TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

Former Combs Hotel,
Hall Lane,
Dewsbury,
WF12 0LG

Prepared for: *Roger Lee Planning Ltd*

Report Date: *October 2025*

Reference: *AWA6911*

0114 272 1124 / 0776 631 0880
info@awatrees.com
awatrees.com

Union Forge, 27 Mowbray Street, Sheffield S3 8EN
AWA Tree Consultants Limited. Company No. 85201
Registered in England & Wales.

Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 32 items of woody vegetation were surveyed, comprising individual 24 trees and 8 groups. Of these: 5 are moderate value (Category B), 26 are low value (Category C), and 1 is unsuitable for retention (Category U).

The proposed development will require the removal of 7 low-value trees and 2 groups. No high or moderate value trees are proposed for removal. This will result in a minor negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and `no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by Roger Lee Planning Ltd 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 September 2025.

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 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by 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 Hall Lane in Dewsbury.

2.1.2 The site comprises a parcel of disused unmanaged land. To the north and south lie informal roads and to the east lies agricultural land. To the west there are residential properties with associated parking.

2.1.3 The approximate area of the survey is highlighted in the (2024 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 03/10/25 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date **no trees at the site are protected** by a Tree Preservation Order or are within a Conservation Area.

3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).

3.1.4 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).

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

3.1.6 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.

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

3.1.8 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 32 items of woody vegetation, comprised of 24 individual trees and 5 tree groups.

3.2.2 Of the surveyed trees: 1 tree is retention category 'U', 5 trees and tree groups are retention category 'B' and 26 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 Tree cover across the site is predominantly formed by linear groups of naturalised, self-set species situated along the boundaries. These groups mainly comprise semi-mature Sycamore and Ash with occasional Hawthorn, Elder, and Cherry.

3.2.5 Species diversity across the site is moderate. Sycamore and Ash are the dominant species, with some Cherry, Poplar and Cypress, and the occasional Birch, Whitebeam, Bird Cherry and London Plane. Hawthorn is present both as hedgerows and within mixed groups.

3.2.6 Most trees are semi-mature, with only occasional early-mature to mature examples. Notable larger specimens include the Cypress (T19) and London Plane (T8), which provide some localised amenity value.

3.2.7 Several trees within the site are in poor condition with limited prospects. T15 (Cherry Plum) has significant decay and fungal brackets, likely to be *Ganoderma sp.*, T10 (Cherry) shows buttress root damage and dieback, and T11 (Cherry Plum) has exposed damaged roots with a slight lean.

3.2.8 The southern boundary line of Sycamore, Poplar and Ash (T3, T4, T5, T6) together with the London Plane (T8) have suffered from poor past pruning but provides effective screening to the road and nearby properties, and has moderate collective amenity value.

3.2.9 To the south, scattered individual trees including T13 (Cherry), T14 (Whitebeam), T16 (Bird Cherry), T17 (Sycamore) and T18 (Birch) are likely planted species which once formed part of the landscaping scheme at the site and are typical semi- to early-mature specimens with minor defects.

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 of the Ash trees in the local area show symptoms consistent with

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 as a result 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 T15 (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: G7 from east.

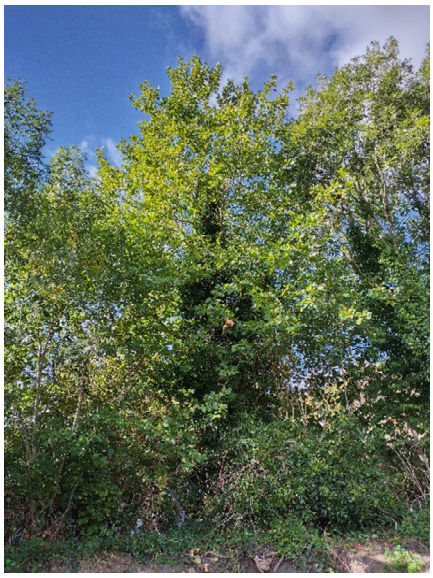
Photo 2: T8 from northeast.


Photo 3: T10 and T11 from north.


Photo 4: T14 from southeast.


Photo 5: T17 from west.


Photo 6: T19 and T20 from west.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to 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, 7 trees and 2 tree groups 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. 1 tree group will require partial removal and 9 trees and tree groups require pruning works to facilitate the development.

4.2.2 The trees that require removal to facilitate the development are T10, T11, T13, T14, T16, T23 and T24.

4.2.3 The tree groups that require removal to facilitate the development are G12 and G25.

4.2.4 Tree group G9 requires partial removal to facilitate the development.

4.2.5 The trees to be removed are all lower value, retention category 'C'. Cherry trees T10, T11, T13, T16, Whitebeam T14, Cypress T23 and Sycamore T24 are all semi-mature individuals with low amenity value and with defects that limit their long-term prospects.

4.2.6 Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.

4.2.7 Trees requiring pruning to facilitate the new development are G1 – T8 and G32. The required pruning works are minor in nature and the trees will not be significantly impacted in terms of condition or loss of visual amenity.

4.2.8 T15 is recommended for removal regardless of the development due to its poor condition and significantly limited long-term prospects.

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 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches close to and into the edge of the RPA of T2 and T8. Construction within the RPA, can have negative impacts on tree roots. However, the encroachment is very minor, and the detailed RPA for these trees is likely to be a slightly exaggerated representation of the trees actual rooting area. As such, it is unlikely that significant roots will be within these areas and the retained tree should remain largely unaffected by the works, provided care is taken during construction.

4.3.3 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.

4.3.4 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 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.

4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.

4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.

4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.

4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

Tree/ Group Ref	***Value***	***Impact Type***	***Description of Impact***	***Impact Level***	***Mitigation / Solution***
T10 – T14, T16, and T22 – G25	C (Low)	Direct - Removal	Within footprint of development area	Negligible	Mitigation planting
G9	C (Low)	Direct – *Partial* Removal	Within footprint of development area	Negligible	Mitigation planting
G1 – T8 and G32	C (Low)	Direct – Pruning	Site access	None	Pruning to BS 3998:2010
T2 and T8	C (Low)	Indirect - RPA Incursion	Minor encroachment by building footprint	Negligible	None required – very minor encroachment
T15	U (Unsuitable)	Direct - Removal	Unsuitable to retain regardless of development	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed

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

3rd October 2025

AWA Tree Consultants Limited
Union Forge
27 Mowbray Street
Sheffield
S3 8EN

www.awatrees.com

Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.

Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson: ***Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, QTRA +VALID 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 25 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, L4 Dip 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 Diploma in Arboriculture. Joe joined AWA in 2022 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, PGCert, 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.

Brandon Townsend: ***BSc (Hons) Biology, L4 (Arb) Apprentice***
Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

Appendix 2: Survey Methodology and Limitations

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.

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*
G1	Ash	*Fraxinus sp.*	Semi-mature	13	10+	150 avg.	Yes	1	See plan.				Likely self set Ash group which is situated along the boundaries of the site. Some dead covered Ivy stems. Occasional signs of Ash Dieback disease in the crown, stage 1-2.				Fair	Fair	10 to 20 yrs	Low	C	Pruning works required to facilitate the development. Reduce the southern crown back to the boundary as required to facilitate the development. Do not prune adjacent trees beyond the boundary.
T2	Poplar	*Populus sp.*	Early-mature	17	1	350	Yes	3	3	5	5	2	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Slight lean east. Limited access at base due to vegetation.	Fair	Fair	10 to 20 yrs	Low	C	Pruning works required to facilitate the development. Reduce the southern crown back to the boundary as required to facilitate the development. Do not prune adjacent trees beyond the boundary.

	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*
T3	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	1	300	Yes	3	2	2	5	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	Pruning works required to facilitate the development. Reduce the southern crown back to the boundary as required to facilitate the development. Do not prune adjacent trees beyond the boundary.
T4	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	1	200	No	2	2	2	3	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Stem entwined with nearby Poplar.	Fair	Fair	10 to 20 yrs	Low	C	Pruning works required to facilitate the development. Reduce the southern crown back to the boundary as required to facilitate the development. Do not prune adjacent trees beyond the boundary.

	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*
T5	Poplar	*Populus sp.*	Semi-mature	17	1	300	Yes	4	2	3	5	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Stem entwined with nearby Sycamore.	Fair	Fair	10 to 20 yrs	Low	C	Pruning works required to facilitate the development. Reduce the southern crown back to the boundary as required to facilitate the development. Do not prune adjacent trees beyond the boundary.
T6	Ash	*Fraxinus excelsior*	Semi-mature	12	1	200	Yes	1	2	1	2	4	Limited access around base	Single stemmed. Epicormic growths. Old pruning wounds. Slight lean. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Slight lean west.	Fair	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development. Reduce the southern crown back to the boundary as required to facilitate the development. Do not prune adjacent trees beyond the boundary.

	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*
G7	Sycamore and Ash	*Acer sp., Fraxinus sp.*	Semi-mature	15	10+	200 avg.	No	2	See plan.				Mixed species Ash and Sycamore group with understory of Hawthorn and bramble occasionally. Some are are Ivy covered. Provides screening for adjacent houses.				Fair	Fair	20 to 40 yrs	Moderate	C	Pruning works required to facilitate the development. Reduce the eastern crown back to the boundary as required to facilitate the development. Do not prune beyond the boundary.
T8	London Plane	*Platanus x hispanica*	Early-mature	15	2	350, 350	No	2	6.5	4.5	6	5	Limited access around base	Twin stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood	Heavily Ivy covered with limited access at base due to brambles.	Good	Good	>40 yrs	Moderate	B	Pruning works required to facilitate the development. Reduce the eastern crown back by 2m to facilitate the development.
G9	Ash, Sycamore, Elder and Hawthorn	*Fraxinus sp., Acer sp., Sambucus sp., Crataegus sp.*	Young	7	10+	70 avg.	No	3	See plan.				Self set Ash group along boundary with Hawthorn understory at base. No signs of Ash Dieback yet but likely limited long term prospects. Occasional Sycamore and occasional elder				Fair	Fair	20 to 40 yrs	Low	C	Partial removal required to facilitate the development. Remove the eastern section to facilitate proposed new access.
T10	Cherry	*Prunus avium*	Semi-mature	9	1	350	Yes	4	3.5	3.5	4	3	Damage to buttress roots. Root damage /loss	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Moderate dieback. Minor deadwood. Moderate deadwood	Heavily Ivy covered with lots of minor deadwood in crown. Occasional piece of more moderate deadwood in crown. Exposed roots with bark damage at base and crown in contact with phone lines to south.	Fair	Fair	10 to 20 yrs	Low	C	Removal 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*
T11	Cherry Plum	*Prunus cerasifera*	Early-mature	8	1	400	Yes	1	4	4.5	4.5	2.5	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood	Ivy covered with metal attached to stem. Slight lean south east. Roots are exposed with some damage.	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.
G12	Ash, Sycamore and Hawthorn	*Fraxinus sp., Acer sp., Crataegus sp.*	Young	7	10+	70 avg.	No	3	See plan.				Self set Ash group along boundary with Hawthorn understory at base. No signs of Ash Dieback yet but likely limited long term prospects. Occasional Sycamore and occasional Elder.				Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.
T13	Cherry	*Prunus avium*	Semi-mature	9	1	360	No	4	3.5	3.5	4	3.5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Western crown in contact with telephone lines	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.
T14	Whitebeam	*Sorbus aria*	Early-mature	12	1	460	No	3	4	4	5	4	Increase in soil level	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood	Heavily Ivy covered with soil levels raised at base. Western crown almost in contact with telephone lines. Potential to grow into moderate value tree.	Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate the development.

AWA TREE CONSULTANTS

	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*
T15	Cherry Plum	*Prunus cerasifera*	Semi-mature	8	1	350	No	2	2.5	2	3	2	Fungus. Increase in soil level	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Major cavities. Decay fungi	Moderate dieback. Moderate deadwood. Old pruning wounds. Low vigour. Snapped /hanging branches	Several brackets of *Ganoderma sp.* and some decay fungi on dead stem. Little live crown remaining. Largest limb is going to snapout imminently.	Poor	Poor	<10 yrs	Low	U	Removal recommended regardless of the development.
T16	Bird Cherry	*Prunus padus*	Semi-mature	7	1	370	No	2.5	2	3	4	4	Exposed roots. Root damage /loss	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Heavily Ivy covered preventing detailed inspection. Has been topped.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate the development.
T17	Sycamore	*Acer pseudoplatanus*	Early-mature	17	3	450, 450, 450	Yes	2	7.5	7	6	7.5	No visual defects	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood	Southern crown in contact with phone lines. Heavily Ivy covered prevented detailed inspection. Occasional pieces of minor deadwood.	Good	Good	>40 yrs	Low	B	No works required to facilitate the development.
T18	Birch	*Betula pendula*	Early-mature	14	2	250, 250	No	2	4	4.5	3.5	4	Exposed roots. Root damage /loss	Twin stemmed at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	B	No works required to facilitate the development.

AWA TREE CONSULTANTS

	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*
T19	Cypress	*Cupressus sp.*	Mature	19	1	750	No	1.5	4	4	6	5	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Normal		Good	Good	>40 yrs	Low	B	No works required to facilitate the development.
T20	Birch	*Betula pendula*	Semi-mature	12	1	230	No	2	5	3	1	3	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds	Likely being overshaded by adjacent Cypress	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate the development.
T21	Sycamore	*Acer pseudoplatanus*	Semi-mature	10	1	350	No	4	3	4	4	4	Increase in soil level	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Normal		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T22	Ash	*Fraxinus excelsior*	Semi-mature	9	2	70, 100	No	1.5	1.5	2	1.5	1	Limited access around base	Twin stemmed at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs	Normal	Rubble piled up at base preventing detailed inspection.	Fair	Poor	10 to 20 yrs	Low	C	No works required to facilitate the development.
T23	Cypress	*Cupressus sp.*	Semi-mature	6	1	200	Yes	1.5	1	4	2	1	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds	Rubble piled at base preventing detailed inspection.	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*
T24	Sycamore	*Acer pseudoplatanus*	Semi-mature	13	3	150, 150, 200	Yes	3	2	4	3	3	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Rubble piled at base preventing detailed inspection.	Good	Good	>40 yrs	Low	C	Removal required to facilitate the development.
G25	Cypress	*Cupressus sp.*	Semi-mature	6	6+	150 avg.	Yes	1	See plan.				Likely planted Cypress hedgerow type group which has now grown out of control. In generally good condition but overall low value.				Good	Good	>40 yrs	Low	C	Removal required to facilitate the development.
T26	Sycamore	*Acer pseudoplatanus*	Semi-mature	7	6+	70 avg.	Yes	2	1	2	2	1.5	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Normal		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T27	Sycamore	*Acer pseudoplatanus*	Early-mature	14	2	230, 350	No	3	3	4.5	5	4	Limited access around base	Twin stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	B	No works required to facilitate the development.
G28	Cherry	*Prunus avium*	Semi-mature	10	6+	100 avg.	No	2	See plan.				Likely self-set Cherry group which has now grown out of control. In generally good condition but overall low value.				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*
T29	Cypress	*Cupressus sp.*	Semi-mature	7	1	250	No	2	1	2	2	1	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds	Normal		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T30	Cypress	*Cupressus sp.*	Semi-mature	10	1	370	No	5	1	2	1	2	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Normal		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
G31	Hawthorn	*Crataegus sp.*	Semi-mature	4	10+	70 avg.	No	0	See plan.				Likely planted Hawthorn hedgerow type group which has now grown out of control. In generally good condition but overall low value.				Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
G32	Ash and Sycamore	*Fraxinus sp., Acer sp.*	Semi-mature	15	10+	200 avg.	No	2	See plan.				Mixed species Ash and Sycamore group with understory of Hawthorn and bramble occasionally. Some are are Ivy covered. Provides screening for adjacent houses.				Fair	Fair	20 to 40 yrs	Moderate	C	Pruning works required to facilitate the development. Prune the southern crown back to the boundary as required to facilitate the development. Do not prune beyond the boundary.

NORTH

TREE CONSULTANTS

Appendix 5:
Tree Constraints Plan

Former Combs Hostel, Dewsbury
Ref: AWA6911

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

SCALE: 1:500 PAPER: A2

	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

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Appendix 6: Tree Impacts Plan

Former Combs Hostel, Dewsbury
Ref: AWA6911

BRITISH STANDARD 5837:2012

SCALE: 1:500 PAPER: A2

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