Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Impact Assessment
Briar Court
28 Occupation Road
Lindley, Huddersfield
HD3 3EE

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1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Duncan Morgan to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for a proposed Ancillary Building at Briar Court. For the purpose of the planning application only trees in the vicinity of the development window are detailed in the report. The report produced includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- Tree Constraints Plans (appendix 4) which highlight the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on surrounding trees.

1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.

1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Joe Hardaker and Steve Waterson on 19 February 2021.

1.2.2 On the day of the survey the weather conditions were dry and relatively calm with no visibility constraints.

1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.

1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.2 This survey should be read in conjunction with the Tree Constraint Plans (TCP existing and proposed) at appendix 4 which have been prepared by overlaying tree survey data onto a topographical survey and proposed site layout drawings. The author has relied on the accuracy of the drawings in the production of this report.

1.3 Site/Tree Description

1.3.1 For information concerning the background to this proposal and a detailed site description and development context please refer to the supporting statement submitted by Fibre Architects the lead agent handling the proposed development.

1.3.2 The site contains a wealth of predominantly mature tree cover mature that is presumed to be contemporary with the age of the host dwelling. The material present contains range of broadleaved species, though with Sycamore the single most dominant species.

1.3.3 The host property is a Grade ii Listed Building.

1.4 Tree Status

1.4.1 The site is influenced by a Tree Preservation Order (TPO) and Conservation Area. In instances where trees are subject of Tree Preservation Order, Conservation Area controls or application procedures the Local Authority's advice should be sought and where necessary consent must be obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

1.5.1 No soil testing was undertaken, and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis

2 Tree Quality Assessment

2.1.1 As highlighted in table 1 below, the tree survey included 68No. individual trees and 1No. tree group. Of these 2No. individual trees were identified as category 'A' items, 27No. individual trees were graded category 'B' items, 35No. individual trees and 1No. tree group were graded category 'C'. The remaining 4No. individual trees were identified as category 'U' items.

2.1.2 Trees present throughout the property are predominantly mature with an under representation of younger material. Where younger trees are present these to a large extent are trees of self-set origins. The sites tree cover would benefit from a programme of more active management.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	2No. individual trees
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	27No. individual trees
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	35No. individual trees and 1No. tree group.
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	4No. individual trees
Total number of trees:		68No. individual trees and 1No. tree group.

2.1.3 The Local Planning Authority may find it reasonable to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees, though on occasions higher grade trees could be included. This presumption is more likely to be accepted where outcomes accord with accepted arboricultural objectives which may include the provision of compensatory planting.

3 Arboricultural Implications Assessment

3.1.1 The following section evaluates the proposed layout in relation to trees on site. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Fibre Architects.

3.1.2 The proposal seeks to demolish various low grade outbuildings and erect an ancillary building to serve the host property and the neighbouring horticultural polytunnels. It is acknowledged the development will involve the removal of trees 11No. trees T551 to T561. Having given careful consideration to the siting of the structure the applicant is minded that in overall terms the proposed location is less damaging to the setting of the Listed Building and wider Conservation Area than might be the case in other more conspicuous areas of the site.

3.1.3 Notwithstanding the proposed tree removal, it will be noted from the tree survey findings at appendix 3 that several of these trees are in a poor condition and/or poorly located close to existing structures. These issues are discussed in more detail at section 3.2.

3.2 Trees to be removed to accommodate the proposal

3.2.1 Briar Court benefits from a wealth of mature tree cover throughout the site. The necessary removal of 11No. will clearly have some impact on visual amenity though accepting the trees concerned do not interface with the public realm such losses will not have a significant impact on the skyline and/or setting of the Conservation Area.

3.2.2 As highlighted in Table 2 overleaf, the removal of 2No. category B, 5No. category C and 3No. category U trees will be required to accommodate the combined proposal.

3.2.3 Sycamore trees T557 and T561 are graded category B in the report though it could be argued both trees occupy unsustainable locations in respect of the neigbouring dwelling (32c Daisy Lea Lane) and could lead to a justifiable request for removal due to the tree(s) detrimental impact on the adjoining structure and/or quality of occupancy. As such both trees could arguably have been afforded a lower grade BS5837 category.

3.2.4 Sycamore T554 is graded category C in the report. Again, it could be argued the tree occupies an unsustainable location in respect of the adjacent garage that could lead to a justifiable request for removal on management grounds alone. As such the tree could arguably have been afforded a lower grade BS5837 category.

3.2.5 Were it not for the proposed development it may be accepted the poor condition of T554, T555, T556, T558, T559 and T560 provides a justification to remove these trees irrespective of the development proposal.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	T508, T535	Nil	Nil
'B'	T506, T509, T510, T511, T512, T513, T514, T515, T516, T517, T518, T519, T521, T522, T526, T527, T528, T532, T539, T540, T541, T543, T545, T547, T562, T565, T567, 572, T573, T574, T579	T557, T561	Nil
'C'	T505, T507, T520, T523, T524, T525, T529, T530, G531, T533, T534, T536, T537, T538, T542, T544, T546, T548, 549, T550, T563, T564, T568, T569, T570, T571, T575, T576, T577, T578	T551, T552, T553, T554, T555, T556	Nil
'U'	T566	Nil	T558, T559, T560

3.3 Below ground constraints

3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) taking full account of the surrounding topographical factors, tree condition and the overall likelihood of root disposition.

3.3.3 Accepting the proposed tree removal there are no further foreseeable conflicts between the proposed development and the RPA's of retained trees.

3.4 Above ground constraints

3.4.1 There is no requirement to undertake facilitation pruning. Retained trees (in proximity to proposed building can be expected to grow their overall dimensions subject to routine pruning operations. The expected future growth of the retained trees and future planting is unlikely to cause any serious conflicts with the future use.

3.5 Tree protection

3.5.1 A scheme incorporating protective fencing will be required prior to the commencement of any site works e.g., before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works. Ample space is available to provide a site compound on the extensive tarmac parking area clear of retained tree cover.

3.5.2 The positioning and implementation of tree protection can be effectively controlled by imposition of a suitably worded planning condition requiring the submission of a detailed Arboricultural Method Statement or if deemed appropriate this can be provided for scrutiny as part of the initial planning application.

3.6 Material Storage

3.6.1 No material storage or plant movement will be required within the Construction Exclusion Zone of retained trees.

3.7 Services

3.7.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any retained tree.

3.7.2 Should it become necessary to excavate within the prescribed RPAs of surrounding trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug. Before any excavation within the highlighted RPAs commences, advice should be sought from either the project Arboriculturist or the local authority tree officer.

3.8 Tree Planting

3.8.1 Scope exists to provide new plating within the site if considered appropriate. Indeed, new planting would help mitigate for the proposed tree removal whilst varying the age and species of tree present, providing for continuity of tree cover, whilst enhancing the future character of the Conservation Area.

4 Conclusions

4.1.1 The primary design intention is to safeguard the setting of the Listed Building, Conservation Area and wealth of tree cover whilst providing a reasonable level of garaging and ancillary facilities to the host property and neighbouring horticultural operation.

4.1.2 Briar Court benefits from a wealth of mature tree cover throughout the site and the necessary removal of 11No. trees will not cause any lasting harm to the Conservation Area.

4.1.3 The protection of trees and their subsequent health and future potential is totally dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.

4.1.4 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	**Criteria (including subcategories where appropriate)**			**Identification on Plan**
Category U 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	• 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) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of a high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	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 (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality** with and estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and 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 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	MID BLUE
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a 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 or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3- Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T505	Common Horse Chestnut, *Aesculus hippocastanum*	10	1	360	1	5	6	2	2s	Early mature	P= Fair, S= Poor. Nectria cankers and burs present on stem with suppressed and biased crown over access road.	No action	10 to 20 yrs	C2	4.3
T506	Common Lime, *Tilia europaea*	20	1	400	3	3	1	7	5n	Early mature	P= Good, S= Good. Off site item located on boundary. Well formed tree although crown is biased over neighbouring property.	No action	20 to 40 yrs	B2	4.8
T507	Common Lime, *Tilia europaea*	10	1	350	3	1	2	5	4n	Early mature	P= Fair, S= Fair. Suppressed item located on boundary.	No action	10 to 20 yrs	C2	4.2
T508	Sycamore, *Acer pseudoplatanus*	18	1	830	4	7	9	4	3s	Mature	P= Good, S= Good. Single stemmed tree until main stem junction at 5m. Slightly biased crown from lower branches growing over access road but otherwise well formed with no visible defects.	No action	>40 yrs	A2	10.2
T509	Common Ash, *Fraxinus excelsior*	19	1	510	4	4	3	6	5w	Early mature	P= Fair, S= Good. Slightly sparse appearance in upper canopy and some moderate deadwood present, possibly as a result of Ash Dieback.	No action	20 to 40 yrs	B2	6.1
T510	Sycamore, *Acer pseudoplatanus*	14	1	450	3	4	3	4	2w	Early mature	P= Good, S= Good. Well formed tree with minor deadwood present in crown.	No action	20 to 40 yrs	B2	5.4
T511	Common Lime, *Tilia europaea*	20	1	400	3	3	1	6	7w	Early mature	P= Good, S= Good. Off site item located on boundary. Well formed tree although crown is biased over neighbouring property.	No action	20 to 40 yrs	B2	4.8
T512	Common Lime, *Tilia europaea*	20	1	530	4	3	1	6	7w	Early mature	P= Good, S= Good. Off site item located on boundary. Well formed tree although crown is biased over neighbouring property.	No action	20 to 40 yrs	B2	6.4
T513	Common Beech, *Fagus sylvatica*	13	1	350	5	4	3	4	2ar	Early-mature	P= Good, S= Good. Well formed tree with low canopy over shed roof.	No action	20 to 40 yrs	B2	4.2
T514	Common Ash, *Fraxinus excelsior*	17	1	570	7	2	2	6	8n	Early mature	P= Good, S= Good. Single stemmed tree forking into double stems at 4m. Less dominant stem has minor cavity with exudation of slime flux.	No action	20 to 40 yrs	B2	6.8
T515	Common Lime, *Tilia europaea*	20	1	600	5	3	7	4	4s	Mature	P= Good, S= Good. Slightly leaning item with moderate deadwood present and overextended limb towards access road.	No action	20 to 40 yrs	B2	7.2
T516	Sycamore, *Acer pseudoplatanus*	16	1	530	4	6	7	1	6s	Early mature	P= Good, S= Good. Leaning item dividing into dual stemmed tree at 5m and crown biased over access road.	No action	20 to 40 yrs	B2	6.4
T517	Common Ash, *Fraxinus excelsior*	19	1	570	7	7	5	5	7e	Early mature	P= Good, S= Good. Single stemmed tree forking into double stems at 4m. Less dominant stem has minor cavity with exudation of slime flux.	No action	20 to 40 yrs	B2	6.8

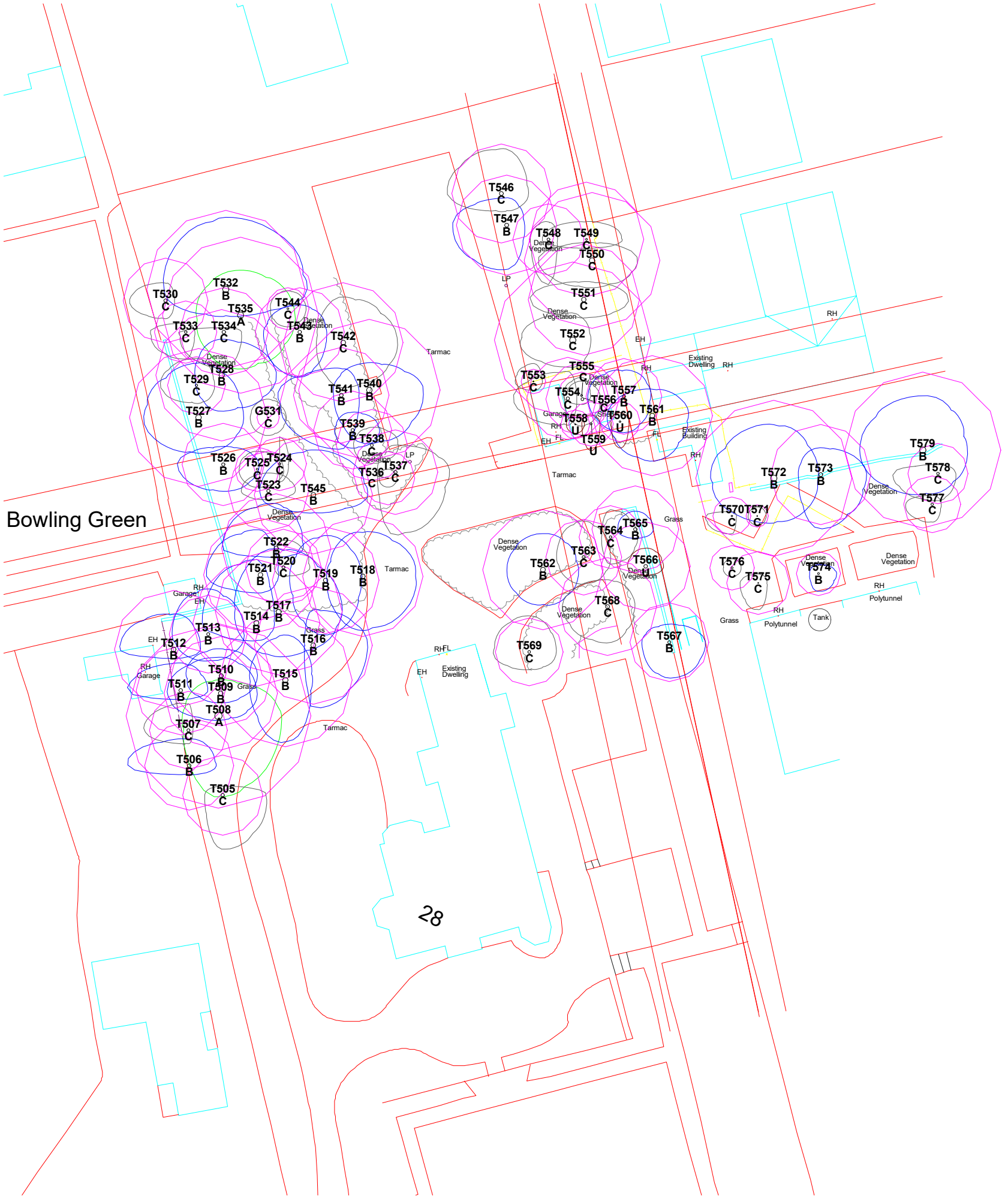
Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T518	Sycamore, *Acer pseudoplatanus*	13	1	540	5	6	6	4	5n	Early mature	P= Good, S= Good. Well formed item which divides into twin stems at 2m.	No action	20 to 40 yrs	B2	6.5
T519	Sycamore, *Acer pseudoplatanus*	14	1	480	5	4	6	4	5s	Early mature	P= Good, S= Good. Well formed item with no visible defects	No action	20 to 40 yrs	B2	5.8
T520	Sycamore, *Acer pseudoplatanus*	13	1	340	3	3	1	1	7n	Early mature	P= Fair, S= Fair. Drawn woodland type item with minimal canopy.	No action	10 to 20 yrs	C2	4.1
T521	Sycamore, *Acer pseudoplatanus*	13	1	510	5	2	2	6	5e	Early mature	P= Good, S= Good. Well formed item with crown slightly biased over neighbouring property.	No action	20 to 40 yrs	B2	6.1
T522	Sycamore, *Acer pseudoplatanus*	13	1	490	5	3	1	6	5e	Early mature	P= Good, S= Good. Well formed item with crown slightly biased over neighbouring property.	No action	20 to 40 yrs	B2	5.9
T523	Whitebeam, *Sorbus aria*	10	1	360	2	3	1	3	3w	Mature	P= Good, S= Good. Single stemmed item growing amongst understory trees	No action	10 to 20 yrs	C2	4.3
T524	Sycamore, *Acer pseudoplatanus*	12	1	240	3	1	2	2	8n	Early-mature	P= Fair, S= Good. Drawn woodland type item.	No action	10 to 20 yrs	C2	2.9
T525	Common Beech, *Fagus sylvatica*	13	1	200	2	3	2	2	2s	Semi-mature	P= Good, S= Good. Well formed single stemmed item	No action	10 to 20 yrs	C2	2.4
T526	Sycamore, *Acer pseudoplatanus*	15	1	370	2	4	3	5	4w	Early mature	P= Good, S= Good. Well formed single stemmed item, no visible defects	No action	10 to 20 yrs	B2	4.4
T527	Sycamore, *Acer pseudoplatanus*	15	1	620	6	5	4	6	4w	Mature	P= Good, S= Good. Well formed single stemmed item, no visible defects	No action	10 to 20 yrs	B2	7.4
T528	Common Horse Chestnut, *Aesculus hippocastanum*	12	1	590	4	6	4	3	2w	Mature	P= Good, S= Good. Dog legged item in good physiological condition for species type.	No action	20 to 40 yrs	B2	7.1
T529	Common Beech, *Fagus sylvatica*	9	1	260	3	2	2	4	1ar	Semi-mature	P= Good, S= Good. Item close to boundary with slightly suppressed canopy overhanging neighbouring property	No action	10 to 20 yrs	C2	3.1
T530	Sycamore, *Acer pseudoplatanus*	12	1	380	2	1	2	4	3n	Early mature	P= Good, S= Good. Leaning item with biased canopy over neighbours property.	No action	10 to 20 yrs	C2	4.6
G531	Group containing Common Holly, *Ilex aquifolium* , Laurel, *Prunus laurocerasus* , Whitebeam, *Sorbus aria* , Sycamore, *Acer pseudoplatanus.*	6	1	100 average	2	2	2	2	1ar	Semi-mature	P= Good, S= Good. Understory material to larger trees.	No action	10 to 20 yrs	C2	1.2
T532	Common Ash, *Fraxinus excelsior*	18	1	710	8	9	3	7	6w	Mature	P= Good, S= Good. Large well formed item with spreading canopy.	No action	20 to 40 yrs	B2	8.5
T533	Whitebeam, *Sorbus aria*	8	1	280	1	1	3	4	4w	Mature	P= Fair, S= Fair. Suppressed item with crown overhanging neighbouring property.	No action	10 to 20 yrs	C2	3.4

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T534	Sycamore, *Acer pseudoplatanus*	17	1	400	0.5	2	4	5	5w	Early mature	P= Good, S= Good. Leaning item with crown biased to south west	No action	10 to 20 yrs	C2	4.8
T535	Sycamore, *Acer pseudoplatanus*	19	1	700	5	6	6	5	8n	Mature	P= Good, S= Good. Large well balanced item with moderate deadwood present in lower canopy.	No action	>40 yrs	A2	8.4
T536	Sycamore, *Acer pseudoplatanus*	5	9	80 average	1	1	1	1	0ar	Early-mature	P= Good, S= Good. Multi stemmed coppice regrowth.	No action	10 to 20 yrs	C2	2.9
T537	Common Ash, *Fraxinus excelsior*	12	1	380	3	6	7	2	6e	Early mature	P= Fair, S= Good. Single stemmed item with low vigour, deadwood and occluded seam on stem with minor cavity still visible.	No action	10 to 20 yrs	C2	4.6
T538	Common Holly, *Ilex aquifolium*	12	1	320	2	3	2	2	1ar	Early mature	P= Good, S= Good. Leaning single stemmed item with dense canopy.	No action	10 to 20 yrs	C2	3.8
T539	Common Holly, *Ilex aquifolium*	12	1	350	2	3	2	2	1ar	Early mature	P= Good, S= Good. Slightly leaning single stemmed item with dense canopy and good form.	No action	10 to 20 yrs	B2	4.2
T540	Sycamore, *Acer pseudoplatanus*	16	2	450, 450	3	6	6	4	3e	Mature	P= Good, S= Good. Well formed twin stemmed tree with minor deadwood present in crown	No action	20 to 40 yrs	B2	7.6
T541	Sycamore, *Acer pseudoplatanus*	16	1	430	3	2	6	7	3w	Early mature	P= Good, S= Good. Well formed single stemmed tree with minor deadwood present in crown	No action	20 to 40 yrs	B2	5.2
T542	Sycamore, *Acer pseudoplatanus*	16	3	300, 300, 330	5	6	5	3	3n	Early mature	P= Fair, S= Good. Triple stemmed tree with abundance of deadwood present in crown and tight union to base.	No action	10 to 20 yrs	C2	6.4
T543	Sycamore, *Acer pseudoplatanus*	17	1	400	3	3	5	4	5n	Early mature	P= Good, S= Good. Well formed single stemmed item	No action	20 to 40 yrs	B2	4.8
T544	Common Holly, *Ilex aquifolium*	12	1	190	2	2	2	2	1ar	Early-mature	P= Good, S= Good. Well formed single stemmed item with no visible defects.	No action	10 to 20 yrs	C2	2.9
T545	Sycamore, *Acer pseudoplatanus*	16	1	530	5	6	2	6	4w	Early mature	P= Good, S= Good. Leaning item forking into co dominant stems at 5m.	No action	20 to 40 yrs	B2	6.4
T546	Sycamore, *Acer pseudoplatanus*	12	1	130, 280, 320	5	3	2	6	1n	Early mature	P= Good, S= Fair. Triple stemmed tree with poor union at base and low spreading canopy	No action	10 to 20 yrs	C2	5.3
T547	Sycamore, *Acer pseudoplatanus*	12	2	360, 270	3	2	5	6	1w	Early mature	P= Good, S= Good. Well formed twin seemed tree with minor deadwood and hanger present in crown.	No action	10 to 20 yrs	B2	5.4
T548	Goat Willow, *Salix caprea*	13	1	320	2	1	5	2	3s	Mature	P= Good, S= Good. Well formed single stemmed item with biased canopy towards south.	No action	10 to 20 yrs	C2	3.8
T549	Sycamore, *Acer pseudoplatanus*	12	6	210 average	2	4	1	5	1n	Early mature	P= Fair, S= Fair. Multi stemmed item likely growing from old coppice stump. Tight unions present at base.	No action	10 to 20 yrs	C2	6.2
T550	Sycamore, *Acer pseudoplatanus*	12	5	280, 300, 280, 260, 240	2	5	3	6	1w	Early mature	P= Fair, S= Fair. Multi stemmed item growing from stump of previously felled tree. Tight unions present at base.	No action	10 to 20 yrs	C2	7.3

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T551	Common Ash, *Fraxinus excelsior*	15	1	500 over Ivy	2	5	2	6	6w	Early mature	P= Good, S= Good. Stem is heavily clad with Ivy though upper canopy appears in reasonable condition. Moderate deadwood present.	Remove to accommodate development	10 to 20 yrs	C2	6
T552	Sycamore, *Acer pseudoplatanus*	12	4	460, 300, 300, 320 over Ivy	3	2	3	6	1n	Early mature	P= Fair, S= Good. Coppice regrowth from stump of previously felled tree. Multi stemmed item. Heavily Ivy clad item with tight unions present at base.	Remove to accommodate development	10 to 20 yrs	C2	8.4
T553	Common Ash, *Fraxinus excelsior*	6	1	110	2	1	1	2	2e	Young	P= Good, S= Good. Young inconsequential self set item.	Remove to accommodate development	10 to 20 yrs	C2	1.3
T554	Sycamore, *Acer pseudoplatanus*	12	1	370 over Ivy	3	1	3	6	3w	Early-mature	P= Good, S= Good. Stands within 0.7m of an existing garage; in an unsustainable location that could arguably have been graded "U". Ivy clad item with canopy biased over garage roof. Ordinarily would also be recommended for removal in order to benefit retained items.	Remove to accommodate development	10 to 20 yrs	C2	4.4
T555	Sycamore, *Acer pseudoplatanus*	9	1	210 over Ivy	2	1	1	2	3w	Semi-mature	P=Fair, S= Poor. Ivy clad item heavily suppressed providing a poor drawn, pole type item, that ordinarily would be recommended for removal in order to benefit retained items.	Remove to accommodate development	10 to 20 yrs	C2	2.5
T556	Whitebeam, *Sorbus aria*	12	2	260, 200 over Ivy	2	2	3	2	5s	Mature	P= Ivy, S= Fair. Twin stemmed from ground level with an acute bark included union with evidence of chaffing. Ivy present on stems. Ordinarily would also be recommended for removal in order to benefit retained items.	Remove to accommodate development	10 to 20 yrs	C2	3.9
T557	Sycamore, *Acer pseudoplatanus*	12	1	340	3	3	4	4	3w	Early mature	P= Good, S= Good. Well formed item with minor snags and dead wood. Standing within 3m of neighbouring attached garage/dwelling is likely to give rise to future conflict reducing effective life expectancy.	Remove to accommodate development	10 to 20 yrs	B2	4.1
T558	Common Ash Fraxinus excelsior	10	1	130	1	1	1	1	4w	Semi-mature	P= Good, S= Poor. Heavily suppressed item of a poor drawn, pole type form. Ordinarily would be recommended for removal in order to benefit retained items.	Remove for arboricultural management reasons.	0 to 10 yrs	U	1.6
T559	Common Ash Fraxinus excelsior	11	1	200	1	1	3	1	4s	Semi mature	P= Good, S= Good. Heavily suppressed item of very poor form with a pronounced southerly crown bias over the access road.	Remove for arboricultural management reasons.	0 to 10 yrs	U	2.4
T560	Common Ash Fraxinus excelsior	11	1	180	1	1	3	1	5s	Semi mature	P= Good, S= Good. Heavily suppressed item of poor form with a southerly biased main stem and crown over the access road. A linear wound exits at 2m and a chaffing main stem/branch are present at 4m.	Remove for arboricultural management reasons.	0 to 10 yrs	U	2.2
T561	Sycamore, *Acer pseudoplatanus*	13	1	540	3	4	5	5	4s	Early mature	P= Good, S= Good. Well formed tree forking at 3m into dual stems. Low canopy over outbuilding roof. Standing within 2m of neighbouring attached garage/dwelling and likely to give rise to future conflict reducing effective life expectancy.	Remove to accommodate development	10 to 20 yrs	B2	6.5

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T562	Common Beech, *Fagus sylvatica*	16	1	540	4	4	4	4	4w	Early mature	P= Good, S= Good. Well formed and balanced tree. Slight included union on main scaffold branch at 8m with natural bracing evident.	No action	20 to 40 yrs	B2	6.5
T563	Common Holly, *Ilex aquifolium*	10	2	250, 230	4	3	3	3	2ar	Early mature	P= Good, S= Good. A previously pruned item apparent from abundant regrowth within canopy.	No action	10 to 20 yrs	C2	4.1
T564	Common or Black Elder, *Sambucas nigra*	8	4	160, 180, 100, 110	3	3	3	1	1n	Mature	P= Fair, S= Fair. Self set multi-stemmed item with drawn canopy encroaching on nearby trees.	No action	10 to 20 yrs	C2	3.4
T565	Common Hawthorn, *Crataegus monogyna*	10	1	390	2	2	1	2	4n	Mature	P= Good, S= Fair. Senescent tree.	No action	20 to 40 yrs	B2	4.7
T566	Common Hawthorn, *Crataegus monogyna*	10	1	400	2	2	1	2	4s	Mature	P= Poor, S= Poor. Dead standing item.	No action	<10 yrs	U2	4.8
T567	Common Hawthorn, *Crataegus monogyna*	10	2	260, 240	2	4	4	3	3s	Mature	P= Good, S= Good. Well formed item with dense upper canopy and crossing branches typical of species.	No action	20 to 40 yrs	B2	4.2
T568	Common Holly, *Ilex aquifolium*	10	1	440	3	3	4	5	3ar	Mature	P= Good, S= Good. A previously dual stemmed tree though secondary thickening has resulted in them fusing. Has been topped historically creating a spreading dense canopy.	No action	10 to 20 yrs	C2	5.3
T569	Common Holly, *Ilex aquifolium*	6	2	210, 220	4	3	2	4	2ar	Early-mature	P= Good, S= Good. Dual stemmed tree with spreading canopy as a result of historic topping.	No action	10 to 20 yrs	C2	3.6
T570	Common Lilac, *Syringa vulgaris*	4	1	170	0.5	1	2	3	1w	Mature	P= Good, S= Fair. Heavily leaning item growing over footpath.	No action	10 to 20 yrs	C2	2
T571	Viburnum, *Viburnum spp*	3	1	100	1	1	1	1	0ar	Mature	P= Good, S= Good. Well formed item no visible defects	No action	10 to 20 yrs	C2	1.2
T572	Off site Common Lime, *Tilia europaea*	19	1	700 estimate	6	5	5	7	4w	Mature	P= Good, S= Good. Off site tree located in neighbouring property close to boundary. Spreading canopy. Moderate deadwood.	No action	20 to 40 yrs	B2	8.4
T573	Off site Sycamore, *Acer pseudoplatanus*	14	1	450 estimate	3	5	6	3	5s	Early mature	P= Good, S= Good. Well formed off site item growing close to boundary. Cavity from old pruning wound present at 3m	No action	20 to 40 yrs	B2	5.4
T574	Paperbark Maple, *Acer griseum*	4	4	110, 120, 80, 80	1	2	2	1	0.5s	Early-mature	P= Good, S= Good. Well formed item no visible defects	No action	10 to 20 yrs	B2	2.4

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T575	Viburnum, *Viburnum spp*	3	8	100 average	1	1	3	2	0ar	Mature	P= Good, S= Good. Well form item no visible defects	No action	10 to 20 yrs	C2	3.4
T576	Mountain Ash, *Sorbus aucuparia*	6	1	200 over Ivy	1	1	1	1	1n	Early-mature	P= Ivy, S= Fair. Single stemmed Ivy clad item	No action	10 to 20 yrs	C2	2.4
T577	Common Hawthorn, *Crataegus monogyna*	8	5	120, 130, 90, 140, 80	1	1	2	3	2n	Mature	P= Good, S= Good. Multi stemmed item with tight union at base	No action	10 to 20 yrs	C2	3.1
T578	English Elm, *Ulmus procera*	11	1	270	1	2	3	5	2w	Semi mature	P= Good, S= Good. Slightly suppressed though well formed tree with no visible defects.	No action	20 to 40 yrs	C2	3.2
T579	Off site Common Lime, *Tilia europaea*	19	1	700 estimate	6	5	5	7	4n	Mature	P= Good, S= Good. Off site tree located in neighbouring property close to boundary. Spreading canopy. Moderate deadwood.	No action	20 to 40 yrs	B2	8.4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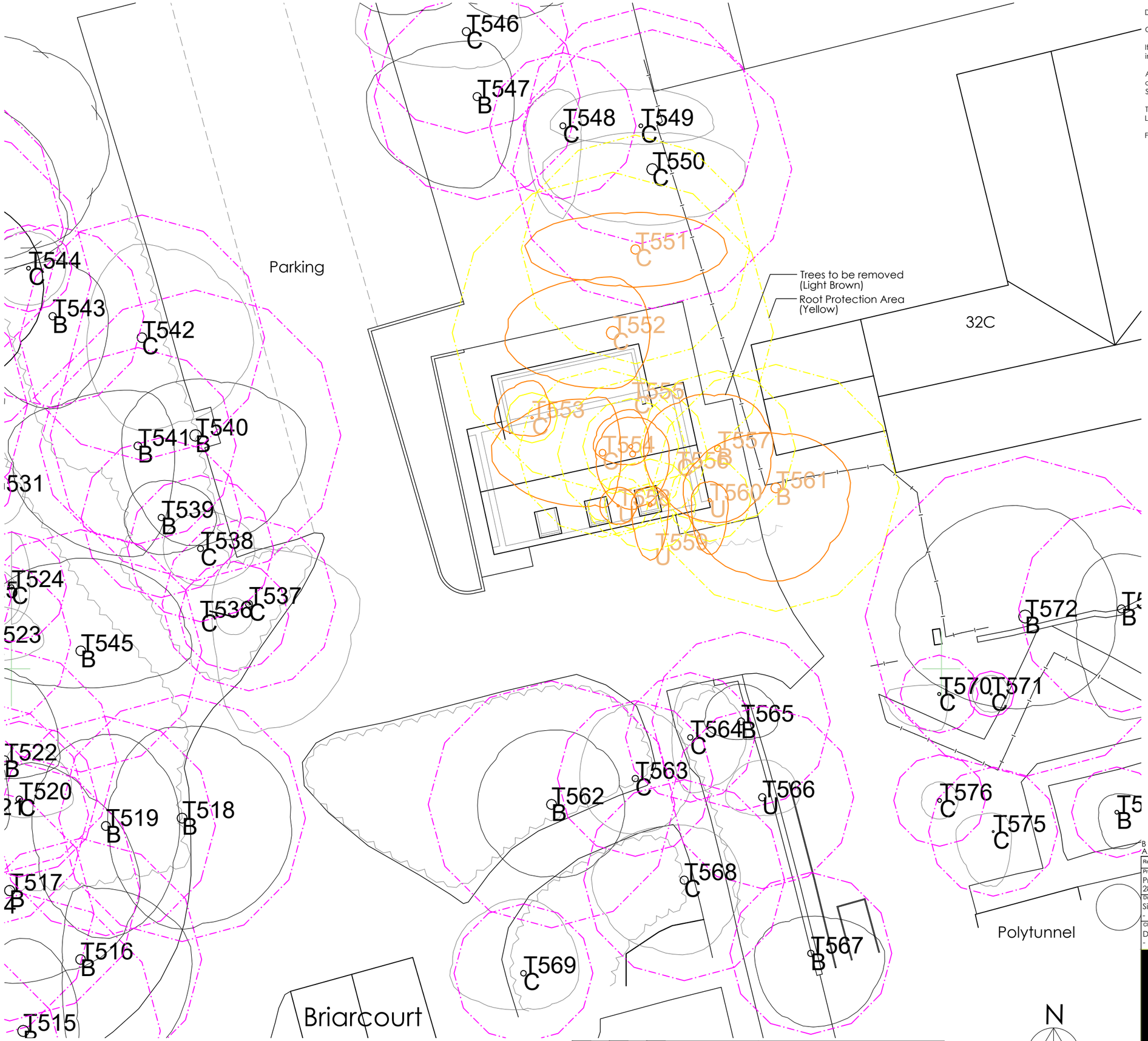

SITE PLAN

Scale 1:200

Rev	Description	Date	By	App'd
B	General Updates	30/03/21	MO	-
A	General Updates	22/03/21	MO	-

Project Proposed Ancillary Building - Briarcourt 28 Occupation Road, Lindley, HD3 3EE	Project no 20-022	Date 19/11/20	
Drawing Title Site Plan as Proposed (with trees to be removed) -	Scale @ A3 1:200	Drawn by MO	Appr. by -
Client Duncan Morgan -	Drawing no AL0004		Rev B

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