

From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Sent: 14 Sep 2026 01:01:53
To: idoxdmslive@scotborders.gov.uk
Cc:
Subject: 24/00247/FUL - Grounds of Kingsmeadows House - NatureScot response
Attachments:

From: informed@planning.nature.scot <informed@planning.nature.scot>
Sent: 14 September 2026 12:57
To: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Cc: Stuart Macpherson <Stuart.Macpherson@nature.scot>
Subject: 24/00247/FUL - Grounds of Kingsmeadows House - NatureScot response

CAUTION: External Email

Our ref: 106664

Your ref: 24/00247/FUL

Dear Ranald

Thank you for consulting NatureScot on the proposal for a new residential development in the grounds of Kingsmeadow House near Peebles, with particular reference to ancient woodland. The Ancient Woodland Inventory was initiated to catalogue land that had been continually wooded since 1750 or 1860, based on their illustration on the Roy maps and first edition OS maps respectively. Because of their age, such locations are considered to be important repositories of biodiversity, including soil biodiversity. The term 'ancient' was used to define woodland of semi-natural origin, and 'long-established' was used to define plantation woodland, although both categories were recognised as being ecologically important.

Due to limitations of the original methodology, it was accepted that other map evidence may subsequently identify additional sites that could also be regarded as ancient or long-established. The grounds of Kingsmeadow House are not listed on the original Ancient Woodland Inventory, however an extract from the 1823 map (John Wood map) of the Kingsmeadow area shows extensive tree cover. A search of historic maps that we have available inhouse suggests that the grounds of Kingsmeadow have been wooded since that date. NatureScot considers this to be evidence that the area should be considered as ancient or long-established woodland. In planning policy terms, this is addressed through NPF4, policy 6.

The current proposal (based on the layout from application 19/00182/PPP) indicates that two areas of tree cover are incorporated into the proposal boundary, with the proposed residential development occupying the area to the east of Kingsmeadows House. The other area coincides with more localised track upgrades and other infrastructure. The specific value of these areas will be based on site conditions, which NatureScot has not investigated, however, if the area looks undisturbed or sustains a woodland ground flora, it is reasonable to conclude that they retain their ecological value as ancient / long-established woodland.

Yours sincerely

Stuart Macpherson

Operations Officer

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[NatureScot is the operating name of Scottish Natural Heritage](#)