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Project: 25_5837_09_41
Site: 1A Longfield road WF16 9EJ
Client: Paul Clancy

Project Number:	25_5837_09_41
Report Type:	Tree Survey & Arboricultural Impact Assessment.
Site Address:	1A Longfield road WF16 9EJ

Role:	Name:	Date:
Instructing Party	Paul Clancy	16/09/2025
Customer	Nathan Cotton	24/09/2025
Surveyor	Alexander Barnes - BSc Arb, MArborA	24/09/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	31/10/2025

Revision History		
Date:	Version number:	Summary of changes:
05/11/2025	1.0	First Review (Internal)
05/11/2025	1.0	First Issue

Arboricultural impact assessment

Table of Contents

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.

Photographic plate showing the proposed development area. (ROAVR, 2025)

Photographic plate showing T5 (centre) and the proposed development area to the rear of the image. (ROAVR, 2025)

Photographic plate showing a view from offsite to the west of the plot. The proposed development area is located directly behind the stone boundary wall. (ROAVR, 2025)

Photographic plate showing T6. (ROAVR, 2025)

Photographic plate showing the basal area of T7. (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Heckmondwike in the Kirklees Council control area. The site is located on the north side of the town and has an urban feel.

2.2 The site is home to a detached residential dwelling with associated hard and soft landscape.

2.3 The wider locality is predominantly residential housing. The site is accessed via a private access driveway just off the adjacent public access road.

2.4 A desktop assessment has highlighted that site is not located within a Conservation Area and that there is an area of TPO protected trees offsite to the west of the plot (ID: 10/10/g1) and an individual TPO protected tree onsite on the northern boundary of the plot (ID: 10/10/t1).

2.5 All desktop assessment data was cross checked and validated on the 30/10/2025 using the web portal provided by the local planning authority.

https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders.aspx

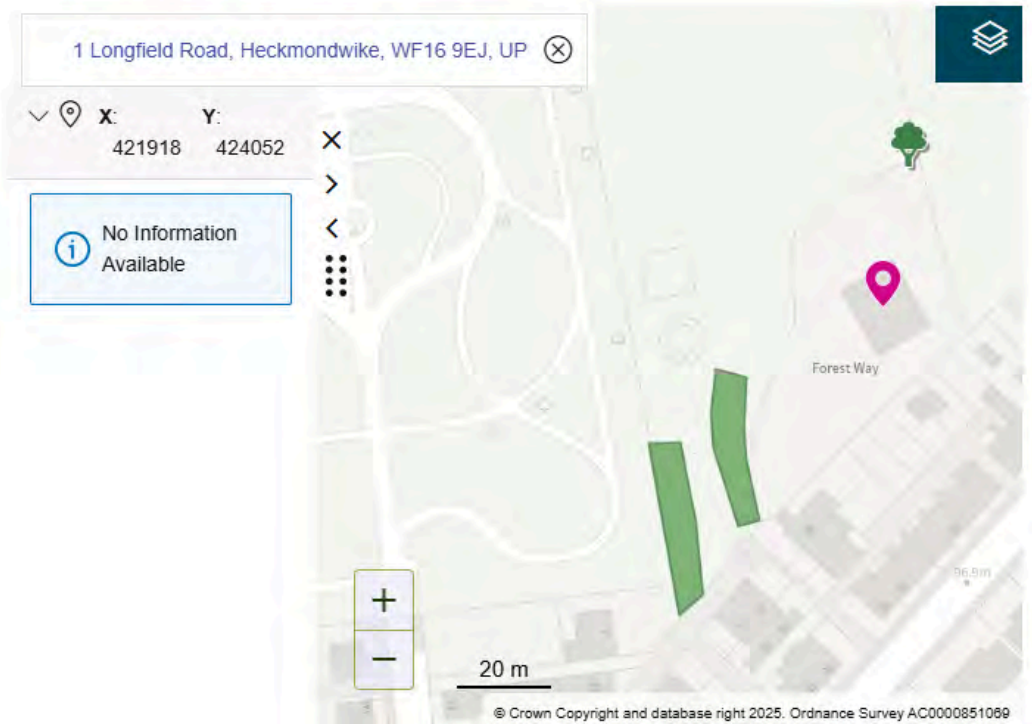


Image plate showing the desktop analysis results of the surveyed plot. (Kirklees Council, 2025)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1. Tree Quality Statement.

The tree stock across the site comprises seven specimens of mixed species, age, and quality. The trees range from early-mature to mature and include Laburnum, Cherry Plum, Hawthorn, Lawson Cypress, Norway Spruce, Deodar Cedar, and Wild Cherry.

Overall condition is generally fair, with most trees demonstrating moderate vitality and typical structural form for their species and age. One tree, a mature Norway Spruce (T5), is showing signs of decline with low vitality and crown dieback. The remaining trees present a stable and sustainable contribution to local amenity, with Category B1 and C1 ratings reflecting their moderate individual and collective value.

4.2. Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
2024-92713_+Proposed+Site++Block+Layout_1059416	29/10/2025	04/11/2025

4.3. Description Of The Proposed Development

The proposals include the development of a new residential dwelling with associated hard and soft landscaping and a front extension to the existing dwelling. It assesses how the proposals will affect existing trees, as identified in the tree survey (T1–T7 & W1) and illustrated on the Tree Assessment Plan. The assessment follows the recommendations of BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

4.4. Arboricultural Impacts

4.4.1. Direct Conflicts:

- T2 (Cherry Plum) and T3 (Hawthorn) are positioned within the footprint of the proposed parking area and will require removal.
- T4 (Lawson Cypress) and T5 (Norway Spruce) are located directly within the footprint of the proposed dwelling and will also require removal.
- T6 (Deodar Cedar) and T7 (Wild Cherry) sit in close proximity to the proposed dwelling. The scale of RPA and canopy encroachment would result in significant disturbance even with a low-impact foundation system, and their retention is not feasible without creating substantial long-term pressure for pruning or removal.

4.4.2. Indirect Impacts:

Tree removal will alter local canopy cover and reduce short-term amenity value. However, Tree T1, a Category B1 Laburnum, is to be retained. The proposed parking area partially encroaches into its Root Protection Area. To prevent root disturbance, this area must be constructed using a no-dig, permeable surface system installed directly above existing ground levels. The design should include:

- A cellular confinement system (e.g. Cellweb or equivalent) filled with clean angular stone.
- A permeable wearing course allowing for ongoing air and water exchange.
- Edging secured above ground with pegged timber or metal edging (no concrete haunching).

No excavation, grading, or soil stripping should occur within the RPA of T1. The retained area around T1 must remain free of construction storage or vehicular movements, and the no-dig surface is to be installed under arboricultural supervision.

4.5. Mitigation and Replanting

To offset the loss of six trees, compensatory planting is recommended at a 2:1 ratio, equating to 12 new trees. Replacement trees should be selected to reflect site conditions and to enhance long-term canopy cover, species diversity, and resilience. Suitable species may include small to medium-growing native or ornamental trees such as Acer campestre, Sorbus aucuparia, or Prunus avium.

4.6 Tree Protection Measures

All retained trees (T1) are to be protected in accordance with BS5837:2012.

- Braced Heras fencing will form a Construction Exclusion Zone (CEZ) around the RPA of T1.
- No storage of materials, mixing of cement, or vehicle movements will be permitted within the protected area.
- Tree protection measures are to be installed prior to commencement and retained for the full duration of construction works.

4.7. Summary of Impacts and Recommendations

- Removal required: T2, T3, T4, T5, T6, T7
- Retained and protected: T1
- 12 new replacement trees to be planted within the landscape scheme
- Temporary tree protection fencing required for retained tree T1
- An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) will be required to define precise protection measures and should be secured as a planning condition.

4.8. Conclusion

The proposed development will result in the removal of six moderate to low-quality trees (T2–T7) to enable the construction of the new dwelling and associated hard and soft landscaping. While this represents a reduction in existing canopy cover, the overall arboricultural impact is considered acceptable given the condition and limited collective value of the trees to be removed. The retention of T1, supported by the implementation of a no-dig permeable parking surface, ensures that at least one established specimen will continue to contribute positively to local amenity.

The adjacent off-site woodland (W1) is well protected by the existing stone boundary wall and will not be affected by the proposed works. A compensatory planting scheme providing twelve new trees on a two-for-one basis will deliver meaningful long-term enhancement to site greening, biodiversity, and visual character.

Subject to adherence to the recommendations outlined within this report, including the use of appropriate construction methods within the RPA of T1 and the proposed replanting scheme, the development can proceed without causing unacceptable harm to retained or off-site trees and is compliant with the principles of BS5837:2012.

5. Limitations

5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

5.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes, BSc Arb, MArborA
Consultant Arborist

Alexander Barnes

ROAVR | GROUP

Prepared by: Alexander Barnes
Checked by: Peter Haine

Appendix 1 – Site Location

(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

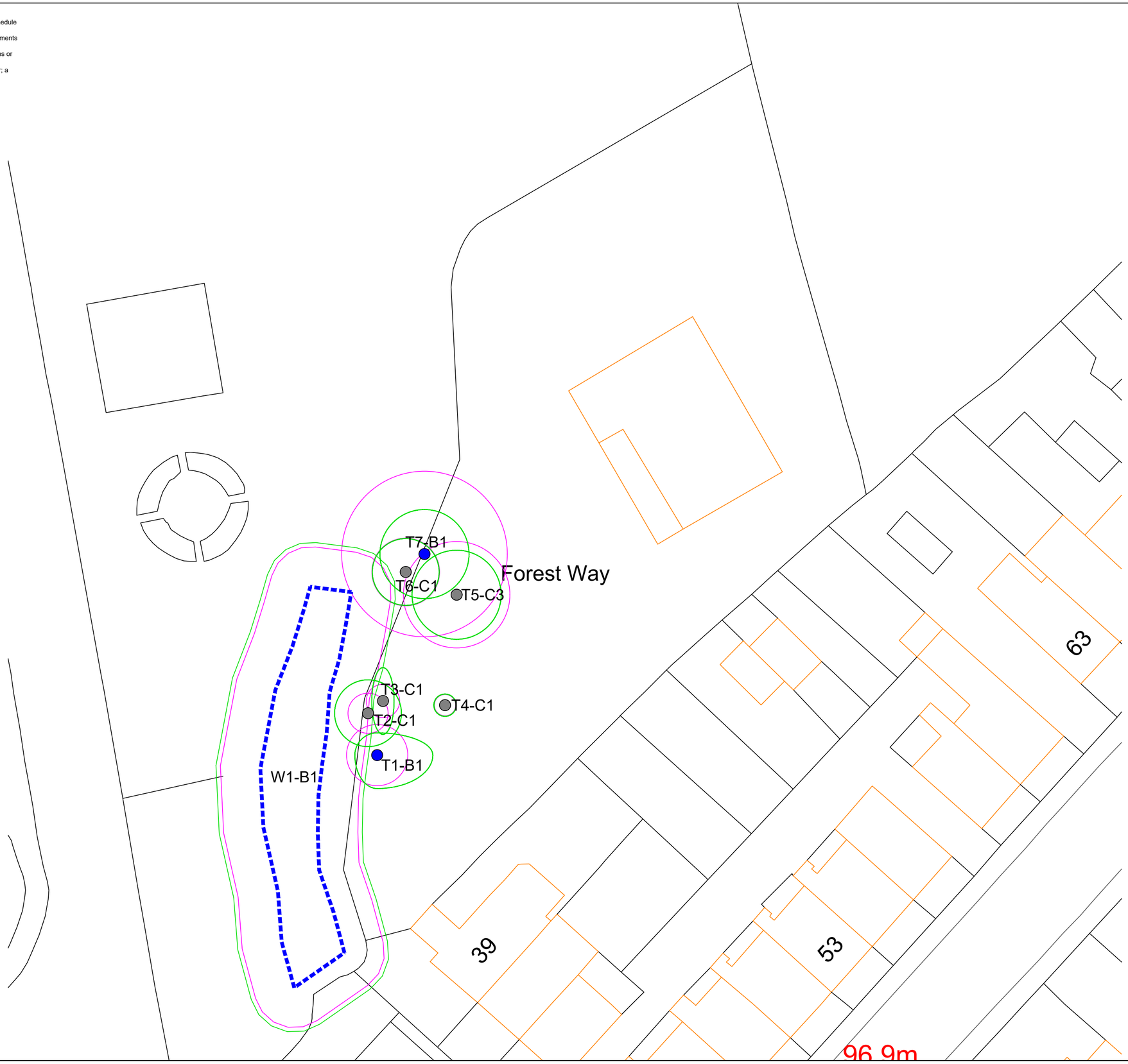
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Laburnum anagyroides (Laburnum)	M	229	7(2)	2	2	5	3	Fair	20+	Stem divides below 1.5m.	None	None	2.75	B1
T2	Prunus cerasifera (Cherry Plum)	M	150	7(2)	2	3	3	3	Fair	20+	Self set directly adjacent to boundaty wall.	None	None	1.8	C1
T3	Crataegus monogyna (Hawthorn)	M	125	7(2)	2	3	1	3	Fair	20+	None	None	None	1.5	C1
T4	Chamaecyparis lawsoniana (Lawson Cypress)	Y	80	4(1)	1	1	1	1	Fair	20+	None	None	None	0.96	C1
T5	Picea abies (Norway Spruce)	M	398	10(2)	4	4	4	4	Poor	10+	Low vitality. Declining. Dieback in crown.Topped.	None	None	4.78	C3
T6	Cedrus deodora (Deodar)	M	253	5(1)	2	3	3	3	Fair	10+	None	None	None	3.04	C1
T7	Prunus avium (Wild Cherry)	M	620	10(2)	3	4	4	4	Fair	20+	Historic pruning indicates that the tree was previously a multi stemned and the southern stem has been removed some time ago.	None	None	7.44	B1
W1	Acer pseudoplatanus (Sycamore)	M	300	14(4)	4	4	4	4	Fair	20+	Offsite woodland patch located offsite to the west of the plot behind the large hardstanding boundary wall.	TPO Ref: ID: 10/10/g1	None	3.6	B1

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.



Key

T1-B
Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

N

1:250
0 5 10m

Drawing Title: **Tree Constraints Plan**			
Client: Paul Clancy			
Site/Project: 1A Longfield road WF16 9EJ			
Scale/Sheet: 1:250 @ A2	Date: 31/10/2025		
Drawing No: 25_5837_09_41	Rev: 1	Drawn By: PH	Chked By: MH

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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
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FOREST HALL

Forest Way

T7-B1
T6-C1
T5-C3
T3-C1
T4-C1
T2-C1
T1-B1
W1-B1

PARKING AREA

63
39
53

96.90m

Key

- **Trees** (T1-B) — Showing Canopy extents, category colour and tag number (with category).
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B** — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **Category C** — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **BS 5837:2012 Root Protection Area**

N

1:250
0 5 10m

Drawing Title	**Tree Assessment Plan**
Client	Paul Clancy
Site/Project	1A Longfield road WF16 9EJ
Scale/Sheet	1:250 @ A2
Date	31/10/2025
Drawing No	25_5837_09_41
Rev	1
Drawn By	PH
Chked By	MH

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