TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

The Priory,
Whitechapel Road,
Cleckheaton,
BD19 6HQ

Prepared for:
Highstone Building Services

Date: *February 2025*

Reference: *AWA6460*

Institute of Chartered Foresters
Registered Consultant

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Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by Highstone Building Services to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

1.2.1 The survey took place during December 2024.

1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.

1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.

1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.

1.2.6 The tree survey data collection was carried out by Lucy Garbutt, MSc, BSc (Hons) Biology, TechArborA, Arboriculturist at AWA Tree Consultants Ltd.

1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

2.1.1 The site is located on Whitechapel Road in Cleckheaton, Kirklees.

2.1.2 The site comprises a disused pub with associated access road and parking. To the north and west lie new build housing estates, and to the east lies a church and associated cemetery. To the immediate south is Whitechapel road.

2.1.3 The approximate area of the survey is highlighted in the (2020 Google Earth) image below:

3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with Kirklees Metropolitan Borough Council on 05/02/24 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. Some trees at the site are protected by a Tree Preservation Order, and as such these trees are legally protected. The site is not situated within a Conservation Area.

3.1.3 The accessed map image from mapping.kirklees.gov.uk is detailed below:

3.1.4 Before carrying out any works to protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

3.1.5 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).

3.1.6 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.7 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.8 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.9 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

3.2.1 The tree survey revealed 40 items of woody vegetation, comprised of 39 individual trees and 1 tree group.

3.2.2 Of the surveyed trees: 2 trees are retention category 'U', 1 tree is retention category 'A', 10 trees are retention category 'B' and 27 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.4 The significant tree cover within site consists of a row of early-mature and mature trees along the western boundary of the site (T1 – T21). These trees are a mix of species but are predominantly Ash and Sycamore. Many of these trees fall under Tree Protection Orders, but it is not clear from Kirklees Council online mapping portal which trees are protected and which aren't along this boundary. The occasional smaller tree is situated within this stretch of trees. The majority of the site's trees are naturalised pioneer species.

3.2.5 The central areas of the site contain little of arboricultural significance, generally consisting of hard standing associated with the existing pub at the site.

3.2.6 Species diversity at the site is relatively good. The dominant species are Ash and Sycamore, with several Hawthorn, Lime and Cypress and the occasional Cherry and Horse Chestnut.

3.2.7 Most of the trees are early-mature to mature trees.

3.2.8 The sites most significant tree is Lime T27. T27 is not actually within the pub boundary itself, but directly adjacent within the graveyard of the church, with the crown of T27 hanging into site. T27 is large, mature Lime within a prominent position of the churchyard with high amenity value. T27 is in good condition, with good long-term prospects and as such is a retention category `A' tree.

3.2.9 Other notable trees are the 10 retention category `B' trees on site. These include Horse Chestnuts T2 and T4, Sycamores T15, T31, T33 and T34 and Limes T35, T36, T38 and T39. Horse Chestnuts T2 and T4 and Sycamore T15 are all situated on the western boundary of the site, where as Sycamores T31, T33 and T34 and Limes T35, T36 and T39 are all situated within the adjacent church graveyard with crowns overhanging into site itself. All of these trees are in good condition with good long-term prospects and have moderate amenity value.

3.2.10 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.

3.2.11 Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited because of Ash dieback.

3.2.12 Some trees were found to have defects and require felling regardless of any new development at the site, this includes T25 and T30 (as detailed in Appendix 4).

3.2.13 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.14 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.15 Some lower value tree, hedge and shrub groups do not have RPAs detailed

on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs


Photo 1: T1 and T2 from east.


Photo 2: T4 – T12 from the southeast.


Photo 3: T10 – T17 from southeast.


Photo 4: T22 and T23 from west.


Photo 5: T27 from south.


Photo 6: T32 – T34 from southeast.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to demolish the existing pub and build a new residential development with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, 3 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

4.2.2 The trees that require removal to facilitate the development are T22, T23 and T26.

4.2.3 T22 requires removal to facilitate the proposed new gardens, and T23 and T26 require removal to facilitate the extension of the car park. T22, T23 and T26 are all Ash trees which are in fair condition with limited prospects. T22 in particular has a long section of bark damage which is exposing the heartwood and is beginning to decay, significantly limiting its long-term prospects. All three trees have low amenity value and are retention category 'C', and are also likely to have further limited prospects due to Ash Dieback Disease. Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact, and the removals can easily be mitigated for with replacement planting.

4.2.4 2 trees require removal due to their poor condition and significantly limited prospects – these are T25 and T30.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 The demolition of the existing pub at the site will take place close to and within the RPAs of retained trees T13 – T21. The demolition works should not adversely impact on the health or future condition of the trees provided the demolition is undertaken from the east and south, inwards from within the footprint of the existing pub (often referred to as "top down, pull back"),

with care taken not to damage the overhanging crowns.

4.3.3 All plant and vehicles engaged in the demolition works should operate outside of the RPAs of retained trees. Where an existing hard surface is scheduled for removal, care should be taken not to disturb tree roots that might be present beneath it. Hand-held tools should be used to remove the existing surface, working backwards over the area. If a new hard surface is to be laid, it might be preferable to leave any existing sub-base in situ, augmenting it where required.

4.3.4 The crowns of T13 – T21, T31 and T33 overhang close to the proposed new building. The design of the new development has considered the trees crown position in relation to the development, as the proposed building is further away from the overhanging crowns than the existing pub building is. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.

4.3.5 New boundary fencing is to be installed within the RPAs of retained trees T14 – T21 and T27 – T29. The encroachment into the trees' RPAs should not significantly adversely impact on the health or future condition of the trees, provided posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, avoiding significant tree roots where possible.

4.3.6 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.5.2 An associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees has been provided.

5. Signature

I trust this report provides all the required information.

Signed

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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

5th February 2025

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Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered*
Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, *BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered*
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, *BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered*
James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, *MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered*
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt, *MSc Animal Behaviour, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered*
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, *BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered*
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane, *FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA Registered*
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins and includes information of the first significant branch and direction of growth.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Cherry	*Prunus avium*	Early-mature	14	1	550	Yes	4	3	11	6	2	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Cavities. Minor dieback. Minor deadwood	Heavily Ivy covered on stem preventing detailed inspection. Crown also has heavy Ivy cover. On raised section of land approx 1m above the road.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T2	Horse Chestnut	*Aesculus hippocastanum*	Early-mature	16	1	500	Yes	4	3	6.5	7	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Fair	Good	20 to 40 yrs	Moderate	B	No works required to facilitate the development.
T3	Sycamore	*Acer pseudoplatanus*	Semi-mature	15	1	400	Yes	4	2	6.5	3.5	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Good	Good	>40 yrs	Moderate	C	No works required to facilitate the development.
T4	Horse Chestnut	*Aesculus hippocastanum*	Early-mature	16	1	600	Yes	3	4	8	2	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Minor cavities	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown. Some old pruning wounds are beginning to form minor cavities.	Fair	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T5	Horse Chestnut	*Aesculus hippocastanum*	Early-mature	17	1	550	Yes	8	2	6.5	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Major cavity	Old pruning wounds. Minor dieback. Minor deadwood. Cavities	Limb over access road has previously torn out leaving large wound with decay. Likely limited long term prospects. On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Poor	Fair	10 to 20 yrs	Moderate	C	No works required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T6	Ash	*Fraxinus excelsior*	Early-mature	16	1	750	Yes	2	2	3	4	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	On raised section of land approx 1m above the road. Phone line running through the eastern crown.	Fair	Fair	10 to 20 yrs	Moderate	C	No works required to facilitate the development.
G7	Hawthorn	*Crataegus monogyna*	Semi-mature	3	10+	70 avg.	Yes	2	See plan.				Group of planted Hawthorn saplings forming a long hedge at the base of the trees along this section. Continues off site northwards.				Fair	Good	>40 yrs	Low	C	No works required to facilitate the development.
T8	Ash	*Fraxinus excelsior*	Mature	17	1	700	Yes	7	1	8.5	6	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T9	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	1	480	No	3	3	7.5	3.5	1	Limited access around base	Single stemmed. Slight lean. Old pruning wounds. Epicormic growths. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Leaning east.	Good	Fair	>40 yrs	Low	C	No works required to facilitate the development.
T10	Ash	*Fraxinus excelsior*	Early-mature	18	1	650	No	7	2	4	2	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Stage 2 Ash Dieback Disease. Bird box attached to stem.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T11	Sycamore	*Acer pseudoplatanus*	Semi-mature	4	1	280	No	2	1	1.5	1	2	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Has recently been heavily topped and pruned.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T12	Ash	*Fraxinus excelsior*	Early-mature	18	1	650	No	7	5	9	5.5	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Overhanging the existing pub roof.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T13	Sycamore	*Acer pseudoplatanus*	Semi-mature	10	1	390	No	2	3	3	5	5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T14	Ash	*Fraxinus excelsior*	Mature	18	1	760	Yes	8	5	8	3	7	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Overhanging the existing pub roof.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T15	Sycamore	*Acer pseudoplatanus*	Mature	18	1	660	No	4	5	5	7	7	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T16	Sycamore	*Acer pseudoplatanus*	Semi-mature	5	1	300	Yes	2	1	4	1	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Has recently been heavily topped and pruned.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T17	Ash	*Fraxinus excelsior*	Mature	18	1	650	Yes	10	4	7	5	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T18	Sycamore	*Acer pseudoplatanus*	Semi-mature	15	1	450	Yes	4	2	5	3	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T19	Ash	*Fraxinus excelsior*	Early-mature	16	1	600	Yes	3	4	6	2	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood	Ivy covers stem and is creeping into crown. Dieback and deadwood within the crown, with likely limited long term prospects.	Poor	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T20	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	1	450	No	4	4	6	2	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	>40 yrs	Low	C	No works required to facilitate the development.
T21	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	1	500	No	3	2	4	2	5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Moderate dieback		Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T22	Ash	*Fraxinus excelsior*	Semi-mature	10	1	370	Yes	2	3	2	1	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage	Old pruning wounds. Minor dieback. Minor deadwood	North west has a large long section of exposed heart wood.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate the development.
T23	Ash	*Fraxinus excelsior*	Semi-mature	10	1	390	No	3	2	6	6	6	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Tire swing attached to crown.	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.
T24	Hawthorn	*Crataegus monogyna*	Semi-mature	7	1	200	No	1	2	2	3	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T25	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	2	150, 200	No	2	2	4	2	4	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Major cavity	Old pruning wounds. Minor dieback. Minor deadwood	3rd limb has been pruned or has failed previously leaving large wound with epicormics growths.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of the development.
T26	Ash	*Fraxinus excelsior*	Semi-mature	13	1	400	No	7	1.5	4	4	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T27	Lime	*Tilia x europaea*	Mature	18	1	810	No	6	7	8	8	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood	Within churchyard grounds.	Good	Good	>40 yrs	High	A	No works required to facilitate the development.
T28	Lawson Cypress	*Chamaecyparis lawsoniana*	Semi-mature	7	1	150	Yes	1	2	2	2.5	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T29	Lawson Cypress	*Chamaecyparis lawsoniana*	Semi-mature	6	1	170	Yes	1	1	1.5	2.5	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T30	Lime	*Tilia x europaea*	Semi-mature	11	1	310	No	4	4	1	0.5	0.5	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Moderate dieback. Minor deadwood	Heavily leaning over pub car park. Moderate dieback in the crown.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of the development.
T31	Sycamore	*Acer pseudoplatanus*	Mature	17	1	630	No	4	6	6	7.5	6	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Small grave at base.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T32	Lime	*Tilia x europaea*	Semi-mature	8	2	120, 170	No	2	4	3	4	3	No visual defects	Vertical. Twin stemmed at base. Old pruning wounds. Epicormic growths. Stubs. Minor cavity. Minor decay	Old pruning wounds. Minor dieback. Minor deadwood	Moderate cavity at base of eastern stem with decay.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T33	Sycamore	*Acer pseudoplatanus*	Early-mature	17	1	600	No	4	4	5	5	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T34	Sycamore	*Acer pseudoplatanus*	Early-mature	17	1	500	Yes	4	5	5	1.5	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T35	Lime	*Tilia x europaea*	Early-mature	17	1	630	No	3	2	6	4.5	3	No visual defects	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Slight lean east. Small grave at base.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T36	Lime	*Tilia x europaea*	Early-mature	17	1	610	No	2	3	5	5	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T37	Lime	*Tilia x europaea*	Early-mature	17	2	260, 760	No	4	4	11	4	3	Limited access around base	Twin stemmed at base. Slight lean. Old pruning wounds. Epicormic growths. Stubs. Bark damage	Minor dieback. Minor deadwood. Old pruning wounds	Larger stem is significantly leaning east and has a moderate cavity.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T38	Lime	*Tilia x europaea*	Early-mature	18	1	700	No	4	6	3.5	7	5.5	Limited access around base	Single stemmed. Slight lean. Stubs. Old pruning wounds. Epicormic growths	Old pruning wounds. Minor dieback. Minor deadwood	Leans east.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T39	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	500	No	6	5	5	4	6	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.
T40	Lime	*Tilia x europaea*	Semi-mature	11	1	370	No	4	1	4	6	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.

AWA TREE CONSULTANTS

T21
Ash saplings
T20
T19
T18
T17
T16
T15
T14
T13
T12
T11
T10
T9
T8
G7
T6
T5
T4
T3
T2
T1
T22
T24
T23
T25
T26
T27
T30
Hawthorn
Dead Elder
T31
T32
T33
T34
T35
T36
T37
T38
T39
T40
T29
T28

NORTH

AWA TREE CONSULTANTS

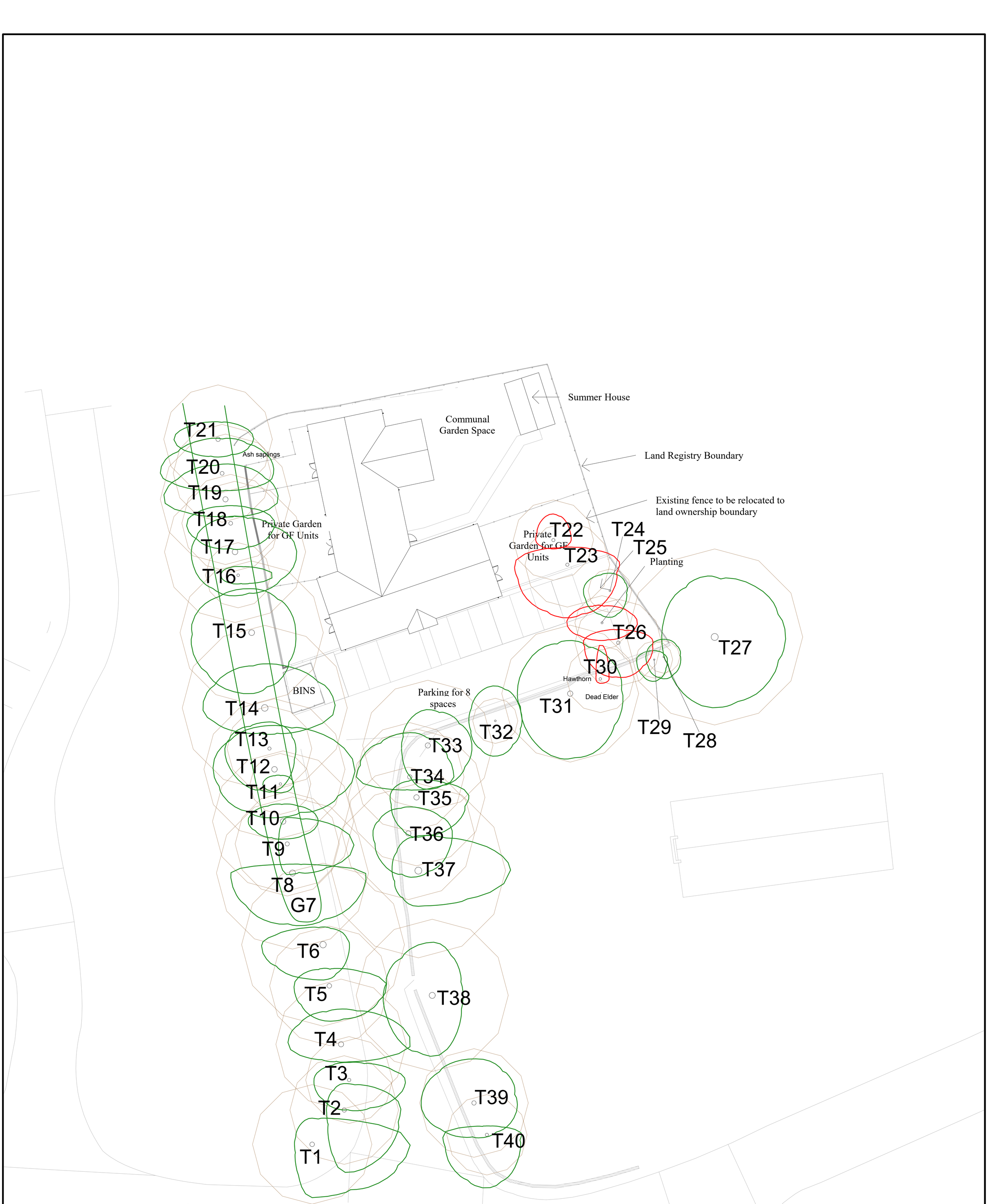
Appendix 5:
Tree Constraints Plan

The Priory, Whitechapel Road, Cleckheaton
Ref: AWA6460

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A1

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM



TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan

The Priory, Whitechapel Road, Cleckheaton
Ref: AWA6460

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A1

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM