



Estate Management Plan

for

**Kingsmeadows Peebles,
Scottish Borders**

Prepared by

DWA Landscape Architects Ltd

on behalf of

Granton Homes





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1. Overall Vision

- 1.1 There are proposals to extend residential accommodation within the grounds of Kingsmeadow House and associated estate, a flatted block to the east of the house with associated parking. The estate consists of mature woodlands, parkland trees and areas of grassland.
- 1.2 Mature woodland surround the estate. The woodland is therefore considered an integral part of the landscape strategy and greenspace infrastructure of the new residential area. The woodland provides a significant degree of screening to the new development and helps to integrate it into the landscape. This mature setting for the new development offers an opportunity for recreation and for habitat creation, and ties in with the other areas of proposed greenspace and parkland throughout the site. The objectives of the detailed landscape design are to create a green living environment that promotes health living and bio-diversity.
- 1.3 To ensure that these benefits are realised and protected in the future as the woodland and other features becomes part of a larger managed landscape, this Estate Management Plan seeks to set out the required actions, both initially and going forward. This will ensure the longevity and quality of the woodland and estate is protected and enhanced, ensuring an accessible, usable space that's visually appealing and at the same time managed for wildlife





2. History and Context

History

- 2.1 Kingsmeadows House and associated Estate elements such as the Gates, Walls, terraces etc are category B listed structures. These are described in the listing citation as:

“Circa 1795 (for John Hay); additions, 1811 and extended to rear, 1855. 2-storey and basement classical country house with projecting porch and canted central bay. Dressed pale ashlar with polished dressings; rear block and some returns whinstone rubble (harling removed, 2000) with tabbed pale sandstone margins. Eaves course and cornice. Skew gabled extension with overhanging moulded putts.”

And, *“The house was built in 1795 at a cost of £600 for Sir John Hay of Smithfield and Haystoun, an Edinburgh banker and son of Dr Hay. He was apprenticed to and eventually a partner of his brother-in-law Sir William Forbes. He had married in 1785, but by 1811 had to extend the house to accommodate the growing family; they had 15 children. After his death, the house passed to his son John, who died without issue. This second son, Sir Adam was also a banker for Forbes and under his possession, the estate and house grew. In 1855 a rear addition was added which saw the original house become concealed between later additions; he also added the pilastered entrance porch. Further work occurred in 1890 with the Baronialisation of parts of the house. A stable block (listed separately in Peebles Burgh) can be found in the grounds; it complements the gazebo and formal garden plan. The house was bought in 1920 by Harry Nelson Mitchell of Stephen Mitchell Tobacco (founders of the Mitchell Library). It was used as an emergency maternity hospital during the 2nd World War. In 1952 it was acquired by the Standard Life as a temporary office in case of nuclear attack and used to store duplicates of key records. Major repair work was carried out in 1996, when the house was divided into self-catering holiday units and conference facilities; further refurbishment was carried out in 2000. The house is now privately owned and stands in nearly 15 acres of landscaped grounds, on the S bank of the Tweed.”*





- 2.2 The map except shown above is from 1856 and shows the house and more extensive woodland, although this may not be accurate. The access point for the driveway also appears to have been further east across from the stable blocks which still exist to the south of Kingsmeadows Road. This appears in its current location by the 1899 map. Other paths and tracks on this map remain visible on site but are mainly blocked for through access to the road.

To the north east of the site the map shows “Market Cross of Peebles – transferred here 1807”. This is described in the citation as:

“ruins of octagonal gazebo (shown on 1856 OS map), partly complete to wallhead, in trees to E of house. Squared and necked whinstone rubble with pale sandstone margins. Tabbed windows (now blind), round-headed at 1st floor.”

Location

- 2.3 The Estate is approximately 7.1Ha in size. It is located at grid co-ordinates NT 25826 39916 taking a location from its southwestern corner, at the centre of the access gates off Kingsmeadows Road (A72).

Character

- 2.4 The estate lies within the wider Peebles Conservation Area

The estate in its current form is a tree lined lawn to the west and south of the main house with several specimen trees notable within the boundary planting of mature vegetation. This planting has a thick understorey of Rhododendron which creates a great deal of the volume on the boundary and also purveys areas of the wider woodland. Access to the house is taken via a curving access track from the south west corner of the estate on Kingsmeadows Road next to a gatehouse. This is lined by woodland initially close to the entrance which becomes a Lime Avenue as it straightens on approach to the house.

- 2.5 The east of the site is characterised by mature woodland which occupies the ground between the estate wall running the length of the A72 to the banks of the River Tweed to the north. The woodland extends to the eastern boundary of the site where it meets the light industrial area of Calvary Park – although the closest neighbour in this direct is a nursery school. There are a range of mature trees within this woodland with many good specimens present.
- 2.6 There are a number of features within the grounds which range in age. An overgrown walled garden lies to the east of the existing house, a disused bowling green and tennis court, brick built “Wendy House” and the above-mentioned stone folly gazebo.
- 2.7 To the north of the site the River Tweed flows past creating an attractive setting for the house. A footpath extends along the banks of the river on the north side which links to the town, and another on the south bank at the site although no through route is possible. The River Tweed is designated as a Special Area of Conservation(SAC) a



Site of Special Scientific Interest (SSSI) but this is the case for the entire river, not just the area adjacent to the site.





3. Estate and Woodland Condition

- 3.1 The parkland and individual trees are in the main healthy and well maintained and should remain so as part of the on going management of the estate.. The Folly gazebo and Wendy House are to be retained as features and should be looked after as part of the estate management.
- 3.2 A full tree survey has been carried out upon the woodland at Kingsmeadows House. This was conducted and reported on by Donald Rodger Associates Ltd in April 2021. This is included in the appendix. 361no trees were surveyed, of these 50no have to be removed mainly to accommodate the new build and access road, 4no of which to be removed due to condition. (See Appendix 1 for tree survey dated April 2021)
- 3.2 The trees to be removed due to condition are as follows:.
- TAG no 716-Sycamore internal decay to be felled and retained as dead wood where appropriate
 - TAG no 3103-Holly dead to be felled or kept as standing wood if appropriate
 - TAG no 448 -Red Oak extensive decay to be felled and retained as dead wood where appropriate
 - TAG no 801 – Scot’s Pine -dead/ dying to be felled and retained as dead wood where appropriate.
- 3.3 Inevitably, 46no trees are to be removed to accommodate the build:
- 13no for road construction new road
 - 33 for apartment block
- Species to be removed include Yew, Gean, Lawson Cyprus, Limes, Norway maple, Beech, Sycamore, Silver Birch and Oak. (See appendix 2 for tree removal plan dated October 2021)
- 3.4 206 trees are proposed as part of the landscape design; 22no extra heavy standards and 173 feathered whips. The species include Alder, Field maple, Sycamore, Oak, Siver Birch, Rowan and Limes.
- 3.5 The parkland area consists of specimen trees and large areas of grass species include, Giant Redwoods, Red Oak, Beech, Sycamores and Ash.
- 3.6 Behind the lodge and east of Kingsmeadow house there are some Rhododendron and Snowberry. These are both non native, invasive plants which can suppress native species from growing, Means to control/ clear these plants are to be part of the management regime.



- 3.7 The path network is integral to allow access and movement around the estate and should be maintained routinely. The formal paths are composed of compacted gravel, that surround the main house with informal desire lines through the woodland.
- 3.8 An additional entrance is proposed to the south east of the estate, with a new tarmac road leading to the proposed flats with associated car parking spaces. A gap in the existing wall will be formed to create the new access and the materials used to create a gateway entrance feature.



4. Landscape Proposals

- 4.1 A detailed landscape drawing has been prepared for the development illustrated on drawings 599-01-01. This illustrates the design in detail along with specifications for planting work and ongoing maintenance of new planting. The existing woodland is intended to form an integral part of the overall landscape strategy which is outlined below:

“The landscape proposals have been designed to reflect the existing setting and enhance the rural nature of the site.

A selection of native and ornamental species will form the new landscape of the proposed development, and will include Portuguese laurel, beech and box hedging to delineate garden spaces and open space. Species of trees include Beech, Birch, Sycamore and Limes. Structure planting, including areas of woodland planting, to augment what’s there and to compensate for the loss of trees.

The existing trees and woodland will be retained and managed to allow the development to sit amongst a mature setting helping it integrate. The introduction of hedge and low-level planting as well as trees will provide a pleasant outlook for the proposed flats as well as screening to soften the car parking areas. Footpath connection will also pass throughout this area of open space and woodland to create links throughout the estate and beyond.”

(See appendix 3 for landscape proposals dated October 2021 revised March 2022)



5. Initial Treatment and Construction Phase Action

- 5.1 In order to preserve and protect the existing woodland the initial recommendations made in the Tree survey and outlined in section 3 of this document should be implemented.
- 5.2 Thereafter, and before any construction works begin on site, tree root zone protection fencing should be installed upon the site in accordance with British Standard “BS5837: 2012 Trees in relation to design, demolition and construction”. This is summarised as follows but should be adhered to in full.

Specification for the Protection and Retention of Trees

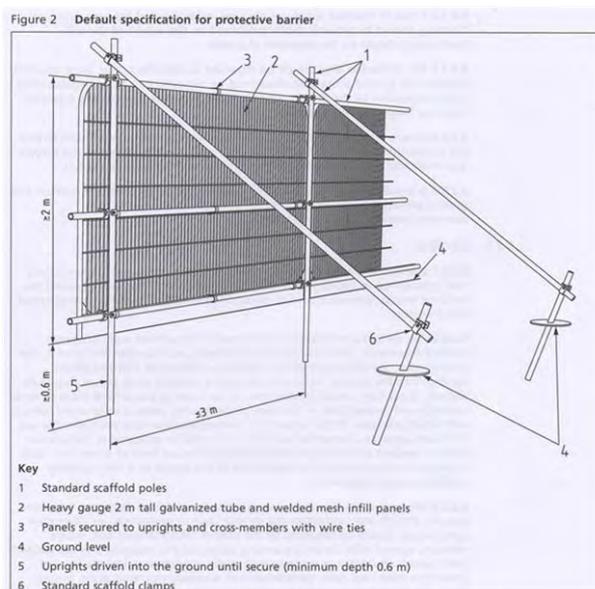
Tree Protection shall be compliant with guidance and recommendations set out in BS 5837: 2012 Trees in Relation to Construction.

Tree Protection Zone

All trees which are to be retained shall be protected by durable fencing throughout the development period. The fencing shall be erected before any work commences and shall be maintained throughout the contract.

Protective fencing shall be as illustrated in Figure 2 of BS 5837. The area to be enclosed by the fence shall be calculated based on the age, size and vigour of the trees, as set out in Table 1 of BS 5837. Alternatively, the fence shall enclose the area of branch spread, plus 1.8m on all sides. Modification to the fence line may be necessary during the construction process. The Planning Department shall be consulted before each modification and their approval sought.

*Avoid locating Drains or Services within this protected zone and **Do Not** raise or lower soil levels within or adjacent to the zone. Avoid changing ground levels elsewhere on site in such a way as to create a sump or puddles around the base of trees.*





Prevention of Damage & Contamination

Do Not store Chemicals, Oils, Herbicides or Toxic Substances within or adjacent to tree protection fences.

Do Not locate Compounds, Site Huts, Machinery or stockpiles of Materials within the protected zone around trees.

Do Not locate vehicular routes or parking beneath or around protected trees. If this is unavoidable, temporary Tank Tracks or Sleepers shall be laid to avoid compaction.

Instructions for Work Within Tree Protection Zone

Do Not attach signs or cables to trees.

Do Not light fires close to trees.

Where it is not possible to complete works without crossing the Protected Zone around existing trees, the following procedures must be followed:

- Excavations must be hand dug and supervised.
- All exposed roots greater than 30mm diameter must be left uncut and undamaged.
- Smaller roots may be cleanly cut if necessary and removed.
- Backfill material to excavated trenches must be clean and free of rubble and deleterious material.
- The trees shall be monitored for signs of dieback over the next growing season and if necessary expert arboricultural advice sought.

- 5.3 The fencing should remain in place for the duration of any construction works which could potentially impact or damage the trees but need not necessarily apply to the site in full at all times once work is completed within a particular section. If this is the case, then care should be taken to adapt the fence in a manner which maintains site safety and tree protection. This could potentially require allowing access to sections of woodland whilst restricting access to others through fencing.



6. Proposed Planting Programme

- 6.1 The detailed landscape proposals require a number of new trees to be planted across the development, along with hedges, decorative shrubs and structural woodland planting. The planting across the site will be dependent on the construction phase plan which is in place and will only be feasible in many cases once the building work has been completed. This is in order to allow free access for roads and building work and spaces to be formed for planting to be installed, but also for the benefit of the planting so that it is not damaged in the construction process.
- 6.3 Planting work should be carried out in the first planting season following completion of construction works. The table below illustrates the timing / season for various elements of the landscape design.

Planting/ Sowing times

Plant type	January	February	March	April	May	June	July	August	September	October	November	December
Rootballed /Container grown trees												
Shrubs (Container grown)												
Hedgerow/woodland Mix (Bare root)												
Grass seeding/ turfing												
Wildflower seeding												



7. Ongoing Maintenance Programme

7.1 The maintenance programme for the development site should be considered in its entirety as, over time, the existing and new planting will together form an overall landscape infrastructure of the area which will be maintained in perpetuity by the residents and landowners as a collective entity. To this end arrangements should be made through the missives of sale for residents to provide for this upkeep and maintenance for the duration of their ownership or tenancy. This will be a legal agreement and outwith the scope of this plan but must make sufficient allowance for the following programme to be carried out by a designated factoring company who must also liaise with a designated committee or representatives of the resident.

New Planting- An annual cyclical maintenance plan (Appendix 4) sets out when and what is required to be done on an annual basis.

7.2 Trees: Trees have been chosen for their appropriateness to their individual location. Pruning, other than for health and safety reasons, should not be necessary. They should, however, be inspected by a suitably qualified arboriculturist annually.

- a. An area 1m diameter at the base of the trees shall be kept clear of weed and grass either mechanically or by using an approved herbicide.
- b. Tree stakes and ties should be inspected 3 times per year (Autumn, Winter and Spring).
- c. All dead and diseased branches, or those broken due to malicious action or wind damage should be cleanly removed and the scar cleaned up.
- d. All trees which have been removed or which are found to be dying, severely diseased or damaged will be replaced by trees of similar size and species to those originally planted. These should be replaced as soon as seasonal weather conditions allow.

7.3 Woodland Mix: The woodland has been designed to achieve a naturally regenerating full cover, mixed woodland with varying canopy heights and characteristics. The ground cover will be allowed to establish naturally, although this can be helped with appropriate maintenance.

- e. The woodland should be inspected annually by a qualified arboriculturalist.
- f. All dead and dying trees lost in the first five years shall be replaced by trees of similar size and species to those originally planted.
- g. After five years the woodland shall be assessed and thinned out by approximately 10 per cent. (To include self seedlings.) This should be repeated at five year intervals for the next fifteen years.



Management and Maintenance of Existing Woodland

7.5 Woodland Management Objectives

- To protect and enhance existing areas of woodland.
- The planting of native broadleaf trees within canopy to enhance diversity and improve woodland structure.
- To pro-actively manage and maintain path and woodland edge trees for reasons of public safety.
- To utilise standing and felled dead and dying trees to increase the variety and extent of deadwood habitat.
- To lay the foundation for continued and controlled management over the long term (+30 years), such that the woodland character and nature conservation values are enhanced through low intervention and sustainable management.
- To encourage public support to achieve objectives.

Initial Management Work

7.6 Recommended action as per Donald Rodgers tree survey:

- Tag no 448- Red Oak, Remove due to extensive trunk damage
- Tag no801– Scots Pine, Remove dead/dying
- Tag no 716 – Sycamore, Remove dead
- Tag no 3103 – Holly, Remove dead

Generally, the woodland should be inspected annually, and any further action should be undertaken.

Additional action

- Rhododendron and snowberry to be controlled and annual removal to clear and control further spread.

Deadwood

7.7 Retention of standing dead trees and deadwood, both in the canopy and on the ground should be encouraged where it is not considered to be a threat to the public. Dead trees can stand for many years and by removing branches to leave a standing butt excellent habitat can be created with an acceptable level of risk.

7.8 Habitats such as decaying wood, moss, holes and wet cavities all add to the wildlife value of the site. Dead trees can be retained where possible and inspected regularly with prompt action taken when they become an unacceptable hazard.



- 7.9 Felled hazard trees and thinnings will generate timber of varying dimensions, which can be utilized to create deadwood. Crosscut brushwood can be neatly stacked to create habitat piles. Larger pieces of felled wood can be dragged using a tractor-mounted winch and positioned in a variety of locations, including open or shaded, wet or dry, to create a variety of habitats. Leaving timber on site in this way is usually only feasible where it can be safely left without risk of rolling, vandalism or fire setting.

Thinning

- 7.10 Over time, Selective thinning will allow existing regeneration to be released from overhead shade, and to increase in light reaching the woodland floor to generate further regeneration. This is not currently required in the eastern, northern, and western section of the woodland band but may be required to the southern section and an assessment should be made by a qualified arboricultural specialist.
- 7.11 Removed trees should include hazard trees and those selected for poor form, condition, and limited life expectancy. By completing thinning operation in phases retained trees will be allowed to establish some wind firmness, rather than being opened to the elements too quickly.

Prescription:

An initial thin of 5%, including the removal of hazard trees should be carried out within the first year.

A 5% thin in year 10.

A 5% thin in year 20.

After these initial phases of thinning, subsequent management should aim to maintain as many mature trees for as long as possible (in a safe condition).

Replacement Planting

- 7.12 Landscape proposal drawings 599-01-01 propose a degree of additional tree, and woodland planting to boost the existing woodland structure. This will be planted at the outset and managed and maintained going forward until integrated with the existing. Thereafter the woodland structure across the site will be managed in perpetuity.
- 7.13 As trees are lost in the future they should be felled and/or cut into sections as described in the dead wood section and a replacement tree of similar species planted as compensation.



Wildlife

- 7.14 Deciduous woodlands support a large number of mammals, birds, invertebrates and flora species. Pro-active management can be used to successfully enhance the number and variety of these non-tree species. Deadwood and water play an important role in the life cycles and should be retained and capitalized on as habitat features. The invertebrate population in turn is the food source for birds and bats, with holes and cavities in dead trees provide nesting and roosting sites. The number of these habitats can be increased by the installation of bird/bat boxes. Discrete positioning and a gradual introduction, plus regular monitoring and replacement tends to overcome initial vandal pressure.

Maintenance Plan

- 7.15 Appendices 3 & 4 show maintenance and management programmes for the estate and woodland covering the next 30 years but this will continue in perpetuity following this period with the approach to existing woodland becoming the standard across the site, as the new landscape features mature.
- 7.16 A large part of the ongoing maintenance will be reacting to circumstances on site and regular inspections will be required to identify any necessary work to deal with diseased, storm damaged, vandalised trees etc. **This must be undertaken by a qualified arboriculturist annually and after significant storm events.** This must be included into the regular programme of maintenance.
- 7.17 It will also be important for the local community to take a degree of ownership of the woodland – both literally and figuratively. The residents must form a representative body to liaise with those who will be undertaking the management and maintenance of the woodland and landscape overall. It will be legal requirement within the missives of sale to facilitate the management and maintenance of the landscape and the responsibility to the residents, via their designated representatives, to ensure that any financial arrangements are adhered to and that work is undertaken as set out within this document.
- 7.18 Once Factoring Arrangements have been established an emergency contact number must be provided to residents and displayed publicly, to allow any issues to be reported immediately after they arise. **All work must be instructed through the factor to ensure that proper channels of communication are maintained and issues and conflicts regarding liability are avoided. Under no circumstances should residents or members of the public undertake and work to trees or areas of communal landscape.** (See appendix 4 & 5 or annual maintenance plan and Woodland Management Plan dated October 2021)

Appendix 1

Tree Survey



DONALD RODGER
ASSOCIATES LTD

**Tree Survey
and
Arboricultural Constraints**

for

**Kingsmeadows House
Kingsmeadows Road
Peebles**

for and on behalf of

Granton Homes

April 2021

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1 INTRODUCTION

This condition survey and constraints report relates to trees at Kingsmeadows House, on Kingsmeadows Road, Peebles. It was commissioned by Granton Homes and has been prepared in connection with proposals for residential development. The area of survey as defined by the client is indicated on the appended **Tree Survey Plan**.

This report extends, up-dates and consolidates previous surveys carried out on this site by Donald Rodger Associates Ltd.

The survey records in detail the nature, extent and condition of the existing tree cover within the defined site boundary. It provides a comprehensive and detailed pre-development inventory carried out in line with **British Standard 5837:2012** '*Trees in Relation to Design, Demolition and Construction - Recommendations*'. Tree constraints and root protection areas, as per BS 5837:2012, are calculated and shown on the tree survey plan.

The report is based on a comprehensive visual inspection carried out from the ground by Donald Rodger on 19, 20 and 22 April 2021. The weather conditions at the time were generally dry, calm and bright.

Author's qualifications: Donald Rodger holds an Honours Degree in Forestry. He is a Chartered Forester, a Chartered Biologist, a Chartered Environmentalist and a Fellow of the Arboricultural Association. He has thirty years experience of arboriculture and amenity tree management at a professional level.

Limitations:

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 20 April 2022). Trees are

living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.

- ❑ Tree assessment has been carried out from ground level and observations have been made solely from visual inspection. No invasive or other detailed internal decay detection instruments have been used in assessing trunk condition, unless specified otherwise.
- ❑ This survey should not be construed as a tree safety inspection. It has been undertaken to inform the planning process. However, where clear and obvious hazards have been observed, these are recorded and addressed in the recommendations.
- ❑ The recommendations relate to the site as it exists at present, and to the current level and pattern of usage it currently enjoys. The degree of risk and hazard will alter if the site is developed or significantly changed, and as such will require regular re-inspection and re-appraisal.
- ❑ The report relates to the trees growing within the area of survey as defined by the client and as shown on the plan. Trees outwith the survey area were not inspected.
- ❑ Whilst every effort has been made to detect defects within the individual trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- ❑ The timing of the inspection was such that it was not possible to ascertain the presence or otherwise of certain fungal fruiting bodies which are only visible at certain times of year.
- ❑ This report has been prepared for the sole use of Granton Homes and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

2 TREE SURVEY METHODOLOGY

The area of survey is heavily wooded. As a pragmatic and appropriate approach to the survey, all mature and dominant trees were surveyed in detail. This generally encompassed all trees with a trunk diameter in excess of 150mm and which form the principle canopy. Areas of young tree growth and with a wooded character are illustrated on the plans. This approach provides a comprehensive record of the status and extent of the dominant and established tree cover.

The trees within different parts of the site have been surveyed in various phases over a number of years. This survey extends the survey area and updates previous tree surveys. These have been consolidated into this single tree survey report which provides a comprehensive and up-to-date record of the tree cover.

The trees have been tagged with a uniquely numbered aluminium identity disc approximately 2m from ground level. A total of **361 individual trees** were surveyed in detail. Tag numbers reflect the various surveys carried out over the site and the sequence is not continuous. These are:

436 to 528 (trees in parkland to south and west of house)

679 to 895 (trees in woodland to east of house)

3101 to 3170 (trees in garden immediately to east of house)

Most trees bear one or more similar tags from previous surveys - these are ignored for the purposes of this report.

The majority of the tree locations were accurately plotted as part of a detailed land survey, carried out by others. These were checked on site and are adopted for the purposes of this report. A significant number of additional trees were included as part of the tree survey. The trunk position, trunk diameter and tag

number of each tree is indicated on the Tree Survey Plan. This also shows the actual, measured crown spread to provide an accurate reflection of the true extent and configuration of the canopy cover.

Information on each numbered tree is provided in the Tree Survey Schedule. Consistent with the approach recommended in **British Standard 5837:2012**, this records pertinent details, including:

- Tree number;
- Tree species;
- Trunk diameter;
- Tree height;
- Crown spread;
- Age class;
- Height in metres of crown clearance above adjacent ground level;
- Comments and observations on the overall form, health and condition of the tree, highlighting any problems or defects;
- Life expectancy;
- Condition category, Good, Fair, Poor or Dead as per BS 5837;
- Retention category, A, B, C and U, as per BS 5837;
- Recommended arboricultural works;
- Priority for action.

All trees within the survey have been ascribed a ***Retention Category***. In line with the recommendations contained within BS 5837:2012, this takes account of the health, condition and future life expectancy of the tree, as well as its amenity and landscape value and suitability for retention within any proposed development. The retention category for each tree is shown in the Tree Survey Schedule.

A – High quality and value (green central disc on plan).

B – Moderate quality and value (blue central disc on plan).

C – Low quality and value (grey central disc on plan).

U – Unsuitable for retention (red central disc on plan).

Recommendations are provided regarding essential tree management works, where appropriate.

Areas of young, self-seeded tree cover and overgrown rhododendron and shrubs are illustrated on the tree survey plan.

3 TREE SURVEY RESULTS

3.1 General Description

Kingsmeadows House is a Georgian mansion dating from 1795 set within extensive grounds on the south bank of the River Tweed, on the south eastern edge of the town of Peebles. The area of survey encompasses a large parcel of land which surrounds the house to the west, south and east. Kingsmeadows Road forms the southern boundary and the River Tweed runs to the north. A fence defines the eastern boundary and the tarmac access drive serving the property the western boundary.

The eastern part of the site is well-wooded and supports the bulk of the tree cover (trees 436 to 538). A disused putting green and tennis court lie more or less centrally within this part of the site and a track leads from the house to a ruined folly located in the north east corner. The land to the south and west of the house is more parkland in character, with open lawns and specimen trees. A wooded belt with a shrub understory runs along the boundary with Kingsmeadows Road. The small parcel of land immediately to the east of the house has a small play area but is otherwise heavily overgrown.

The area of survey, site features and spatial distribution of the tree cover is graphically illustrated on the appended Tree Survey Plan.

3.2 Tree Description and Assessment

The tree cover tends to be very mixed and varied in terms of species composition, age structure and condition. This collectively forms a wooded environment, with a largely complete and contiguous canopy across most of the site.

A population of oak, lime, sycamore, beech and horse chestnut in full maturity are the largest and oldest trees on site and are contemporary with the house. Planted around 150 to 200 years ago, these are of significant size and stature and stand as the most dominant specimens. The majority are generally in satisfactory health and condition and have a good future life expectancy. A pair of giant redwood stand as prominent specimens on the lawn and yew is common in the understorey. Several very large and old trees also stand on the banks of the Tweed.

Later phases of planting plus abundant natural regeneration over the years has created a dense woodland in places, sometimes with an overgrown Rhododendron understorey. The natural regeneration consists mainly of ash, silver birch and sycamore. This tends to be relatively young in age and of inferior quality. Damage by rabbit and squirrel is evident on many trees.

4 TREE CONSTRAINTS

4.1 Tree Retention Categories

A retention category (A, B, C or U), based on the grading system as set out within British Standard 5837:2012, has been ascribed to each tree. This is explained at the tree survey schedule.

4.2 Root Protection Area

The **root protection area (RPA)** has been calculated and plotted for each tree. This utilises the system as contained within British Standard 5837:2012 and is calculated as an area equivalent to a circle with a radius of 12 times the stem diameter. The RPA of the trees deemed suitable for retention has been plotted as a grey circle on the Tree Survey Plan. The RPA represents the minimum **area** which should be left undisturbed around each retained tree.

It is pertinent to note that the root spread of trees can be heavily modified by local site conditions. The presence of roadways, walls and hard surfacing can restrict root development in certain directions. The root protection area, as conventionally defined by a circle centred on the trunk, must therefore be interpreted with caution and in the light of local site features.

5 TREE SURVEY SCHEDULE

Explanation of Terms

Tag no.	- Identification number of tree as shown on plan.
Species	- Common name of species.
Dia	- Trunk diameter in cm measured at 1.5m. MS = multi-stemmed.
Hgt	- Height of tree in metres.
Crown spread	- Radial crown spread in metres measured to the four cardinal compass points N, E, S and W.
Crown height	- Height in m of crown clearance above ground.
Age Class	- Age class category. Young Semi-Mature Early Mature Mature
Cond Cat	- Condition category (Good, Fair, Poor, or Dead).
Notes	- General comments on tree health, condition and form, highlighting any defects or areas of concern.
Life Expct	- Life expectancy, estimated in years.
BS 5837 Cat	- BS 5837:2012 Retention category (A, B, C or U - see explanation overleaf).
Rec Management	- Recommended remedial action/arboricultural work.
Priority	- Priority for action.

BS 5837:2012 Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

Trees unsuitable for retention

Category and definition	Criteria – Subcategories
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

Trees to be considered for retention

Category and definition	Criteria – Subcategories		
<p>Category A High quality and value with an estimated life expectancy of at least 40 years.</p>	<p>Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value.</p>
<p>Category B Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>
<p>Category C Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.</p>	<p>Trees with no material conservation or other cultural value.</p>

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
436	Lime	80	21	5	5	5	3	3	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed on west face. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
437	Lime	57	21	5	3	5	3	3	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
438	Lime	58	21	5	4	5	3	2	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
439	Lime	55	18	5	3	5	3	2	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
440	Lime	63	22	5	3	5	2	2	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Dense basal epicormic growth prevents full and proper inspection. Slightly suppressed on west face.	>40	A		
441	Lime	103	26	8	6	8	5	3	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Forks into two codominant stems at 4m - union appears structurally sound. Dominant tree in line.	>40	A		
442	Lime	83	23	7	4	3	5	2	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Dense basal epicormic growth prevents full and proper inspection. Slightly suppressed on south face with pronounced crown bias to north.	>40	A		
443	Lime	79	23	7	4	5	5	2	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
444	Lime	83	25	5	5	5	4	3	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed. Dense basal epicormic growth prevents full and proper inspection. Forks into two codominant stems at 3m - union appears structurally sound.	>40	A		
445	Lime	80	25	5	5	5	6	2	Mature	Good	One of a regular line of similar trees along edge of drive. Typical shape and form for species. Slightly suppressed. Dense basal epicormic growth prevents full and proper inspection.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
446	Douglas fir	58	28	5	4	3	3	9	Early mature	Good	Tall, single trunk with compact crown form. Lower trunk bare.	>40	A		
447	Western red cedar	55	21	5	2	3	5	1	Early mature	Good	Reasonable specimen in satisfactory condition. Suppressed crown development.	>40	A		
448	Red oak	63	18	1	3	6	5	7	Early mature	Poor	Extensive and advanced decay throughout trunk. Lean to south. Small crown with decline and dieback. Extensive trunk decay presents a significant defect and predisposes tree to failure. relatively low risk	<10	U	Remove	Low
449	Lawson cypress	53	14	4	4	4	4	1	Early mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
450	Oak	92	25	3	8	8	8	9	Mature	Good	Suppressed on north face with pronounced crown bias to south. Large limb arises at 6m and extends to east.	>40	A		
451	Sycamore	78	24	5	8	8	3	7	Mature	Good	Suppressed on north face with pronounced crown bias to south.	>40	A		
452	Lawson cypress	36	9	3	3	3	3	1	Semi mature	Good	Sub dominant tree growing under canopy of larger trees. Single trunk with bushy crown to ground level.	20-40	B		
453	Giant redwood	91	21	3	3	4	4	9	Early mature	Good	Suppressed crown development. Tall, single trunk. Lower trunk bare.	>40	A		
454	Lime	75	15	5	7	6	6	3	Mature	Fair	Fair condition overall. Heavily branched crown. Broken and decayed branch stub at 4m. Possible internal decay. Basal epicormic growth.	>40	A		
455	Scots pine	84	22	6	5	6	7	9	Mature	Fair	Large, mature specimen in fair condition overall. Forks into two codominant stems at 5m. Large limb arises on one stem at 7m. Lower trunk bare with branches pruned off.	20-40	B		
456	Oak	86	18	7	6	7	5	6	Mature	Good	Reasonable specimen in satisfactory condition. Crown has been reduced. Dense epicormic growth on lower trunk.	>40	A		
457	Sycamore	50	15	2	4	5	5	3	Early mature	Good	Crown bias to south.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
458	Sycamore	60	18	2	7	7	6	6	Early mature	Good	Reasonable specimen in satisfactory condition. Suppressed crown development.	>40	A		
459	Sycamore	59	18	6	6	2	7	7	Early mature	Good	Lower trunk swept to north. Suppressed on south face. Old wound with associated decay on trunk at 4m. Forks into two codominant stems at 6m - union acute but appears structurally sound.	>40	A		
460	Ash	43	14	8	6	6	1	4	Early mature	Fair	Suppressed crown development with bent and contorted trunk biased to north. Well established secondary stem arises at base and extends to north. Poor form and structure.	20-40	B		
461	Sycamore	75	13	8	6	7	7	4	Mature	Good	Slight lean and bias to north. Reasonable specimen in satisfactory condition.	>40	A		
462	Giant redwood	200	35	5	5	5	5	3	Mature	Good	Fine, open grown specimen in good condition. Prominent landscape tree.	>40	A		
463	Beech	122	25	11	12	10	9	2	Mature	Good	Fine, open grown specimen in good condition. Prominent landscape tree.	>40	A		
464	Red oak	74	25	7	8	7	6	5	Mature	Fair	Large sunken canker and area of bark death on trunk at 1m. Large dead branch arises at 5m and extends to west. Moderate diameter deadwood in upper crown. Suppressed crown development. Lean and bias to north.	>40	A	Deadwood	Low
465	Sycamore	120	21	8	8	7	7	3	Mature	Poor	Large old tree. Open grown with well formed and balanced crown. Large area of decay at base of trunk. Trunk sounds hollow when struck. Internal decay. Low risk location.	20-40	B		
466	Sycamore	72	17	4	8	7	8	7	Mature	Good	Suppressed on north face with pronounced bias and one sided crown development to south. Forks into two codominant stems at 4m. Union appears structurally sound.	>40	A		
467	Giant redwood	123	26	4	5	5	4	6	Mature	Good	Fine, open grown specimen in satisfactory condition. Prominent landscape tree.	>40	A		
468	Sycamore	75	18	9	7	7	7	8	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
469	Sycamore	60	19	5	7	3	3	3	Early mature	Good	Forks into two codominant stems at 7m - union appears structurally sound. Compact crown. Bias to north. Reasonable specimen in satisfactory condition.	>40	A		
470	Oak	62	15	4	5	5	7	3	Early mature	Fair	Storm damage to upper crown with major limb loss. Suppressed crown development with bias to west.	>40	A		
471	Sycamore	MS 85	16	4	8	9	8	8	Early mature	Fair	Multi stemmed from base with four codominant trunks. Suppressed crown development with bias to south. Fair condition overall.	>40	A		
472	Lime	44+ 43	16	3	5	6	3	3	Early mature	Fair	Coppice growth from old decayed stump. Two codominant stems arise at base. Suppressed crown development with pronounced bias to south over road. Vigorous basal shoots.	>40	A		
473	Ash	25	12	2	3	5	3	6	Semi mature	Good	Suppressed crown development with bias to south over road.	>40	A		
474	Sycamore	47+ 40	17	1	4	12	5	4	Early mature	Fair	Forks into two codominant stems at 1m. Union appears structurally sound. Suppressed crown development with pronounced bias and one sided crown development to south.	>40	A		
475	Sycamore	32	16	5	2	2	6	7	Early mature	Fair	Single trunk. Suppressed crown development with bias to east. Squirrel damage in upper crown.	20-40	B		
476	Sycamore	37	17	4	1	4	5	9	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
477	Sycamore	21	15	1	1	3	2	9	Semi mature	Poor	Heavily suppressed. Tall, spindly trunk with very small live crown at top. Lower trunk bare.	10-20	C		
478	Sycamore	24+ 20	15	1	1	5	2	8	Semi mature	Fair	Forks into two codominant stems at 1m. Union appears structurally sound. Suppressed crown development with pronounced bias to south.	20-40	B		
479	Sycamore	80	19	8	8	7	7	7	Mature	Good	Reasonable specimen in satisfactory condition. Heavily branched crown.	>40	A		
480	Sycamore	70	18	3	7	8	7	6	Mature	Good	Suppressed on north face with pronounced crown bias to south. Reasonable specimen in satisfactory condition.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
481	Lime	56	17	3	6	6	3	6	Early mature	Fair	Suppressed on north face with pronounced bias to south over road. Single trunk. Well established basal shoots.	>40	A		
482	Irish yew	MS 40	5	4	4	4	4	2	Early mature	Fair	Multi stemmed from base with fastigiate crown form. Growing in understorey. Suppressed development.	>40	A		
483	Sycamore	33	14	4	5	6	3	5	Semi mature	Fair	Suppressed crown development with bias to south. Acute union between two codominant stems at 5m.	20-40	B		
484	Irish yew	MS 42	5	3	3	4	4	2	Early mature	Fair	Multi stemmed from base with fastigiate crown form. Growing in understorey. Suppressed development.	>40	A		
485	Irish yew	MS 36	6	3	3	4	2	2	Early mature	Fair	Multi stemmed from base with fastigiate crown form. Growing in understorey. Suppressed development.	>40	A		
486	Sycamore	21	8	1	2	5	5	6	Semi mature	Poor	Suppressed crown development.	20-40	B		
487	Lime	47	18	4	5	6	5	6	Early mature	Good	Tall, single trunk. Crown bias to south over road. Well established basal shoots.	>40	A		
488	Irish yew	MS 48	9	7	4	3	5	3	Early mature	Fair	Multi stemmed from base with fastigiate crown form. Growing in understorey. Suppressed development.	>40	A		
489	Sitka spruce	72	19	4	4	5	4	9	Mature	Good	Tall, single trunk. Suppressed on north face with crown bias to south over road. Lower trunk bare.	>40	A		
490	Irish yew	MS 45	7	5	4	3	3	2	Early mature	Fair	Multi stemmed from base with fastigiate crown form. Growing in understorey. Suppressed development.	20-40	B		
491	Lime	MS 85	19	7	7	7	4	6	Early mature	Fair	Coppice growth from old decayed stump. Multi stemmed from base with five codominant trunks. Two larger trunks acutely fused at base and crossing and rubbing higher up.	>40	A		
492	Sycamore	23	11	5	2	1	3	5	Semi mature	Poor	Heavily suppressed on south face. Well established secondary stem arises at base. Pronounced bias and one sided crown development to north.	20-40	C		

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493	Sycamore	26	10	6	6	1	1	4	Semi mature	Poor	Heavily suppressed on south face with pronounced bias and one sided crown development to north. Squirrel damage to crown.	20-40	C		
494	Irish yew	MS 70	8	4	4	6	3	2	Mature	Good	Multi stemmed from base with bushy and fastigate crown form. Reasonable specimen in satisfactory condition.	>40	A		
495	Lime	MS 120	20	7	6	7	7	2	Early mature	Good	Multi stemmed coppice growth with five codominant trunks.	>40	A		
496	Silver birch	38	17	6	4	3	5	6	Mature	Good	Reasonable specimen in satisfactory condition. Single straight trunk with well formed and healthy crown.	20-40	A		
497	Lime	MS 80	19	6	6	6	6	4	Early mature	Good	Multi stemmed from base with three codominant trunks. Well established basal shoots. Satisfactory condition overall.	>40	A		
498	Irish yew	MS 64	7	5	6	4	5	1	Early mature	Good	Multi stemmed from base. Bushy and healthy crown.	>40	A		
499	Sycamore	19	8	5	2	1	2	5	Semi mature	Poor	Growing through crown of yew tree. Heavily suppressed. Poor specimen with limited future potential.	10-20	C		
500	Lime	MS 78	15	6	5	6	4	5	Early mature	Good	Multi stemmed coppice growth from old decayed stump. One major trunk plus four sub dominant. Healthy crown. Slight bias to south over road.	>40	A		
501	Irish yew	MS 42	5	1	3	4	2	1	Early mature	Good	Multi stemmed from base with bushy and fastigate crown form.	>40	A		
502	Silver birch	50	17	6	5	3	5	5	Mature	Good	Reasonable specimen in satisfactory condition. Crown bias to north. Single trunk with well formed crown.	>40	A		
503	Lime	32+ 28	14	5	3	5	5	5	Early mature	Good	Twin stemmed from base. Coppice growth from old decayed stump. Suppressed crown development with bias to south.	>40	A		
504	Silver birch	15	13	2	2	1	1	7	Early mature	Fair	Tall, spindly trunk with small suppressed crown. Lower trunk bare.	20-40	B		

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505	Silver birch	14	13	2	1	2	1	9	Early mature	Fair	Tall, spindly trunk with small suppressed crown. Lower trunk bare.	20-40	B		
506	Irish yew	MS 50	7	3	2	3	4	2	Early mature	Fair	Multi stemmed from base with bushy and fastigate crown form.	>40	A		
507	Irish yew	MS 32	7	2	2	1	1	2	Early mature	Fair	Multi stemmed from base with bushy and fastigate crown form.	>40	A		
508	Irish yew	MS 30	7	2	3	2	2	1	Early mature	Fair	Multi stemmed from base with bushy and fastigate crown form.	>40	A		
509	Irish yew	MS 38	7	2	2	2	2	1	Early mature	Fair	Multi stemmed from base with bushy and fastigate crown form.	>40	A		
510	Lime	MS 70	17	4	5	5	3	4	Early mature	Good	Multi stemmed coppice growth from old decayed stump. Seven codominant trunks form a single, bushy crown.	>40	A		
511	Sycamore	17	10	2	2	1	2	6	Semi mature	Poor	Small tree growing through middle of yew tree. Basal bow. Spindly trunk with small suppressed crown. Poor specimen with limited future potential.	10-20	C		
512	Beech	20	10	7	2	1	7	1	Semi mature	Fair	Heavily suppressed on south face with pronounced bias and one sided crown development to north. Large branch arises at 1m.	20-40	B		
513	Beech	22	12	5	2	2	3	6	Semi mature	Fair	Tall, single trunk. Suppressed crown development.	20-40	B		
514	Silver birch	45	17	6	5	2	4	7	Mature	Good	Reasonable specimen in satisfactory condition. Slight bias to north.	20-40	A		
515	Irish yew	MS 27	6	2	2	2	2	1	Early mature	Fair	Multi stemmed from base with bushy and fastigate crown form.	20-40	B		
516	Irish yew	MS 27	6	2	2	2	2	2	Early mature	Fair	Multi stemmed from base with bushy and fastigate crown form.	20-40	B		

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517	Yew	42+ 41	8	5	4	4	5	1	Early mature	Good	Twin stemmed from 1m. Reasonable specimen in satisfactory condition.	>40	A		
518	Irish yew	MS 18	5	3	4	2	1	2	Early mature	Poor	Heavily suppressed. Poor specimen with limited future potential.	10-20	C		
519	Beech	43	15	6	7	5	2	4	Semi mature	Poor	Forks into two codominant stems at 1.5m. Union very acute and poorly formed with included bark. This creates a significant defect and predisposes tree to failure. Suppressed crown development.	10-20	C		
520	Beech	124	23	9	10	11	10	2	Mature	Good	Large, open grown specimen in satisfactory condition. Heavily branched and widely spreading crown. Prominent landscape tree.	>40	A		
521	Gean	26	7	6	4	4	5	3	Early mature	Fair	Flat topped and spreading crown.	20-40	B		
522	Oak	73	15	6	5	6	6	8	Mature	Fair	Crown exhibiting symptoms of low vigour and vitality.	20-40	B		
523	Yew	MS 55	6	4	4	4	5	1	Early mature	Fair	Multi stemmed from base with bushy crown. Fair condition overall.	>40	A		
524	Lime	69	18	6	5	5	6	7	Mature	Good	Forks into two codominant stems at 4m - union appears structurally sound. Well established basal shoots.	>40	A		
525	Oak	91	22	7	8	7	7	5	Mature	Good	Good specimen in satisfactory condition.	40	A		
526	Yew	MS 70	7	7	7	7	7	1	Mature	Good	Multi stemmed from base with bushy and widely spreading crown to ground level.	>40	A		
527	Douglas fir	48	19	3	5	4	4	4	Early mature	Good	Tall, single trunk. Reasonable specimen in satisfactory condition.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
528	Silver birch	MS 30	14	4	4	4	4	4	Semi mature	Good	Small group of trees. Tall, slender trunks with small suppressed crowns.	20-40	B		
679	Beech	103	28	16	12	6	9	5	Mature	Good	Large, mature specimen. Pronounced crown development to north. Major fork at 5m. One sided and imbalanced.	>40	A		
680	Lime	70	25	5	3	6	9	8	Mature	Poor	Old cavity with associated decay on trunk at 1m. Good wound wood formation. Suppressed crown development with bias to west.	20-40	B		
681	Lime	72	27	7	9	5	6	8	Mature	Good	Reasonable specimen in satisfactory condition. Suppressed crown development with bias to east.	>40	A		
682	Douglas fir	121	31	7	8	7	8	7	Mature	Good	Good specimen in satisfactory condition. Lower branches pruned off.	>40	A		
683	Beech	77	25	9	9	8	8	2	Mature	Good	Reasonable specimen in satisfactory condition. Suppressed crown development.	>40	A		
684	Oak	66	25	8	10	4	2	9	Early mature	Fair	Suppressed on west face. Slight lean and bias to east. Storm damage to crown.	20-40	B		
685	Lime	76	30	8	8	7	5	9	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
686	Lime	84	30	11	11	8	9	5	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
687	Lime	85	29	4	6	7	6	7	Mature	Good	Forks into two codominant stems at 4m. Crown bias to south over road. Basal epicormic growth. Reasonable specimen in satisfactory condition.	>40	A		
688	Oak	65	14	2	6	4	1	2	Early mature	Poor	Topped at 13. Stump with young regrowth. One sided crown development to east.	20-40	B		
689	Noble fir	31	10	4	5	4	4	2	Semi mature	Good	Semi mature tree developing well.	>40	B		

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690	Oak	63	26	8	10	4	2	8	Early mature	Good	Suppressed crown development with bias to east. Reasonable specimen in satisfactory condition.	>40	A		
691	Douglas fir	84	29	5	5	5	5	8	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk.	>40	A		
692	Noble fir	68	29	3	3	3	3	16	Early mature	Fair	Tall, single trunk with small suppressed crown. Lower trunk bare.	20-40	B		
693	Douglas fir	97	29	6	7	5	5	11	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk. Lower trunk bare.	>40	A		
694	Norway spruce	64	26	4	5	5	3	9	Early mature	Fair	Tall, single trunk with small, suppressed crown. Lower trunk bare.	20-40	B		
695	Oak	35	14	2	6	6	3	6	Semi mature	Fair	Suppressed crown development with bias to east.	>40	B		
696	Noble fir	24	13	1	1	3	2	6	Semi mature	Poor	Heavily suppressed with limited scope for further development.	20-40	B		
697	Noble fir	25	12	1	1	1	2	6	Semi mature	Poor	Heavily suppressed with limited scope for further development.	20-40	B		
698	Noble fir	23	13	1	1	2	2	2	Semi mature	Poor	Heavily suppressed with limited scope for further development.	20-40	B		
699	Noble fir	67	25	4	5	4	5	9	Early mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk. Lower trunk bare.	>40	A		
700	Noble fir	32	15	1	3	2	2	8	Semi mature	Fair	Heavily suppressed on north face. Lower trunk bare.	20-40	B		
701	Beech	85	23	9	9	9	9	4	Mature	Good	Reasonable specimen in satisfactory condition. Large, spreading crown of good shape and balance. Forks into four codominant stems at 3m.	>40	A		

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702	Oak	73	25	5	5	5	5	6	Mature	Fair	Reasonable specimen in satisfactory condition. Reduction surgery carried out to crown.	>40	A		
703	Silver birch	30	15	5	5	2	1	7	Early mature	Fair	Single trunk with small suppressed crown. Fair condition overall.	20-40	B		
704	Douglas fir	28	14	3	3	2	2	5	Semi mature	Good	Reasonable specimen in satisfactory condition.	>40	B		
705	Lime	105	32	8	7	7	7	6	Mature	Good	Forks into two codominant stems at 7m. Union appears structurally sound. Good specimen in satisfactory condition.	>40	A		
706	Noble fir	69	23	5	5	7	5	6	Early mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
707	Sycamore	MS 38	11	3	4	5	4	6	Semi mature	Poor	Three codominant stems arise at base. Very congested and poorly formed unions. Bias to south over road.	20-40	C		
708	Sycamore	20	11	3	3	3	2	5	Semi mature	Good	Semi mature tree in satisfactory condition.	>40	A		
709	Lime	MS 75	15	6	6	6	6	3	Early mature	Fair	Multi stemmed coppice growth from old stump. 7 stems arise at base to form a single canopy.	>40	B		
710	Sycamore	30	13	3	1	1	5	3	Semi mature	Poor	Severe squirrel damage to crown. Poor specimen with limited future potential.	10-20	C		
711	Noble fir	39	18	1	2	3	3	9	Early mature	Fair	Tall, single trunk. Lower trunk bare.	20-40	B		
712	Beech	55	19	4	4	10	9	7	Early mature	Good	Slight trunk lean to south. Pronounced crown bias to south over road.	>40	A		
713	Sycamore	85	25	8	5	10	10	13	Mature	Good	Reasonable specimen in satisfactory condition. Crown bias to south over road. Lower branches pruned off to clear street light. Suppressed on east face.	>40	A		

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714	Sycamore	112	28	10	10	11	7	9	Mature	Good	Good specimen in satisfactory condition.	>40	A		
715	Sycamore	33	15	5	6	3	4	6	Early mature	Good	Suppressed crown development.	>40	A		
716	Sycamore	76	25	8	8	4	5	7	Mature	Poor	Significant infection with <i>Kretchmaria deusta</i> at base of trunk. This indicates internal decay and creates a serious defect that predisposes tree to failure.	<10	R		
717	Oak	63	27	9	8	2	2	12	Early mature	Good	Crown bias to east and north. Single trunk bare and branch free up to 10m. Reasonable specimen in satisfactory condition.	>40	A		
718	Norway spruce	40	17	4	2	4	4	3	Early mature	Fair	Reasonable specimen in fair condition overall. Suppressed on east face.	20-40	B		
719	Norway spruce	28	14	4	2	3	2	5	Early mature	Fair	Suppressed crown development.	20-40	B		
720	Norway spruce	35	14	4	4	4	2	4	Early mature	Fair	Suppressed crown development.	20-40	B		
721	Lawson cypress	60	12	3	3	3	3	1	Early mature	Fair	Fair condition overall. Large limb arises at 1m.	20-40	B		
722	Sycamore	40+ 38	14	5	5	5	5	8	Early mature	Fair	Twin stemmed from base on swollen rootstock. Fair condition overall.	20-40	B		
723	Sycamore	54	18	3	6	6	6	8	Early mature	Fair	Suppressed crown development. Deadwood in lower crown. Reasonable specimen in fair condition overall.	>40	A		
724	Sycamore	42	18	4	2	3	4	8	Early mature	Fair	Suppressed crown development. Deadwood in lower crown. Reasonable specimen in fair condition overall.	>40	A		
725	Sycamore	48	19	4	6	5	3	7	Early mature	Fair	Suppressed crown development with bias to east. Fair condition overall.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
726	Oak	96	28	8	11	8	10	14	Mature	Good	Good specimen in satisfactory condition.	>40	A		
727	Sycamore	78	26	8	9	4	8	9	Mature	Fair	Growing on edge of ditch. Forks into two codominant stems at 3m. Suppressed crown development with bias to east.	>40	A		
728	Sycamore	40	19	6	5	2	2	8	Early mature	Fair	Suppressed crown development. Bias to east. Single trunk.	20-40	B		
729	Sycamore	56	16	8	10	6	3	3	Early mature	Fair	Growing on edge of ditch. Suppressed crown development with pronounced bias and one sided development to east.	>40	B		
730	Sycamore	26	15	3	4	4	3	9	Early mature	Fair	Single trunk with small, suppressed crown.	20-40	B		
731	Sycamore	74	25	7	5	5	6	8	Mature	Poor	Standing on top of old midden. Ground excavated around base to expose roots. Numerous large old bark lesions on trunk. These are slowly occluding. Potentially unstable.	10-20	C		
732	Sycamore	53	26	6	6	5	5	12	Early mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk. Suppressed crown development.	>40	A		
733	Sycamore	51	24	6	5	4	6	8	Early mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk. Suppressed crown development.	>40	A		
734	Sycamore	39+ 35	18	3	6	4	1	8	Early mature	Fair	Growing on edge of ditch. Twin stemmed from base. Suppressed on west face with pronounced crown bias to east.	20-40	B		
735	Sycamore	50	19	3	2	6	6	8	Early mature	Fair	Growing on edge of ditch. Well established secondary stem arises at base and extends to west. Suppressed crown development.	20-40	B		
736	Elm	28	14	3	4	5	9	9	Early mature	Fair	Suppressed crown development. Large branch arises at 5m and extends to west.	20-40	B		
737	Sycamore	34	14	3	7	6	3	6	Early mature	Fair	Well established secondary stem arises at base. Suppressed crown development. Fair condition overall.	>40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
738	Beech	92	22	7	7	7	6	5	Mature	Fair	Forks into two codominant stems at 2m. Union very acute and with included bark. This creates a significant structural defect. Appears stable at present. Suppressed crown development.	20-40	B		
739	Elm	20+ 20	14	5	4	6	5	7	Semi mature	Fair	Twin stemmed from base. Suppressed crown development.	20-40	B		
740	Oak	50	20	4	3	5	5	9	Early mature	Fair	Single straight trunk with small suppressed crown.	20-40	B		
741	Sycamore	54	24	1	8	8	4	9	Early	Fair	Suppressed on north face. One sided and imbalanced crown development to south. Fair condition overall.	>40	A		
742	Sycamore	63	25	7	7	4	6	11	Early mature	Good	Reasonable specimen in satisfactory condition. Suppressed on south face with slight lean and bias to north.	>40	A		
743	Oak	72	27	8	5	7	2	10	Mature	Good	Reasonable specimen in satisfactory condition. Suppressed crown development with bias to north. Single, straight trunk.	>40	A		
744	Sycamore	27	13	3	6	4	1	7	Semi mature	Fair	Suppressed on north face by adjacent oaks.	20-40	B		
745	Oak	86	27	5	5	3	9	9	Mature	Good	Reasonable specimen in satisfactory condition. Forks into three main limbs at 9m. Suppressed crown development on south face. Old wound on trunk at 1m almost occluded.	>40	A		
746	Sycamore	44	22	6	7	3	3	4	Early mature	Fair	Suppressed crown development.	20-40	B		
747	Noble fir	38	16	2	3	3	2	2	Early mature	Poor	Heavily suppressed. Poor specimen with limited future potential.	10-20	C		
748	Lime	66	30	6	5	5	5	9	Early mature	Good	Large limb arises on trunk at 3m. Tall, single trunk with small crown.	>40	A		
749	Norway spruce	39	25	2	3	2	2	15	Early mature	Fair	Tall, single trunk with small suppressed crown. Lower trunk bare.	20-40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
750	Sycamore	46	18	6	1	1	3	10	Semi mature	Fair	Tall, single trunk with small suppressed crown biased to north. Lower trunk bare. Large old bark wound on lower trunk almost occluded.	20-40	B		
751	Noble fir	30	20	3	2	1	1	15	Early mature	Poor	Tall, spindly trunk with small crown. Lower trunk bare.	10-20	C		
752	Noble fir	20	15	1	2	2	1	13	Early mature	Poor	Tall, spindly trunk with small suppressed crown. Lower trunk bare.	10-20	C		
753	Silver birch	35	21	4	3	4	4	14	Early mature	Fair	Tall, single trunk with small crown. Lower trunk bare. Several old bark wounds to lower trunk.	20-40	B		
754	Noble fir	52	19	3	4	3	3	6	Early mature	Fair	Reasonable specimen in fair condition overall. Lower trunk suppressed and bare.	>40	B		
755	Grand fir	53	18	6	5	2	4	2	Early mature	Fair	Reasonable specimen in fair condition overall. Lower trunk suppressed and bare.	>40	B		
756	Beech	28	15	4	4	5	4	1	Semi mature	Fair	Suppressed crown development. Rabbit damage and bark loss at base of trunk.	20-40	B		
757	Sycamore	35	16	1	3	3	4	7	Early mature	Poor	Heavily suppressed. Deadwood on lower trunk. Poor specimen with limited future potential.	10-20	C		
758	Sycamore	50	31	5	6	6	5	18	Mature	Good	Reasonable specimen in satisfactory condition. Lower trunk bare with several dead branch stubs.	>40	A		
759	Douglas fir	87	32	5	6	6	5	16	Mature	Good	Good specimen in satisfactory condition. Tall, single trunk. Lower trunk bare with abundant dead branch stubs	>40	A		
760	Sycamore	48	25	7	8	4	1	9	Early mature	Poor	Very strong and pronounced lean to east. Upper crown has resumed vertical growth. Appears stable.	20-40	B		
761	Sycamore	30	15	7	5	1	2	7	Semi mature	Poor	Heavily suppressed. Poorly formed crown with pronounced bias and one sided development to north.	10-20	C		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
762	Sycamore	40	24	4	5	4	4	10	Early mature	Good	Tall, single trunk with small suppressed crown.	>40	B		
763	Sycamore	36	25	2	5	3	5	9	Early mature	Fair	Tall, single trunk with small suppressed crown. Well established branch arises at base.	>40	B		
764	Sycamore	35	21	5	5	4	5	9	Early mature	Good	Suppressed crown development. Major fork at 6m.	>40	B		
765	Sycamore	27	16	4	4	2	2	8	Early mature	Fair	Single trunk with small suppressed crown.	20-40	B		
766	Sycamore	37	20	4	3	3	2	7	Early mature	Fair	Single trunk with small suppressed crown. Fair condition overall.	>40	B		
767	Sycamore	34	20	5	4	1	5	8	Early mature	Fair	Single trunk with small suppressed crown. Fair condition overall. Crown bias to north.	>40	B		
768	Sycamore	51	18	7	6	7	6	5	Early mature	Good	Reasonable specimen in satisfactory condition. Slightly suppressed on east face.	>40	B		
769	Sycamore	46	20	5	5	6	6	9	Early mature	Good	Reasonable specimen in satisfactory condition.	>40	B		
770	Oak	95	28	5	7	10	8	11	Mature	Fair	Large old wound at base of trunk. Decay appears superficial and localised and wound slowly occluding. Large, spreading crown with pronounced bias to south.	>40	A		
771	Oak	77	28	7	8	5	2	9	Mature	Good	Tall, single trunk with small crown. Pronounced bias to east. Lower trunk bare.	>40	A		
772	Douglas fir	90	33	5	6	6	7	6	Mature	Good	Good specimen in satisfactory condition.	>40	A		
773	Oak	87	28	11	9	7	5	12	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
774	Sycamore	53	25	7	7	6	4	7	Early mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
775	Sycamore	38	18	5	6	1	5	6	Early mature	Fair	Fair condition overall.	20-40	B		
776	Sycamore	36	15	3	4	4	5	8	Semi mature	Poor	Growing on edge of ditch. Single trunk with small suppressed crown. Squirrel damage to upper crown.	20-40	B		
777	Sycamore	45+ 32	17	5	10	5	2	5	Early mature	Fair	Twin stemmed from base. Heavily suppressed on west face with pronounced bias and one sided crown development to east.	>40	B		
778	Western hemlock	53	25	4	5	3	3	4	Early mature	Good	Tall, single trunk. Reasonable specimen in satisfactory condition.	>40	B		
779	Sycamore	47	18	5	9	7	5	5	Early mature	Fair	Growing on edge of ditch. Well established secondary stem arises at base. Suppressed crown development. Poor form and structure.	20-40	B		
780	Noble fir	66	25	3	4	3	3	8	Mature	Good	Good specimen in satisfactory condition.	>40	A		
781	Western hemlock	41	19	3	3	3	3	3	Early mature	Fair	Suppressed crown development.	20-40	B		
782	Noble fir	56	24	2	4	2	3	6	Mature	Fair	Reasonable specimen in satisfactory condition.	>40	A		
783	Noble fir	51	20	4	5	2	2	2	Mature	Fair	Reasonable specimen in satisfactory condition.	>40	A		
784	Sycamore	MS 55	13	5	8	6	4	2	Early mature	Poor	Multi stemmed from base. Suppressed on west face with pronounced bias and one sided crown development to east.	20-40	B		
785	Corsican pine	102	28	6	9	7	2	15	Mature	Fair	Growing on edge of ditch. Multi stemmed crown form. Pronounced crown bias to east. Foliage thinning and crown exhibiting symptoms of stress and low vigour.	10-20	C		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
786	Oak	56	27	1	3	10	8	9	Early mature	Fair	Pronounced kink and deformity on trunk at 8m where branch removed. Crown bias to south.	>40	A		
787	Oak	72	25	5	4	5	6	9	Mature	Fair	Reasonable specimen in fair condition overall. Storm damage to upper crown.	>40	A		
788	Oak	74	25	4	5	9	9	6	Mature	Good	Reasonable specimen in satisfactory condition. Suppressed on north face.	>40	A		
789	Oak	95	32	12	10	10	12	6	Mature	Good	Good specimen in satisfactory condition. Large and spreading crown. Some storm damage to crown.	>40	A		
790	Beech	103	28	10	10	9	10	9	Mature	Poor	Forks into three codominant stems at 3m. Unions are acute and poorly formed with included bark. This creates a significant defect and predisposes tree to failure. Black exudate weeping from one fork. One	10-20	C		
791	Grand fir	80	27	3	5	5	5	7	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk.	20-40	A		
792	Noble fir	56	22	6	6	3	2	7	Early mature	Good	Reasonable specimen in satisfactory condition. Slight lean to east. Lower trunk bare.	20-40	B		
793	Grand fir	70	30	5	5	3	5	5	Mature	Good	Reasonable specimen in satisfactory condition. Slight lean to east. Lower trunk bare.	20-40	A		
794	Oak	58	26	8	7	5	6	9	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
795	Oak	77	28	7	8	6	7	10	Mature	Fair	Storm damage to upper crown. Broken and hanging branches.	40	A		
796	Sycamore	29	13	5	4	4	7	4	Semi mature	Poor	Squirrel damage and branch breakage in upper crown.	20-40	C		
797	Beech	100	27	8	9	8	6	5	Mature	Fair	Large limb arises at 3m and extends to east. Suppressed on west face with pronounced crown bias to east.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
798	Sycamore	50	23	7	6	7	5	9	Early mature	Fair	Growing on edge of ditch. Large limb arises at 3m. Suppressed crown development. Lower trunk bare.	20-40	B		
799	Sycamore	35	16	4	4	4	4	6	Early mature	Fair	Fair condition overall. Suppressed crown development.	20-40	B		
800	Sycamore	27	15	5	3	2	2	8	Semi mature	Fair	Suppressed crown development.	20-40	B		
801	Scots pine	57	14	2	2	2	2	9	Mature	Poor	Almost dead. Stump with small tuft of growth at top. Lower branches pruned off.	<10	R		
802	Lime	84	28	6	7	6	4	5	Mature	Good	Good specimen in satisfactory condition. Cluster of large branches arise on trunk at 7m and extends to east.	>40	A		
803	Sycamore	30	14	5	1	6	8	5	Semi mature	Poor	Severe squirrel damage to upper crown. Stunted and deformed crown. Poor specimen with limited future potential.	20-40	C		
804	Sycamore	64	24	5	7	7	7	8	Early mature	Fair	Fair condition overall.	>40	A		
805	Oak	73	29	7	9	8	8	13	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
806	Oak	70	29	7	9	4	7	9	Mature	Fair	Large old wound and cavity on trunk at 5m. Decay appears localised and good wound wood formation. Old storm damage to upper crown. Slight bias to north.	>40	A		
807	Beech	23	12	5	6	6	4	8	Semi mature	Fair	Semi mature tree in understorey. Suppressed crown development. Old rabbit damage and bark loss at base of trunk.	20-40	B		
808	Beech	25	14	4	5	4	5	4	Semi	Good	Semi mature tree in satisfactory condition.	>40	B		
809	Norway maple	48	16	7	5	6	6	5	Early mature	Good	Reasonable specimen in satisfactory condition. Major fork at 6m - union appears sound.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
810	Beech	33	15	6	7	5	4	7	Semi mature	Good	Large limb arises at 5m on trunk. Reasonable specimen in satisfactory condition.	>40	B		
811	Norway spruce	66	26	4	5	5	3	7	Mature	Good	Tall, single trunk. Slight lean and bias to east. Lower trunk bare.	20-40	B		
812	Oak	104	25	9	9	9	10	8	Mature	Fair	Storm damage and branch loss in upper crown.	>40	A		
813	lime	MS 60	17	7	7	6	7	2	Early mature	Fair	Multi stemmed coppice growth.	>40	B		
814	Ash	42	17	7	7	7	3	7	Early mature	Good	Reasonable specimen in satisfactory condition.	>40	B		
815	Ash	41	17	7	3	7	7	6	Early mature	Good	Reasonable specimen in satisfactory condition.	>40	B		
816	Silver birch	30	17	3	4	5	3	6	Early mature	Good	Tall, single trunk with crown bias to south.	20-40	B		
817	Lawson cypress	42	10	3	3	2	1	1	Mature	Good	Open grown ornamental conifer. Bushy crown to ground level.	20-40	B		
818	Beech	96	19	9	7	9	9	4	Mature	Good	Good specimen in satisfactory condition.	>40	A		
819	Beech	73	25	6	8	10	8	2	Mature	Good	Reasonable specimen in satisfactory condition. Crown bias to south.	>40	A		
820	Oak	95	24	7	7	10	7	6	Mature	Fair	Pronounced crown bias to south. Heavily branched and spreading crown. Exhibiting symptoms of stress and low vigour with early crown decline and dieback.	20-40	B		
821	Beech	88	25	10	12	10	7	8	Mature	Good	Slightly suppressed on west face. Old rabbit damage and bark loss on buttress roots.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
822	Beech	60	26	7	6	7	7	5	Mature	Fair	Old bark wound on lower trunk. Exposed wood appears sound. Old rabbit damage and bark loss on buttress roots.	>40	A		
823	Beech	55	24	7	6	7	7	8	Mature	Good	Reasonable specimen in satisfactory condition. Slightly suppressed on east face.	>40	A		
824	Beech	75	25	7	7	8	10	8	Mature	Good	Reasonable specimen in satisfactory condition. Slightly suppressed on east face.	>40	A		
825	Douglas fir	41	21	5	3	2	3	3	Semi mature	Poor	Heavily suppressed. Poor specimen with limited future potential.	20-40	B		
826	Beech	65	26	9	6	5	5	9	Mature	Good	Suppressed crown development with bias to north.	>40	A		
827	Beech	80	32	11	12	9	7	8	Mature	Fair	Crown bias to east. Heavily branched crown. Some storm damage and branch loss. Large dead branch arises at 4m.	20-40	B		
828	Oak	64	25	7	10	8	2	9	Early mature	Good	Slight lean and bias to east. Reasonable specimen in satisfactory condition.	>40	A		
829	Silver birch	29	19	2	4	3	1	5	Mature	Good	Tall, single trunk. Crown suppressed on west face.	20-40	B		
830	Silver birch	28	19	1	4	4	1	5	Mature	Good	Tall, single trunk. Crown suppressed on west face.	20-40	B		
831	Giant redwood	127	29	5	5	5	5	8	Mature	Good	Good specimen in satisfactory condition. Prominent conifer.	>40	A		
832	Beech	46	16	5	8	10	10	4	Early mature	Poor	Poorly formed crown with bends and deformity at 4m. Crossing and fused branches. Suppressed on north face with pronounced bias and one sided crown development to south. Old rabbit damage and bark	20-40	B		
833	Oak	68	26	7	9	7	5	9	Early mature	Good	Reasonable specimen in satisfactory condition. Large limb arises at 8m and extends to east. Single trunk.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
834	Sycamore	34	13	4	4	7	7	1	Semi mature	Fair	Reasonable specimen in fair condition overall.	>40	B		
835	Beech	85	25	7	10	10	10	2	Mature	Good	Suppressed crown development on north face. Old rabbit damage and bark loss on buttress roots.	>40	A		
836	Beech	87	30	10	8	10	10	3	Mature	Good	Good specimen in satisfactory condition.	>40	A		
837	Oak	72	28	5	6	8	8	9	Mature	Good	Reasonable specimen in satisfactory condition. Clean, straight trunk up to 10m.	>40	A		
838	Silver birch	25+ 22	13	3	3	4	4	5	Early mature	Fair	Twin stemmed from base. Suppressed crown development with bias to south and west.	20-40	B		
839	Oak	45	25	2	1	10	10	14	Early mature	Poor	Very pronounced lean to south west. Imbalanced and one sided.	20-40	B		
840	Oak	52	30	3	3	9	5	17	Early mature	Poor	Tall, single trunk. Severe storm damage to crown with most of major branches lost.	20-40	B		
841	Lime	75	30	4	5	6	5	1	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Dense basal epicormic growth.	>40	A		
842	Lime	60	29	5	5	6	6	1	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Dense basal epicormic growth.	>40	A		
843	Oak	82	31	5	9	9	10	9	Mature	Good	Good specimen in satisfactory condition.	>40	A		
844	Lime	80	30	5	5	7	5	1	Mature	Good	Forks into two codominant stems at 3m. Union appears structurally sound. Suppressed crown development with bias to south. Dense basal epicormic growth.	>40	A		
845	Beech	79	31	12	7	4	8	5	Mature	Fair	Suppressed on south face with pronounced bias and one sided crown development to north. Old rabbit damage and bark loss on buttress roots.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
846	Beech	85	31	11	8	10	8	7	Mature	Fair	Reasonable specimen in satisfactory condition. Crown bias to north. Old rabbit damage and bark loss on buttress roots.	>40	A		
847	Beech	105	32	13	13	10	10	8	Mature	Good	Heavily branched and widely spreading crown with bias to north.	>40	A		
848	Beech	80	31	8	11	11	8	5	Mature	Good	Good specimen in satisfactory condition. Suppressed crown development.	>40	A		
849	Lime	83	33	7	9	5	3	8	Mature	Good	Slight lean to east. Forks into two codominant stems at 8m.	>40	A		
850	Sycamore	77	25	8	11	9	7	8	Mature	Good	Suppressed on west face with pronounced bias to east. Satisfactory health and condition.	>40	A		
851	Elm	26	12	7	4	4	6	1	Semi mature	Fair	Self seeded tree. Fair condition overall.	>40	B		
852	Sycamore	25	10	5	7	3	2	5	Semi mature	Fair	Self seeded tree. Suppressed crown development with bias to east.	>40	B		
853	Lime	75	25	7	7	7	6	7	Mature	Good	Reasonable specimen in satisfactory condition. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
854	Horse chestnut	150	25	12	12	5	9	9	Mature	Fair	Forks into two codominant stems at 3m. One stem snapped off at 7m and now a dead and decaying stump. Remaining live stem with bias to north.	>40	A		
855	Lime	75	27	8	8	5	7	5	Mature	Good	Reasonable specimen in satisfactory condition. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
856	Western red cedar	39	14	3	3	3	3	1	Semi mature	Poor	Heavily suppressed. Stunted height growth. Poor specimen with limited future potential.	20-40	C		
857	Douglas fir	78	33	6	7	7	6	14	Mature	Good	Good specimen in satisfactory condition. Tall, single trunk. Clean and branch free up to 14m.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
858	Douglas fir	41	20	3	3	3	5	9	Early mature	Poor	Heavily suppressed. Crooked and deformed trunk. Poor specimen with limited future potential.	20-40	C		
859	Lawson cypress	69	23	4	2	4	4	3	Early mature	Fair	Well established secondary stem arises at base. Suppressed crown development.	>40	B		
860	Western red cedar	52	21	4	4	4	2	4	Early mature	Fair	Suppressed crown development.	>40	B		
861	Lime	78	25	8	8	7	8	2	Mature	Good	Good specimen in satisfactory condition. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
862	Beech	65	27	3	10	2	10	4	Mature	Fair	One of a row of four closely spaced beech. Heavily suppressed on north and south faces. Satisfactory health and condition.	>40	A		
863	Beech	77	27	12	9	3	10	7	Mature	Good	Suppressed on south face with pronounced bias and one sided crown development to north over river.	>40	A		
864	Ash	50	18	10	8	2	5	5	Early mature	Good	Forks into two codominant stems at 1m. Union appears structurally sound. Suppressed on south face with pronounced bias and one sided crown development to north.	>40	A		
865	Beech	80	25	10	11	10	9	2	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
866	Beech	40	20	9	7	8	8	4	Early mature	Fair	Heavily branched and poorly formed crown from 3m. Suppressed on east face.	20-40	B		
867	Poplar	78	35	4	10	10	7	14	Mature	Fair	Tall, single trunk. Lower trunk bare. Lean and bias to east. Vulnerable to storm damage. Limited future life expectancy.	10-20	C		
868	Sycamore	120	28	13	8	12	8	7	Mature	Fair	Very large old tree on river bank. Multi stemmed crown from 2m. Pronounced crown spread to north and south.	>40	A		
869	Ash	68	11	6	5	3	2	5	Mature	Poor	Topped at 5m. Stump very decayed and a hollow shell. Well established regrowth. Good habitat value.	20-40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
870	Whitebeam	MS 50	10	6	8	7	6	3	Mature	Fair	Forks into three codominant stems at 1m. Two young beech growing adjacent.	20-40	B		
871	Norway spruce	30	14	5	5	5	4	5	Semi mature	Good	Semi mature tree developing well.	>40	B		
872	Poplar	80	35	7	8	9	8	9	Mature	Fair	Tall, single trunk. Lower trunk bare. Lean and bias to east. Vulnerable to storm damage. One section of crown broken out. Limited future life expectancy.	10-20	C		
873	Beech	105	30	14	11	11	10	7	Mature	Good	Reasonable specimen in satisfactory condition. Heavily branched and widely spreading crown from 3m.	>40	A		
874	Sycamore	92	19	11	10	8	8	3	Mature	Good	Suppressed on south face with pronounced crown bias to north. Moderate diameter deadwood in lower crown. Reasonable specimen in satisfactory condition.	>40	A		
875	Lime	75	26	6	7	7	5	3	Mature	Good	Reasonable specimen in satisfactory condition. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
876	Lime	66	25	7	5	5	5	2	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Bias to north. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
877	Lime	67	25	7	5	6	4	2	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Bias to north. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
878	Lime	65	25	7	5	7	5	1	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Bias to north. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
879	Lime	67	26	7	5	6	6	2	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Bias to north. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
880	Beech	71	24	12	11	6	9	3	Mature	Fair	Heavily suppressed on South face with pronounced bias and one sided crown development to north. Poorly formed crown. Four large branches arise at 5m.	>40	A		
881	Lime	68	26	7	4	3	4	2	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Bias to north. Dense basal epicormic growth prevents full and proper inspection.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
882	Sycamore	57	22	7	7	3	3	5	Mature	Fair	Suppressed on south face with pronounced crown bias to north.	>40	A		
883	Lime	50	25	7	4	2	3	2	Mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk with small suppressed crown. Bias to north. Dense basal epicormic growth prevents full and proper inspection.	>40	A		
884	Sycamore	20	13	1	4	4	2	7	Semi mature	Fair	Single, spindly trunk with small crown biased to south over road.	>40	B		
885	Ash	22	15	3	3	3	3	9	Semi mature	Good	Semi mature tree in satisfactory condition. Tall, clean trunk.	>40	B		
886	Ash	28+ 22	14	2	7	6	4	8	Semi mature	Fair	Twin stemmed from base. Suppressed on north face with crown bias to south over road.	20-40	B		
887	Sycamore	30	13	2	4	4	3	4	Semi mature	Poor	Regrowth from old decayed stump.	10-20	C		
888	Norway maple	33	15	8	7	6	8	6	Semi mature	Fair	Suppressed crown development. Forks into two codominant stems at 2m.	20-40	B		
889	Gean	36	14	8	2	1	6	8	Early mature	Poor	Pronounced lean and one sided crown development to north. Area of decay at base of trunk.	20-40	C		
890	Silver birch	28	15	5	3	3	5	7	Early mature	Fair	Fair condition overall.	20-40	B		
891	Sycamore	37	13	5	5	4	4	4	Semi mature	Fair	Suppressed crown development.	20-40	B		
892	Ash	26	14	3	3	3	3	9	Semi mature	Good	Semi mature tree in good condition.	>40	B		
893	Beech	120	11	4	4	4	4	3	Mature	Poor	Large, decaying stump. Small live branches on lower trunk. Good wildlife habitat.	10-20	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
894	Silver birch	20	15	2	2	2	2	9	Early mature	Fair	Tall, spindly trunk with small suppressed crown.	20-40	B		
895	Silver birch	20	14	2	2	2	2	9	Early mature	Fair	Tall, spindly trunk with small suppressed crown.	20-40	B		
3101	Lawson cypress	MS 70	12	8	6	4	5	1	Mature	Fair	Short section of outgrown hedge. Approximately 12 trees at close spacing. Unmaintained. Single dense and bushy crown on south face. Has outgrown location. Poor and scrappy.	10-20	C		
3102	Irish yew	MS 40	8	2	1	3	4	1	Mature	Fair	Upright and fastigate crown form typical of the species. Suppressed on east face.	>40	B		
3103	Holly	45	7	5	3	2	3	0	Mature	Dead	Dead. Girdled at base by rabbits.	<10	U		
3104	Irish yew	MS 45	8	2	3	2	2	1	Mature	Fair	Upright and fastigate crown form typical of species. Suppressed on north face.	20-40	B		
3105	Irish yew	MS 55	8	2	3	2	2	1	Mature	Fair	Upright and fastigate crown form typical of the species. Suppressed on south face. Dense shrubs around base.	20-40	B		
3106	Yew	48	9	4	3	5	5	1	Early mature	Fair	Large decaying stubs at base. Fair condition overall.	20-40	B		
3107	Yew	50	9	3	4	4	3	2	Early mature	Fair	Upright crown form. Fair condition overall.	20-40	B		
3108	Yew	38+ 35	9	6	5	6	4	2	Early mature	Fair	Twin stemmed from base. Fair condition overall.	20-40	B		
3109	Yew	MS 45	10	3	5	2	1	3	Early mature	Poor	Heavily suppressed. Multi stemmed from base. Decay at base of trunk. Large dead limb. Poor specimen with limited future potential.	10-20	C		
3110	Sycamore	31	14	4	4	4	4	5	Semi mature	Fair	Reasonable specimen in satisfactory condition. Forks at 6m. Minor squirrel damage. Lower crown suppressed.	>40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
3111	Silver birch	26	16	5	2	1	5	8	Early mature	Fair	Single trunk with small suppressed crown biased to north. Suppressed on south face. Fair condition overall.	20-40	B		
3112	Silver birch	32	17	4	2	2	2	8	Early mature	Fair	Tall, single trunk with small suppressed crown. Lower trunk bare. Large dead branch arises at 1m, with strip of decay on lower trunk.	20-40	B		
3113	Silver birch	33	17	4	3	2	4	8	Early mature	Good	Reasonable specimen in satisfactory condition. Tall, single trunk. Slightly suppressed on south face.	20-40	B		
3114	Silver birch	MS 40	14	4	3	1	4	6	Semi mature	Fair	Forks into three codominant stems at base. Suppressed crown development.	20-40	B		
3115	Beech	25	13	4	4	5	6	4	Semi mature	Good	Reasonable specimen in satisfactory condition. Single straight trunk.	>40	B		
3116	Silver birch	33	19	2	3	3	3	6	Early mature	Good	Tall, single trunk with compact crown. Satisfactory condition overall.	20-40	B		
3117	Silver birch	34	16	5	2	1	3	7	Early mature	Fair	Forms one of a small group of similar trees. Suppressed on south face with pronounced bias to north. Upper crown slightly deformed.	20-40	B		
3118	Silver birch	29	15	3	2	2	3	9	Semi mature	Fair	Tall, single trunk with small crown. Small dead tree at base.	20-40	B		
3119	Silver birch	18	14	2	2	2	2	6	Semi mature	Good	Tall, single trunk with small crown. Satisfactory condition overall. Small scrubby goat willow at base.	20-40	B		
3120	Silver birch	35+ 35	20	3	3	3	3	7	Early mature	Good	Twin stemmed from base. Forms one of a close group of similar trees. Tall trunks with small, compact crowns.	20-40	B		
3121	Gean	11	10	3	3	3	3	3	Young	Good	Small, young tree in good condition. Tall, slender trunk. Smaller trees around base.	20-40	B		
3122	Silver birch	44	17	3	3	5	6	4	Mature	Good	Good specimen in satisfactory condition.	20-40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
3123	Gean	11	10	2	2	2	2	3	Young	Good	Small young tree in good condition overall.	20-40	B		
3124	Gean	14	8	2	2	2	2	6	Young	Good	Small young tree in good condition overall.	20-40	B		
3125	Silver birch	11	9	1	1	1	1	5	Semi mature	Poor	Small tree. Heavily suppressed. Limited future potential.	10-20	C		
3126	Silver birch	21	16	3	2	2	3	8	Semi mature	Good	Tall, single trunk with small suppressed crown.	20-40	B		
3127	Silver birch	48	19	7	6	4	5	6	Mature	Good	Good specimen in satisfactory condition.	20-40	B		
3128	Silver birch	38	17	5	4	4	4	5	Early mature	Good	Reasonable specimen in satisfactory condition.	20-40	B		
3129	Gean	14	13	4	1	1	4	5	Semi mature	Poor	Heavily suppressed. Trunk lean to west.	10-20	C		
3130	Gean	15	9	2	1	1	3	4	Semi mature	Fair	Suppressed crown development.	20-40	B		
3131	Oak	MS 35	13	1	5	6	2	2	Semi mature	Poor	Multi stemmed from base. Poor form and structure. Pronounced bias to south. Poor and scrubby.	20-40	C		
3132	Gean	MS 30	12	1	5	6	2	2	Semi mature	Poor	Multi stemmed from base. Suppressed on north face with pronounced bias to south. Rather poor and scrubby.	20-40	C		
3133	Gean	48	13	7	6	6	6	3	Mature	Good	Reasonable specimen in satisfactory condition.	20-40	B		
3134	Gean	26	12	2	2	5	6	3	Early mature	Fair	Fair condition overall. Suppressed on north face with crown bias to south.	20-40	B		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
3135	Gean	25	13	5	3	3	4	5	Early mature	Good	Reasonable specimen in satisfactory condition.	20-40	B		
3143	Lime	75	26	6	4	5	5	3	Mature	Good	Good specimen in satisfactory condition. Dense basal epicormic growth.	>40	A		
3144	Silver birch	40	21	6	2	1	5	7	Mature	Good	Tall, single trunk. Suppressed on south face with slight lean and bias to north.	20-40	B		
3145	Silver birch	65	20	6	5	5	6	3	Mature	Good	Good open grown tree in satisfactory condition. Attractive shape and form.	20-40	B		
3158	Lime	70	25	7	7	6	6	4	Mature	Good	Reasonable specimen in satisfactory condition. Surrounded by dense basal epicormic growth.	>40	A		
3159	Lime	95	27	7	10	8	3	8	Mature	Good	Multi stemmed crown from 2m. Suppressed on west face with bias to east. Surrounded by dense basal epicormic growth.	>40	A		
3160	Lawson cypress	39	14	1	1	2	2	2	Early mature	Fair	Fair condition overall.	20-40	B		
3161	Yew	MS 40	8	5	7	6	7	1	Early mature	Fair	Multi stemmed from base with low, spreading crown. Suppressed. Fair condition overall. Understorey tree.	>40	A		
3162	Oak	86	25	10	9	8	6	9	Mature	Good	Good specimen in satisfactory condition.	>40	A		
3163	Yew	MS 65	9	6	6	7	6	1	Early mature	Good	Multi stemmed from base. Suppressed on east face with well developed west face.	>40	A		
3164	Oak	75	14	6	8	9	8	4	Mature	Good	Open grown tree in satisfactory condition.	>40	A		
3165	Oak	101	25	7	9	10	7	6	Mature	Good	Open grown tree in satisfactory condition.	>40	A		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
3166	Oak	63	19	7	5	6	8	3	Mature	Good	Open grown tree in satisfactory condition.	>40	A		
3167	Oak	64	19	5	6	5	5	5	Mature	Good	Open grown tree in satisfactory condition.	>40	A		
3168	Oak	80	20	10	12	9	8	6	Mature	Good	Open grown tree in satisfactory condition.	>40	A		
3169	Irish yew	MS 30	7	2	1	2	3	1	Early mature	Fair	Upright and fastigate crown form typical of species.	20-40	B		
3170	Oak	50	20	4	4	4	3	8	Early mature	Fair	Suppressed crown development. Fair condition overall.	>40	A		

PLANS

Tree Survey

TITLE:
Tree Survey and Constraints
Kingsmeadows House, Peebles

Client: Granton Homes

Scale : NTS **Drwg no. : 21471/1**

Drawn by : DR **Date : April 2021**



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Tree Survey

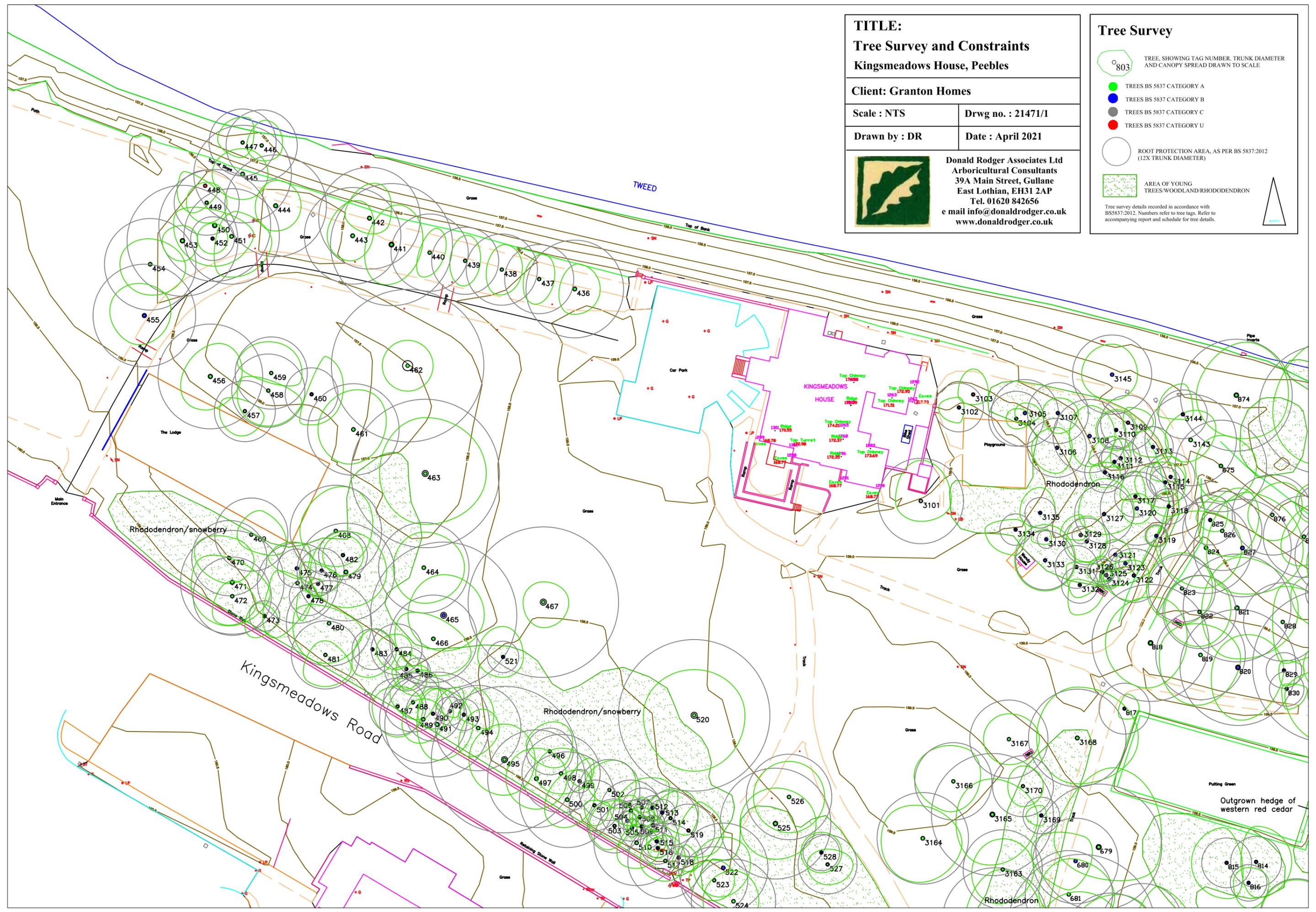
○ 803 TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U

○ ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)

■ AREA OF YOUNG TREES/WOODLAND/RHODODENDRON

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.



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Tree Survey and Constraints
Kingsmeadows House, Peebles

Client: Granton Homes

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Tree Survey

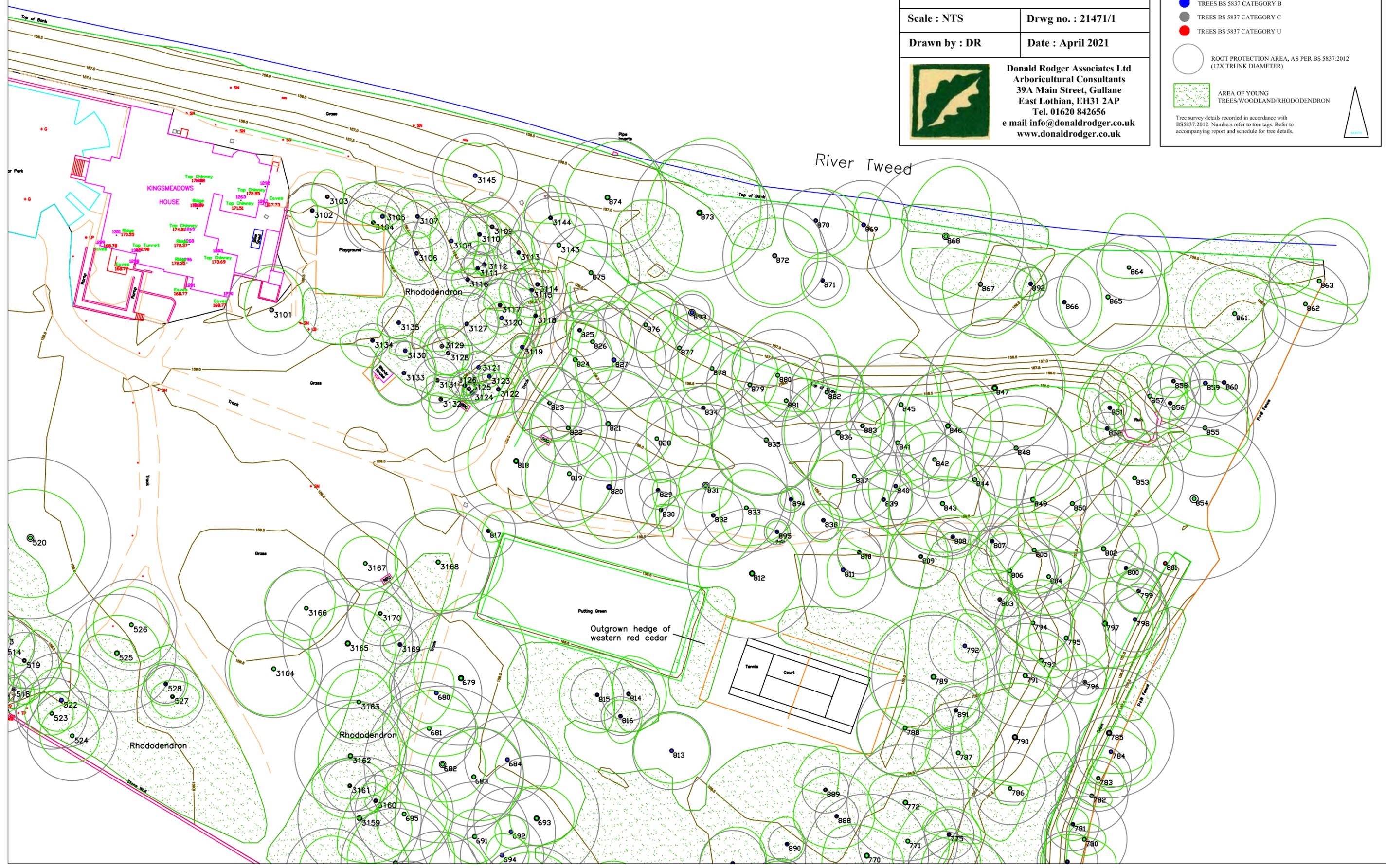
○ 803 TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE

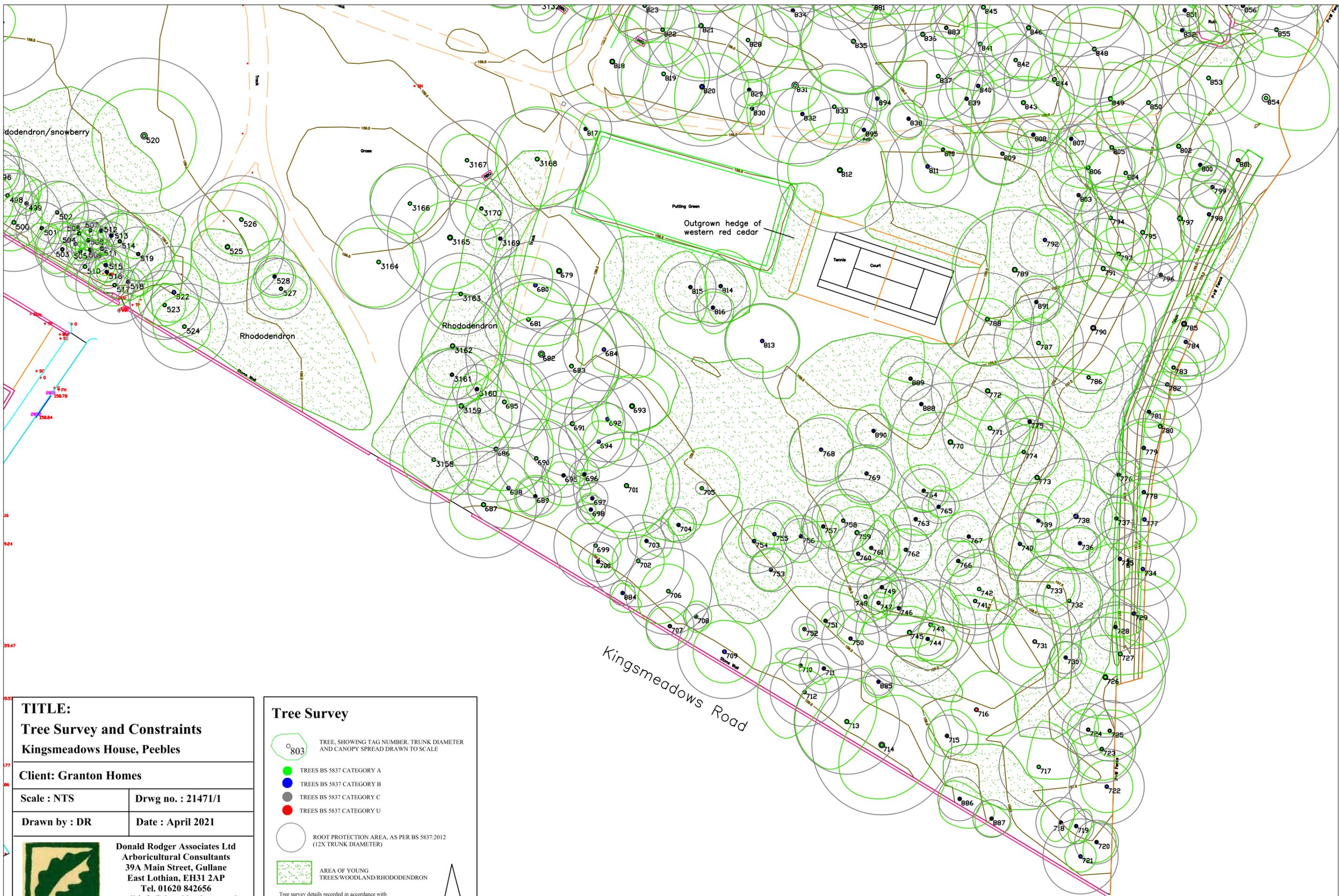
- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U

○ ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)

■ AREA OF YOUNG TREES WOODLAND/RHODODENDRON

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.





TITLE:
Tree Survey and Constraints
Kingsmeadows House, Peebles

Client: Granton Homes

Scale : NTS **Drwg no. : 21471/1**

Drawn by : DR **Date : April 2021**



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Tree Survey

-  TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
-  TREES BS 5837 CATEGORY A
-  TREES BS 5837 CATEGORY B
-  TREES BS 5837 CATEGORY C
-  TREES BS 5837 CATEGORY U
-  ROOT PROTECTION AREA, AS PER BS 5837:2012 (12X TRUNK DIAMETER)
-  AREA OF YOUNG TREES/WOODLAND/RHODODENDRON

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.



Appendix 2

Tree removal plan



TREE REMOVAL PLAN

TREE POOR CONDITION OR DEAD
TOTAL 4

TAG NO	SPECIES	CATEGORY
448	BEECH	U TO BE FELLED
801	SCOT'S PINE	U TO BE FELLED
716	SYCAMORE	U TO BE FELLED
3103	HOLLY	U TO BE FELLED

FOR ROAD CONSTRUCTION
TOTAL 13

TAG NO	SPECIES	CATEGORY
679	BEECH	A
680	LIME	B
681	LIME	A
682	DOUGLAS FIR	A
685	LIME	A
686	LIME	A
687	LIME	A
817	LAWSON CYPRESS	B
3158	LIME	A
3159	LIME	A
3160	LAWSON CYPRESS	B
3168	OAK	A

FOR APARTMENT CONSTRUCTION
TOTAL 33

TAG NO	SPECIES	CATEGORY
3102	IRISH YEW	B
3104	IRISH YEW	B
3105	IRISH YEW	B
3106	YEW	B
3107	YEW	B
3108	YEW	B
3109	YEW	C
3110	SYCAMORE	B
3111	SILVER BIRCH	B
3112	SILVER BIRCH	B
3113	SILVER BIRCH	B
3114	SILVER BIRCH	B
3115	BEECH	B
3116	SILVER BIRCH	B
3117	SILVER BIRCH	B
3118	SILVER BIRCH	B
3119	SILVER BIRCH	B
3120	SILVER BIRCH	B
3121	GEAN	B
3122	SILVER BIRCH	B
3123	GEAN	B
3124	GEAN	B
3125	SILVER BIRCH	C
3126	SILVER BIRCH	B
3127	SILVER BIRCH	B
3128	SILVER BIRCH	C
3129	GEAN	C
3130	GEAN	B
3131	OAK	C
3132	GEAN	C
3133	GEAN	B
3134	GEAN	B
3135	GEAN	B

REVISION		
NO	DESCRIPTION	DATE
C	as per clients comments	JS Mar 22
B	New boundary/ layout	JS Feb 22
A	Minor layout change/ comments	JS OCT 21

Drawing: **TREE REMOVAL PLAN**
 Job: **KINGSMADOWS, PEEBLES**
 Client: **GRANTON HOMES**
 No: **599.01.04c**
 Date: Oct 2021 Scale: NTS Drawn: JS Checked: AM

158.2m

Appendix 3

Estate management

Landscape proposals



Drawing: **ESTATE MANAGEMENT**
 Job: **KINGSMeadOWS, PEEBLES**
 Client: **GRANTON HOMES**
 No: **599.01.03c**
 Date: Oct 2021 Scale: 1 to 0 Drawn: JS Checked: AM
 © A1



Revision	Description	By	Date
C	as per clients comments	JS	Mar 22
B	New boundary/ layout	JS	Feb 22
A	Minor layout change/ comments	JS	OCT 21

Appendix 4

Annual Maintenance Plan

KINGSMEADOWS ANNUAL MAINTENANCE

Maintenance Programme

Oct-21

Ongoing cyclical programme from first year after completion

Fine Grass Areas

ITEM	ACTIVITY	FREQUENCY per annum
1.1	Litter check/ collection And prior to cutting	every visit
1.2	Cut / removing arisings	16
1.2a	where bulbs are planted	12
1.3	weedkilling	1
1.4	Fertiliser	2
1.5	Drainage check/ tining	2
1.6	leaf litter collection	2

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct
1.1	x	x	x	x	x	x	x	x	x	x	x	x
1.2					xx	xx						
1.2a						xx	xx	xx	xx	xx	xx	xx
1.3						x						
1.4						x					x	
1.5				x						x		
1.6	x	x										

Rough Grass areas

1.7	Litter check/ collection And prior to cutting	every visit
1.8	Cut / removing arisings	4
1.9	weedkilling	

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct
1.7	x	x	x	x	x	x	x	x	x	x	x	x
1.8						x		x		x		x
1.9							x					

Trees

ITEM	ACTIVITY	FREQUENCY per annum
1.10	weed control around bases	4
1.11	Litter picking	12
1.12	Replacement check	1
1.13	Replacement planting	1
1.14	Prune /refirm/check ties	2
1.15	Watering as necessary	allow for 6 to 12 x
1.16	Fertiliser	1

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct
1.10						x		x		x		x
1.11	x	x	x	x	x	x	x	x	x	x	x	x
1.12										x		
1.13	x											
1.14					x							x
1.15						x	x	x	x	x	x	
1.16						x						

Shrubs

1.17	weed control in plnating beds	4
1.18	Litter picking	12
1.39	Replacement check	1
1.20	Replacement planting	1
1.21	Prune /refirm	2
1.22	Watering as necessary	allow for 6 to 12 x
1.23	Fertiliser	1

1.17						x		x		x		x
1.18	x	x	x	x	x	x	x	x	x	x	x	x
1.39										x		
1.20	x											
1.21						x				x		
1.22						x	x	x	x	x	x	
1.23						x						

Hedges

1.24	weed control along bases	4
1.25	Litter picking	12
1.26	Replacement check	1
1.27	Replacement planting	1
1.28	Prune /refirm	2
1.29	Watering as necessary	allow for 6 to 12 x
1.30	Fertiliser	1

1.24						x		x		x		x
1.25	x	x	x	x	x	x	x	x	x	x	x	x
1.26										x		
1.27	x											
1.28						x				x		
1.29						x	x	x	x	x	x	
1.30						x						

Hard landscapes areas

Appendix 5

Woodland Management Plan

Designing for the present whilst protecting the future

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