



**Arboricultural Survey & Impact Assessment  
Denelands Farm  
74 Wakefield Road  
Grange Moor  
WF4 4BG**

Report Reference: AIA-1999  
8 November 2024

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# 1 Introduction

## 1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by the property owner Philip Cornell to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for the construction of a new vehicular access to serve Denelands Farm, 74 Wakefield Road, Grange Moor, WF4 4BG.
- 1.1.2 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.
  - A Tree Constraints Plan (TIP) at appendix 4 and a Tree Impact Plan (TIP) at appendix 5, which highlight the potential development limitations trees pose in respect of the proposed development.
  - An Arboricultural Impact Assessment which similarly helps evaluate any potential impact the proposal may have on surrounding trees together with measures to help resolve such impacts.
- 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 Steve Waterson on 2 September 2024. On the day of the survey the weather conditions were dry and still with no visibility constraints.
- 1.2.2 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis were undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule are included in 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 TCP (appendix 4) and the TIP (appendix 5) which have been prepared by overlaying tree survey data onto a topographical and proposed site layout drawings, respectively. The author has relied on the accuracy of these drawings in the production of this report.

## 1.3 Site Description

- 1.3.1 The proposed site comprises a small farm complex supporting a dwelling and farm buildings. Denelands Farm occupies a relatively level site falling away slightly from its Wakefield Road northern frontage to the south. There is however a distinct level difference between the A642 Wakefield Road and the adjacent northern boundary of Denelands Farm. Vehicular access is currently gained direct from Wakefield Road via an unmade track/public footpath at the eastern extremity of the farm complex.
- 1.3.2 The surrounding area is rural in character.
- 1.3.3 The vegetation influencing the site is chiefly positioned around the site perimeter and includes a range of tree and hedgerow species.
- 1.3.4 Tree cover within the neighbourhood is moderate in terms of numbers and species mix, being defined by the prevailing land use, though with the exception of a newly established hedgerow is typically weighted towards trees of a mature age.

## 1.4 Tree Status

- 1.4.1 From viewing the Kirklees Council Online Interactive Map, it appears the site is not located within a Conservation Area and no trees within or immediately bordering the site are believed to be subject of a Tree Preservation Order (TPO).

1.4.2 In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent 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 of the tree survey recorded 39No. individual trees, 1No. tree group and 3No. hedgerows. Of these the tree survey graded 21No. individual moderate category "B" items, 15No. individual trees, 1No. tree group and 3No. hedgerows were graded low category "C" material. Finally 3No. individual trees were graded seriously defective category "U".

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T1, T2, T4, T5, T6, T11, T12, T13, T16, T18, T21, T23, T24, T27, T28, T30, T33, T34, T35, T36, T39
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T3, T7, T8, T9, T10, T14, T15, T20, T22, H25, H26, T29, T31, G32, H37, T38, T40, T41, T43
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T17, T19, T42
Total number of trees:		39No. individual trees, 1No. tree group & 3No. hedgerows

2.1.2 The material fronting the A642 Wakefield Road is particularly dominant. Overall the tree cover surveyed is in a reasonable condition, requiring minimal management intervention. However 1No. offsite Sycamore T19 is seriously defective and likely to require early removal irrespective of the development proposal. For avoidance of doubt T19 is distant from the proposed access. Recommendations made with regards to the tree survey findings are detailed in the tree survey schedule at appendix 3.

### 3 Arboricultural Impact Assessment

- 3.1.1 The following section assesses the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the tree survey findings and the proposed plans and information provided by Paragon Highways.
- 3.1.2 The proposal seeks to construct a new farm access approximately 45metres west of the existing farm access. The basis of the proposal seeks to address problems associated with the existing substandard entry and exit point itself a consequence of adverse levels, a localised bend in the road and speed of traffic.

#### 3.2 Trees to be Removed for Development

- 3.2.1 As highlighted in table 2 below, the proposal does not require the removal of any tree cover. However for the reasons shown in the tree survey schedule at appendix 3, Sycamore T19 is likely to require early removal on arboricultural management grounds alone. Because this tree is outside of the ownership of the Denelands Farm then for the purpose of this report it is shown retained.
- 3.2.2 The proposed entry point will require the removal of a small section of newly established Hawthorn hedging at the edge of the northern boundary to Wakefield Road. This material is of a size sufficient to readily transplant should the need arise.
- 3.2.1 The remaining tree and hedge material detailed within the report can be retained and adequately safeguarded throughout the development process.

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 regardless of development
'A'	Nil	Nil	Nil
'B'	T1, T2, T4, T5, T6, T11, T12, T13, T16, T18, T21, T23, T24, T27, T28, T30, T33, T34, T35, T36, T39	Nil	Nil
'C'	T3, T7, T8, T9, T10, T14, T15, T20, T22, H25, H26, T29, T31, G32, H37, T38, T40, T41, T43	Nil	H25 (9m approx. section to remove)
'U'	T17, T19, T42	Nil	Nil

### **3.3 Below Ground Constraints (Foundations)**

- 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 TCP and TIP taking full account of the surrounding topographical factors, tree condition and likely root disposition.
- 3.3.1 The TIP at appendix 5 identifies a requirement to construct the access drive over the RPA's of Sycamore T21, Hawthorn T22 and Sycamore T23. BS5837 (section 7.4) recommends the extent of new surfacing should not exceed 20% of the unsurfaced ground within a trees RPA. In practice the extent of encroachment for Sycamore T21 will be 5%, for Hawthorn T22 it will be 14% and for Sycamore T23 it will be 6.5%. The extent of encroachment will solely relate to the batter used to support the raised footprint of the access road. Moreover the material to be used will consist of a minimal depth of soils. As such the extent of the disturbance involved should not significantly impact on gaseous exchange and cause any demonstrable harm to the health and longevity of T21, T22 and T23. Notwithstanding these works can be detailed within an Arboricultural Method Statement to ensure T21, T22 and T23 are not compromised by construction of the access.

### **3.4 Above Ground Constraints (Facilitation Pruning)**

- 3.4.1 The expected future growth of retained tree and hedgerow material is not considered to cause any conflicts with the future use of the proposed access and drive. Minor pruning works in the form of crown lifting of highway trees will be required to maintain acceptable visibility, this also being the case for several trees that currently impact on the existing means of access.

### **3.5 Alterations to Ground Levels**

- 3.5.1 A rise or reduction in soil level can have major implications on the health and longevity of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the prescribed RPA's of retained trees other than those discussed at paragraph 3.3.

### **3.6 Tree Protection**

- 3.6.1 Tree protection can be addressed as part of an Arboricultural Method Statement (AMS). It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

### 3.7 Services (Drainage & Utilities)

3.7.1 No new services will be required within the RPA's of any retained tree.

### 3.8 Landscaping

3.8.1 Save for a small section of newly planted hedgerow, the proposal can safely retain all other material. Should the need arise the proposed development provides opportunities for tree and hedgerow planting that will enhance the local landscape for the enjoyment of future generations.

## 4 Conclusions

4.1.1 As demonstrated, accepting the loss of a small section of hedgerow, the proposal can safely retain all other tree and hedge material whilst providing space for new planting.

4.1.2 Retained tree cover can be adequately safeguarded by tree protection measures which can be addressed in the form of an AMS.

4.1.3 The protection of trees and their subsequent health and future potential is 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
<b>Category U</b> 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	<ul style="list-style-type: none"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
<b>TREES TO BE CONSIDERED FOR RETENTION</b>				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<b>Category A</b> <b>Trees of a high quality</b> 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
<b>Category B</b> <b>Those of moderate quality</b> with an 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
<b>Category C</b> <b>Those of low quality</b> 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

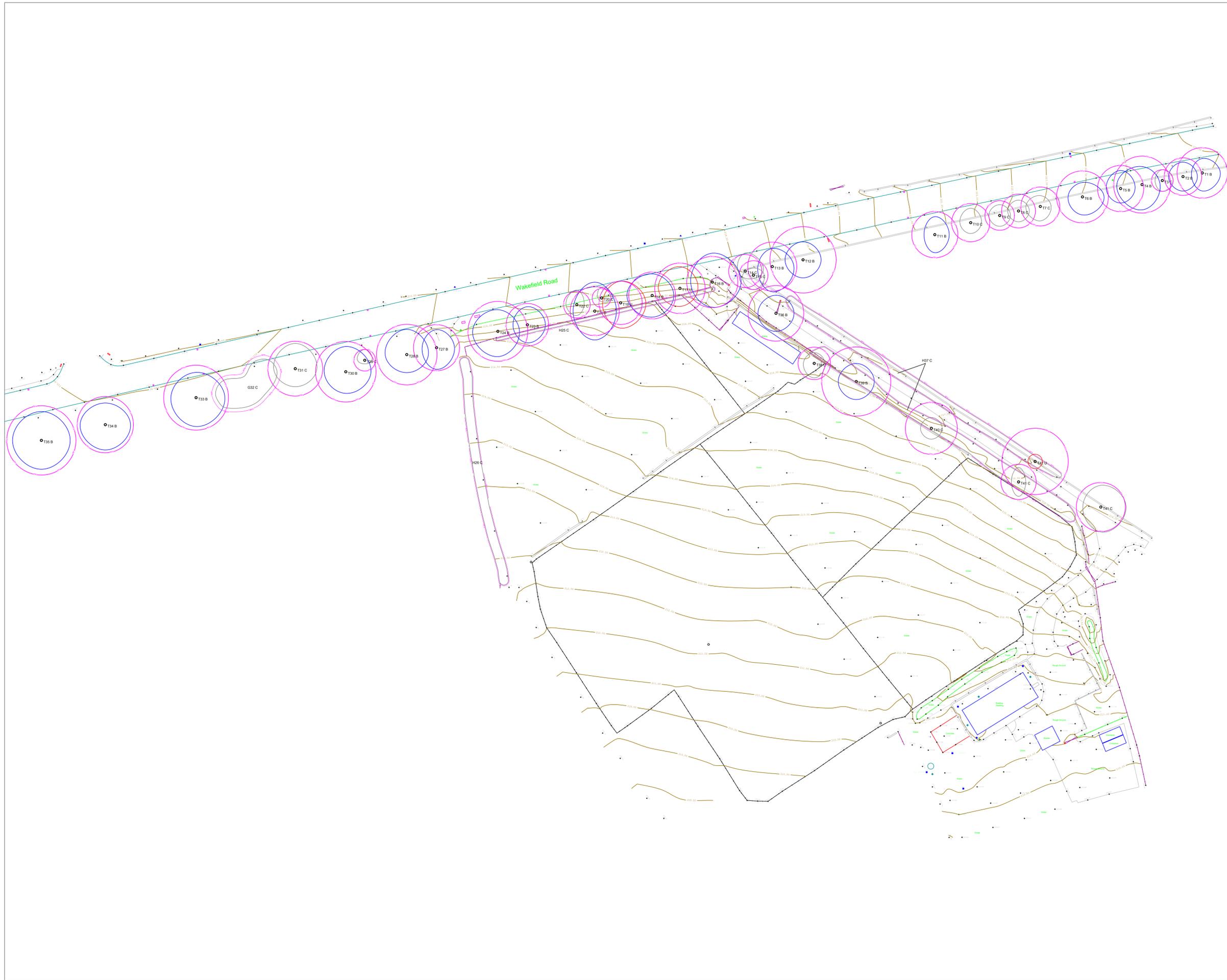
Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)				Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Sycamore, <i>Acer pseudoplatanus</i>	12	1	580	4	5	5	3	3ar	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Exposed location has influence crown bias.	Retain, now work required.	20 to 40 yrs	B2	7
T2	Sycamore, <i>Acer pseudoplatanus</i>	12	1	430	4	4	4	4	4ar	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. No notable features.	Retain, now work required.	20 to 40 yrs	B2	5.2
T3	Sycamore, <i>Acer pseudoplatanus</i>	6	1	250	3	3	3	2	2ar	Early-mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Understory item which has been slightly suppressed by neighbouring dominant trees. Epicormic growth present from base.	Retain, now work required.	10 to 20 yrs	C2	3
T4	Common Oak, <i>Quercus robur</i>	11	1	660	5	5	7	7	3n	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Northerly crown has low hanging branches.	Retain, now work required.	20 to 40 yrs	B2	7.9
T5	Sycamore, <i>Acer pseudoplatanus</i>	11	1	530	5	4	4	4	2ar	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Epicormic growth present to base.	Retain, now work required.	20 to 40 yrs	B2	6.4
T6	Sycamore, <i>Acer pseudoplatanus</i>	12	1	600	4	6	5	4	2ar	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. No notable features.	Retain, now work required.	20 to 40 yrs	B2	7.2
T7	Sycamore, <i>Acer pseudoplatanus</i>	10	1	450	3	3	4	4	2ar	Mature	P = Fair, S = Good. Part of linear group fronting Wakefield Road. Slightly sparse appearance in westerly upper crown.	Retain, now work required.	10 to 20 yrs	C2	5.4
T8	Sycamore, <i>Acer pseudoplatanus</i>	10	1	390	3	3	3	3	3ar	Mature	P = Fair, S = Good. Part of linear group fronting Wakefield Road. Slightly sparse appearance throughout upper crown.	Retain, now work required.	10 to 20 yrs	C2	4.7
T9	Sycamore, <i>Acer pseudoplatanus</i>	8	1	340	3	3	3	3	2ar	Early-mature	P = Fair, S = Good. Part of linear group fronting Wakefield Road. Sparse appearance throughout upper crown and apical dieback present.	Retain, now work required.	10 to 20 yrs	C2	4.1
T10	Sycamore, <i>Acer pseudoplatanus</i>	9	1	440	4	3	3	3	3.5ar	Mature	P = Fair, S = Good. Part of linear group fronting Wakefield Road. Slightly sparse appearance throughout upper crown.	Retain, now work required.	10 to 20 yrs	C2	5.3
T11	Sycamore, <i>Acer pseudoplatanus</i>	12	1	530	5	4	5	3	3ar	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Tear to branch within crown. No notable features.	Retain, now work required.	20 to 40 yrs	B2	6.4

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)
T12	Sycamore, <i>Acer pseudoplatanus</i>	11	1	770	5	5	5	5	2ar	Mature	P = Good, S = Fair. Part of linear group fronting Wakefield Road. Large cavity to main stem at 1m above ground level. Good wound wood response with likely top be cavity fully occluded in next 10 years.	Retain, now work required.	20 to 40 yrs	B2	9.2
T13	Sycamore, <i>Acer pseudoplatanus</i>	11	1	570	5	6	7	4	3n	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Cavity present to main stem indicating tunnel decay. Compensatory growth forming, likely from old wire engulfed into main stem	Retain, now work required.	20 to 40 yrs	B2	6.8
T14	Sycamore, <i>Acer pseudoplatanus</i>	9	4	250, 150, 200, 150	5	5	2	2	2n	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Located on corner of existing access. Multi stemmed from ground level.	Retain, now work required.	10 to 20 yrs	C2	4.6
T15	Sycamore, <i>Acer pseudoplatanus</i>	8	1	330	2	3	4	3	2s	Mature	P = Good, S = Good. Part of linear group fronting Wakefield Road. Growing from base of drystone wall. Minor deadwood.	Retain, now work required.	10 to 20 yrs	C2	4
T16	Sycamore, <i>Acer pseudoplatanus</i>	12	1	590	8	8	7	6	2n	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Located on corner of existing access. Low branches towards road may impede existing line of site.	Retain, now work required.	20 to 40 yrs	B2	7.1
T17	Sycamore, <i>Acer pseudoplatanus</i>	11	1	580	6	5	5	6	2n	Mature	P = Poor, S = Poor. Part of highway planting forming linear group beside road. Declining crown which is retrenching to internal growth.	Retain, now work required.	<10 yrs	U	7
T18	Sycamore, <i>Acer pseudoplatanus</i>	11	1	540	6	6	6	7	3s	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Ivy colonising stem.	Retain, now work required.	20 to 40 yrs	B2	6.5
T19	Sycamore, <i>Acer pseudoplatanus</i>	11	1	500	6	7	7	5	3s	Mature	P = Poor, S = Fair. Part of highway planting forming linear group beside road. Main stem host to historic bark wounds, one large cavity with Brittle Cinder Fungus ( <i>Kretzmaria duesta</i> ) fruiting bodies present. Will become increasingly susceptible to stem failure.	Inform Kirklees Council Highways Department of the trees fungal infection and implications upon highway safety.	<10 yrs	U	6
T20	Common Hawthorn, <i>Crataegus monogyna</i>	5	1	220	3	3	1	1	2n	Mature	P = Fair, S = Fair. Part of highway planting forming linear group beside road. Heavily suppressed to north due to dominant neighbouring trees.	Retain, now work required.	10 to 20 yrs	C	2.6
T21	Sycamore, <i>Acer pseudoplatanus</i>	11	1	570	8	6	8	5	2s	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Maturing epicormic growth forming which gives impression of dense low crown.	Remove epicormic growth present to improve sight lines. And crown raise to 3m.	20 to 40 yrs	B2	6.8

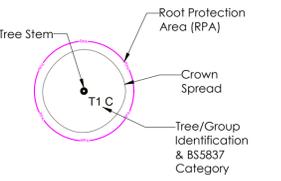
Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)				Spread - N,E,S,W			Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T22	Common Hawthorn, <i>Crataegus monogyna</i>	7	1	310	4	2	3	3	3n	Mature	P = Good, S = Good. Part of highway planting forming linear group. Large wound to main stem, tunnel decay from 30cm up to 1.5m height on southern stem. Peripheral branches encroaching on road.	Draw back to clear highway.	10 to 20 yrs	C2	3.7		
T23	Sycamore, <i>Acer pseudoplatanus</i>	11	1	490	5	5	5	4	3ar	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Lowest significant branches hang low which will impede sight lines and require crown lifting.	Crown raise northerly crown to 3m.	20 to 40 yrs	B2	5.9		
T24	Sycamore, <i>Acer pseudoplatanus</i>	12	1	690	6	6	7	7	2n	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Lowest significant branches hang low which will impede sight lines and require crown lifting.	Crown raise northerly crown to 3m.	20 to 40 yrs	B2	8.3		
H25	Common Hawthorn, <i>Crataegus monogyna</i>	2	1	10 average	See plan				0ar	Semi-mature	P = Good, S = Good. Newly planted establishing hedge.	Retain, though remove a small section of hedgerow to facilitate access.	10 to 20 yrs	C2	0.1		
H26	Berberis, <i>Berberis spp</i>	2	1	20 average	See plan				0ar	Early-mature	P = Good, S = Good. Berberis hedge along neighbouring access road.	Retain, no work required.	10 to 20 yrs	C2	0.2		
T27	Sycamore, <i>Acer pseudoplatanus</i>	12	1	530	5	5	6	4	2n	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Maturing epicormic growth present from base may impede sight lines.	Remove northerly epicormic growth and crown raise northerly branches to 3m.	20 to 40 yrs	B2	6.4		
T28	Sycamore, <i>Acer pseudoplatanus</i>	12	1	700	7	6	5	6	4n	Mature	P = Good, S = Good. Part of highway planting forming linear group beside road. Heavily colonised with ivy hindering accurate inspection.	Remove northerly epicormic growth and crown raise northerly branches to 3m.	20 to 40 yrs	B2	8.4		
T29	Sweet Chestnut, <i>Castanea sativa</i>	9	1	250	3	2	1	2	3n	Semi-mature	P = Good, S = Good. Part of tree group forming woodland edge. Establishing well formed tree. Low branches may impede sight lines.	Crown raise northerly crown to 3m.	10 to 20 yrs	C2	3		
T30	Sycamore, <i>Acer pseudoplatanus</i>	14	1	700	7	7	6	6	4n	Mature	P = Good, S = Good. Woodland edge tree. Well formed item with no notable features.	Remove northerly epicormic growth and crown raise northerly branches to 3m.	20 to 40 yrs	B2	8.4		
T31	Sycamore, <i>Acer pseudoplatanus</i>	12	10	200	7	6	5	6	4n	Mature	P = Good, S = Good. Part of tree group forming woodland edge. Multiple stems forming from old coppice stool.	Crown raise northerly crown to 3m.	10 to 20 yrs	C2	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)
G32	Group of Common Hawthorn, <i>Crataegus monogyna</i> , Elder, <i>Sambucus nigra</i> , Sweet chestnut, <i>Castanea sativa</i> , Sycamore, <i>Acer pseudoplatanus</i> .	5	1	350 max	See plan				2n	Mature	P = Fair, S = Fair. Group on woodland edge. Scrub material with larger trees set back from road and beyond scope of survey. Group contains 1 dead sycamore stem circa 350mm dia. Low hanging branch from group may impede sight lines.	Remove branch if necessary. Inform tree owner of dead item.	10 to 20 yrs	C2	4.2
T33	Sycamore, <i>Acer pseudoplatanus</i>	15	1	750	7	8	8	7	4ar	Mature	P = Good, S = Good. Part of tree group forming woodland edge. Tree of good form, no major notable feature. Minor deadwood. Growing from stream side.	Retain, now work required.	20 to 40 yrs	B2	9
T34	Sycamore, <i>Acer pseudoplatanus</i>	15	1	650	6	7	7	7	4n	Mature	P = Good, S = Good. Part of tree group forming linear roadside group. Tree of good form, no major notable features.	Retain, now work required.	20 to 40 yrs	B2	7.8
T35	Sycamore, <i>Acer pseudoplatanus</i>	14	1	800	8	8	8	8	3n	Mature	P = Good, S = Good. Part of tree group forming linear roadside group. Low crown towards road. Tree of good form, no major notable features.	Retain, now work required.	20 to 40 yrs	B2	9.6
T36	Sycamore, <i>Acer pseudoplatanus</i>	12	4	350, 350, 300, 280	5	5	5	5	1n	Mature	P = Good, S = Good. Multi stemmed from ground level. Reasonable form. No notable features	Retain, now work required.	20 to 40 yrs	B2	7.7
H37	Sycamore, <i>Acer pseudoplatanus</i>	4	1	50 average	See plan				0ar	Semi-mature	P = Good, S = Good. Hedge of sycamore regrowth and other scrub type items growing alongside access road.	Retain, now work required.	10 to 20 yrs	C2	0.6
T38	Sycamore, <i>Acer pseudoplatanus</i>	10	2	250, 280	3	3	4	3	3s	Mature	P = Good, S = Good. Twin stemmed item located within paddock next to stables.	Retain, now work required.	10 to 20 yrs	C2	4.5
T39	Sycamore, <i>Acer pseudoplatanus</i>	11	1	800	5	5	5	5	1n	Mature	P = Good, S = Good. Growing next to and in contact with retaining wall. Subdominant stem from ground level though maintains contact with main stem up to 2m. Maturing epicormic growth present at base.	Retain, now work required.	20 to 40 yrs	B2	9.6
T40	Common Hawthorn, <i>Crataegus monogyna</i>	7	1	600	3	3	3	3	2ar	Mature	P = Fair, S = Good. Located next to stone retaining wall. Mature item with drawn stem.	Retain, now work required.	10 to 20 yrs	C2	7.2
T41	Common Hawthorn, <i>Crataegus monogyna</i>	5	2	300, 280	4	2	4	2	2ar	Mature	P = Fair, S = Good. Twin stemmed item located next to access track.	Retain, now work required.	10 to 20 yrs	C2	4.9

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)	
T42	Sycamore, <i>Acer pseudoplatanus</i>	5	2	650	400	2	2	2	2	0ar	Mature	P = Good, S = Good. Dual stems topped at 2m and 1m in height with multiple regrowth and weak attachments.	Retain, now work required.	<10 yrs	U	9.2
T43	Sycamore, <i>Acer pseudoplatanus</i>	12	2	400	400	6	7	7	5	0ar	Mature	P = Good, S = Fair. Codominant stemmed tree from ground level. Located tight against dry stone wall. Tight union.	Retain, now work required.	10 to 20 yrs	C2	6.8



# KEY



- 
**Category A**  
 Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.
- 
**Category B**  
 Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 
**Category C**  
 Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- 
**Category U**  
 Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

## Appendix 4

Drawing Title:  
**Tree Constraints Plan**

Site Address:  
Denelands Farm  
74 Wakefield Road  
Grange Moor, WF4 4BG

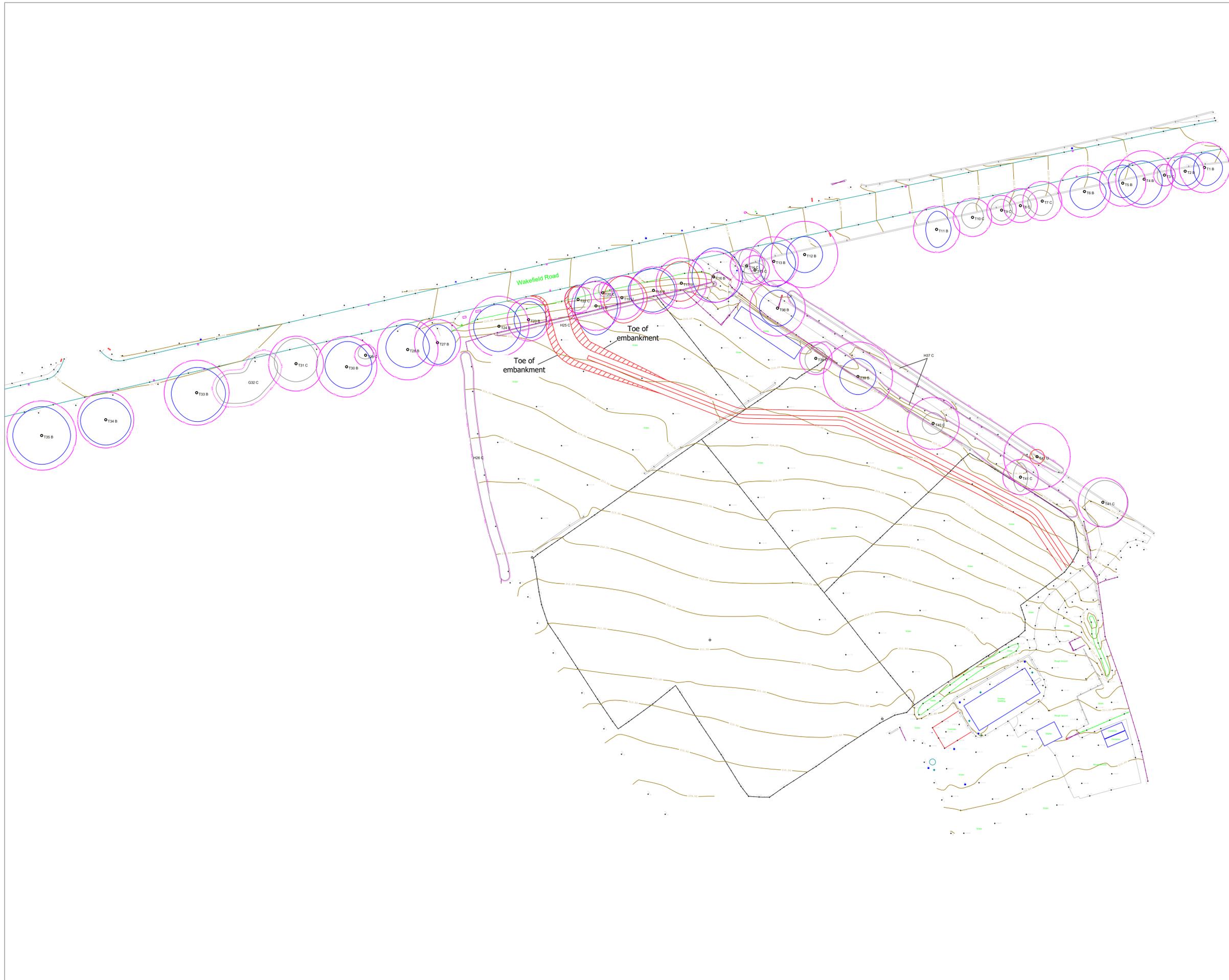
Client:  
Townsend Planning Ltd

Date: 08/11/2024	Job Ref: TCC-1999-1
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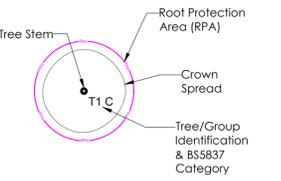
Scale: 1:500 at A2	Revision: 1
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VAT: 253 6681 87



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 Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.
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 Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- 
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 Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

## Appendix 5

Drawing Title:  
**Tree Impact Plan**

Site Address:  
 Denelands Farm  
 74 Wakefield Road  
 Grange Moor, WF4 4BG

Client:  
 Townsend Planning Ltd

Date: 08/11/2024	Job Ref: TCC-1999-1
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Scale: 1:500 at A2	Revision: 1
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