

21/3/2018

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Application 17/01008/FUL Appeal reference 17/00053/RREF - Derelict Dwelling, Land West of Glenkinnon Lodge, Peelburnfoot, Clovenfords, Scottish Borders

## Applicant Response to Further Representations

**1.** Both the Planning Officer and Landscape Architect are of the opinion that the application should be refused by reason of adverse impact on the woodland resource - Policy EP13.

**1.1** In response to this opinion I commissioned two independent reports by Donald Rodger Associates (Arboricultural Consultants) and Donald McPhilimy Associates (Forestry and Ecology Consultants).

Both of these reports state that the proposed development will have negligible adverse effects on the woodland and that the removal of 4 trees will in fact enhance the environmental conditions for the remaining trees.

**1.2** Rodger and McPhilimy have both ascertained that the immediate area around the ruin was originally gladed and has been recently populated by invasive self seeded sycamore due to lack of woodland management and neglect. In time, unless addressed these trees will overpopulate the wider wood to the detriment of regeneration by a more diverse species mix.

**2.** The planning officer states:

*“Positioning of this new access and dwelling could also lead to further development pressure on the remaining trees adjoining and within the site.”*

The entire woodland is protected by TPO No20. No further development can occur without approval from SBC.

**2.1** In addition to this I have already agreed to enter into a suitable legal burden which would prohibit any subsequent development across the entire wood.

This burden would be attached to the property in perpetuity.

**3.** Both Rodger and McPhilimy are of the opinion that the opportunity provided by the proposed development would allow the property owner to be fully committed to a long term woodland management plan to restore and enhance the woodland reversing the amenity decline of the last 30 years.

Should the development not go ahead, with the very best will in the world it would be a massive undertaking to commit the necessary time and resources to securing the future amenity and security of the wood. The lack of a human presence has over time been detrimental to the woodland amenity as seen in the influx of invasive species trees and grey squirrel.

**4.** The planning officer states:

*“the proposed development would not sympathetically relate to the existing building group in terms of siting, scale, form or design. The existence of a building on site is inadequate*

*justification for the proposed development.”*

The house is designed to fit within the unique context of the surrounding woodland and wider community than a single building group. The design is sympathetic to its setting. It sits within the wider Peel group and should be seen as part of the older building group of the group of the area.

Is it preferable to have a useless, dilapidated building within the woodland rather than an environmentally sensitive, high quality designed building that is sensitive to its surroundings and carries no threat to the amenity of the area?

**5.** It is the lack of a committed owner of the woodland over the last fifty years that has led to its decline and current poor environmental situation which unless addressed with a high level of sensitive but time consuming and costly woodland management will only continue.

It is inconceivable that an absentee owner will be sufficiently motivated to commit the necessary time and resources to bringing the wood back to how it was when Peel Estate was managed as a whole entity.

**5.1** Due to high public liability issues (bounded by two public roads with two public footpaths running through) the woodland carries significant responsibility for public safety. For that reason a private owner of the wood was difficult to find when it was put on the market in 2016.

The local community had the option to buy the wood at that point but chose not to for the reasons above.

## **Conclusion**

For the reasons stated in this document and many others included in the planning application and appeal I believe that my ownership and full time presence in the woodland provides it and the wider community with the only chance for it to be properly and sensitively managed not only for my benefit but for the benefit of its long term health, public amenity value and ecological diversity.

Please find the aforementioned reports attached to this letter.

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Thursday, 22 March 2018

## **Peel Wood**

Dear Mr Elder,

Thank you for inviting me to assess your woodland at Peel, near Clovenfords. It is a delightful wood, predominantly broadleaved with occasional large mature conifers (Sitka spruce, Lawsons cypress, etc.). The broadleaves are dominated by sycamore but there are smaller numbers of at least 15 other species, notably lime, oak, beech and ash. The age structure is skewed to mature and semi-mature trees but there are also a large number of pole stage trees and saplings, again mainly sycamore.

Ground flora is fairly sparse due to shading but there is a discontinuous shrub layer consisting mainly of elder, hazel and bird cherry. The soil is a freely draining brown earth on the slopes, gleyed alluvium on the lower flats by the Glenkinnon burn.

I am heartened by your proposals to manage the woodland.

Turning to the area next to the old cottage, I examined the 4 trees which are referred to in the planning appeal. All 4 trees are young sycamores with diameters between 10 and 20 cms, self seeded around 20 years ago. They are typical of many other self seeded young sycamores in the woodland. They have been tagged and their numbers are referred to.

#36 in front of the ruin. This is a sub dominant tree, tall and thin, occupying an area of around 5 m<sup>2</sup> in the canopy in the winter when the branches are bare. This area will decrease in the summer when leaves are present, lowering the small branches of adjacent trees.

#34 to the east of the ruin. This is another sub dominant also occupying an area of less than 5 m<sup>2</sup> in the canopy in the winter. The tree to the south of it is suppressed and hasn't reached the canopy.

#33 to the north of #34. This is a dominant tree with a larger crown. It occupies around 15 m<sup>2</sup> of the canopy. It is not a healthy tree suffering from sweep and basal damage.

#22 behind the ruin. This is the largest tree in the group. It stands on its own, separated from #33 & #34 by another dominant tree. It's space in the canopy is around 30 m<sup>2</sup> in the winter, less in the summer, a rough circle with a diameter of around 6 metres.

Removing these 4 trees is equivalent to a heavy silvicultural thinning, consistent with good forestry practice. The adjacent trees will respond in the first year by lowering their branches slightly, reducing the open space by around 50% in the first summer. After two years, the twigs will have extended significantly and the canopy space will have filled up with new growth. The adjacent trees will be slightly more vigorous and healthy, benefitting from the thinning.

The ground conditions are good- a well drained brown forest soil on a gentle slope. This combined with the species, sycamore, which has an excellent rooting system means that the remaining young trees will be extremely stable.

It is my professional opinion, based on 40 years of working with similar woodlands, that thinning out these trees, and indeed several more nearby, chosen carefully will definitely not destabilise the woodland. Quite the opposite, the remaining trees will be strengthened.

Should you continue with your plan to manage the woodland, the benefits to the health, stability and biodiversity of the woodland will be great. I wish you luck in your enterprise.

Yours sincerely,

**Donald McPhillimy**



DONALD RODGER  
ASSOCIATES LTD

**Tree Survey,  
Arboricultural Constraints  
and Implication Assessment**

*for*

**Proposed Dwelling  
Former Kennels  
Peel Wood  
Craigmyle Park  
Clovenfords  
Galashiels**

*for and on behalf of*

**Mr Adam Elder**

**March 2018**

**ARBORICULTURAL CONSULTANTS**

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## **1 INTRODUCTION**

This survey and report relates to trees growing within the vicinity of the former kennels associated with Peel House, at Caddonfoot, near Galashiels. The kennels are located in an area of woodland known locally as Peel Wood, which lies to the east of Peel House and the new residential development of Craigmyle Park. The area of survey is indicated on the accompanying plans.

This survey and report was commissioned by the owner of Peel Wood, Mr Adam Elder, and has been prepared in connection with an appeal against the refusal of planning permission to replace the ruined kennels with a single dwelling (appln. no. 17/01008/FUL).

The Tree Survey records in detail the nature, extent and condition of the existing tree cover within the vicinity of the kennels and designated application area. It encompasses all trees which could potentially be affected by the proposals and 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 are also identified in terms of the root protection area, as per BS 5837:2012. The implication assessment looks at the potential impact of the proposals on the tree cover and sets out recommendations for protection and management.

This report is based on a comprehensive visual inspection carried out from the ground by Donald Rodger on **20 March 2018**. The weather conditions at the time were dry, bright and calm.

A photographic record is provided as Appendix 1.

***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 and Registered Consultant of the Arboricultural Association. He has thirty years experience of arboriculture and amenity tree management at a professional level.

***Limitations:***

1. 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 March 2019). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.
2. 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.
3. 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 may alter as the site is developed or significantly changed, and as such will require regular re-inspection and re-appraisal.
4. 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.
5. 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.
6. This report has been prepared for the sole use of Mr Adam Elder and his 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**

All substantial and well-established trees within the designated area of survey are individually plotted on the enclosed Tree Survey Plan and recorded in detail in the Tree Survey Schedule (Section 6). This includes all obvious trees with a trunk diameter measured at 1.5m from ground level of **100mm** and greater.

A total of **60 trees** were surveyed in total. This provides a comprehensive record of the status and extent of the tree cover within the application boundary and in proximity to the proposals. Young saplings with a trunk diameter less than 100mm were not recorded in detail, although these are noted on the tree survey plan where appropriate.

The trees within the survey have been tagged with a uniquely numbered aluminium identity disc approximately 2m from ground level. Tag numbers run sequentially from **0001 to 0060**.

The majority of tree locations have been 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 number of additional trees were added as part of the tree survey by measuring from site features. 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** '*Trees in Relation to Design, Demolition and Construction - Recommendations*', this records pertinent details, including:

- Tree number;
- Tree species;
- Trunk diameter;
- Tree height;
- Crown spread;
- Age;
- 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 the 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 (red 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).

Small, young naturally regenerated trees are noted on the tree survey plan.

### **3 SURVEY RESULTS**

#### **3.1 General Site Description**

The site comprises part of Peel Wood, which extends to some six acres in total and is of mixed species and age. The Glenkinnon Burn forms the eastern boundary and a tarmac road serving Peel House and the Craigmyle Park development runs to the west. A public road forms the northern boundary of the wood. The wood forms a small element of a much larger and interconnected wooded landscape which characterises this part of the borders, most notably along the banks of the Tweed and in the large forest estate adjoining to the south.

This survey and report focuses specifically on the area of woodland in the vicinity of the former kennels associated with Peel House. Peel House was built for the Craigmyle Family between 1900 to 1910 and the kennels probably date from this period. They have not been used for their intended purpose for many years and have fallen into a state of disrepair and ruin (see photos 8 to 12).

The land drops downhill from Craigmyle Park Road and the kennels are located at a lower elevation within the main body of the wood (see photo 12). A noticeable area of flat ground lies at a higher elevation to the west of the kennels, adjacent to Craigmyle Park Road (see photos 1 to 3). This appears to be of made ground with evidence of historic dumping of stone, hardcore and garden waste.

A total of 60 obvious and established trees were recorded in the survey. These are scattered randomly across the site, with a notable concentration towards the east in the vicinity of the kennels. The western part of the site tends to be more open and characterised by fewer and larger trees. The overall effect is to create a wooded environment comprised of mixed species and age class.

The site features and spatial distribution of the tree cover is illustrated on the appended Tree Survey and Constraints plan.

The site was most probably more open and formal when originally laid out and formed part of the managed policies of Peel House. This would have been characterised by relatively widely spaced 'specimen' trees of ornamental value and with the kennels sitting within an open clearing. The original layout and design has become very confused and obscured by a later influx of self-seeded sycamore growth.

### 3.2 Tree Description and Assessment

- **Species Composition**

A total of 11 species of tree were recorded within the area of survey. These are listed in the table below in decreasing order of abundance.

Species	No. Trees
Sycamore ( <i>Acer pseudoplatanus</i> )	38
Oak ( <i>Quercus robur</i> )	5
Norway maple ( <i>Acer platanoides</i> )	3
Lime ( <i>Tilia x europaea</i> )	3
Horse chestnut ( <i>Aesculus hippocastanum</i> )	3
Copper beech ( <i>Fagus sylvatica 'purpurea'</i> )	2
Ash ( <i>Fraxinus excelsior</i> )	1
Gean ( <i>Prunus avium</i> )	1
Red oak ( <i>Quercus rubra</i> )	1
Willow ( <i>Salix spp</i> )	1
Silver birch ( <i>Betula pendula</i> )	1
	<b>60</b>

Sycamore is by far the most dominant species, with a total of 38 trees and accounting for nearly two thirds (63%) of all trees recorded. With only a few exceptions, this species has naturally colonised the site in recent years as it has become unused and neglected.

The remaining species occur in relatively low numbers or as single specimens. This includes a number of old oak trees as well as plantings of more ornamental species typically found on large, rural estates, such as copper beech, lime, Norway maple, horse chestnut and red oak. These trees are of relatively large size and stature and form the dominant specimens.

- **Age Structure**

The tree cover displays a distinctly two tiered age structure of mature, original plantings and younger, naturally regenerated material.

### **Mature Tree Cover**

A number of trees are in early to full maturity for their species (see photos 1 to 3). These are predominantly of planted origin and are associated with the landscaping and policies of Peel House and include the copper beech, lime, Norway maple, horse chestnut and red oak. Five mature oak and a single ash are likely to be naturally occurring. In the region of 100 to 150 years old, the trees within this category are of large size and stature and include some good individual specimens. They constitute the dominant trees on the site and reflect a time when this area was more formally managed.

### **Younger Natural Regeneration**

As the kennels were abandoned and the site fell into neglect, the more open areas were colonised by an influx of sycamore regeneration (see photos 9 to 12).

This is around 10 to 40 years in age and includes some now well-established trees. There is a noticeable concentration of sycamore regeneration around the kennels, which would add support to the premise that this part of the site was, until relatively recently, historically more open.

- **Condition**

An overall tree condition category (good, fair, poor or dead) is provided in the tree survey schedule, along with comments highlighting any defects or health issues.

The majority of the mature trees are in satisfactory health and condition given their species, age and growing environment and most have a good potential life expectancy. The exception are trees 1 and 9 which display issues relating to decay and crown decline. These trees should continue to be monitored.

By contrast, the younger sycamore regeneration tends to be rather poor and scrubby in character. This typically displays tall, slender trunks with small, suppressed crowns. Individual trees tend to be very spindly and some have suffered from grey squirrel damage.

- **Arboricultural Work**

No essential arboricultural work was noted at the time of inspection. The trees are within a relatively naturalistic and low risk location.

### **3.3 Tree Preservation Order**

The site is subject to Tree Preservation Order number 20 of 1997, entitled 'Peel House and Grounds'. A copy of the order has been provided by the client.

The order is extensive in its scope and encompasses the land associated with Peel House and Peel Farm. This has been set out as a number of woodland areas and specifically identified trees.

The site in question falls with woodland areas W1(n) and W1(m) of the order. No description of these woodland areas appears to be shown on the First Schedule of the order.

Within these two woodland areas, a total of eight individual trees are specified. These are cross-referenced to the tree survey in the table below.

<b>TPO ref.</b>	<b>Tree Survey ref.</b>
14	4
15	2
16	1
17	51, 52, 58, 59, 60

Woodland orders effectively confer protection to all trees within their boundary, including those which have arisen since the order was made. It is reasonable to assume, therefore, that all trees within the site fall within the scope of the TPO.

There are no other know designations relating to trees affecting the site. The site does not fall within ancient woodland or the SSSI.

## **4 ARBORICULTURAL IMPACT ASSESSMENT**

### **4.1 Development Proposal**

It is proposed to demolish the ruinous stables and to incorporate some of the stonework and design features into the new dwelling. A new 'eco' house is proposed on the footprint of the kennels, albeit slightly larger in area (14m x 7m) and extending to the north. A Design Statement has been prepared by Camerons Architects and this sets out the concept and rationale behind the project. The intention is to construct a low-impact house which sits within the wooded environment and has minimal impact on its surroundings. Special design and construction techniques are to be employed to achieve this aim and these are expanded on later in this report. The dwelling is to be constructed by specialist oak frame builders used to working in sensitive environments. A vehicular access point and parking area is to be created on the level plateau to the west of the site.

The application was refused in September 2017 and the applicant has gone to appeal. One of the reasons for the refusal was the impact on the woodland. An appeal statement has been prepared by Cameron's Architects.

The proposals set out by Camerons Architects and additional information provided by the client is referred to here and forms the basis of the tree proposals. A Tree Proposals Plan accompanies this section.

### **4.2 Root Protection Area**

Definition of the root protection area (**RPA**) for trees is provided within British Standard 5837:2012. This is a minimum **area** which should be left undisturbed around each tree and is calculated as an area equivalent to a circle with a radius



of 12 times the stem diameter. The RPA of the surveyed trees has been graphically plotted as a **grey circle** on the Tree Survey Plan.

The RPA of individual trees is strongly influenced by local site conditions and may change its shape (but not its area) depending on local site conditions. Built structures, such as roads and walls, present physical barriers to root growth. Depending on physical site constraints, trees may therefore have an irregular and asymmetrical root spread. The RPA as represented by a circle must therefore be treated with caution.

In this case, the presence of Craigmyle Park Road will provide a physical barrier and restrict root growth in this direction.

In addition, the trees are growing at relatively close spacing as part of a woodland environment. Root systems of trees will be competing underground, just as the canopy does above ground. Trees in woodland environments are known to have a relatively small root spread as dictated by competition with neighbouring trees.

### **4.3 Tree Removal and Retention**

It is proposed to remove only four trees as included in the detailed survey. These are trees 22, 33, 36 and 37. In addition, it is proposed to remove most of the small, self-seeded sycamore immediately adjacent to the kennels (this was so small and insignificant it fell below the survey threshold). Trees proposed for removal are outlined in red on the tree proposals plan.

It is pertinent to note that the trees it is proposed to remove solely comprise a proportion of the relatively young, self-seeded sycamore, an invasive species which has become predominant on this site in recent years. The trees are

growing very close to the kennels and they tend to be rather poor in quality and scrubby in character. The area surrounding the kennels was historically more open and the sycamore is a relatively recent incomer. The removal of the trees as identified will restore the small glade which the kennels previously stood in.

It is proposed to retain the remaining trees. These will continue to provide a wooded setting for the dwelling and make a positive contribution to the landscape and amenity of the locality. It is pertinent to note that no large or mature trees will be affected. Trees proposed for retention are outlined in green on the tree proposals plan.

The removal of the trees as proposed will not have an adverse impact on the woodland as a whole and in the wider context of the heavily wooded landscape generally. The gap in the canopy will be very small and this will not be visible or obvious from outwith the site.

#### **4.4 House Footprint**

The proposed footprint for the house is illustrated on the Tree Proposals Plan. This will sit within a wooded glade intimately surrounded by trees.

The house footprint is located outwith the canopy spread and root protection area of the trees to be retained. The only exception is tree 35, which partly overlaps in both respects.

In order to minimise the impact on the woodland floor and underlying tree root systems, it is proposed to utilise screw pile foundations. A technical note prepared by Keen Consultants accompanies the appeal and this sets out the rationale and methodology behind this method. It is recognised as a viable solution to building near trees that results in very minimal ground disturbance.

This type of construction would be suited to the site and will result in very little impact and allow for the retention of trees close to the dwelling.

The dwelling is to be constructed by a specialist contractor used to working in sensitive situations.

#### **4.5 New Access and Parking**

It is proposed to create a new 3.7m wide vehicular access and parking area to the west of the site. This will utilise the large area of flat ground which will provide a suitable surface. As noted previously, this appears to be of made ground which has been tipped on in the past and as such it provides a firm substrate.

An indicative footprint for the new access and on-site parking is illustrated on the Tree Proposals Plan. This takes into consideration the extant tree cover and seeks to minimise the potential impact in landscape terms. The large trees of superior quality are to be retained. It is pertinent to note that the proposed drive is some 6m distant from the trunks of trees 2, 4 and 7.

As the new drive falls within the RPA of trees 2, 4, 5, 6 and 7, a low-impact, no-dig method of roadway construction is to be adopted in order to prevent damage to the underlying root systems, and in line with section 7 of BS 5837:2012. A system which essentially sits over the existing ground levels and provides a porous surface to permit water percolation and gaseous exchange is recommended. This avoids the need for ground excavation while at the same time minimising compaction.

It is proposed to utilise the **CellWeb Tree Root Protection System** within the area as shown on the accompanying Tree Proposals Plan (see [www.geosyn.co.uk](http://www.geosyn.co.uk) for product information). This product provides a flexible

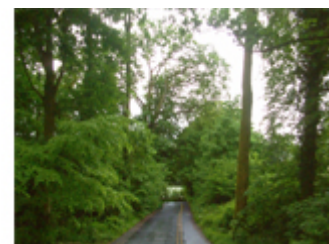
and permeable solution for protecting tree roots, creating a robust and stable platform for constructing vehicular access within the root protection area of existing trees. Additional details and specifications on this aspect are provided separately as part of the appeal submission.

The CellWeb cellular confinement system, with its cellular structure and perforated cell walls, reduces the vertical load pressure on sub soils to tree roots and prevents damage. With *clean, no fines angular granular material as infill typically 40/20mm*, air and moisture can reach the roots to encourage healthy prolonged growth.



Example of CellWeb.

As well as avoiding disruption to the roots this reduces construction times and costs. It also prevents surface rutting, which increases the long-term performance and aesthetics of the final surface. The installation of this type of driveway is well-suited to this particular site, which is flat and level.



The Cellweb access road must be put in place early in the development process. This will provide a suitable area for contractor parking, welfare facilities and material storage.

The following method statement is recommended.

- The route is clearly marked out on site.
- The surface and humus layer is excavated to a maximum depth of 100mm.
- Hollows and depressions are filled with quality top soil to achieve a level surface and lightly compacted.
- Treetex T300 geotextile membrane is laid over the surface of the route.
- 150mm deep CellWeb is laid out over the membrane and pinned in place.
- The cells are filled with clean, no-fines angular granular stone (typically 40/20mm) and lightly compacted.
- To be done by working from the existing driveway with subsequent dumper/wheelbarrow movements over freshly laid stone.
- The edges are retained with treated timber boards secured by timber pegs or steel pins.
- The final running surface of no-fines gravel not less than 25mm in size is spread over the Cellweb to a depth of 50mm.

A 2m tarmac apron is to be provided at the junction with Craigmyle Park Road, as specified by SBC highways department.

#### **4.6 Temporary Construction Access**

A temporary construction access could be formed to connect the new access drive to the house. This will provide a defined route for the removal of demolished material and the delivery of construction materials. A suggested route is illustrated in blue on the Tree Proposals Plan.

This could consist of proprietary sectional roadway mats laid over the existing ground levels. This will provide a firm surface and prevent rutting and compaction. Due to the nature of the build, it is envisaged that the use of plant and machinery will be minimal and that materials will be delivered and moved around the site in small loads.



Examples of temporary ground protection mats.

Once the build is complete, the mats should be removed and the ground reinstated.

## 4.7 Services

It is proposed to locate any underground services as far from trees as possible. Where these fall within the RPA, the ground will be excavated using an air spade. Details on this aspect are provided in a separate document prepared by GoRoots, a specialist in this area. The concept behind this method is that it avoids the need for damaging trenching works. The bulk of the root system remains unaffected and pipes and ducts can be passed under and through the root system before it is backfilled.

#### **4.8 Development and Working Area**

The proposed development and working area is defined by a bold magenta line on the Tree Proposals plan. This should be clearly defined on site by temporary fencing. There exists a clear and defined area for development, with adequate working space around the footprint of the proposed house and parking.

#### **4.9 Arboricultural Supervision**

Provision will be made for the inspection and monitoring of all tree-related works by a qualified and experienced arboriculturalist. Donald Rodger Associates Ltd have been retained in this respect. The tree works and protection measures will be put in place with arboricultural supervision and monitored on a regular basis.



## **5 CONCLUSION AND SUMMARY**

- The area of survey forms part of the policies of Peel House. This supports a number of mature, ornamental trees which suggests the area was once more open and formally maintained. The land immediately surrounding the kennels was also more open, with this structure sitting within a small glade.
- Lack of management over many years has resulted in an influx of self-seeded sycamore, particularly in the immediate vicinity of the kennels. This tends to be rather poor and scrubby and of limited arboricultural value. It is rapidly starting to dominate this part of the site to the detriment of its ecological and landscape value.
- The proposed development will require the removal of only four of the larger, self seeded sycamore, as well as very small, scrubby sycamore growth immediately adjacent to the kennels. These trees are of inferior quality and of no arboricultural value or merit.
- The proposed tree removal is negligible in the wider context of the larger woodland setting, and certainly does not constitute 'significant removal', as posited by the Council's Landscape Officer. It will essentially restore to some extent the original open setting of the kennels.
- The removal of the trees as proposed will not adversely affect the health or well-being of the woodland as a whole. This will continue to provide screening between the public roads and the Peel estate. The tree removals will create only a very small gap in the tree canopy, and this will not be obvious or discernible when viewed from outwith the site.
- The proposed dwelling is very low impact and has been designed to minimise the impact on the woodland environment. This has a very 'light



touch' and special techniques such as screw pile foundations and the use of an air spade for service installation are to be utilised. These techniques are tried and tested in projects of this nature and allow for construction within the RPA of trees.

- The proposed new access and parking arrangement utilises a flat area of ground remote from the dwelling. A recognised 'no-dig', low-impact method of construction is to be utilised (Cellweb) which will prevent any damage to tree roots or the underlying soil.
- Professional arboricultural input, monitoring and supervision is to be provided throughout the project.
- The applicant has clearly expressed his desire to live intimately within the woodland setting, and to manage and maintain it in a sensitive and sustainable manner.
- The tree cover will continue to be under the protection and control of the TPO and SBC. The integrity and function of the TPO will not be compromised.
- In conclusion, the dwelling and associated access could be constructed with negligible impact on the woodland environment.

## **6 TREE SURVEY SCHEDULE**

### **Explanation of Terms**

<b>Tag no.</b>	- Identification number of tree as shown on plan.
<b>Species</b>	- Common name of species.
<b>Dia</b>	- Trunk diameter in cm measured at 1.5m. <b>MS</b> = multi-stemmed.
<b>Hgt</b>	- Height of tree in metres.
<b>Crown spread</b>	- Radial crown spread in metres measured to the four cardinal compass points N, E, S and W.
<b>Crown height</b>	- Height in m of crown clearance above ground.
<b>Age Class</b>	- Age class category. <b>Young</b> <b>Semi-Mature</b> <b>Early Mature</b> <b>Mature</b>
<b>Cond Cat</b>	- Condition category ( <b>Good, Fair, Poor, or Dead</b> ).
<b>Notes</b>	- General comments on tree health, condition and form, highlighting any defects or areas of concern.
<b>Life Expct</b>	- Life expectancy, estimated in years.
<b>BS 5837 Cat</b>	- BS 5837:2012 Retention category ( <b>A, B, C or U</b> - see explanation overleaf).
<b>Rec Management</b>	- Recommended remedial action/arboricultural work.
<b>Priority</b>	- 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><b>Category U</b></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><b>Category A</b></p> <p>High quality and value with an estimated life expectancy of at least 40 years.</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.	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value.
<p><b>Category B</b></p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</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.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.
<p><b>Category C</b></p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter &lt;150mm.</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.	Trees with no material conservation or other cultural value.

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
1	Oak	76	14	7	7	1	6	9	Mature	Poor	Large, mature tree growing on edge of road. Pronounced lean and bias to north over site. Cavities and defects on trunk at 3m and 6m. Significant crown decline and dieback with abundant deadwood of moderate diameter. Poor overall condition. Low risk location.	20-40	B		
2	Beech	85	27	12	9	8	10	2	Mature	Good	Large, mature specimen in satisfactory health and condition. Widely spreading crown with bias to north. Crown low over site.	>40	A	Crown lift to 6m	Medium
3	Gean	21	12	1	3	4	3	3	Semi mature	Fair	In small rockery. Grafted at base. Single trunk. Suppressed on north face.	20-40	B		
4	Ash	75	22	7	7	7	8	8	Mature	Fair	Reasonable specimen in fair condition overall.	>40	A		
5	Oak	55	22	5	2	7	7	11	Early mature	Fair	Growing on edge of steep banking. Lower trunk leans to south then resumes vertical growth. Suppressed crown development with bias to south. Lower trunk bare with several old stubs and snags.	>40	A		
6	Oak	80	25	8	7	4	6	11	Early mature	Fair	Growing on edge of steep banking. Suppressed crown development with bias to north. Large, low limb arises at 1m and extends to north. Large dead branch at 7m. Old storm damage to upper crown. Broken and hanging branch.	>40	A		
7	Beech	90	28	12	10	11	12	5	Mature	Good	Large, mature specimen in satisfactory condition overall. Three large limbs arise at 1m and 2m. Very large and widely spreading crown. Reasonable form and structure with well formed branch unions.	>40	A		
8	Horse chestnut	48	20	1	3	5	2	4	Early mature	Poor	Growing under and through the canopy of larger mature beech (7). Tall, spindly trunk with small suppressed crown. Large limb arises at 1m. The union is very acute with much included bark and possible internal splitting.	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
9	Red oak	88	16	8	7	7	5	9	Mature	Poor	Large, mature specimen. Large, old wound at base of trunk. Decay well established and trunk sounds hollow when struck. Good wound wood formation but unlikely to ever fully occlude. This creates a significant defect and zone of weakness. Abundant deadwood of moderate diameter throughout crown. Monitor.	20-40	B	Deadwood	Medium
10	Sycamore	33	19	7	3	1	3	8	Semi mature	Poor	Growing from steep banking. Ground levels raised around base by dumped material. Heavily suppressed with pronounced bias to north. Large spiral crack and lesion on lower trunk creates a significant defect. Tall, single trunk with small crown.	10-20	C		
11	Sycamore	40	21	6	7	4	1	7	Semi mature	Fair	Suppressed crown development with bias to east. Forks into two codominant stems at 5m .	20-40	B		
12	Sycamore	28+ 27	19	3	3	3	3	9	Semi	Fair	Forks into two codominant stems at base. Tall, spindly trunks with small suppressed crowns.	20-40	B		
13	Sycamore	35	18	4	4	3	3	9	Semi mature	Poor	Forks into two codominant stems at 2m. Union very acute and poorly formed. Tall, spindly trunks with small suppressed crowns. Two spiral cracks running down trunk from fork.	10-20	C		
14	Sycamore	29	17	4	2	3	4	8	Semi mature	Poor	Cavity and decay at base of trunk. Serious squirrel damage to crown. Suppressed development. Poor specimen with limited future potential.	10-20	C		
15	Sycamore	24	16	1	3	3	2	8	Semi mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
16	Sycamore	23	17	2	1	2	2	11	Semi mature	Fair	Tall, single trunk with small suppressed crown. Spoil heaped around base.	20-40	B		
17	Sycamore	48	25	4	4	5	5	9	Early mature	Fair	Forks into two codominant stems at 5m. Union acute but appears structurally sound. Suppressed crown development.	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
18	Sycamore	36	21	2	6	4	1	8	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
19	Willow	45	15	1	1	1	1	0	Early mature	Dead	Dead tree. Uprooted and leaning on adjacent birch. Low risk location. Provides wildlife habitat.	<10	C		
20	Silver birch	26	22	3	2	2	3	9	Early mature	Fair	Tall, spindly trunk with small suppressed crown.	20-40	B		
21	Sycamore	67	25	7	5	4	6	8	Early mature	Good	Reasonable specimen in satisfactory condition. Slight bias to north.	>40	A		
22	Sycamore	30	22	4	2	2	4	8	Semi mature	Fair	Self seeded tree growing immediately adjacent to kennel wall. Tall, single trunk with small suppressed crown. Poor location.	10-20	U		
23	Sycamore	19	16	2	1	2	2	8	Semi mature	Fair	Single trunk with small suppressed crown.	20-40	B		
24	Norway maple	22	13	2	2	2	2	7	Semi mature	Poor	Heavily suppressed. Poor specimen with limited future potential.	10-20	C		
25	Oak	78	16	6	8	4	5	8	Mature	Fair	Smaller, secondary trunk arises at base. Large limb broken off at 2m to leave ragged and decaying stub. Deadwood in crown.	>40	A		
26	Sycamore	45	26	5	4	1	4	9	Early mature	Fair	Suppressed on south face by tree 27. Tall, single trunk with small crown. Bias to north.	>40	A		
27	Sycamore	69	27	5	6	4	3	8	Early mature	Fair	Reasonable specimen in fair condition overall. Suppressed crown development. Forks into two codominant stems at 6m.	>40	A		
28	Norway maple	20	15	4	1	1	4	7	Semi mature	Poor	Heavily suppressed. Poor specimen with limited future potential.	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
29	Ash	24	17	1	1	3	4	9	Semi mature	Poor	Tall, spindly trunk with small suppressed crown. Pronounced Kink and bow on lower trunk.	10-20	C		
30	Sycamore	41+ 30	20	5	5	6	4	9	Early mature	Fair	Twin stemmed from base. Suppressed crown development. Fair condition overall.	>40	A		
31	Sycamore	21	14	2	1	1	1	9	Semi mature	Poor	Self seeded tree close to kennels. Tall, spindly trunk with small suppressed crown.	10-20	C		
32	Sycamore	18	15	1	1	1	1	9	Semi mature	Poor	Self seeded tree close to kennels. Tall, spindly trunk with small suppressed crown.	10-20	C		
33	Sycamore	25	15	3	1	1	4	9	Semi mature	Poor	Self seeded tree close to kennels. Tall, spindly trunk with small suppressed crown.	10-20	U		
34	Sycamore	18	14	1	1	1	1	9	Semi mature	Poor	Self seeded tree close to kennels. Tall, spindly trunk with small suppressed crown.	10-20	U		
35	Sycamore	50	25	5	5	2	5	12	Early mature	Fair	Reasonable specimen in satisfactory condition. Suppressed crown development.	20-40	B		
36	Sycamore	24	18	2	3	1	1	11	Semi mature	Poor	Growing immediately adjacent to kennel. Tall, spindly trunk with small suppressed crown. Poor location.	10-20	U		
37	Sycamore	43	18	7	5	1	1	8	Early mature	Poor	Suppressed crown development with bias to north and east over kennels. Forks into two codominant stems at 5m.	10-20	C		
38	Sycamore	36	22	4	3	1	4	12	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
39	Sycamore	38	19	2	6	3	2	12	Early mature	Fair	Tall, single trunk with small suppressed crown. Forks into two codominant stems at 3m.	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
40	Sycamore	23	17	2	1	2	5	11	Semi mature	Fair	Tall, single trunk with small suppressed crown. Bias to west.	20-40	B		
41	Horse chestnut	73	25	9	4	3	8	9	Early mature	Fair	Forks into three codominant stems at 2m. Unions appear to be well formed and structurally sound. Suppressed crown development with bias to north. Old wound on east side of trunk almost occluded.	>40	A		
42	Oak	66	30	6	5	5	7	12	Early mature	Good	Large limb arises at 3m. Main trunk forks into two codominant stems at 6m. Suppressed crown development with very tall trunks.	>40	A		
43	Horse chestnut	60	19	8	5	6	4	9	Early mature	Fair	Suppressed crown development. Fair condition overall.	>40	A		
44	Lime	70	28	6	6	3	2	13	Mature	Fair	Tall, single trunk with small suppressed crown. Lower trunk bare. Old decaying wound on trunk at 1m.	>40	A		
45	Lime	65	30	4	6	6	3	13	Mature	Fair	Tall, single trunk with small suppressed crown. Lower trunk bare.	>40	A		
46	Lime	90	30	5	6	3	6	13	Mature	Fair	Forks into two codominant stems at 2m. Tall, single trunk with small suppressed crown.	>40	A		
47	Sycamore	19	17	2	2	1	1	9	Semi mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
48	Sycamore	32	20	2	3	5	4	9	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
49	Sycamore	38	20	5	2	1	5	9	Early	Fair	Tall, single trunk with small suppressed crown. Well established secondary stem arises at 1m.	20-40	B		
50	Sycamore	17	13	2	2	1	2	6	Semi mature	Fair	Small, semi mature tree in fair condition overall. Suppressed crown development.	20-40	C		



Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
51	Sycamore	22	14	1	1	1	2	8	Semi mature	Poor	Heavily suppressed. Small crown. Poor specimen with limited future potential.	10-20	C		
52	Sycamore	39	20	3	2	5	5	8	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
53	Sycamore	27	22	2	2	2	2	12	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
54	Sycamore	35	24	5	1	1	6	12	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
55	Norway maple	65	20	7	7	7	6	8	Mature	Good	Reasonable specimen in satisfactory condition.	>40	A		
56	Sycamore	25+ 23	13	3	1	3	4	7	Early mature	Fair	Twin stemmed from base. Suppressed crown development with bias to west.	20-40	B		
57	Sycamore	29	18	2	1	2	3	11	Early mature	Fair	Tall, single trunk with small suppressed crown.	20-40	B		
58	Sycamore	35	14	1	4	5	3	8	Early mature	Fair	Tall, single trunk with small suppressed crown. Bias to south.	20-40	B		
59	Sycamore	22	13	1	1	4	1	7	Semi mature	Poor	Heavily suppressed. Spindly trunk with very small live crown. Bias to south.	10-20	C		
60	Sycamore	42	20	4	4	5	3	9	Early mature	Fair	Tall, single trunk with small suppressed crown. Bias to south.	20-40	B		

## **APPENDIX 1**

- Photographs





Photo 1.



Photo 2.



Photo 3.



Photo 4.



Photo 5.



Photo 6.



Photo 7.



Photo 8.



Photo 9.



Photo 10.



Photo 11.

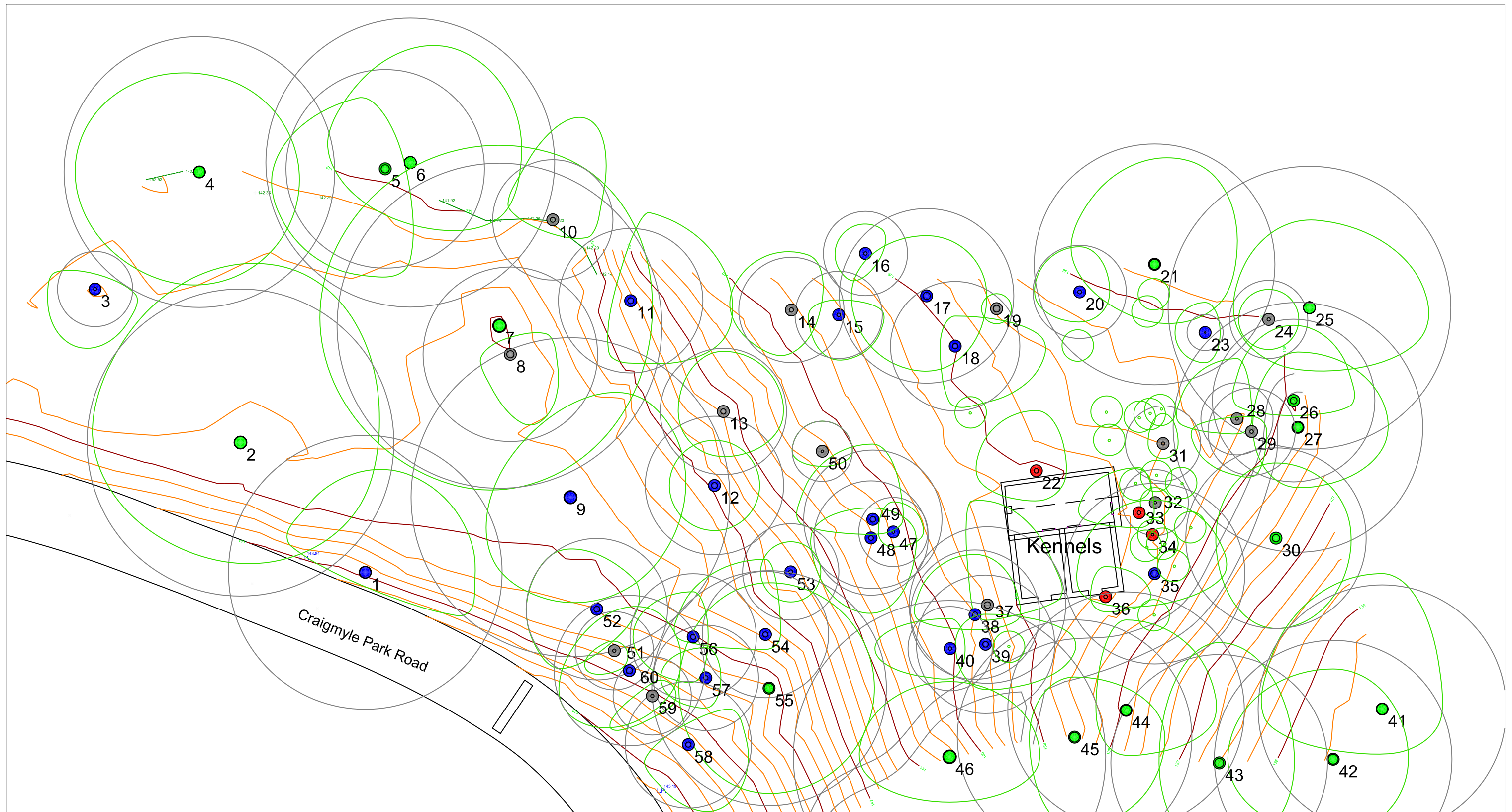


Photo 12.



## **PLANS**

- Tree Survey
- Tree Proposals



**Tree Survey and Constraints**  
**Peel Wood, Caddonfoot**

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**Client: Mr Adam Elder**


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**Scale : 1:250 @ A3**     **Drwg no. : 18473**








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**Drawn by : DR**     **Date : March 2018**

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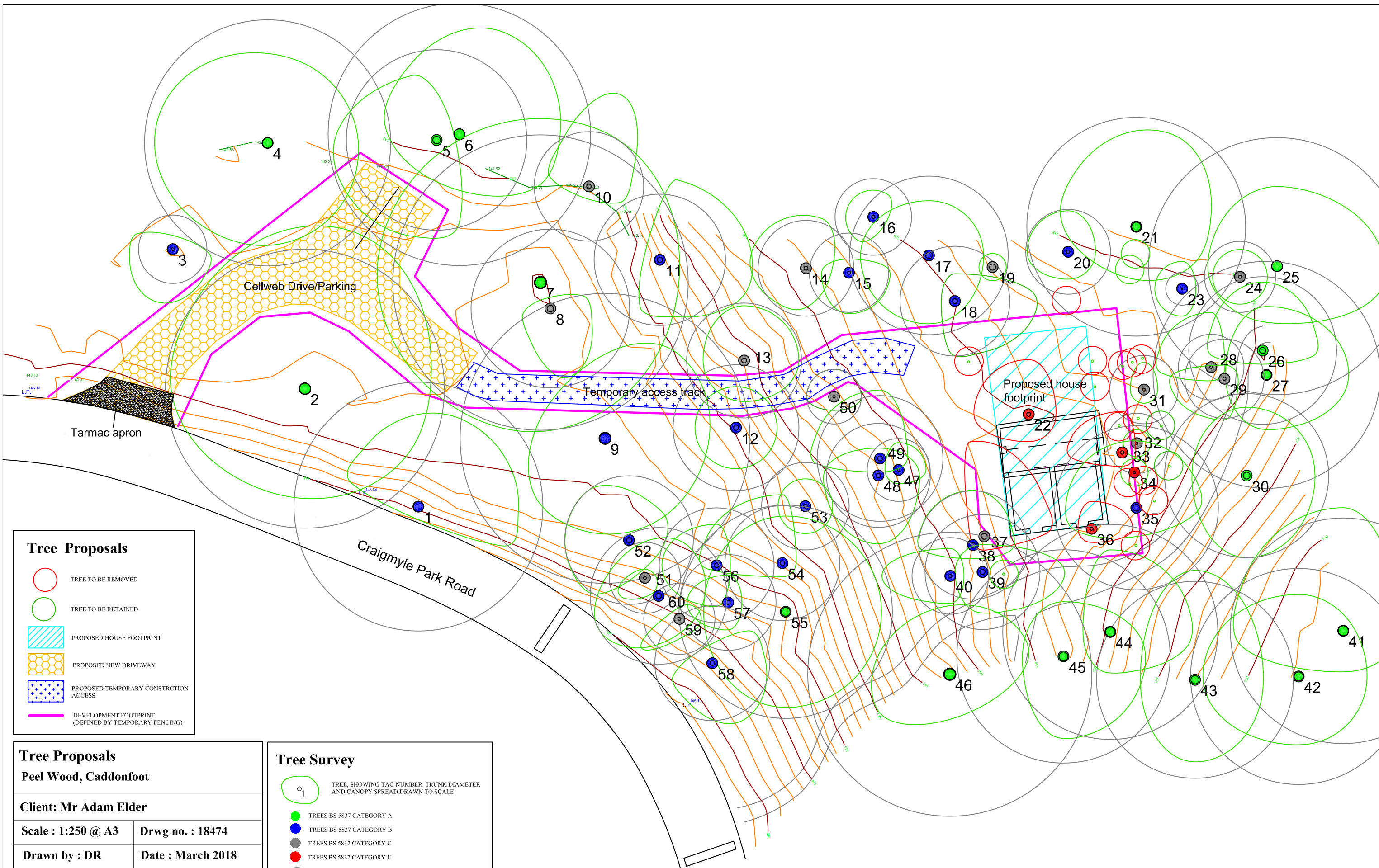

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**Tree Survey**

-  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)
-  SMALL, YOUNG SELF SEEDING SYCAMORE (GENERALLY < 100MM DIAMETER)

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





**Tree Proposals**

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- PROPOSED HOUSE FOOTPRINT
- PROPOSED NEW DRIVEWAY
- PROPOSED TEMPORARY CONSTRUCTION ACCESS
- DEVELOPMENT FOOTPRINT (DEFINED BY TEMPORARY FENCING)

**Tree Proposals**  
**Peel Wood, Caddonfoot**

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**Client: Mr Adam Elder**


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**Scale : 1:250 @ A3**     **Drwg no. : 18474**

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**Drawn by : DR**     **Date : March 2018**

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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
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