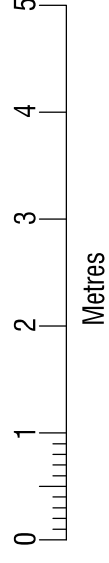


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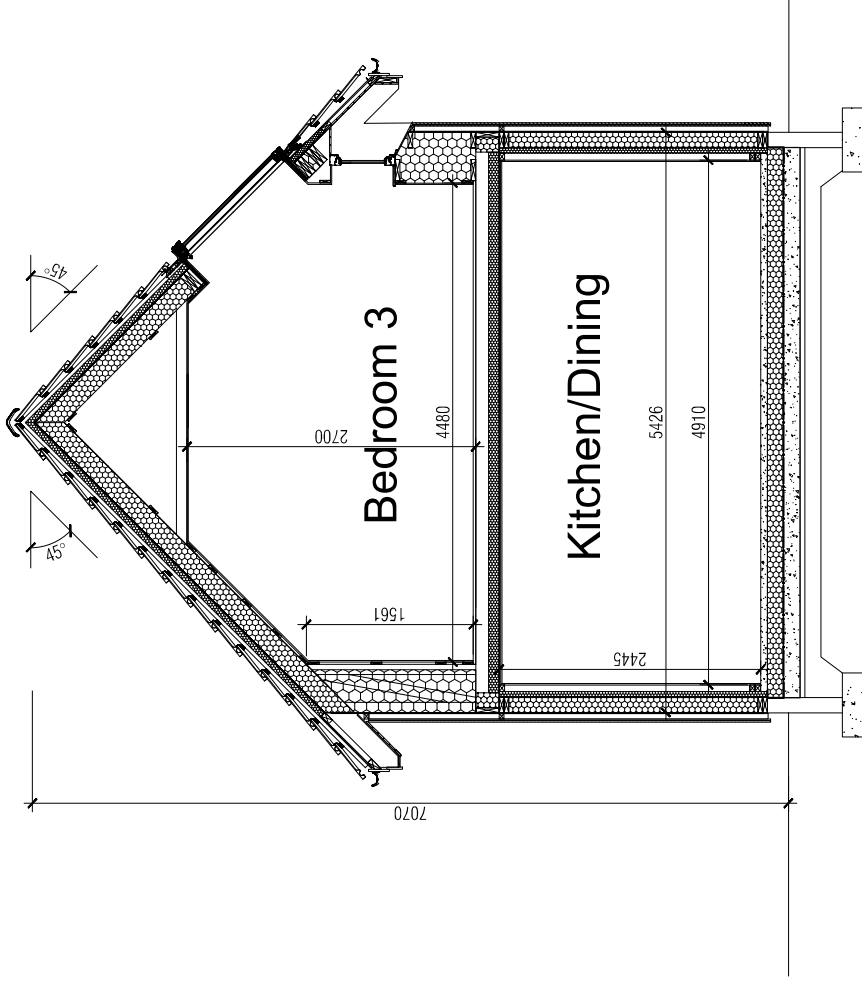
AMENDMENTS		PROJECT	TITLE
DATE	REVISION	Proposed new house	Ground floor plan
A 11.05.23	Scale bar added	Berwick Wood, Hatton of Fintray	PLA001.23PP
B 06.06.23	Title updated		
C		DATE	SCALE
D		31 Mar 2023	1:50 @ A3
E		CLIENT	
		Mhairs & Austen Player	



First floor plan



AMENDMENTS		PROJECT	TITLE
DATE	REVISION	Proposed new house	First floor plan
A 11.05.23 Scale bar added			
B 06.06.23 Title updated			
C			
D			
E			
		SITE	REVISION
		CLIENT	SCALE
		DATE	SCALE
		31 Mar 2023	1:50 @ A3
		Berwick Wood, Hatton of Fintray	PLA002.23PP
		Mhairi & Austen Player	B



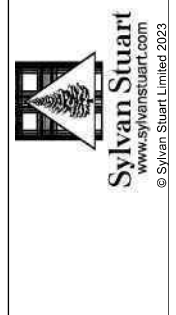
Cross section

AMENDMENTS	
DATE	REVISION
A	
B	
C	
D	
E	

PROJECT	Proposed new house
SITE	Berwick Wood, Hatton of Fintray
CLIENT	Mhairi & Austen Player

TITLE	Cross section
DWG NO.	PLA004.23PP
DATE	27 Mar 2023
REVISION	
SCALE	1:50 @ A3

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Berwick wood
 Hatton of Fintray
 NJ 838179

Current Species

Date: 7/6/19
 Scale: 1:10000

Legend

- Plan Boundary
- Current Species
- Sitka spruce
- Norway spruce
- Scots pine
- Japanese larch
- Mixed broadleaves
- Other land
- Open

Compensatory planting
 (2.218 hectares)

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 Survey
 AL1000018344

