



**Arboricultural Impact Assessment  
54 Victoria Street  
Clayton West Huddersfield  
HD8 9NW**

Report Reference: AIA-2121-1  
6 March 2025

# Table of Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
1.1	Instruction and Brief	3
1.2	Site Visit	4
1.3	Site Description	4
1.4	Tree Status	5
1.5	Soil Assessment	5
<b>2</b>	<b>Tree Quality Assessment</b>	<b>5</b>
<b>3</b>	<b>Arboricultural Impact Assessment</b>	<b>6</b>
3.2	Trees to be removed for Arboricultural Management Reasons	6
3.3	Trees to be Removed for Development	6
3.4	Below Ground Constraints & Hard Surfacing	7
3.5	Above Ground Constraints (Facilitation Pruning)	7
3.6	Tree Protection	7
3.7	Material Storage & Site Compound	7
3.8	Services	8
3.9	Landscaping	8
<b>4</b>	<b>Conclusions</b>	<b>8</b>
<b>5</b>	<b>Appendices</b>	
	Appendix 1 - Explanation of Survey Details	
	Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract BS5837 table 1)	
	Appendix 3 - Tree Survey Schedule	
	Appendix 4 - Tree Constraint Plan	
	Appendix 5 - Tree Impact Plan	

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# 1 Introduction

## 1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Red Sky Estates Ltd to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for 3No. dwellings within the side garden to existing property. The resulting report includes the following information:

- A tree survey schedule (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- A Tree Constraints Plan (TCP - appendix 4) and Tree Impact Plan (TIP - appendix 5) identifying the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates any potential impact the proposed development may have on surrounding trees.

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

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

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

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

## 1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Mike Shackleton on 5 December 2024. Mike has over 20 years' experience within the Arboricultural Industry. He has a Higher National Diploma in Arboriculture, is a Professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters. He is a Valid Tree Risk-Benefit Validator. He has been involved in dealing with proposed/active development sites, advice on trees in relation to structures, health and safety appraisals, tree inventories and planning appeals. As part of his continuing professional development, he regularly attends seminars and training events on issues relating to Arboriculture.
- 1.2.2 On the day of inspection, the weather conditions were dry and still with no visibility constraints.
- 1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the TCP (appendix 4) and TIP (appendix 5) which have been prepared by overlaying tree survey data onto 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 development site comprises the southerly extending garden of the host property. This area of the garden is essentially split level with a substantial stone retaining wall supporting the larger raised north western section of the garden. The upper garden slopes gently down towards the retaining wall from its Victoria Street frontage.
- 1.3.2 Several on and off site trees have been included in the survey.
- 1.3.3 For further information regarding the site and development context, please consult the accompanying planning documentation submitted by iDprojects Ltd.

## 1.4 Tree Status

- 1.4.1 Kirklees Council Interactive Map indicates the site is not located within a Conservation Area and that several trees on and immediately adjoining the host property and included in the survey are subject of Tree Preservation Order (TPO) No.3 2008.
- 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.
- 1.5.2 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consist of a highly shrinkable clay to be low.

## 2 Tree Quality Assessment

- 2.1.1 As highlighted in table 1 below, the tree survey included 1No. high-quality category "A" individual tree, 2No. individual trees were identified as moderate quality category "B" items and 6No. individual trees, 2No. tree groups and 2No. hedgerows were identified as low-quality category "C" material. The remaining 2No. individual trees was identified as category "U" items.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	T12
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T8, T14
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	T1, H2, T3, T4, T5, T6, T7, G11, G13, H15
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T9, T10
Total number of trees:		11No. individual trees, 2No. tree groups and 2No. hedgerows.

2.1.2 Generally, the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. This presumption is also viewed reasonable where it accords with accepted arboricultural objectives or where effective planting mitigation is to be provided.

### 3 Arboricultural Impact Assessment

3.1.1 The following section evaluates 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 surveyor's findings and the proposed plans and information provided by iDprojects.

3.1.2 The proposal seeks to construct a terrace of 3No. dwellings with parking provision fronting Victoria Street.

#### 3.2 Trees to be removed for Arboricultural Management Reasons

3.2.1 As detailed Table 2 below Sycamore trees T9 and T10 were found to be seriously defective and quite reasonably afforded category "U". Moreover the trees contain serious structural and physiological defects such they will require removal in the relative short term. As such the removal of both trees is warranted irrespective of the development proposal now under consideration.

#### 3.3 Trees to be Removed for Development

3.3.1 As highlighted in table 2 below, the removal of low category "C" trees T3, T4, T5, T6 and T7 will be required for the purpose of implementing the proposal. The stature of these trees is such that their removal will have a minor impact on the local streetscene. Nevertheless scope exists to plant 2No. trees at either end of the Victoria Street site frontage. In addition there is scope to establish a hedgerow fronting Chapel Hill. Such planting will mitigate the necessary loss of the frontage trees.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	T12	Nil	Nil
'B'	T8, T14,	Nil	Nil
'C'	T1, H2 ,G11, G13, H15	T3, T4, T5, T6, T7	Nil
'U'	Nil	Nil	T9, T10

### **3.4 Below Ground Constraints & Hard Surfacing**

- 3.4.1 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).
- 3.4.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the TCP and TIP taking full account of the surrounding topographical factors, tree condition and the likely root disposition. Notwithstanding the recommended removal of T9 and T10 on arboricultural management grounds, for transparency the TCP and TIP indicate RPA's for each of the two trees that are likely to have been influenced by the presence of retaining wall that divides upper and lower areas of the site.
- 3.4.3 Accepting the proposed removal of trees T3-T10 there are no foreseeable conflicts between the proposed development footprint and the RPA's of all other retained trees and hedgerows.

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

- 3.5.1 There is no requirement to undertake facilitation pruning. Retained trees (in proximity to the proposed development can be expected to grow their overall dimensions subject to routine maintenance. The expected future growth of the retained trees is not considered to cause any conflicts with the future use. Such pruning works would be carried out in accordance with BS3998:2010- 'Recommendations for Tree Work'.

### **3.6 Tree Protection**

- 3.6.1 A protective fence and ground protection will be installed prior to the commencement of any site works e.g., before demolition, machinery and materials are delivered to site. Tree protection fencing will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that NO WORKS are permitted within the CEZ. The tree protection fence will only be removed following completion of all construction works.
- 3.6.2 The positioning and implementation of protection can be effectively controlled by imposition of a suitably worded planning condition.

### **3.7 Material Storage & Site Compound**

- 3.7.1 No material storage or plant movement will be required within CEZs. Land fronting the building footprint will be used for material storage.

## 3.8 Services

- 3.8.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any tree. Should it become necessary these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees ([www.njug.org.uk](http://www.njug.org.uk)) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug.

## 3.9 Landscaping

- 3.9.1 The proposed development provides opportunities for replacement planting with sufficient space is available to accommodate smaller growing tree species and hedgerow material. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission. Alternatively if the LPA consider it necessary to submit a tree landscaping proposal as part of the current application this can be provided.

## 4 Conclusions

- 4.1.1 The design intention is to safeguard wherever reasonably practicable the health and longer term viability of retained tree cover and the value it affords to the proposed development and local landscape.
- 4.1.2 Accepting the loss of 2No. seriously defective category "U" trees and 5No. low category "C" trees the proposal can safely retain all other trees whilst providing sufficient space for the growth of retained trees and the recommended planting.
- 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 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.
- 4.1.5 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.

Mike Shackleton HND Arb, M.Arbor.A

## 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.

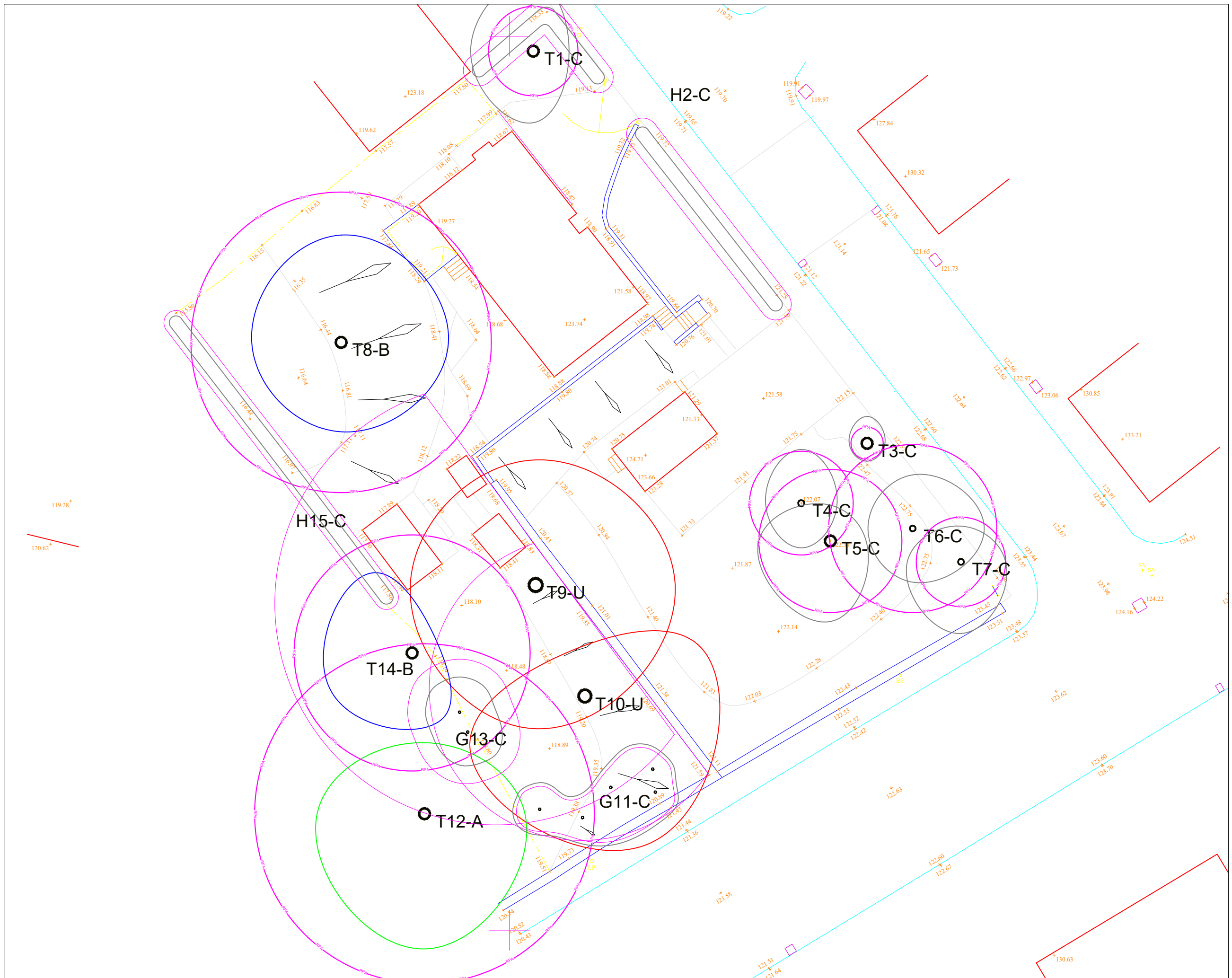
## Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

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

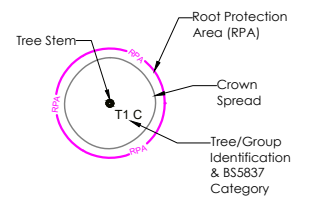
## Appendix 3 - Tree Survey Schedule

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	Wild Cherry, <i>Prunus avium</i>	8	1	210	4	2	4	3.5	4-n	Semi-mature	S=Fair, P=Good. Inconsequential ornamental item. Bacterial wounds evident.	Retain, no work required.	10 to 20 yrs	C1	2.5
H2	Common Beech, <i>Fagus sylvatica</i>	2.5	1	aver 100	see plan				g/l	Mature	S=Good, P=Good. Manicured boundary hedgerow. Provides low level screening.	Retain, no work required.	10 to 20 yrs	C2	1.2
T3	Common Holly, <i>Ilex aquifolium</i>	4	1	80	1.5	1	1	1	g/l	Young	S=Good, P=Good. Inconsequential ornamental item.	Remove to accommodate development.	10 to 20 yrs	C2	0.9
T4	Plum, <i>Prunus spp</i>	8	1	240	3	2	2.5	2	1.5-w	Early-mature	S=Fair, P=Good. Inconsequential ornamental item. Previously 'topped' with reformed crown structure.	Remove to accommodate development.	10 to 20 yrs	C2	2.9
T5	Wild Cherry, <i>Prunus avium</i>	7	1	330	2	2	4.5	4	2.5-s	Early-mature	S=Fair, P=Fair. Inconsequential ornamental item. Previously 'topped' with reforming crown structure. Limited long term viability.	Remove to accommodate development.	10 to 20 yrs	C2	4
T6	Mountain Ash, <i>Sorbus aucuparia</i>	9	1	390	3	4	3	2.5	2-e	Mature	S=Good, P=Good. Well formed, maiden tree with no notable features.	Remove to accommodate development.	10 to 20 yrs	C2	4.7
T7	Silver Birch, <i>Betula pendula</i>	9	1	210	2	2.5	4	3	3-n	Semi-mature	S=Good, P=Fair. Establishing item, recovering from loss of original leader with a diminished crown structure. The resulting northeasterly extending growth will increasingly conflict with vehicles using the Victoria Street and Chapel Hill junction. Previously crown lifted. No notable features.	Remove to accommodate development.	10 to 20 yrs	C2	2.5
T8	Sycamore, <i>Acer pseudoplatanus</i>	19	1	700	6	6	5	5	5-e	Mature	S=Good, P=Good. Significant item. Basal wound, suspected to be superficial at this stage.	Retain, no work required.	20 to 40 yrs	B1	8.4
T9	Sycamore, <i>Acer pseudoplatanus</i>	21	1	870	7.5	9	9	7	6-n	Mature	S=Fair, P=Poor. Significant item. Extensive bark delamination around base and unions, likely to have been a product of drought induced physiological stress. Thin Rhizomorpha present below patches of dead bark, assumed to be Honey Fungus ( <i>Armillaria mellea</i> ). Apical dieback and retrenchment to upper crown extremities. Entering a mortality spiral with no prospect of recovery.	Arboricultural management loss.	<10 yrs	U	10.4

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)
T10	Sycamore, <i>Acer pseudoplatanus</i>	19	1	610	6	7	9	7	5-e	Mature	S=Fair, P=Poor. Collective value with T9, resulting crown shape heavily dictated by T9. Extensive bark delamination around base and unions, likely to have been a product of drought induced physiological stress. Apical dieback and retrenchment. Entering a mortality spiral with no prospect of recovery. Necessary loss of T9 would also leave this tree structurally compromised due to loss of mutual protection.	Arboricultural management loss	<10 yrs	U	7.3
G11	Group containing 2 Hawthorn, <i>Crataegus monogyna</i> , 1 Mountain Ash, <i>Sorbus aucuparia</i> , 1 Silver Birch, <i>Betula pendula</i> & 1 Myrobalan Plum, <i>Prunus cerasifera</i>	6	1	120	see plan				1-e	Semi-mature	S=Fair, P=Good. Group of inconsequential ornamental items suppressed by T10 and biased towards neighbouring highway. May be considered preferable to remove and replace with viable plant material.	Retain for present and review as part of wider landscaping proposals.	10 to 20 yrs	C2	1.4
T12	Turkey Oak, <i>Quercus cerris</i>	20	1	790	6	9	10	6	8-e	Mature	S=Good, P=Good. Forms part of collective off-site band of mature items.	Retain, no work required.	>40 yrs	A2	9.5
G13	Group containing Yew, <i>Taxus baccata</i> & Leyland Cypress, X <i>Cupressocyparis leylandii</i>	7	1	average 150	see plan				g/l	Semi-mature	S=Fair, P=Good. Off-site. Managed material that provides screening between dwellings.	Retain, no work required.	10 to 20 yrs	C2	1.8
T14	Sycamore, <i>Acer pseudoplatanus</i>	19	1	550	5	2	4	5	5-n	Mature	S=Fair, P=Good. Off-site item. Suppressed by T9 with southern biased crown.	Retain, no work required.	20 to 40 yrs	B2	6.6
H15	Leyland Cypress, X <i>Cupressocyparis leylandii</i>	3	1	average 100	see plan				g/l	Early-mature	S=Good, P=Good. Off-site boundary hedgerow, provides low level screening between dwellings.	Retain, no work required.	10 to 20 yrs	C2	1.2



### 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-

### Tree Constraints Plan

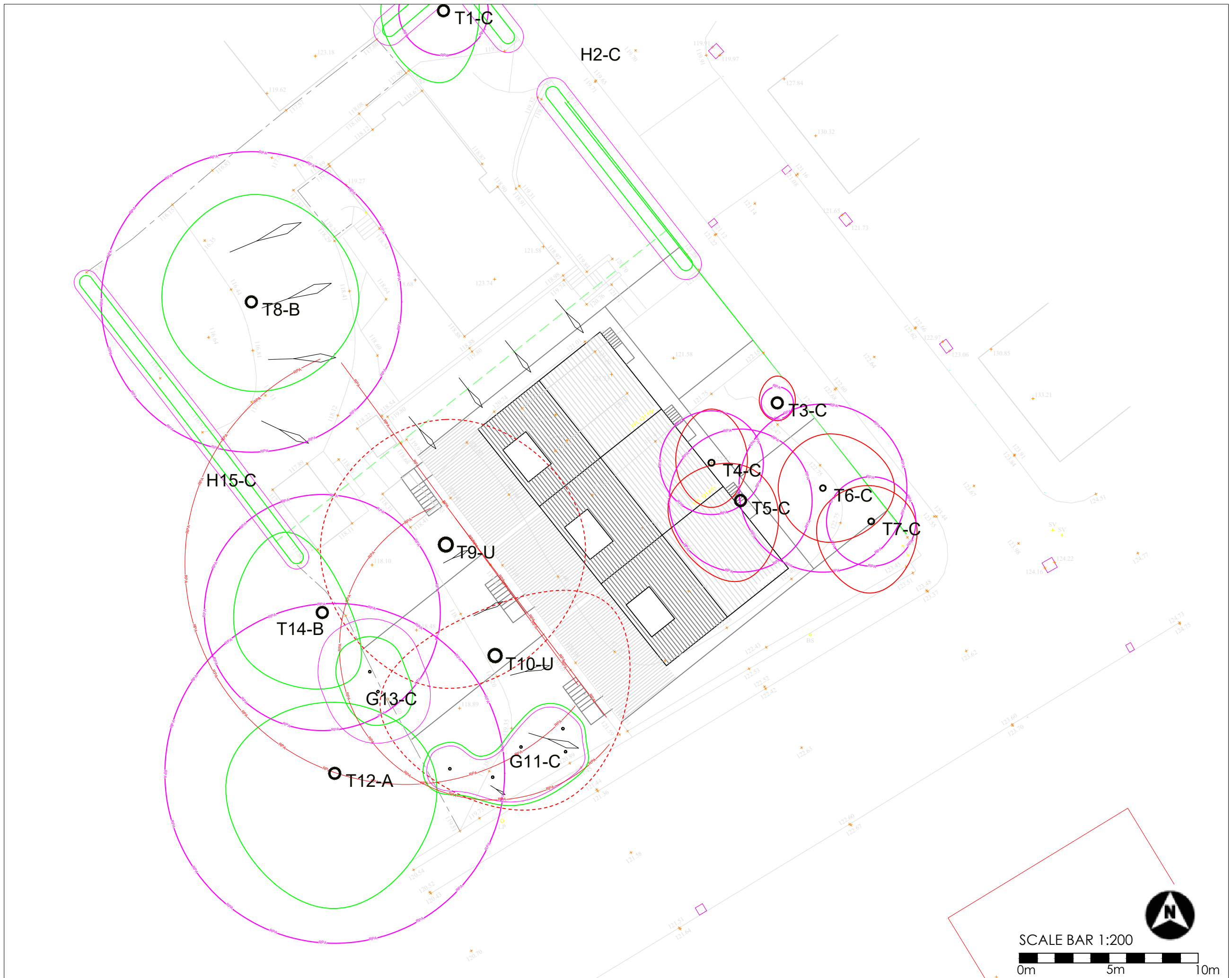
Site Address:  
54 Victoria Street  
Clayton West  
Huddersfield, HD8 9NW

Client:  
ID Projects

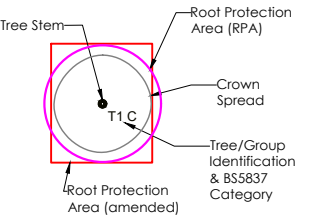
Date: 13/12/2024	Job Ref: TCC-2121-1
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Scale: 1:200 at A3	Revision: 1
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# KEY



- Retain**  
Tree/group to be retained
- Development Loss**  
Tree/group to be removed to facilitate development
- 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- 5

### Tree Impact Plan

Site Address:  
54 Victoria Street  
Clayton West  
Huddersfield, HD8 9NW

Client:  
ID Projects

Date: 23/02/2025 Job Ref: TCC-2121-1

Scale: 1:200 at A3 Revision: 1

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