ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION
Gynn Lane
Honley
Holmfirth
HD9 6JY

ISSUE DATE
6th December 2024

SEED REF
1829-AIA-V1-A

CLIENT
Vivly Living

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
06.12.2024	Sam Selwyn *Dip Arb L4 (abc), TechArborA*	SH	A

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The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.

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Tree Constraints Plan

Ref: 1829-TCP-001-A

Arboricultural Impact Plan

Ref: 1829-AIP-002-B

Draft Tree Protection Plan

Ref: 1829-TPP-003-A

1. Introduction

Background & Instruction

1.1.1. This report has been prepared by Sam Selwyn *Dip Arb L4 (abc), TechArborA,* Arboricultural Consultant at SEED Arboriculture Ltd. Sam is a Technician Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam also holds the LANTRA award in Professional Tree Inspection.

1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Vivly Living in support of a planning application for the *"demolition of existing dwelling and erection of 50no. homes with associated access, infrastructure, and other works to facilitate the development."* at Gynn Lane, Honley, Holmfirth, HD9 6JY (hereafter referred to as the 'site').

1.1.3. The planning application is to be submitted to Kirklees Council.

Purpose

1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

1.1.5. This AIA report:

- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
- Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
- Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan.

Site Description

1.1.6. The site is located at the UK National Grid Reference (SE 14568 12100) and features a field parcel surrounded by extensive mature trees and woodland along its edges. It is situated on sloped ground with significant elevation changes across the site. Current access to the site is from the north via a hard-standing road on Gynn Lane which leads to a single residential property within the site. A railway track and its associated embankment run along the eastern boundary, while residential housing borders the southern and western sides.

1.1.7. The indicative application boundary is illustrated on the Site Location Plan (**Appendix 1**).

Reference Documents

1.1.9. *Table 1* provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Land Survey	HA_020_Gynn Lane	Holden Surveys Ltd	October 2023
Planning Layout	2479 - 0301 - R05	Heneghan Architecture	November 2024

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. Paragraph 136

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. Paragraph 180 (b & d)

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

2.1.4. Paragraph 186

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

2.1.5. The Kirklees Local Plan Local Plan 2019 is the adopted local plan for Kirklees Council and is the basis for determining planning applications. This Local Plan Strategy document sets out the overall vision and planning strategy for development in the borough. Policy LP33 relates specifically to trees as detailed below.

Policy LP33 - Trees

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

Statutory Tree Protection & Designations

2.1.6. A search for Tree Preservation Orders and Conservation Areas has been carried out online using the online mapping service provided by Kirklees Council.

2.1.7. The search confirmed that one area Tree Preservation Order is present - 01/96/w1.

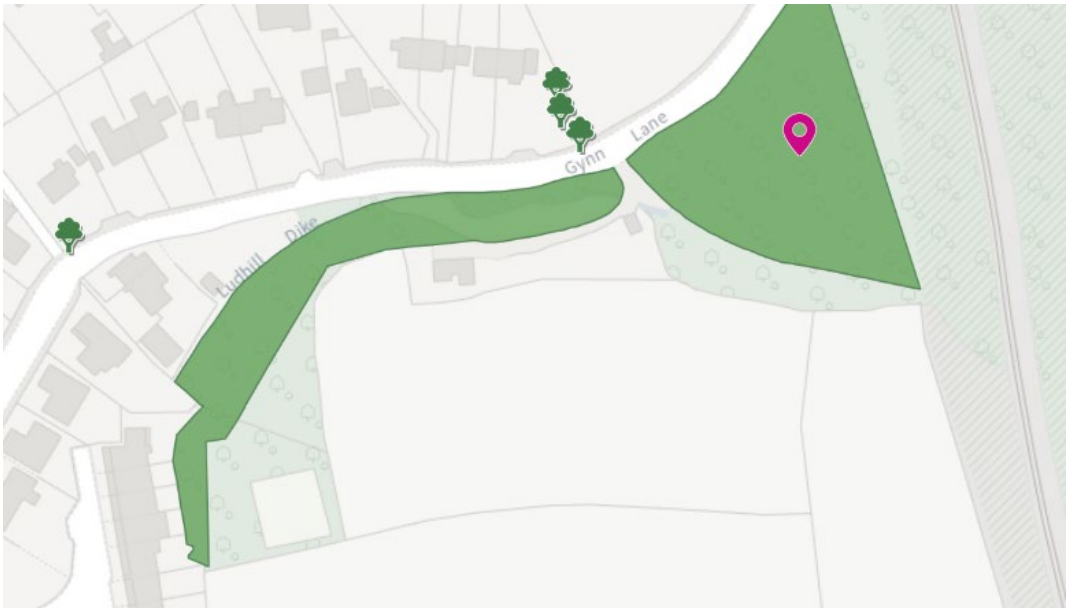


Figure 1 : Area Tree Preservation Order - 01/96/w1 hatched green.

2.1.8. The site is **not** positioned within a local conservation area.

Felling Licence

2.1.9. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"

2.1.10. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

2.1.11. All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.

3. Baseline Tree Survey

3.1.1. The tree survey was undertaken on 16th July 2024, by Sam Selwyn *Dip Arb L4 (abc), TechArborA,* Arboricultural Consultant at SEED Arboriculture Ltd & George Pickering *BSc (Hons).* Arboricultural Consultant at SEED Arboriculture Ltd.

3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category
- Root Protection Areas (RPAs)
- Tree Canopy Spreads

3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

3.1.5. The survey recorded 41no. individual trees, comprising of 6no category A, 11no. category B, 21no. category C and 3no. category U retention value.

Groups

3.1.6. The survey recorded 9no. groups of trees, comprising of 2no. category A, 1no. category B and 6no. category C retention value.

Woodland

3.1.7. The survey recorded 1no. woodland, assigned category A retention value.

Tree Survey Images



Figure 2 - View of site entrance.



Figure 3 - View of western boundary towards G3.



Figure 4 - View of the eastern aspect. T32 in the foreground.



Figure 5 - View of W1, looking north.

4. Impact Assessment

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plan (**Appendix 3**).

4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal and amendments have been made during the design process in order to retain as many existing trees as possible. However, due to the building and engineering requirements there is conflict with trees which is considered unavoidable.

4.1.3. All trees proposed for removal are illustrated with a red canopy outline on the Arboricultural Impact Plans at **Appendix 3.**

4.1.4. Table 2 details the tree removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

	Retention Category				Total
	A	B	C	U	
Trees to be removed for Proposed Development	T1, T2, T18	T12, T13, T32	T3, T4, T15, T17, T19, T22, T23, T24, T25, T41	T5, T7, T10	**19**
Groups to be removed for Proposed Development	-	-	G2, G8, G9	-	**3**
Groups to be part-removed for Proposed Development	-	-	G7	-	**1-part removal**
Total	**3**	**3**	**13 + 1 part removal**	**3**	**22 + 1 part removal**

4.1.5. A small area of low-quality scrub trees under 75mm in diameter, will be removed to the east of the new access road to facilitate the installation of new pavement and a pedestrian crossing.

4.1.6. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

Mitigation

4.1.7. To mitigate for the tree loss detailed above, soft landscaping proposals should include planting of a range of suitable tree species including large canopy trees in areas of open space.

4.1.8. The resulting additional species will provide much-needed diversity among tree species for futureproofing against pests, diseases, and the effects of climate change.

Root Protection Areas (RPAs)

4.1.9. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.1.10. The RPA is an area in which no groundworks should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.1.11. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 3**.

New RPA Incursions

4.1.12. The Proposed Development has been designed with consideration of the existing tree constraints. However, the proposals result in several new RPA incursions as summarised below:

- **T6 (Sycamore)** - New incursion of 5.2m^2 within a total of 191m^2 RPA – 3% new incursion for Proposed new road and pavement.

  Mitigation - Arboricultural supervision of works within the RPA.

- **T11 (Pedunculate oak)** - New incursion of 43.8m^2 within a total of 255m^2 RPA - 17% new incursion for new road and pavement. Root growth in the new incursion area is likely restricted due to the topography and level changes around T11.

  Mitigation - Arboricultural supervision of works within the RPA.

- **One tree within G3 (Sycamore)** - New incursion of 3.4m^2 within a total of 72m^2 RPA - 5% new incursion for a road turning head.

  Mitigation - Arboricultural supervision of works within RPA.

- **G4 (Various species)** - Negligible incursion.

4.1.13. All new RPA incursions mentioned above will require excavation within these protected zones. To ensure foreseeable damage does not occur a methodology for the excavation process is provided in section 5 of this AIA.

Working within RPAs - Existing RPA incursions

4.1.14. There is a requirement to install an attenuation tank within the illustrated RPAs of two trees located on the south side of group G1.

4.1.15. Currently, there is a hard surface access road that serves the existing dwelling on the site, which occupies a large proportion of the RPAs in the area associated with the new incursion. Root growth in this area is likely restricted due to the existing hard surface and changes in topography.



Figure 6 : View of G1 taken from existing dwelling

4.1.16. Additionally, the groundwork needed to install the tank is in the very outer extent of the RPAs of the two trees and it is likely that only fine, fibrous roots (<25mm) will be present.

4.1.17. To prevent any foreseeable damage, an example methodology for the excavation process is provided in Section 5 of this AIA. Comprehensive details regarding tree protection and construction methods should be included in an Arboricultural Method Statement(AMS) as part of a suitable planning condition following planning approval.

Working within RPAs – Fencing

4.1.18. The Proposed Development requires the installation of boundary fencing within the RPAs of retained trees T30, T34, T38, T39, G3 & W1.

4.1.19. An example methodology for the process is provided within Section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an AMS following planning approval.

Facilitation Tree Pruning

4.1.20. In order to provide sufficient clearance for construction and future use of the Proposed Development, trees may require minor pruning work to be carried out.

4.1.21. Required tree pruning is likely to include the following:

- **G1** - Trees situated within the extent of the southern group canopy. Reduction of low lateral branches to provide clearance for the installation of an attenuation tank.

4.1.22. A final specification for facilitation tree pruning should be determined by the Arboricultural Clerk of Works (ACoW), following a pre-commencement site meeting with the appointed contractor.

4.1.23. Further requirements for facilitation pruning may be identified during the course of construction and should be addressed by ongoing liaison with the ACoW.

Tree Canopies & Shade

4.1.24. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 3**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

4.1.25. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.

4.1.26. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.

4.1.27. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Future growth

4.1.28. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.

4.1.29. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A Tree Protection Plan (TPP) is provided at **Appendix 3**.

5.1.2. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Arboricultural Clerk of Works (ACoW). The ACoW will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

5.1.3. As part of an AMS detailed tree protection measures can be specified and air excavation techniques can be used to dig a trench in the location of the proposed attenuation tank in order to confirm the presence and size of tree roots.

Tree Protection Fencing

5.1.4. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.

5.1.5. The indicative location of Tree Protection Fencing (TPF) is illustrated on the Tree Protection Plans at **Appendix 3**.

5.1.6. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the ACoW and, where necessary, approval from the Local Planning Authority.

5.1.7. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

5.1.8. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 4**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.

5.1.9. Alongside the standard specification TPF, an alternative fencing specification is recommended to accommodate changes in site levels. This involves securing fence posts into the ground in accordance with the terrain, using Heras fencing panels or similar options that are mechanically fixed to the posts. **Figure 7** provides a suitable example of this configuration.



Figure 7: Alternative TPF fencing specification

5.1.10. Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 4**).

5.1.11. At the end of the project, the fence will be removed only after confirmation by the ACoW and the Council that this is appropriate.

Excavation within RPAs

5.1.12. In order to construct and implement the Proposed Development there will be a requirement for excavation within the RPAs of T6, T11, T20, G1, G3 & G4. To minimise the impact upon the retained trees, the following methodology should be followed.

5.1.13. All ground excavations will be carried out under the supervision of the ACoW, when within tree RPAs.

5.1.14. Paragraph 7.2.1 of BS5837:2012 recognises that although existing ground levels should be retained within the RPA, limited manual excavation within the RPA might be acceptable, subject to justification.

5.1.15. The operations should be carried out using hand-held tools where possible and preferably by compressed air soil displacement. Limited mechanical excavation may be acceptable subject to the agreement of the ACoW.

5.1.16. Roots exposed by the compressed air excavation may be loosened and relocated / diverted to minimise any requirement for root pruning.

5.1.17. Roots smaller than 25 mm in diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with the ACoW.

Fencing within RPAs

5.1.18. To ensure foreseeable damage does not occur during the installation of fencing within RPAs the following methodology should be followed:

5.1.19. Hand-dig only methods will be adopted when working within the RPA of retained trees. The removal of the existing soft/hard surfaces within the RPAs must be undertaken under the direct supervision/guidance of the ACoW.

5.1.20. The post holes will be c.300mm^2 excavated using hand tools to a depth of c.650mm. Any minor identified roots <25mm diameter will be pruned back with secateurs or a root pruning hand saw. Any significant roots identified >25mm in diameter will be avoided and if discovered, post holes relocated.

5.1.21. Post holes will be lined with a non-porous lining such as durable polythene to prevent leachates from concrete damaging tree roots. Post holes should be filled with concrete/postcrete just below the formation level. Finally, the polythene lining should be trimmed back and filled with clean topsoil in preparation for fixing the fence panels.

6. References

6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

6.1.2. British Standard 3998:2010 ‘Tree work – Recommendations’

6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations

6.1.4. National Planning Policy Framework (NPPF) 2024

6.1.5. The Forestry Act 1967

6.1.6. The Town and Country Planning Act 1990

6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Site Location Plan



Appendix 2 – Tree Schedule

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BS5837:2012 TREE SCHEDULE

SURVEY DATE: 17.07.2024
CLIENT: Vivly Living
SITE: Gynn Lane, Honley
REFERENCE: 1829-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T1	Sycamore	*Acer pseudoplatanus*	22	700	6	3	2	4	1.6	Mat	Good	Fair	Located close to the current property entrance. Stands adjacent to river on the north side. Large mature tree, edge of tree group canopy shape. Main stem is covered in ivy to 12m preventing detailed assessment. Makes a significant landscape contribution.	Remove tree to facilitate the Proposed Development	40+ years	**A2**	222	8.40
T2	Sycamore	*Acer pseudoplatanus*	23	800	4	6	8	5	5	Mat	Good	Fair	Located adjacent to current access driveway adjacent to stone wall. Tall mature tree in good condition Co-dominant stem structure at 8m. Large upright canopy. Ivy covers the main stem preventing detailed assessment. Adds landscape and amenity value.	Remove tree to facilitate the Proposed Development	40+ years	**A1**	290	9.60
T3	Sycamore	*Acer pseudoplatanus*	12	170	4	3	3	3	2	S/Mat	Good	Good	Located within wider woodland group. Existing access located to west. Tree is well established but has limited arboricultural merit.	Remove tree to facilitate the Proposed Development	10 to 20 years	**C2**	14	2.10
T4	Common ash	*Fraxinus excelsior*	13	270	4	2	3	3	3	S/Mat	Fair	Fair	Located within wider woodland group. Existing access located directly at base to west. Tree is well established but has limited arboricultural merit. Limited signs of ash dieback within canopy.	Remove tree to facilitate the Proposed Development	10 to 20 years	**C2**	34	3.30
T5	Common ash	*Fraxinus excelsior*	10	140	2	3	2	2	5	S/Mat	Fair	Fair	Located within wider woodland group. Existing access located to west. Existing stream directly to south. Limited signs of ash dieback within canopy.	Remove tree to facilitate the Proposed Development	<10 years	**U**	10	1.80
T6	Sycamore	*Acer pseudoplatanus*	23	650	4	5	6	8	10	Mat	Good	Fair	Mature woodland tree high spreading canopy. Good condition. Dense basal growth restricts detailed assessment. Visible from main road and internal access road. Provides landscape and amenity value.	No work recommended at time of survey.	40+ years	**A2**	191	7.80
T7	Common ash	*Fraxinus excelsior*	10	120	2	2	2	2	7	Dead	Dead	Poor	Tree is predominantly dead with very limited live growth within canopy.	Remove tree to ground level as part of good arboricultural management.	<10 years	**U**	7	1.50
T8	Wych elm	*Ulmus glabra*	14	200	4	4	3	3	1	S/Mat	Fair	Fair	Semi to early mature understory woodland tree in good condition. Future growth can be expected. Low arboricultural quality currently.	No work recommended at time of survey.	20 to 40 years	**C1**	18	2.40
T9	English holly	*Ilex aquifolium*	7	160	2	2	2	2	0	S/Mat	Fair	Fair	Insignificant understorey tree. Future growth can be expected. Minor wounds observed on the main stem. Position estimated.	No work recommended at time of survey.	10 to 20 years	**C1**	10	1.80

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BS5837:2012 TREE SCHEDULE

SURVEY DATE: 17.07.2024
CLIENT: Vivly Living
SITE: Gynn Lane, Honley
REFERENCE: 1829-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T10	Common ash	*Fraxinus excelsior*	18	420	4	3	6	3	13	E/Mat	Declining	Fair	Located on edge of wider woodland. Existing stream located directly to north. Canopy has limited vigour with moderate deadwood associated. Likely due to presence of ash dieback.	Remove tree to facilitate the Proposed Development	<10 years	**U**	82	5.10
T11	Pedunculate oak	*Quercus robur*	20	750	3	4	7	6	6	Mat	Fair	Fair	Mature woodland tree. Open cavity north east between buttress roots, minor decay associated - insignificant. Good vitality associated with canopy. Adds to the overall tree scape.	No work recommended at time of survey.	20 to 40 years	**A1**	254	9.00
T12	Pedunculate oak	*Quercus robur*	12	240	3	3	4	4	1	S/Mat	Good	Good	Located on embankment on edge of wider woodland. Tree is well established and offers future tree cover on site.	Remove tree to facilitate the Proposed Development	40+ years	**B2**	28	3.00
T13	Silver birch	*Betula pendula*	14	440	4	3	6	4	4	Mat	Good	Good	Located at top of embankment next on edge of woodland. Light ivy cover associated with main stem. Good canopy odour with minor deadwood within canopy.	Remove tree to facilitate the Proposed Development	20 to 40 years	**B1, 2**	92	5.40
T14	Pedunculate oak	*Quercus robur*	18	550	0	5	10	3	4	Mat	Fair	Fair	Located on top of bank. Woodland tree with contorted canopy shape and main stem, heavily biased south. In fair condition. Hidden from view but adds density to the woodland edge.	No work recommended at time of survey.	20 to 40 years	**B1**	137	6.60
T15	Goat willow	*Salix caprea*	5	226	1	1	4	1	4	E/Mat	Fair	Poor	Located at top of embankment on edge of woodland. Tree is multi stemmed from base. One stem is dead. Limited arboricultural merit.	Remove tree to facilitate the Proposed Development	10 to 20 years	**C2**	23	2.70
T16	Silver birch	*Betula pendula*	3	225	1	3	8	2	0.5	E/Mat	Fair	Fair	Woodland edge tree. Heavily distorted due to group pressure. All growth is south west reaching for light. Low arboricultural quality.	No work recommended at time of survey.	10 to 20 years	**C1**	23	2.70
T17	Corsican pine	*Pinus nigra var maritima*	19	270	3	3	3	3	12	E/Mat	Good	Good	Located at top of embankment. Dense vegetation around base. Tree is well established. Minor deadwood within lower canopy typical of species.	Remove tree to facilitate the Proposed Development	20 to 40 years	**C2**	34	3.30
T18	Scots pine	*Pinus sylvestris*	17	630	2	5	6	6	1.5	Mat	Good	Good	Located at top of embankment on edge of woodland. Dense Holly growth around base restricting detailed assessment. Minor deadwood associated with canopy. Strong future value.	Remove tree to facilitate the Proposed Development	40+ years	**A1, 2**	177	7.50

SEED

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 17.07.2024
CLIENT: Vivly Living
SITE: Gynn Lane, Honley
REFERENCE: 1829-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T19	European larch	*Larix decidua*	13	420	2	3	4	2	1	E/Mat	Fair	Fair	Stands on raised ground. Understory tree canopy biased south in search of light. Heavy ivy growth on main stem prevents detailed assessment dead branches associated with canopy typical of species.	Remove tree to facilitate the Proposed Development	10 to 20 years	C1	82	5.10
T20	Common ash	*Fraxinus excelsior*	23	600	5	5	8	5	2	Mat	Fair	Fair	Located to north of existing track. River located to north of tree. Dense ivy cover associated with main stem. Moderate deadwood associated with canopy. Canopy is fairly sparse likely linked to presence of ash dieback disease.	No work recommended at time of survey.	20 to 40 years	C1	163	7.20
T21	Common ash	*Fraxinus excelsior*	24	590	5	4	9	6	18	Mat	Fair	Fair	Located to north of existing track. River located to north of tree. Small woodpecker hole associated with old pruning wound. Moderate deadwood associated with canopy. Canopy is fairly sparse likely linked to presence of ash dieback disease.	No work recommended at time of survey.	20 to 40 years	C1	163	7.20
T22	Common apple	*Malus domestica*	4	171	1	2	3	2	0.5	S/Mat	Fair	Fair	Stands on banked ground adjacent to field. Insignificant tree, low arboricultural quality.	Remove tree to facilitate the Proposed Development	10 to 20 years	C1	14	2.10
T23	English holly	*Ilex aquifolium*	7	219	3	2	3	3	0.5	E/Mat	Fair	Fair	Stands on banked ground adjacent to field. Insignificant tree, low arboricultural quality.	Remove tree to facilitate the Proposed Development	10 to 20 years	C1	23	2.70
T24	Lawson's cypress	*Chamaecyparis lawsoniana*	7	250	3	3	3	3	0	E/Mat	Fair	Fair	Stands on banked ground. Insignificant tree, low arboricultural quality. Likely part of historical ornamental planting.	Remove tree to facilitate the Proposed Development	10 to 20 years	C1	28	3.00
T25	Sawara false cypress	*Chamaecyparis pisifera*	7	250	2	2	2	2	0.5	E/Mat	Fair	Fair	Stands on banked ground. Insignificant tree, low arboricultural quality. Likely part of historical ornamental planting.	Remove tree to facilitate the Proposed Development	10 to 20 years	C1	28	3.00
T26	Pedunculate oak	*Quercus robur*	17	550	5	6	4	5	1	Mat	Good	Good	Offsite tree growing on banked ground. Well formed canopy and in good condition. Provides amenity value, future growth can be expected. Encroaches onto site by approx. 1m.	No work recommended at time of survey.	40+ years	A1	137	6.60
T27	Common ash	*Fraxinus excelsior*	7	180	3	3	3	3	2	S/Mat	Fair	Fair	Offsite. Low arboricultural quality.	No work recommended at time of survey.	10 to 20 years	C1	14	2.10

SEED

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 17.07.2024
CLIENT: Vivly Living
SITE: Gynn Lane, Honley
REFERENCE: 1829-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T28	Silver birch	*Betula pendula*	18	300	3	4	3	4	1.2	E/Mat	Good	Good	Offsite early mature tree located in neighbouring garden. Fair condition - restricted access. Adds landscape value. Encroaches on to site by 2m.	Ni work recommended at time of survey.	20 to 40 years	**B1**	41	3.60
T29	Common Laburnum	*Laburnum anagyroides*	12	661	5	6	4	4	2	Mat	Good	Fair	Tree located within residential garden directly off site. Tree is multi stemmed from 1.5m. Good canopy vigour.	No work recommended at time of survey.	20 to 40 years	**B1**	191	7.80
T30	Sycamore	*Acer pseudoplatanus*	15	564	5	5	5	5	2.5	Mat	Good	Fair	Offsite tree located in neighbouring garden. Well formed pleasing radial canopy. Three stems divides at ground level. Restricted access for detailed assessment. Adds landscape value. Lateral branches encroach onto site by approx. 5m, north.	No work recommended at time of survey.	20 to 40 years	**B1**	150	6.90
T31	Silver birch	*Betula pendula*	11	130	3	3	3	3	5.5	S/Mat	Good	Good	Small tree located directly off site. Limited arboricultural merit. Good canopy vigour.	No work recommended at time of survey.	10 to 20 years	**C1**	7	1.50
T32	Sycamore	*Acer pseudoplatanus*	14	686	4	5	4	5	1.2	Mat	Good	Fair	Located centrally on site, squat height. Multi stemmed structure divides at ground level into six stems - possible unmanaged coppice. Well formed canopy. The tree is highly visible on site. Moderate arboricultural quality. Future growth can be expected.	Remove tree to facilitate the Proposed Development	20 to 40 years	**B1**	206	8.10
T33	Common plum	*Prunus domestica*	5	230	3	3	3	3	2.5	S/Mat	Good	Good	Small tree located directly off site. Limited arboricultural merit.	No work recommended at time of survey.	10 to 20 years	**C1**	23	2.70
T34	English holly	*Ilex aquifolium*	8	220	3	3	3	3	2.5	S/Mat	Good	Good	Small tree located directly off site. Limited arboricultural merit.	No work recommended at time of survey.	10 to 20 years	**C1**	23	2.70

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 17.07.2024
CLIENT: Vivly Living
SITE: Gynn Lane, Honley
REFERENCE: 1829-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T35	Rowan	*Sorbus aucuparia*	5	100	2	2	2	2	2.5	S/Mat	Good	Good	Small ornamental tree within residential garden.	No work recommended at time of survey.	10 to 20 years	**C1**	5	1.20
T36	Common apple	*Malus domestica*	10	280	4	3	3	3	1.5	E/Mat	Good	Good	Ornamental fruit tree located within residential garden. Tree has good radial canopy. Canopy encroaches onto site.	No work recommended at time of site.	20 to 40 years	**B1**	34	3.30
T37	Wild cherry	*Prunus avium*	13	300	4	4	3	5	3	Mat	Good	Good	Located in neighbouring garden. Mature specimen in good condition. Detailed assessment restricted. Adds landscape value moderate arboricultural quality.	No work recommended at time of survey.	20 to 40 years	**B1**	41	3.60
T38	Wild cherry	*Prunus avium*	10	350	4	3	3	5	1.3	Mat	Fair	Fair	Located offsite adjacent to stone wall. Squat mature tree with spreading canopy. One small section of dieback observed but fair overall condition. Provides landscape value. Lateral branches overhang the site by 2m approx.	No work recommended at time of survey.	20 to 40 years	**B1**	55	4.20
T39	Pedunculate oak	*Quercus robur*	12	430	7	6	8	7	2	Mat	Good	Good	Located on railway embankment. Tree is well established and has good radial canopy. Minor deadwood associated with canopy. Good future value.	No work recommended at time of survey.	40+ years	**B1**	82	5.10
T40	Goat willow	*Salix caprea*	12	707	8	8	8	8	1	Mat	Good	Good	Located at top of railway embankment. Tree is multi stemmed from base. No access to tree, attributes estimated. Good screening value from railway.	No work recommended at time of survey.	20 to 40 years	**C1**	222	8.40
T41	Common apple	*Malus domestica*	4	230	3	3	3	3	1.5	S/Mat	Good	Good	Small ornamental fruit tree at top of embankment.	Remove tree to facilitate the Proposed Development	10 to 20 years	**C1**	23	2.70
G1	Sycamore, Common hazel, Common ash, English holly, Elder		Min 10 - Max	Min 50 - Max 650	See Associated Plans				2	Mat	Fair	Fair	Boundary group of mature trees establishing from both river banks. Fair condition throughout. Heavy ivy is present on most stems. An important landscape feature to the site. Provides amenity, landscape and screening value.	No work recommended at time of survey.	40+ years	**A1, 2**	See Associated Plans	
G2	Lawson's cypress		Min 7 - Max 1	Min 180 - Max	See Associated Plans				0	S/Mat	Good	Good	Group of ornamental trees on edge of existing driveway.	Remove to facilitate the Proposed Development	10 to 20 years	**C2**	See Associated Plans	

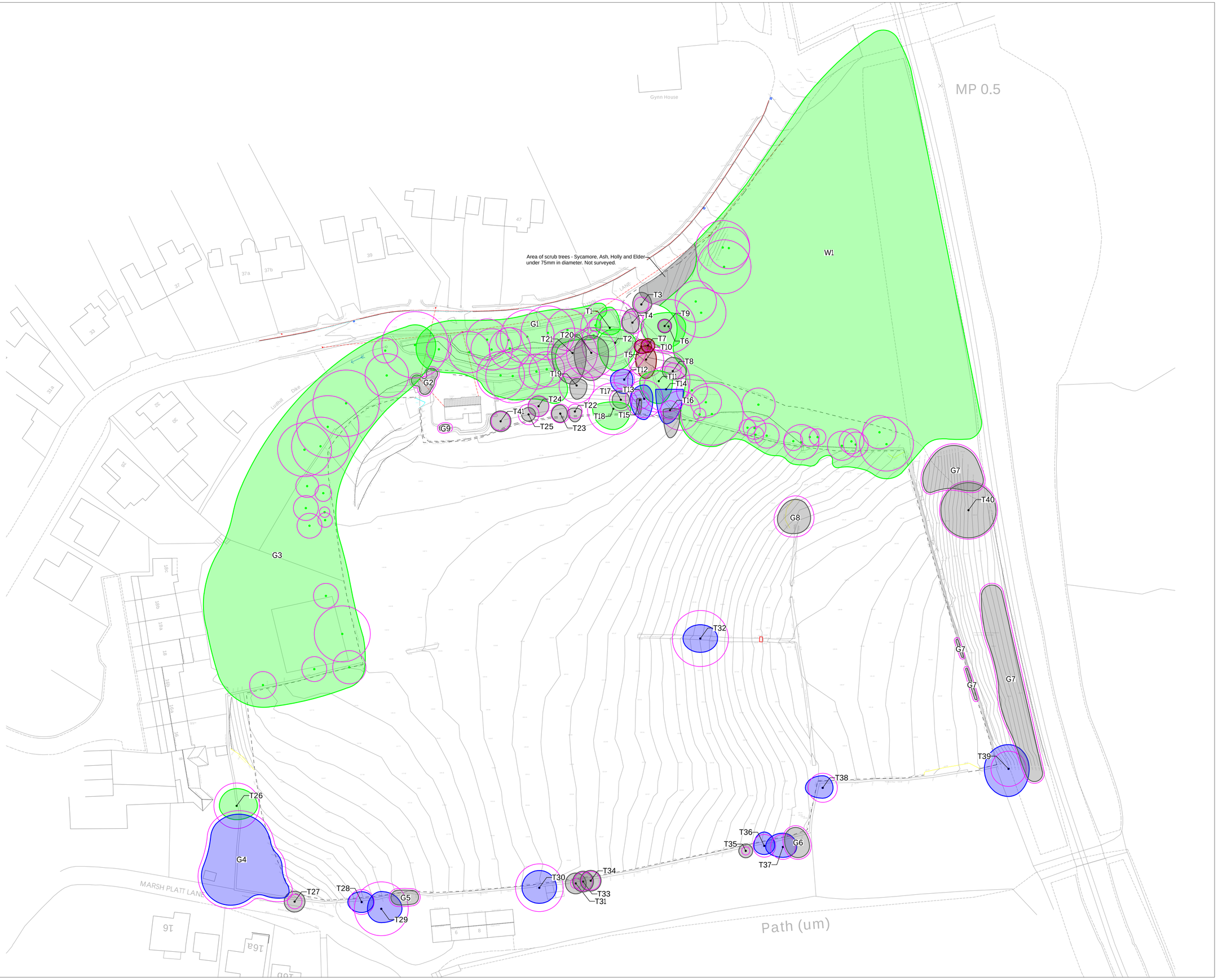
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BS5837:2012 TREE SCHEDULE

SURVEY DATE: 17.07.2024
CLIENT: Vivly Living
SITE: Gynn Lane, Honley
REFERENCE: 1829-TS-V1-B

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N E S W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G3	Sycamore, Common hazel, Common hawthorn, Common beech, Common ash, English holly, Norway spruce, Wild cherry, Pedunculate oak, Elder, English elm		Min 5 - Max	Ave	See Associated Plans	1.5	Mat	Good	Fair	Boundary group of trees growing on steeply banked ground. A mix of woodland species with understory present as well overstory. Trees in good condition with strong leaf coverage and vitality observed. Due to the elevated position this shelterbelt of trees is a very important landscape feature, providing amenity value and screening.	No work recommended at time of survey.	40+ years	A1	See Associated Plans	
G4	Common hawthorn, Pedunculate oak, Elder		Min 7 - Max 1	Min 50 - Max 350	See Associated Plans	1.5	E/Mat	Good	Good	Located directly behind wire fence. Trees stand on steep embankment. Offers good screening with adjacent residential dwellings.	No work recommended at time of survey.	40+ years	B2	See Associated Plans	
G5	English holly, Magnolia species		Min 7 - Max 1	Min 140 - Max	See Associated Plans	1	S/Mat	Fair	Fair	Ornamental group located directly off site.	No work recommended at time of survey.	10 to 20 years	C1	See Associated Plans	
G6	Silver birch, Common hazel, Cockspur hawthorn		Min 4 - Max 1	Min 50 - Max 250	See Associated Plans	1	E/Mat	Good	Fair	Located directly adjacent to site. Group is dense. Trees individually have limited arboricultural merit.	No work recommended at time of survey.	10 to 20 years	C2	See Associated Plans	
G7	Sycamore, Silver birch, Common ash, Pedunculate oak, Dog rose, Goat willow, Rowan		Min 4 - Max	Min 25 - Max 100	See Associated Plans	0.5	Young	Fair	Fair	Sporadic group of trees and vegetation located on railway embankment. Mix of species mostly self set and unmanaged. Future growth can be expected, low arboricultural quality.	No work recommended at time of survey.	10 to 20 years	C1	See Associated Plans	
G8	Common hawthorn, Wild cherry, Dog rose		Min 6 - Max	Min 75 - Max 180	See Associated Plans	1	E/Mat	Fair	Fair	A clump of trees and vegetation located centerally on site. Dense group forming a mutual canopy. Fair condition low arboricultural value.	Remove to facilitate the Proposed Development	10 to 20 years	C2	See Associated Plans	
G9	Lawson's cypress		Min 4 - Max 1	Min 100 - Max	See Associated Plans	0	S/Mat	Good	Fair	Part of the ornamental planting on site.	Remove to facilitate the Proposed Development	10 to 20 years	C2	See Associated Plans	
W1	Sycamore, Silver birch, Common hazel, English holly, Pedunculate oak, Elder, Yew		Min 22 - Max	Min 75 - Max 600	See Associated Plans	1	Mat	Good	Good	A mixed broadleaf woodland triangular in shape. Extremely dense. Stands on challenging terrain. Variation of heights within the woodland. All trees in good condition - detailed assessment restricted. Understory present as well as overstory. A very important site feature. High arboricultural quality. Provides wildlife, landscape, amenity and screening value.	No work recommended at time of survey.	40+ years	A1	See Associated Plans	

Appendix 3 – Plans



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

N

Rev	Description	Date
Rev B	Survey Update	13.08.2024
Rev A	Issue to client	24.07.2024

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Gynn Lane, Honley

TITLE
Tree Constraints Plan

DRAWING REF	DRAWING NO
1829-TCP-001-B	001

SCALE	REVISION
1:500 @ A1	Rev B



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Tree / Group to be REMOVED
- New RPA Incursion
- Existing RPA Incursion - Hard Standing
- Area of restricted root growth
- Area of specialist excavation
- Retaining walls

N

Rev	Description	Date
B	Issue to client	06.12.2024
A	Issue to client	04.11.2024

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Gynn Lane, Honley

TITLE
Arboricultural Impact Plan

DRAWING REF	DRAWING NO
1829-AIP-002-B	002

SCALE	REVISION
1:400 @ A1	B

Existing RPA incursions
Access road that served the original dwelling on site

Excavation required for attenuation tank installation
Area of restricted root growth at the outer extents of RPAs of two trees. It's likely only fine fibrous roots will be present. Mitigation - Arboricultural supervision of excavation. As part of a AMS air excavation techniques to be used to determine the size and location of tree roots.

T6 - New RPA incursion
Mitigation - Arboricultural supervision of excavation

T11 - New RPA incursion
Mitigation - Arboricultural supervision of excavation

W1 - Fencing within the RPA
To ensure foreseeable damage does not occur refer to AIA for methodology

G3 - Fencing within the RPA
To ensure foreseeable damage does not occur refer to AIA for methodology

One tree within G3 - New RPA incursion
Mitigation - Arboricultural supervision of excavation

G4 - New RPA incursion
Arboricultural supervision of excavation

T38 - Fencing within the RPA
To ensure foreseeable damage does not occur refer to AIA for methodology

T39 - Fencing within the RPA
To ensure foreseeable damage does not occur refer to AIA for methodology

T30 - Fencing within RPA
To ensure foreseeable damage does not occur refer to AIA for methodology

T34 - Fencing within the RPA

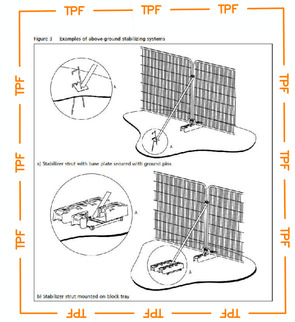
Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the ACoW must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.



Alternative Tree Protection Fencing

Due to the level changes on site an alternative Tree Protection fencing configuration is recommended which is more suitable for topography. The system consists of fence posts installed into the ground following the terrain, Heras Fencing or similar is then mechanically fixed to the posts.



KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

TREE PROTECTION
- Tree Protection Fencing
- Alternative Tree Protection fencing suitable for banked ground refer to AIA for details
- Area of specialist excavation
- Existing RPA incursion
- Arboricultural supervision of works within RPAs

N

Rev	Description	Date
Rev A	Issue to client	06.12.2024

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Gynn Lane, Honley

TITLE
Tree Protection Plan

DRAWING REF
1829-TPP-003-A

DRAWING NO
003

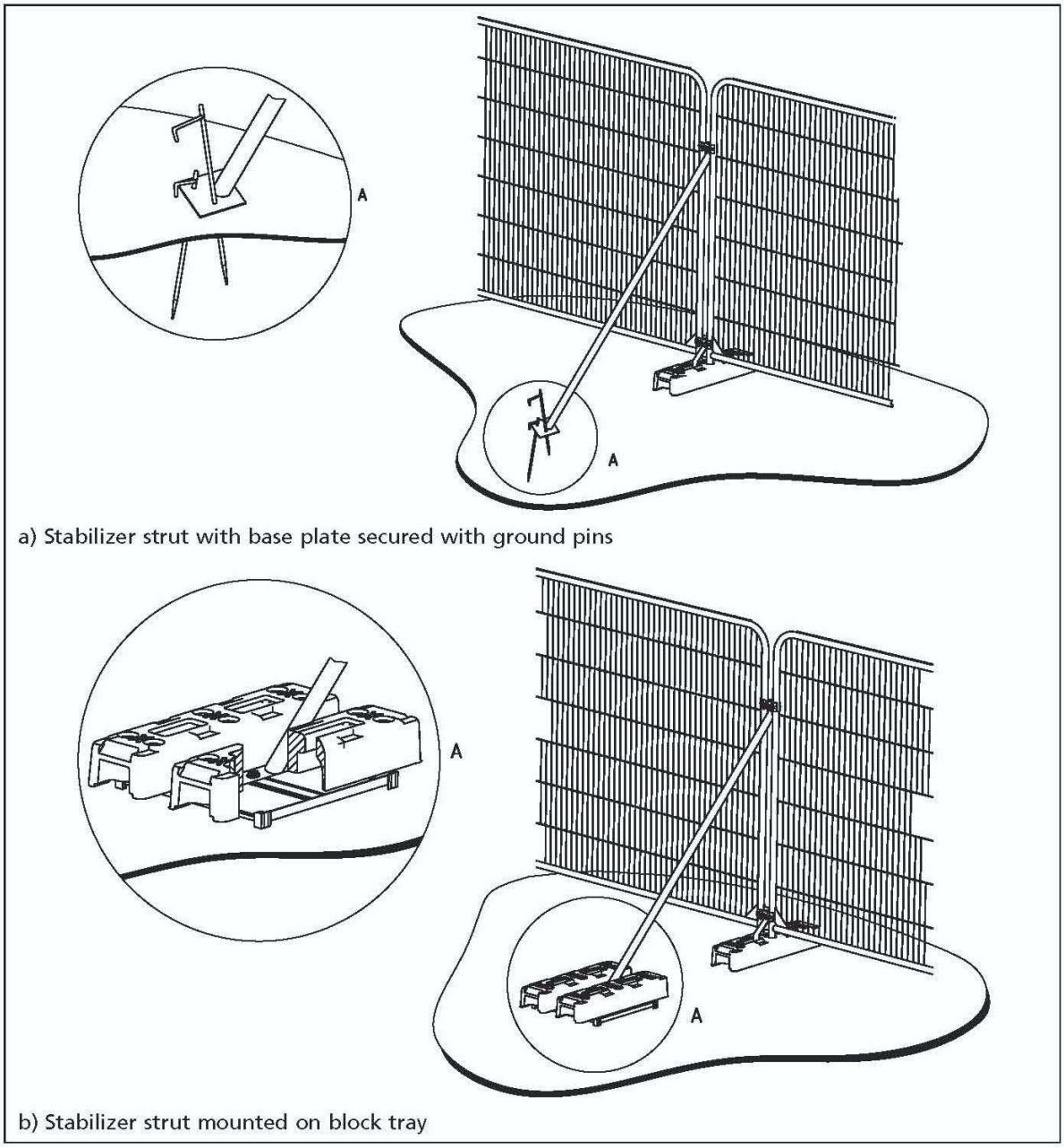
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REVISION
Rev A

Appendix 4 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTION AREA



NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.



TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.

SEED

ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

www.seed-arb.co.uk - info@seed-arb.co.uk - 01625 460 252