



DONALD RODGER
ASSOCIATES LTD

**Tree Survey
and
Arboricultural Constraints**

for

**Land at Kingsmeadows House
Kingsmeadows Road
Peebles**

for and on behalf of

Granton Homes

October 2018

ARBORICULTURAL CONSULTANTS

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Plans

Tree Survey

1 INTRODUCTION

This tree condition survey and constraints report relates to a large parcel of land 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 up-dates and supersedes 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 from 1 to 3 October 2018. The weather conditions at the time were generally dry, breezy 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 and Registered Consultant 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 3 October 2019). 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 250 to 300mm 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 the site have been tagged with a uniquely numbered aluminium identity disc approximately 2m from ground level. A total of **217 individual trees** were surveyed in detail, with tag numbers running sequentially from **1679 to 1895** (only the last three digits are used for ease of reference). Most trees bear one or more similar tags from previous surveys - these are ignored for the purposes of this report.

Approximately one half 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.

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 to the east of the house. Kingsmeadows Road for the southern boundary and the River Tweed runs to the north. A fence defines the eastern boundary and an internal track the western boundary. A putting green and tennis court lie more or less centrally within the site. A track leads from the house to a ruined folly located in the north east corner of the site.

The site is heavily wooded. A total of 217 individual trees were identified in the survey, plus large areas of younger natural regeneration which is becoming well established. 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

noticeable concentration of these trees occurs in a broad swathe on elevated ground to the north of the tennis court and putting green. 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 a 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.

The majority of the mature and dominant trees are assessed as being of high (A) to medium (B) retention value. They are prominent landscape features which are in good overall condition and have a reasonable future life expectancy.

By contrast, much of the younger, self-seeded material is of low (C) retention value.

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.

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</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>Category 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>Category C</p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <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
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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 limb with major decay along its length. Poor specimen with limited future potential.	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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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 loss at base of trunk.	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
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
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		
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		

PLANS

Tree Survey

