



Arboricultural Impact Assessment Land off Roslyn Avenue, Netherton

KCS Development Ltd

Prepared by:

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SLR Project No.: 424.064759.00001

6 October 2023

Version 3

Basis of Report

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Summary

SLR Consulting Limited (SLR) was instructed by KCS Development Ltd to prepare an Arboricultural Impact Assessment (AIA) to inform a planning application for a proposed residential development located at land off Roslyn Avenue, Netherton, Huddersfield, HD4 7EW.

Trees are found on the site boundary, adjacent to the proposed development which could be influenced by it, if not fully considered.

This report is compiled in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Details for individual trees, groups, hedges and woodland were recorded on and off-site.

A Tree Constraints Plan is included within Appendix A showing the current site, its recorded trees, canopy spread, root protection areas and tree retention category.

An Arboricultural Impact Plan also included in Appendix A shows the current site tree locations, canopy spread, root protection areas and area of proposed development.

The impact of the proposed development is discussed within Section 5.0.

Recommendations on the protection of retained trees are included in Section 6.0

It is considered the development can proceed following recommendations in British Standard 5837 without significant detriment to retained trees.



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1.0 Introduction

1.1 Purpose of the Report

SLR Consulting Limited (SLR) was instructed by KCS Development Ltd to prepare an Arboricultural Impact Assessment (AIA) to inform a planning application for a proposed residential development located at land off Roslyn Avenue, Netherton, Huddersfield, HD4 7EW.

Trees are found on the site boundary, adjacent to the proposed development which could be influenced by it, if not fully considered

This report includes the following information:

1. Results from a tree survey, undertaken in accordance with *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*;
2. Appraisal of the trees located within the influencing distances and their possible constraints to the development;
3. An Arboricultural Impact Assessment of the development and recommendations for tree retention, pruning and removal; and
4. Recommendations to ensure the health and longevity of retained trees, informing client, contractor and planners of the requirements to protect retained trees.

1.2 Terms of Reference

The following documents were used in the production of this report:

- Topographical Survey ref: S1710
- Proposed site plan ref: 2246 SK 06D June 2023

This report should be read in conjunction with the tree related plans contained within Appendix A.

The client may choose to accept or disregard the recommendations made in this report or seek additional advice.

1.3 Method and Details of Inspection

A pre-development tree survey was undertaken on 5 July 2023 from ground level using visual assessment (VTA) of the trees' canopy, stem and basal area, based on the methodology devised by Mattheck (1998)¹.

The weather conditions at the time of the survey were dry and suitable for survey.

Horizontal and vertical measurements were taken using a laser rangefinder. Estimations were made where access could not be gained, or vegetation prevented precise recordings.

¹ Mattheck, H. Breloer (1998). The Body Language of Trees – A Handbook for Failure Analysis, Department of the Environment



Tree locations were plotted on the provided topographical survey, additional trees were plotted using triangulation from known points or offset measurements, where necessary.

No diagnosis tools were used in the survey. The report is compiled in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* (hereafter referred to as BS5837). Root Protection Areas (RPAs) are based upon equations taken from Section 4.6 of BS5837.

1.4 Qualifications and Experience

This report is based on the author's site observations and the information listed in Section 1.2 of this report. Conclusions have been made in light of the experience and qualifications of the author (refer to Appendix B).

1.5 Trees Subject to Statutory Controls

Before authorising any works to trees, it is advised that appropriate checks with the Local Planning Authority (LPA) are completed. For example, statutory permission may be required before any work can take place. It is a criminal offence to cut down, top, lop, uproot, wilfully damage or destroy any tree covered by a Tree Preservation Order, located within a Conservation Area or subject to planning conditions unless the LPA has specifically permitted the work. Roots have as much protection as branches.

A desktop check at <https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders.aspx> suggests (accessed on 11.07.23) that woodland to the north of the site (recorded in this report/plans as W3) may be fully or partially within a Woodland Tree Preservation Order. This information should be considered as a snapshot in time and at the caveats of that web page. Clients and contractors should undertake their own checks prior to undertaking works, to any trees on site, at their own risk.

1.6 Caveats and Limitations

1.6.1 Scope of Survey & Report

This report is concerned only with trees in relation to construction; it does not provide a full health and safety inspection of the trees surveyed and should not be seen as an alternative to a tree hazard assessment which minimises the risk and liability associated with trees. Nonetheless, should potentially/obviously hazardous trees be found, these will be highlighted and appropriate recommendations made, where these trees are evident and when urgent action is required in the interests of public safety.

Any observations made with regards to the condition of built structures are provided from a layperson's view. No assessment of the potential influence of trees, upon buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils has been made.

1.6.2 Change in Weather Conditions

The content of this report may become invalidated if a change of circumstance affecting the trees arises, for example, as a result of extreme storms and high winds.



1.6.3 Change of Soil Conditions

Structural or chemical soil disruption around the trees may invalidate the findings in this report, particularly if significant damage to the rooting area of the trees occurs by not following recommendations in BS5837 or National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees).

1.6.4 Investigative Method Limitations and Extent of Investigation

Trees were surveyed using non-invasive methods (the trees were not exposed to any physical disruption). Recommendations regarding internal cavities and/or possible internal decay are not made in this report; further inspection would be required. Chemical analysis of the soil was not undertaken. Comments made upon the structure of a tree are based upon inspection from ground level.

1.6.5 Force Majeure

The contents of this report may become invalidated by any 'Force Majeure' such as significant natural or man-made disasters, out of the control of any specific party.

1.6.6 Report Manipulation

The report is issued for the purposes of instructing the client in the form it is given and therefore no liability is accepted to any other party where reproduction, manipulation or reliance upon any incorrect representation of this report has been undertaken.

1.6.7 Tree Ownership

Many of the trees occur on, or immediately beyond, the boundary of the site. This has made it difficult to assess ownership or responsibility for the trees or hedgerow/boundary features. Recommendations contained within this report do not override the need to establish ownership and, if necessary, obtain permission where required.



2.0 Survey Details and Brief Site Description

2.1 Tree Observations and Categorisation

Trees were graded according to their quality and remaining life expectancy. Section 4.5.2 of BS 5837 states *‘The purpose of the tree categorisation method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring’*.

There are four retention categories, namely: U, A, B and C. The category colours as given below are represented on all maps and plans to aid decision affecting removal/ retention and site design.

- **Category U – Trees in such poor** condition that they cannot realistically be retained in the context of the current land use for greater than 10 years;
- **Category A – Trees of high quality** with an estimated life expectancy of at least 40 years;
- **Category B – Trees of moderate** quality with an estimated life expectancy of at least 20 years;
- **Category C – Trees of low** quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter of less than 150mm.

Category U trees are those which, it is recommended, that should be removed in the short term and should not be considered further in the planning process unless they have ecological/habitat value. All other category trees are material considerations in the planning process.

2.2 Identification and Location of the Trees

This report should be read in conjunction with the Tree Constraints Plan, and Arboricultural Impact Plan, both of which are located in Appendix A.

2.3 Site Use, Topography and Description

The site is a roughly rectangular field, with the long axis running approximately north/south (approximately 300m long x 115m wide). Arable land is found off-site to the west, woodlands to the north, established planting to the northeast and residential gardens to the east and south.

The land is reasonably level, with a rise in ground level from the south eastern corner to the north western corner of approximately 10-13m.



3.0 Tree Appraisal

3.1 Areas as Labelled on Plan

Details were recorded for trees and tree groups in four areas, see Tree Constraints Plan in Appendix A for locations and photographs.

- Area 1: Trees on the southern boundary numbered 1.1 – 1.8. Mostly off-site trees in private gardens or boundary hedges;
- Area 2: Trees on the western boundary numbered 2.1 – 2.2;
- Area 3: Off-site woodland to the north of the site numbered W3. These trees are found on the edge of, or within old (presumably) quarry workings/edges or deposits. No individual tree is of significant size or age along the edge of this area. The canopy edge as recorded from the topographic plan has been retained on the Tree Constraints Plan, individual trees of note have had their stem diameters recorded and root protection areas (see 4.2 below) plotted to inform the site design/impact of development; and
- Area 4: On and off-site trees on the eastern boundary of the site numbered 4.1 -4.10. Trees in G4.1 are early mature/maturing woodland type planting, trees are a mix of birch, oak, lime, alder and sycamore with stem diameters mostly <40cm and a height of <10m. No individual tree is of significant size or age along the edge of G4.1. The canopy edge as recorded from the topographic plan has been retained on the Tree Constraints Plan, individual trees of note have had their stem diameters recorded and root protection areas plotted to inform the site design/impact of development. Trees/hedges 4.2 – 4.8 appear to be off-site/boundary plantings. Some of these have seen heavy pruning ('topping of cypress hedges/individual trees), some lateral growth extends into the proposed development site by a number of metres.

3.2 Tree Constraints Plan

The Tree Constraints Plan found in Appendix A shows the current pre-development site with the tree locations, retention category, canopy extent and current below ground constraints (Root Protection Areas - RPAs) labelled. Selected site photographs have also been included to allow site orientation on desktop.



4.0 Potential Tree Constraints

4.1 Above Ground Constraints: Tree Trunk and Canopy

The current canopy spread is marked on the plans in Appendix A, to aid site design.

Consideration should be given to the following:

- Mature height and spread;
- Species characteristics such as evergreen or deciduous, honeydew (sap) drip and fruit fall;
- Shade potential;
- Potential incompatibilities between layout and trees proposed for retention;
- Working/ access space needed during the construction phase;
- Protection of tree canopies from machinery impact or scaffold clearance; and
- Infrastructure requirements, for example easements, lighting, solar collectors, and CCTV.

4.2 Below Ground Constraints: Root Protection Areas (RPAs)

BS 5837 states a '*root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority*'.

For trees with a single trunk/stem, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem/trunk diameter, measured at breast height. Where pre-existing site conditions are considered to have altered the rooting area a polygon can be produced, to better represent the likely RPA.

The default position is that proposed structures should be located outside the RPA's of retained trees. If operations are proposed within the RPA, the arboriculturist should:

- Demonstrate that the tree can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; and
- Propose a series of mitigation measures to improve the soil environment that is available to the tree in order to sustain its growth and survival.

If utility operations within the RPA are proposed, consideration should be given to NJUG4 (National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees)).

4.3 Arboricultural Impact Plan

An Arboricultural Impact Plan, provided in Appendix A, highlights the tree retention categories, existing canopy extent and below ground constraints (i.e. RPAs) superimposed upon the proposed site layout.

This plan is designed to highlight possible conflicts/impacts associated with trees at the site design stage.



5.0 Arboricultural Impact Assessment

5.1 Summary of Proposed Development

The proposed development involves a residential development with access from the east, via Roslyn Avenue.

5.2 Arboricultural Impact of the Proposed Development

The arboricultural impact of the proposed development is detailed within the table below.

Table 1: Arboricultural Impact of the proposed development

Impact / Work Recommended		Tree Retention Category			
		A	B	C	U
1	Trees to be removed to enable development	-	-	-	-
2	Trees recommended for pruning for site access and/or post development clearance	G4.1 (section of)	-	2.2, 4.2, 4.4, 4.7, 4.8	-

5.3 Above Ground Tree Constraints – Tree Trunk and Canopy

- No trees need to be removed in order to enable the development;
- Some trees are recommended for pruning –
 - A section of trees in G4.1 immediately adjacent plot 39 will need to be pruned to provide development (scaffold & build space) access. Reduction in length/selective removal of lateral branches will be required. Cyclical pruning will likely be required in future decades as these current early mature trees grow. The trees here are alder, oak and lime and are tolerant of pruning. A definitive pruning schedule can be produced as part of a planning condition/arboricultural method statement;
 - Group 2.2 is a multi-stemmed group of cherry. Reduction in length of lateral growth will provide clearance from the proposed highway. This group has historically been heavy pruned in order to provide clearance from the utility line above so further pruning will not have any more impact than already found;
 - 4.2, 4.4, 4.7 & 4.8 are off-site trees with lateral canopies to the site. These trees are mainly cypress hedges and small sycamore and beech. The cypress have seen heavy pruning in the form of crown reductions historically, but lateral growth to the site has never been obviously pruned. Pruning lateral growth to the site/west will provide build clearance and establish a post development maintainable edge for the new residents. These trees will tolerate such pruning;
- See a tree works schedule in Appendix C;
- Shade casts indicate plots 31, 35 and 39 will see some shading in their gardens, the dwellings themselves will be in full sun all day. Trees adjacent to these plots have the potential to increase in size so shade may be more of an issue in future decades. Other trees on the eastern boundary have the potential to increase in size in future



decades, but even then all dwellings should be in full sun by mid-morning whatever the future tree growth;

- Plots 31, 35 and 39 will see leaf and seed fall which may require clearing at more regular intervals than elsewhere; and
- Trees in established/protected woodland off-site to the north are outside the development area and the scheme has been designed to avoid it/provide suitable clearance.

5.4 Below Ground Tree Constraints – Root Protection Areas (RPAs)

- Although no utility in/out plans have been provided it is assumed these will access/egress via Roslyn Avenue to the east, outside the RPA's of retained trees;
- The parking area for plots 31 and 35 and build space for plots 31, 35 and 39 will impinge on the peripheral RPA of off-site trees. Trees adjacent plots 31 and 35 have seen historic crown reduction pruning so their stem diameters do not necessarily reflect their now smaller canopy size and possibly reduced rooting areas/RPA's. As such the impact may be less than the plan indicates. Trees adjacent plot 39 are early mature, with alternative rooting area in other directions so are more able to cope with change. Careful site management in these areas can be planned as part of an arboricultural method statement to meet a planning condition; and
- RPA's can still be detrimentally impacted by soil stripping/raising outside direct developed area. As such temporary tree protective fencing/combination site fencing should be appropriately located to prevent any ground alterations in RPA's. A tree protection plan showing such fence locations can be produced to meet a planning condition.

5.5 Construction Access and Storage of Materials

Construction access will utilise an existing highway access to the east, from Roslyn Avenue.

Areas suitable for storage, site compounds and lay-down areas are available to the centre and south of the site, well away from the RPAs of retained trees.

5.6 Impact on Amenity

Pruning required in order to enable the development can be undertaken in line with BS3998 without detriment to the retained trees health, longevity or the amenity of the area.

5.7 Tree Protection Status

See Section 1.5 above.

5.8 Potential for Indirect Damage

Section 4.3 of BS 5837 states that a soil assessment should be undertaken by a competent person to determine 'shrinkability' or volume change. If necessary a specialist in this field is consulted before the foundation design stage.



5.9 Temporary Tree Protection Fencing

Temporary tree protective fencing/combination site fencing should be appropriately located to prevent any ground alterations in RPA's. A tree protection plan showing such fence locations can be produced to meet a planning condition.

5.10 Summary and Conclusions

- Details were recorded for trees in four areas;
- Six trees/groups are recommended for pruning/or consideration for pruning to enable site access and post development clearance;
- It is considered that the development can proceed, in accordance with recommendations in British Standard 5837, without significant detriment to retained trees; and
- Tree related operations should be appropriately timed, monitored and recorded to ensure the health and longevity of retained trees – see Section 6.0 of this report.



6.0 Recommendations

6.1 Project Arboriculturist

BS5837 recommends the appointment of a Project Arboriculturist to ensure that on and off-site trees are fully considered during the development process. The instruction of a Project Arboriculturist is often a requirement of a planning condition.

6.2 Tree/ Ground Protection – Generic Precautions

It is advised that these general precautions **must** be followed within the RPAs of **retained** trees during the construction phase:

- No change in the soil level, by stripping or filling unless in footprint of approved design;
- No excavation, without prior discussion with the Project Arboriculturist and/ or the Local Planning Authority;
- No redirection of surface water runoff into or out of the RPA;
- No temporary buildings, sheds, or offices, without prior discussion with the Project Arboriculturist and/ or the Local Planning Authority;
- No storage of materials or fuel;
- No dumping of materials, whether into a skip or onto the ground;
- No fires within 10m of the RPA or tree canopy, whichever is closer;
- No refuelling of mechanical equipment;
- No storage or mixing of cement;
- No parking of vehicles; and
- No washing of cement mixers within or uphill of the RPA.

In addition, guidance contained within the National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2, 2007); www.njug.org.uk) should be followed if/ when installing underground services inside or other excavation in the RPA of a tree.

6.3 Tree Work Recommendations

A tree work schedule is included in Appendix C of this report.

6.4 Tree Work Standards: BS 3998:2010

All tree work should be carried out in accordance with BS 3998 2010 “Recommendations for tree work” by a competent, qualified arborist, who, it is recommended, should hold sufficient public/ employee’s liability insurance.



6.5 Bat Roosts and Bird Nests

All bird nests are protected when in use or when being built, and all bat roosts are protected whether in use or not at the time. The advice of an Ecologist should be sought, where appropriate.

6.6 Arboricultural Method Statements

Table B1 of BS 5837 (a copy provided in Appendix D) state the need for Arboricultural Method Statements.

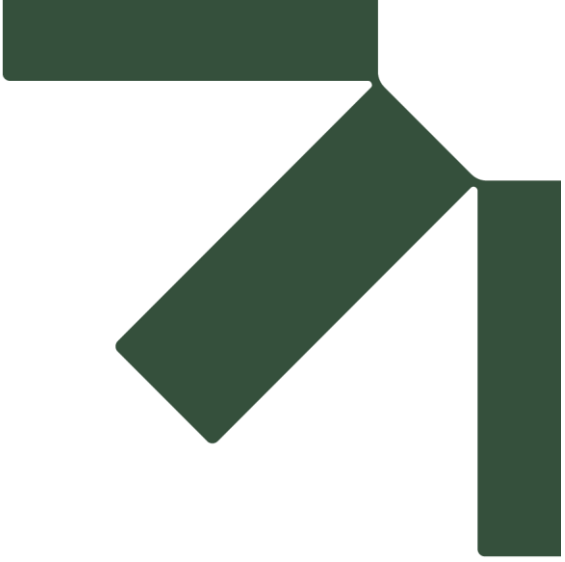
Unless the proposed development is especially complex the need for a detailed Method Statement can typically be provided to meet reserved matters/planning conditions.

The 'heads of terms' which would typically be included in a Method Statement to meet reserved matters or planning condition would be:

- Appointment of Project Arboriculturist;
- Phased and auditable system of site procedures, monitoring and responsibility;
- Finalised/agreed tree work schedule including pruning specifications;
- Tree Protection Plan showing fencing locations/monitored work
- Project Arboriculturist site monitoring; and
- Post build tree appraisal and recommendations.

This list is not exhaustive and will obviously reflect the needs of any consent.





Appendix A Tree Constraints Plan and Arboricultural Impact Plan

Land off Roslyn Avenue, Netherton

KCS Development Ltd

SLR Project No.:424.064759.00001

6th October 2023



4

5

6



3

2

1



NOTES

Tree survey based on supplied topographic survey plan ref 51710

LEGEND

N

Category

Crown Spread

Tree Number

Species

Category

Root Protection Area

BS 5837 Retention Category Colour

Category A - Tree of High Quality

Category B - Tree of Moderate Quality

Category C - Tree of Low Quality

Category U - Tree Unsuitable for Retention

REVISIONS

Revision

By

Date

Comments

SLR

Global environmental solutions

Site

LAND OFF ROSLYN AVENUE, NETHERTON

Project

424.064759.00001

Drawing Title

TREE CONSTRAINTS PLAN

Scale

1:250 (BA3)

Date

11/07/25

Drawing Number

424.064759.00001 TCP



NOTES

Tree survey based on supplied topographic survey plan ref S1710
Proposed plan used ref 2246 SK 06D Site Layout June 23

LEGEND

N

Category

Crown Spread

Tree Number

Species

Category

BS 5837 Retention Category Colour

Category A - Tree of High Quality

Category B - Tree of Moderate Quality

Category C - Tree of Low Quality

Category U - Tree Unsuitable for Retention

AM

PM

Approximate sweeps of shade cast by trees in midsummer, plotted as per description in BS5837: 2012

"An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

Revision	By	Date	Comments
1	SLR	20/10/23	Issue for planning

SLR

global environmental solutions

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Site

LAND OFF ROSLYN AVENUE, NETHERTON

Project

424.064759.00001

Drawing Title

ARBORICULTURAL IMPACT PLAN

Scale

1:1250 @ A3

Date

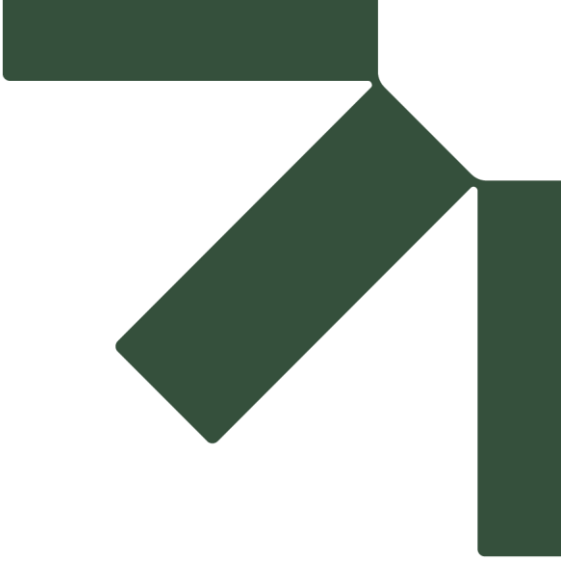
20/10/23

Drawing Number

424.064759.00001 A1A

Revision

B



Appendix B Author's Qualifications and Experience – Mr Ross Cannon

Land off Roslyn Avenue, Netherton

KCS Development Ltd

SLR Project No.: 424.064759.00001

6th October.2023

B1 Qualifications

In 2001 awarded a National Diploma in Urban Forestry;

In 2006 awarded the Arboricultural Associations Technicians Certificate;

In 2011 became a Technical Member of the Arboricultural Association.

B2 Experience

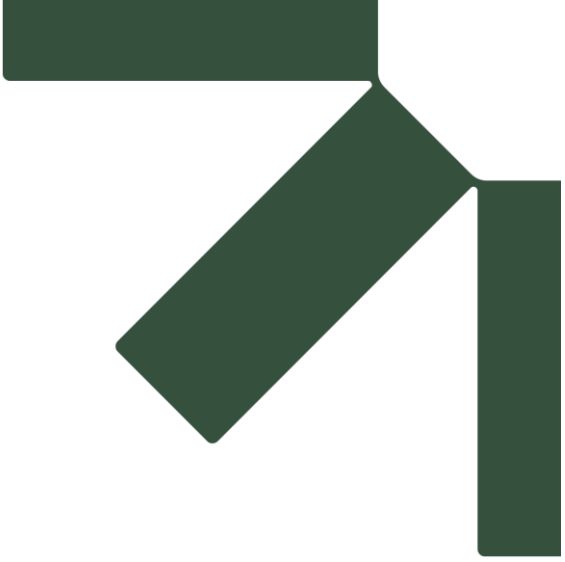
Ross has been working and studying within the field of arboriculture since 1999, first as a tree surgeon and latterly in an advisory capacity. Between 2001 and November 2007 he was a tree surgeon for a large local authority. Between November 2007, and December 2008 he worked as a Tree Surveyor and then Arboricultural Officer for Leeds City Council. This involved various large-scale tree condition and management surveys and carrying out detailed tree inspections. Between December 2008 and December 2011, he was a Trees & Woodlands Officer for the Yorkshire Dales National Park Authority administering tree preservation orders, trees in conservation areas and providing advice to the development control section on matters relating to trees in relation to proposed development. From December 2011 to present he has been undertaking independent tree consultancy services.

B3 Continuing professional development

Ross attends courses, conferences, seminars and workshops run by land management, forestry and arboricultural organisations, colleges and universities.

All information given in this report is based upon the experience of the author and backed up with relevant arboricultural knowledge available at the date of inspection





Appendix C Tree Data

Land off Roslyn Avenue, Netherton

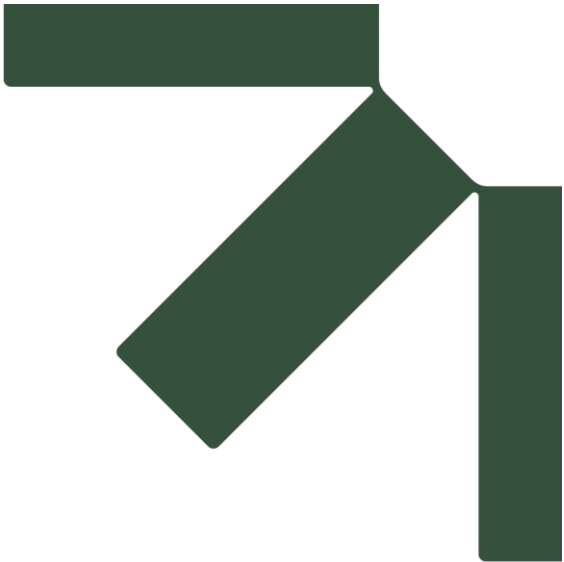
KCS Development Ltd

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6th October 2023

Tree No.	Tree Type	Height (m)	Stem Diam. (mm)	N	E	S	W	Low Canopy (m)	First Branch (m)	Age Class	Health	Comment	Work Recommendation	RPA (m/m2)	BS Retention Category
G1.1	Sycamore, Cherry	15	500	as	plan			0	4	EM	G	Off-site not fully inspected, growing on/rear of retaining wall	None	6/113	C
1.2	Sycamore, ash	13	500	as	plan			1	1	EM	G	Off-site not fully inspected, growing on/rear of wall	None	6/113	C
1.3	Cherry	14	400, 400	as	plan			2	4	M	F	Off-site not fully inspected, multi-stemmed	None	7.7/185	C
1.4	Goat Willow	13	600, 600, 700	7.5	7.5	7.5	7.5	6	3.5	M	G	Off-site not fully inspected	None	13.2/547	C
1.5	Birch	9	300	4.5	5	4.5	4.5	4	3	M	F	Off-site not fully inspected	None	3.6/40	C
1.6	Elder	3	120	1	1	1	2	1	1	M	F	Previous pruning	None	1.4/6.5	C
1.7	Prunus sp.	4	130	2	3	1.5	3	0.5	0.5	M	F/G	Stem wounds	None	1.56/7.6	C
1.8	Cherry Laurel Hedge	2.5	100	as	plan			0	0	EM	G	Off-site boundary	None	1.2/4.5	C
2.1	Rowan	4.5	80	2	2	1.5	0.5	0.5	0	EM	G	Stem wounds	None	1/3	C
2.2	Cherry group	7	600	as	plan			0	0	EM	G	Multi-stemmed group, pruned for utility line above	If permission given reduce lateral growth to east to provide clearance from proposed highway	7.2/163	C
3	Woods	<10	See plan	as	plan			0	0	EM/M	G	Woods growing from historic quarry works	None	-	A
4.1	Woods	<10	See plan	As	plan			0	0	EM	G	Early maturing planting scheme	If permission given reduce lateral growth to west to provide clearance from proposed	-	A
4.2	Cypress hedge	7	400	3.5	3.5	3.5	3.5	0	0	EM	G	Off-site not fully inspected, canopy to site	If permission given reduce lateral growth to west to provide clearance from proposed	4.8/72	C
4.3	Cypress	5	230	1.5	1.5	1.5	1.5	0	0	EM	G	Off-site not fully inspected, canopy to site	None	2.7/24	C
4.4	Sycamore	6.5	250	3.5	3.5	3.5	3.5	0	0	EM	G	Off-site not fully inspected, canopy to site	If permission given reduce lateral growth to west to provide clearance from proposed	3/28	C
4.5	Cypress	7	150	2	2	2	2	0	0	EM	G	Off-site not fully inspected, canopy to site	None	1.8/10	C
4.6	Cypress	7	500	3	3	3	3	0	0	EM	G	Off-site not fully inspected, canopy to site	None	6/113	C
4.7	Beech	6	200	4	4	4	4	0	0	EM	G	Off-site not fully inspected, canopy to site	If permission given reduce lateral growth to west to provide clearance from proposed	2.4/18	C
4.8	Cypress hedge	3.5	400	4	4	4	4	0	0	EM	G	Off-site not fully inspected, canopy to site	If permission given reduce lateral growth to west to provide clearance from proposed	4.8/72	C
4.9	Cherry	3	150	3	1	2	1	1	1	EM	F	Ivy clad	None	2/10	C
4.10	Cherry	3	150	1	1	1	1	1	1	M	P	Ivy clad, poor health	None	2/10	U
Ref 2.2, 4.1, 4.2, 4.4, 4.7, 4.8 – Suggest adjacent plots are marked on ground and project arborist attends to finalise a pruning specification relevant to each tree/group/hedge															





Appendix D Trees in Design and Planning Process – Extracts from BS 5387: 2012

Land off Roslyn Avenue, Netherton

KCS Development Ltd

SLR Project No.: 424.064759.00001

6th October 2023

A copy of table B.1 from BS 5837 is found below. Trees whether subject to statutory protection or not are material considerations taken into account when dealing with planning applications. Table B.1 provides some advice to both developers and local planning authorities (LPA) on the appropriate amount of information required during the application process. Minimum detail includes information that is expected, additional information identifies further details that might be reasonable be sought by the LPA.

Table D.1 – Delivery of tree-related information into the planning system

Stage of Process	Minimum Detail	Additional Information
Pre-Application	Tree Survey	Tree Retention/Removal plan (draft)
Planning Application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalised) Retained trees and RPA's shown on proposed layout Strategic hard and soft landscape design, including species and location of new planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved Matters/Conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method. Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule





Appendix E Author's Signature & Declaration

Land off Roslyn Avenue, Netherton

KCS Development Ltd

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6th October 2023

It is trusted that this report provides the necessary information for the client and LPA to make an informed decision regarding tree management on the site, but should any further advice be required please do not hesitate to contact the author.

Signed Friday, 06 October 2023

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Ross Cannon ND (Urb. For.). Tech. Cert. (Arbor. A.). Tech. Arbor A

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