ARBORICULTURAL METHOD STATEMENT
to BS 5837:2012
at
Highmoor Lane
Cleckheaton
West Yorkshire
BD19 6LW

Client:
Thirteen Group

Client Address:
2 Hudson Quay
Windward Way
Middlesbrough
TS2 1QG

JCA Ref:
22114d/LW

JCA Limited
Arboricultural & Ecological Consultants

Contents

1. Introduction

1.1 Purpose of the Method Statement

1.1.1 This Arboricultural Method Statement has been prepared to ensure good practice in the protection of retained trees during the development at **Highmoor Lane**, **BD19 6LW**.

1.2 Terms of Reference

1.2.1 JCA Limited is instructed by **Thirteen Group** to prepare an Arboricultural Method Statement for the proposed development, based on our arboricultural report dated 6th October 2025 (JCA Ref: **22114c-Rev2/LW**). The arboricultural survey and report conform to the most recent specifications outlined in BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*.

1.2.2 It is proposed to construct a housing estate with associated hard standings, access roads and green areas.

1.2.3 The following drawings have been provided, and these are the basis of the Arboricultural Method Statement and the Tree Protection Plan at **Appendix 5**:

- Topographical Survey (Drawing Ref: **THG-HL8270**).
- Development Layout (Drawing Ref: **Proposed Site Layout - Planning Layout Final**).

1.3 Status of the Method Statement

1.3.1 This Arboricultural Method Statement should be included as part of the specification and schedule of works issued to the building contractor and can form part of the contract.

1.3.2 This Arboricultural Method Statement should be available on site for inspection by the local authority, contractors and other relevant persons.

2. Tree Works Prior, During and Post Construction

2.1 Tree Works Prior to Construction

2.1.1 Prior to any construction activity, the first operation on site will be the undertaking of the necessary arboricultural works.

2.1.2 The tree works include:

- The removal of **T1** for arboricultural reasons.
- The removal of epicormic/young growth around **T3**, **T15**, **T16**, **T23**, **T30** and **T31** for arboricultural reasons.
- The pruning of **T11**, **T13** and **T17**, for arboricultural reasons.
- The pruning of **T23**, **T24**, **T76** and **T91**, to facilitate the development.

2.1.3 In addition, **57** items of vegetation need removing to facilitate the development, as detailed at **Appendix 1**.

2.2 Tree Works During Construction

2.2.1 Root pruning is required to enable the construction of hard surfacing within the RPA of **G73** and **T76**. This operation will be undertaken during the construction phase and will be supervised throughout by the appointed arboriculturalist.

2.2.2 Any roots exposed during this operation will be cleanly severed using appropriate hand tools (e.g. sanitised hand saws or bypass secateurs), where less than 25mm in diameter. Roots greater than 25mm in diameter will be retained in situ until the required excavation has been completed. Once the excavation is complete, any roots greater than 25mm will be retained wherever it is viable to do so (to the discretion of the supervising arboriculturalist). Those roots which are not deemed viable for retention will be cleanly severed, as above.

2.2.3 The protective fence line will then be re-aligned, as shown on the Tree Protection Plan at **Appendix 5**. Once the operation is complete and any protective measures re-instated, no further arboricultural supervision will be required.

Exposed Roots

2.2.4 During the excavation operations, any tree roots which become exposed which are to be retained are at risk of potentially drying out (during the Summer) or freezing (during the Winter). As such, roots should be exposed for as little time as possible.

2.2.5 During the Summer months, all retained, exposed roots will be wrapped in damp hessian sacking; the sacking will need to be kept damp for as long as the roots remain exposed.

2.2.6 During the Winter months, all retained, exposed roots are to be wrapped in dry hessian sacking.

2.2.7 Before backfilling the excavations, all hessian sacking is to be carefully removed from the roots.

2.3 Tree Works Post Construction

2.3.1 When the construction phase is complete and when the temporary protective barrier has been removed, some minor remedial works may be required. This may be for aesthetic purposes, to give clearance for new paths or to provide ground clearance for landscaping schemes.

2.3.2 No post construction remedial works are to be carried out on the trees until permission has been granted by the Local Planning Authority.

2.4 Recommendations For Tree Works

2.4.1 All work must be undertaken to BS 3998: 2010 - *Recommendations for tree work* and carried out by qualified, experienced and, ideally, Arboricultural Association approved contractors who must be adequately insured.

2.4.2 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the attention of JCA immediately.

2.4.3 No liability can be accepted by JCA in respect of the trees unless the recommendations of this Method Statement are carried out under our supervision.

3. The Protective Barrier Prior, During and Post Construction

3.1 Protective Barrier Prior to Construction

3.1.1 The installation of the temporary protective barrier will be the very first job to be undertaken on site following the completion of the tree works (**Section 2.1**). This barrier will comprise of protective fencing as detailed below and in **Section 3.2**.

3.1.2 The protective fencing must be constructed in accordance with BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* and will be located as shown on the Tree Protection Plan at **Appendix 5**. Where possible, the protective barrier will enclose the entire Root Protection Area (RPA) of the trees to make a Construction Exclusion Zone (CEZ); **this area is to be considered a restricted area; no pedestrians, vehicles, equipment or machinery are allowed within the CEZ and the storage of materials is not permitted, unless specified within this Method Statement**.

3.1.3 The protective fencing will be installed in accordance with BS 5837: 2012. In this case, two construction types of fencing will used within different areas of the site.

3.1.4 Where situated in open ground, the protective fencing will comprise of a vertical and horizontal scaffold framework, well braced to resist impacts. The vertical tubes should be spaced at a maximum interval of 3m and be driven securely into the ground, taking care to avoid underground services and structural roots. Finally, weld mesh panels are to be securely fixed on the scaffold framework.

3.1.5 Where situated over hard surfacing which is to be retained, the protective fencing will comprise of weld mesh panel fencing, situated in rubber or concrete feet. Panels will be joined together using a minimum of two anti-tamper couplers, positioned so that they can only be removed from inside the barrier. The fencing will be supported at each joint (where two panels meet) with a stabiliser strut, attached to the fencing at one end and a block tray at the other.

3.1.6 Please refer to **Appendix 2** (**Fig 1** and **Fig 2**) for protective fencing details.

3.1.7 Once the fencing is installed, waterproof signs with the sentence '*Protected tree zone, no storage or operations within this area*' are to be placed at 3m intervals to ensure that all personnel are aware of the restrictions that apply to the cordoned off area. A prepared sign is available at **Appendix 2**.

3.2 Checking the Protective Fencing Prior to Construction

3.2.1 Once installed, the appointed arboriculturalist will be invited on site to inspect the protective fencing, ensuring that it is located in the correct position and that it has been constructed in accordance with this Method Statement. No other work, including soil stripping, excavation, or the bringing onto site of materials or machinery, shall commence until the barrier is installed and confirmed to be acceptable by the appointed arboriculturalist.

3.2.2 It is important that the protective fencing is checked by an arboricultural consultant and signed off by the LPA prior to any construction works being carried out on site.

3.3 Protective Barrier During Construction

3.3.1 In order to accommodate root pruning and no-dig techniques during the construction phase, within the RPA of **T23**, **T24**, **G73**, **T76**, **T97** and **G101**, the protective barrier (fencing) will be temporarily set back from the position marked on the Tree Protection Plan at **Appendix 5**, to provide suitable working space for the required operations. Once work is complete in this area, the protective fencing will be re-aligned to the original position.

3.3.2 The protective barrier must be inspected for faults or damage by the site manager or other responsible named person on a regular basis and a written record kept. Any faults or defects must be repaired or replaced as soon as is reasonably practicable. Details of the site manager and relevant contact details can be found at **Section 7**.

3.4 Removal of the Protective Barrier

3.4.1 When the development phase is complete and the main site machinery has been removed, the protective barrier may be dismantled and removed from site.

3.4.2 It should be noted the same restrictions apply to all RPAs as the CEZ (please refer to **Section 3.1.2**).

4. Demolition Phase / Construction Phase

4.1 Demolition Works

4.1.1 In this case, no demolition works are required adjacent to retained trees. Providing that the protective barrier is installed correctly and prior to the commencement of demolition/construction, no further actions are required to prevent foreseeable damage to these trees. See **Section 3** for further details regarding the protective barrier.

4.2 Ground Level Changes

4.2.1 No ground level changes are permitted within the RPA of any tree to be retained on this site. As such no mitigation actions are considered necessary.

4.3 Construction of Hard Surfaces

4.3.1 Proposed hard surfaces are located within the calculated RPA of **G73** and **T76**. In this case, the hard surfaces only encroach into RPA minimally and as such no specialist construction detail will be required. However, root pruning will be utilised to prevent any 'ripping' damage, a problem associated with mechanical excavations. See **Section 2.2** for more details.

4.3.2 Hard surfaces, in the form of foot paths, a car parking area and bin storage are proposed within the RPA of **T23**, **T24**, **T49**, **T91** and **T97**. A no-dig method of construction will therefore be implemented to prevent damage to tree roots.

4.3.3 First, any minor undulations in ground levels (e.g. pot holes) will be filled-in using suitable top soil or sharp sand, to create a level surface. No excavation will be utilised to achieve a level surface.

4.3.4 Following this, a thin geotextile membrane will be placed on the soil and pegged/pinned into position. A three dimensional, cellular confinement system will be installed over the geotextile membrane and filled with no-fines, washed angular stone, no less than 4mm in diameter and to a minimum depth of 100mm. This may then be compacted using a plate compactor (wacker-plate) and utilised as ground protection for the retained trees.

4.3.5 In order to retain the surfacing in place, edging supports may be required. Such supporting systems will minimize disturbance to the underlying soil and will not utilise continual trenching within the RPA. Acceptable methods include peg and board edging, gabions or sleepers which may be pinned in place if required.

4.3.6 The final surface treatment must be porous to enable the percolation of water through the surfacing to the tree roots beneath. This method is considered to be appropriate in terms of minimising damage to retained trees. However, a structural engineer should be consulted to ensure that the mechanical needs of the chosen design are adequately met.

4.4 Construction of New Buildings

4.4.1 In this case, the proposed buildings are located at a sufficient distance from retained trees that no specialist foundation methods are required for arboricultural purposes.

4.5 Excavations and Services

4.5.1 In this case the routing of the proposed drainage is situated outside the RPAs of retained trees (as shown in blue dashed line on the plan at Appendix 5). As such, no mitigation actions are considered necessary to mitigate potential damage to tree roots.

4.5.2 Further details on additional utility routes are not available at this time. As such, no provision for the routing of those utilities within the RPAs is made, within the scope of this report.

4.5.3 All utilities should ideally be located outside the RPA of retained trees.

4.5.4 If, for whatever reason, incursions into the RPAs are considered unavoidable, the consulting arboriculturalist and/or the LPA must be consulted immediately, to prevent a breach of planning conditions and/or damage to retained trees.

4.5.5 Guidance and methodologies on the installation of underground services whilst minimising damage to tree roots is provided at **Appendix 3**.

4.6 Location of the Site Compound

4.6.1 The site compound, typically including the site office, mess facilities, toilets, storage of materials and parking, must be located away from, and outside the RPA of retained trees.

4.6.2 Those areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils must also be located away from, and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

5. Post Construction Phase

5.1 Completion Meeting

5.1.1 Upon completion of the works as specified in **Section 4**, a JCA consultant will invite the Local Planning Authority representative to meet with them on site to agree on any remedial works which may be required.

5.1.2 Any necessary remedial tree works will be confirmed in writing and must be carried out in accordance with BS 3998: 2010 - *Recommendations for tree work*.

5.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, JCA recommend that a further check is carried out prior to any works being undertaken post development.

5.2 Post Construction Landscaping

5.2.1 Following completion of the main construction phase, the protective fencing may be removed and the landscaping phase can commence.

5.2.2 The proposals include for the installation of boundary fences and gate posts. Where these are located within the RPA of retained trees, post holes will be dug by hand and they are to be as small as practically possible. They may be driven in either by hand or using mechanical means. However, if construction plant is to be used, it must work from outside of the RPA at all times.

5.2.3 The retained trees on site may be subject to some form of landscaping or seeding beneath their canopies after the development phase. At this stage the protective barrier will have been removed and the property may be occupied.

5.2.4 Landscaping works must be carried out in such a way as to avoid ground level changes or deep digging within RPAs. Tractor mounted rotovation or other mechanised cultivation methods must not be used within the RPAs of retained trees.

5.2.5 Heavy machinery is not permitted in the vicinity of retained trees, unless otherwise stated in this method statement.

5.2.6 Herbicides should be appropriate for the purpose and should not be used in such a way as to damage any retained trees or vegetation.

5.3 Mycorrhizal Fungi Inoculation

5.1.1 As the proposed development will encroach into the RPA of retained trees, possibly resulting in some root loss, the application of an appropriate *mycorrhizae fungi* will be undertaken to the soils around these trees after the construction phase is complete.

5.1.2 Certain *mycorrhizae* fungi form a symbiotic relationship with tree roots. A tree root associated with such *mycorrhizae* will take up nutrients more effectively and this will therefore help the tree to produce new roots more effectively, so benefitting their recovery.

6. Timescale of Works

6.1 The timescale for arboricultural requirements is summarised below:

Timescale	Action	✓	Initial
Stage 1	All requirements listed in the planning consent are approved by the Local Authority planning office.		
Stage 2	Undertake the tree works (as detailed at **Appendix 1)**.		
Stage 3	Install the temporary protective fencing around the trees (as detailed at **Appendix 2** and as shown on the Tree Protection Plan at **Appendix 5**).		
Stage 5	Have the Arboricultural Consultant inspect the protective fencing **prior** to any on site construction. Once inspected, the protective fencing must not to be moved or breached.		
Stage 7	Construction Phase: Undertake the construction of the housing estate. Install permanent hard surfaces whilst undertaking suitable measures to avoid root damage and soil compaction (as detailed in **Section 4** and at **Appendix 4**).		
Stage 8	Completion Meeting (see **Section 5**).		
Stage 9	Following the completion of the construction phase and when all site traffic and machinery has left, the protective fencing can be removed.		
Stage 10	Post construction remedial tree works to be undertaken including *Mycorrhizal* inoculation.		

7. Relevant Contact Details

Contact Name	Organisation/Detail	Contact Number
Luke Wickham Arboricultural Consultant	JCA Limited	01422 376335
TBC Tree Officer	Kirklees Council	01484 414909
TBC Site Manager	TBC	TBC
TBC Architect	TBC	TBC

Appendices

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Mature Common Ash *Fraxinus excelsior*	20	1	2.5 SW	79	9.2 8.3 7.1 6.7	Single-stemmed, vertical, with an unbalanced crown. Overhangs the site boundary, Highmoor Lane and the entrance to the neighbouring cricket field. Old pruning wounds, with good callus wood, show a history of crown lifting to clear the road. Shaggy Scalycap (*Pholiota squarrosa*) fruiting bodies present in two locations around the base of the stem. Tree showing early signs of Ash Dieback (*Hymenoscyphus fraxineus*).	Remove to ground level. Moderate	FAIR	FAIR	HIGH	MOD	<10	U
G 2	Early-mature Elder *Sambucus nigra*	To 7	0.5	1 E	40	See Plan	Multi-stemmed at 1.5m with multiple included unions. Suppressed heavily by their larger neighbours. Have been heavily cut back to clear the road.	Remove to accommodate the proposed development.	POOR	POOR	LOW	LOW	10+	C 2
T 3	Mature Sycamore *Acer pseudoplatanus*	20	2	2 NW	77	8.4 7.3 7.7 7.3	Single-stemmed, vertical, with a balanced crown. Overhanging the site boundary and Highmoor Lane. Wound on the base of the stem to the north that has developed good callus wood. Ivy starting to grow up the stem. Multiple young Elders growing around the base.	Remove young Elders growing around the stem. Remove Ivy. Low	GOOD	GOOD	HIGH	MOD	40+	A 1 2
T 4	Semi-mature Rowan *Sorbus aucuparia*	8	0.5	2 N	16	3 2 3.4 3.2	Single-stemmed, leaning, with an unbalanced crown. Suppressed by **T3**.	No action required.	GOOD	FAIR	LOW	MOD	20+	C 2
T 5	Semi-mature Alder *Alnus sp.*	6	2	2.5 NE	23	3.5 3.3 3.3 3.1	Single-stemmed, vertical, with a balanced crown. Overhanging the site boundary. Historic wounds from broken branches showing good callus wood. Young Ash, Elder and Sycamore developing around the base. Ivy is starting to grown up the stem.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	MOD	40+	B 2
T 6	Semi-mature Rowan *Sorbus aucuparia*	7	2	2 E	21	2.7 2.6 2.5 3	Single-stemmed, vertical, with an unbalanced crown. Overhanging the site boundary. No major visible defects. Young Ash and Elder growing around the base and beginning to push through the crown.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	40+	B 2

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T 7	Semi-mature Common Ash *Fraxinus excelsior*	9	1	0 N	20, 21, 10	3.4 2.8 3.5 4	Triple-stemmed at ground level with a balanced crown. Overhanging site boundary. Callus wood on larger stems indicates they may have previously been growing against other objects or plants.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	C 2
T 8	Early-mature Sycamore *Acer pseudoplatanus*	13	2.5	2.5 W	36	1.6 5 5.5 3.2	Single-stemmed, vertical, with an unbalanced crown. Overhanging the site boundary and Highmoor Lane. No major visible defects. Some epicormic growth developing from the base of the stem. Young Ash and Sycamore growing around the base of the stem.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	40+	B 2
T 9	Semi-mature Whitebeam *Sorbus aria*	5	1	1.5 S	18, 6, 5, 5	3.8 4.5 3.9 5	Multi-stemmed at ground level with an unbalanced crown due to heavy suppression by **T8** and **T10**. Large wound on main stem. Overhanging site boundary.	Remove to accommodate the proposed development.	FAIR	POOR	LOW	MOD	10+	C 1
T 10	Mature Sycamore *Acer pseudoplatanus*	14	2	2 SW	60	5.2 6 6.6 7.4	Single-stemmed, vertical, with a balanced crown. Multiple stubs on branches to NE of the canopy where they were pruned away from new house. Overhanging site boundary and Highmoor Lane. ~20cm wound on NE side of main stem.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	MOD	40+	B 2
T 11	Mature Silver Birch *Betula pendula*	14	2	2 E	61	5 5.8 4.1 6	Limited inspection due to thick understory of brambles. Single-stemmed becoming double-stemmed at 4m, slightly leaning, with a balanced crown. Overhanging site boundary. Stubs in the crown where branches have been pruned back from new houses.	Reduce major limb to the NE, growing over garden, by ~2m. Low	GOOD	FAIR	MOD	LOW	20+	B 2
T 12	Early-mature Lime *Tilia sp.*	13	1	2.5 SW	42	5.8 5.6 5.2 4.2	Single-stemmed, vertical, with an unbalanced crown. Overhanging site boundary. Stubs in the crown where branches have been pruned back from new houses. Epicormic growth on stem. Minor deadwood noted.	No action required.	GOOD	FAIR	MOD	MOD	40+	B 2

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T 13	Mature Sycamore *Acer pseudoplatanus*	14	1	3 NE	57	6 5.8 4.7 4.2	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. Stubs in the crown where branches have been pruned back from new houses. Dieback on some of these branches has left moderate deadwood in the crown. Self-seeded Sycamore growing from base against stem.	Remove deadwood. Remove young Sycamores growing around the stem. Low	GOOD	FAIR	MOD	MOD	40+	B 2
T 14	Early-mature Sycamore *Acer pseudoplatanus*	13	2	3 NE	44	5.6 5.5 4.9 3.8	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. Stubs in the crown where branches have been pruned back from new houses. Minor deadwood noted.	No action required.	GOOD	FAIR	MOD	MOD	40+	B 2
T 15	Early-mature Sycamore *Acer pseudoplatanus*	11	2	3 E	38	3.6 5 4.3 3.8	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. Stubs in the crown where branches have been pruned back from new houses. Epicormic growth developing on stem.	Remove epicormic growth. Low	GOOD	FAIR	MOD	MOD	40+	B 2
T 16	Early-mature Lime *Tilia sp.*	12	2	2.5 E	39	4.7 4.3 4.4 3.7	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. Stubs in the crown where branches have been pruned back from new houses. Ivy starting to grow up the stem. Epicormic growth developing on stem.	Sever Ivy and remove epicormic growth. Low	GOOD	GOOD	MOD	MOD	40+	B 2
T 17	Mature Lime *Tilia sp.*	14	2	2 S	59	6.3 3.9 4.8 3.2	Limited inspection due to dense Ivy. Single-stemmed, vertical, with an unbalanced crown. Overhanging site boundary and bus stop. Stubs in the crown where branches have been pruned back from new houses. Ivy clad to 9m.	Crown lift over bus stop to clear by 2m and clear street signs. Sever Ivy. Moderate	GOOD	FAIR	MOD	MOD	40+	B 2
T 18	Early-mature Lime *Tilia sp.*	10	1.5	2 NW	31	3.8 4.4 3.7 2.3	Single-stemmed, vertical, with an unbalanced crown. Overhanging site boundary. Branch stubs low in the crown from crown lifting.	No action required.	GOOD	GOOD	MOD	MOD	40+	B 2
T 19	Mature Horse Chestnut *Aesculus hippocastanum*	12	1.5	2.5 NE	58	6.1 4.6 6.7 6.1	Single-stemmed, becoming multi-stemmed at 3m, vertical, with a balanced crown. Some tight unions within crown break. No recent management noted.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	40+	B 1

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G 20	Young Goat Willow *Salix caprea*	To 4	0	N/A	Avg. ≤5	See Plan	Self-seeded, multi-stemmed at ground level. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 1
G 21	Young Goat Willow *Salix caprea*	To 4	0	N/A	Avg. ≤5	See Plan	Self-seeded, multi-stemmed at ground level. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 1
T 22	Mature Hawthorn *Crataegus monogyna*	8	2.5	2.5 W	31	3.1 2.8 1 3.2	Single-stemmed, slightly leaning, with a balanced crown. Multiple included unions noted. Multiple wounds on stem and pruning wounds within the crown. Canopy dense with epicormic growth indicating tree may be under stress.	Remove to accommodate the proposed development.	FAIR	FAIR	LOW	HIGH	10+	C 1
T 23	Mature Sycamore *Acer pseudoplatanus*	13	2.5	3 E	42	6 4.1 6 5.7	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary and growing towards overhead phone lines. Epicormic growth developing on base of the stem.	Crown lift the southern extent of the crown to 3m to allow access for the proposed footpath. 'No-Dig' techniques to be utilised.	GOOD	GOOD	MOD	MOD	40+	B 1
T 24	Mature Sycamore *Acer pseudoplatanus*	13	2.5	2.5 NW	46	5.3 4.9 4.4 5.4	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. No major visible defects.	Crown lift the southern extent of the crown to 3m to allow access for the proposed footpath. 'No-Dig' techniques to be utilised.	GOOD	GOOD	MOD	MOD	40+	B 1

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G 25	Young Goat Willow *Salix caprea*	To 4	0	N/A	Avg. ≤5	See Plan	Two self-seeded trees, both multi-stemmed at ground level, with included unions. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 1
T 26	Young Goat Willow *Salix caprea*	5	0	0 N	Avg. ≤5	1 1 1.5 1	Self-seeded, multi-stemmed at ground level, with included unions. One stem has died. No recent management noted.	Remove to accommodate the proposed development.	FAIR	FAIR	LOW	HIGH	20+	C 1
G 27	Young Mixed Species *Details in Observations*	To 6	0	N/A	Avg. ≤5	See Plan	Group consists of 2 Birch and 7 Goat Willows. All self-seeded. Willows multi-stemmed at ground level with included unions. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 2
T 28	Over-mature Poplar *Populus sp*	20	3	2 NE	115	3.1 10.7 14.5 10	Located on the border with the cricket club; tree has been confirmed to be within the development site. Triple-stemmed, leaning, with an unbalanced crown. Overhanging site boundary and entrance to cricket field. There is a large wound, ~0.5m up stem, where a stem has previously broken out, leaving the crown unbalanced. Decay is setting into the included unions between the remaining stems. Build-up of deadwood and significant epicormic growth throughout the crown indicate the tree is under stress.	Remove to accommodate the proposed development.	POOR	POOR	MOD	HIGH	<10	U
T 29	Mature Poplar *Populus sp*	4	1	N/A	95	0.2 0.5 0.2 0.2	3rd party tree belonging to neighbouring cricket club. 1m high stump of removed Poplar producing epicormic growth.	No action required.	POOR	POOR	LOW	HIGH	<10	C
T 30	Mature Sycamore *Acer pseudoplatanus*	19	2.5	3 NE	51	7.6 2.4 7.4 2.5	Single-stemmed, slightly leaning, with an unbalanced crown. Epicormic growth developing around base of stem.	Remove epicormic growth on stem. Low	GOOD	GOOD	MOD	MOD	40+	B 2
T 31	Early-mature Whitebeam *Sorbus aria*	9	1.5	2.5 W	29	5 3.1 3.7 2.7	Single-stemmed, vertical, with a balanced crown. Large wound on the stem at 1.5m with good callus wood. Multiple broken branches and wounds within the crown. Self-seeded Elder growing against stem.	Remove Elder growing against stem. Low	GOOD	POOR	LOW	MOD	10+	C 2

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 32	Early-mature Norway Maple *Acer platanoides*	16	2	2.5 W	42	4.9 5.2 5.8 4.4	Single-stemmed, vertical, with an unbalanced crown. Specimen is growing up between two larger neighbours. Minor deadwood and evidence of crown lifting over cricket field noted.	No action required.	GOOD	FAIR	LOW	MOD	20+	C 2
T 33	Mature Sycamore *Acer pseudoplatanus*	20	2.5	2 W	65	7.4 6.4 5.6 6.3	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. No major visible defects.	No action required.	GOOD	GOOD	MOD	MOD	40+	A 1 2
T 34	Mature Lime *Tilia sp.*	12	0.5	3 W	49	5.6 7.3 5.6 5.4	Single-stemmed, vertical, with a balanced crown. Multiple included unions within crown break. Epicormic growth developing on stem.	No action required.	GOOD	FAIR	MOD	MOD	40+	B 2
T 35	Mature Sycamore *Acer pseudoplatanus*	13	3	2.5 W	49	6.5 5.4 5 7.1	Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. No major visible defects.	No action required.	GOOD	GOOD	MOD	MOD	40+	A 1 2
H 36	Early-mature Hawthorn *Crataegus monogyna*	1.5	0	N/A	Avg. ≤5	See Plan	Regularly maintained boundary hedge.	No action required.	FAIR	FAIR	LOW	HIGH	20+	C 2
T 37	Mature Wild Cherry *Prunus avium*	10	0.5	3 S	51	4.7 3.1 6.7 5	Single-stemmed, vertical, with an unbalanced crown. Overhanging site boundary. Large wound on stem from 0.5-3m showing heartwood decay and good callus tissue. Regularly crown lifted to clear cricket field.	Reinspect biennially. Low	GOOD	POOR	MOD	MOD	10+	C 2
T 38	Mature Horse Chestnut *Aesculus hippocastanum*	9	1	2.5 SW	51	5.5 4.8 2.6 5.1	Single-stemmed, vertical, with a slightly asymmetric crown. Overhanging site boundary. Multiple wounds on stem some forming good callus wood.	No action required.	FAIR	FAIR	MOD	MOD	10+	C 2
T 39	Young Goat Willow *Salix caprea*	7	0.5	1 E	10	5 1.5 2 1.5	Self-seeded, single-stemmed, leaning, with an unbalanced crown. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 1

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 40	Semi-mature Elder *Sambucus nigra*	6	0.5	0 W	Avg. ≤7	1.5 1.5 1.5 1.5	Multi-stemmed at ground level, vertical, with a balanced crown. Multiple included unions. No recent management noted	Remove to accommodate the proposed development.	FAIR	POOR	LOW	LOW	10+	C 1
T 41	Over-mature Poplar *Populus sp*	25	3	4 NW	103	14.2 13.1 12.4 13.4	Triple-stemmed at 3m with a spreading, balanced crown. Overhanging site boundary and building on NW corner of cricket field. Deadwood and multiple broken branches noted. Understory heavily dominated by thick Brambles.	Remove to accommodate the proposed development.	FAIR	FAIR	HIGH	HIGH	20+	B 1 2
T 42	Mature Weeping Willow *Salix babylonica*	17	0.5	2 N	64	11.9 3.6 8.3 4.5	Single-stemmed, leaning, with an unbalanced crown. Deadwood and several broken branches noted. Understory heavily dominated by thick Brambles.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	HIGH	20+	B 2
T 43	Mature Weeping Willow *Salix babylonica*	15	0.5	2 W	52	8.5 10.7 3.2 2	Single-stemmed, leaning, with an unbalanced crown. Deadwood and several broken branches with one branch, not completely severed, still hanging in the crown. Understory heavily dominated by thick Brambles.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	HIGH	20+	B 2
T 44	Semi-mature Norway Maple *Acer platanoides*	8	1	1.5 N	17, 20	2.6 3.5 4.3 4.4	3rd party tree belonging to neighbouring cricket club. Double-stemmed at 1m with an included central union, vertical, with a slightly asymmetric crown. Overhanging site boundary. Suppressed by **T41** but crown is starting to grown through. No recent management noted.	No action required.	GOOD	FAIR	MOD	MOD	40+	B 1
T 45	Early-mature Oak *Quercus robur*	10	1	1.5 E	35	6.4 5.2 6.5 6	3rd party tree belonging to neighbouring cricket club. Single-stemmed, vertical, with a balanced crown. Overhanging site boundary. Pruning wounds from crown lifting to clear cricket field.	No action required.	GOOD	GOOD	MOD	HIGH	40+	B 1
T 46	Over-mature Poplar *Populus sp*	25	2	2 N	131	14.2 6.6 10.8 10.2	Triple-stemmed at 2m, slightly leaning, with a slightly asymmetric crown. Overhanging site boundary. Deadwood and several broken branches noted.	Reinspect biennially. Moderate	GOOD	FAIR	HIGH	HIGH	20+	B 1 2

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 47	Early-mature Weeping Willow *Salix babylonica*	5	2	2.5 NE	38	1 0.2 1.5 0.5	Remaining stem of a failed tree. Producing epicormic growth. No recent management noted.	No action required.	POOR	POOR	LOW	HIGH	<10	C
T 48	Mature Poplar *Populus sp*	25	6	5 E	73	3.4 6.6 8 10	Single-stemmed, vertical, with an unbalanced crown. Minor deadwood noted. No major visible defects.	No action required.	GOOD	GOOD	MOD	HIGH	20+	B 1 2
T 49	Mature Poplar *Populus sp*	25	2.5	2.5 NE	74	13.4 8.6 4.5 9.5	Single-stemmed, vertical, with an unbalanced crown. Minor deadwood noted. No major visible defects.	No-Dig' techniques to be utilised.	GOOD	GOOD	MOD	HIGH	20+	B 1 2
T 50	Early-mature Weeping Willow *Salix babylonica*	10	2	2.5 S	38	10.1 3.2 3.6 4.4	Single-stemmed becoming double-stemmed at 2.5m, leaning, with an unbalanced crown. Suppressed by neighbouring trees. Significant deadwood in the lower crown. Cavities on stem from lost limbs.	Remove to accommodate the proposed development.	FAIR	FAIR	LOW	HIGH	10+	C 2
T 51	Mature Weeping Willow *Salix babylonica*	14	3.5	2 W	42	6.2 3.1 2.7 2.2	Single-stemmed, leaning, with an unbalanced crown. Secondary stem previously failed at 2m. Minor deadwood noted.	Remove to accommodate the proposed development.	FAIR	POOR	LOW	HIGH	10+	C 2
T 52	Early-mature Sycamore *Acer pseudoplatanus*	10	3	2.5 S	36	#6.5 6.3 6.4 5.9	Single-stemmed, vertical, with a balanced crown. No major visible defects.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	40+	B 2
G 53	Semi to Early Mature Mixed Species *Details in Observations*	To 8	0	N/A	Avg. ≤5	See Plan	Hawthorn, Elder and Goat Willow. Limited inspection due to dense surrounding vegetation. Unmanaged hedge with self-seeded Willow. Willows multi-stemmed at ground level.	Remove to accommodate the proposed development.	FAIR	FAIR	LOW	HIGH	10+	C 2
T 54	Early-mature Field Maple *Acer campestre*	11	1.5	3 N	34	#5 #2.5 5.5 5.5	Limited inspection due to dense vegetation. Single-stemmed, becoming double-stemmed at 2.5m, vertical, with a slightly asymmetric crown. Wounds on stem occluding well.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	40+	B 2

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 55	Early-mature Field Maple *Acer campestre*	11	1.5	2 NW	36	#6 #5.5 2.1 2.2	Limited inspection due to dense vegetation. Single-stemmed, becoming double-stemmed at 2.5m, slightly leaning, with an unbalanced crown. Suppressed by **T50**. No major visible defects.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	40+	B 2
H 56	Mature Hawthorn *Crataegus monogyna*	To 8	1	0 S	Avg. ≤15	See Plan	Unmanaged hedge. Single and multi-stemmed at ground level with included unions. 1 specimen is dead and has collapsed.	Remove to accommodate the proposed development.	FAIR	FAIR	LOW	HIGH	20+	C 2
H 57	Early-mature Hawthorn *Crataegus monogyna*	5	0.5	0.5 E	Avg. ≤10	See Plan	Regularly maintained boundary hedge.	No action required.	FAIR	FAIR	MOD	HIGH	20+	C 2
G 58	Early-mature Grey Willow *Salix cinerea*	To 9	0.5	0 N	Avg. ≤17	See Plan	4 trees set around an old pond. 1 specimen triple-stemmed at ground level with stems lying horizontal to the ground. Crown has adjusted to grow vertically. Other Willows single stemmed, vertical, and slightly leaning with slightly asymmetric crowns. Pruning wounds and minor associated decay pockets.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 2
T 59	Mature Grey Willow *Salix cinerea*	10	0	0 N	26, 26, 24, 22, 21	8.2 5.2 4.5 5.4	Multi-stemmed at ground level with a spreading, slightly asymmetric crown. Several major unions have failed. Significant epicormic growth along stems and branches indicating tree may be under stress. Multiple stubs left from pruning and deadwood within crown.	Remove to accommodate the proposed development.	FAIR	POOR	LOW	HIGH	10+	C 1
T 60	Mature Field Maple *Acer campestre*	12	3	0.5 S	35, 19	6.6 5.9 4.4 6.4	Multi-stemmed at 0.5m, vertical, with an unbalanced crown. Included bark zones present between central stems. Pruning wounds from historic crown lifting. Multiple wounds on stem occluding well.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	B 1

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T 61	Semi-mature Plum *Prunus sp*	5	0.5	1 N	18	3.8 3.4 2.1 1.2	Single-stemmed, leaning, with an unbalanced crown. Multiple stubs and pruning wounds. Tree sits on slightly raised ground; some roots are exposed. Growing into **T60**.	Remove to accommodate the proposed development.	FAIR	POOR	LOW	MOD	10+	C 1
T 62	Semi-mature Plum *Prunus sp*	6	1	1.5 S	14	2.6 3.4 2 2.9	Single-stemmed, slightly leaning, with an asymmetric crown. Multiple pruning wounds occluding well. Tree sits on slightly raised ground; some roots are exposed.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	B 1
H 63	Early-mature Western Red Cedar *Thuja plicata*	13	0	N/A	Avg. ≤40	See Plan	3rd party hedge belonging to neighbouring cricket club. Regularly maintained spread on the cricket field side.	Specialist foundations required to accommodate proposed cricket netting.	GOOD	FAIR	MOD	MOD	20+	B 2
G 64	Early-mature Mixed Species *Details in Observations*	To 6	0	N/A	Avg. ≤5	See Plan	Buddleia, Elder, Privet and Barberis. No recent management noted.	Remove to accommodate the proposed development.	FAIR	FAIR - POOR	LOW	LOW - MOD	10+	C 2
T 65	Mature Coast Redwood *Sequoia sempervirens*	16	2	2 E	56, 48	6.5 5.1 5.8 2.3	Double-stemmed at ground level, vertical, with an unbalanced crown. Stubs and deadwood in the lower crown. No major visible defects.	Specialist foundations required to accommodate proposed cricket netting.	GOOD	GOOD	MOD	MOD	40+	B 1 2
G 66	Semi-mature Mixed Species *Details in Observations*	To 6	0	0 S	Avg. ≤5	See Plan	Yew and Privet. Multi-stemmed at ground level. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	10+	C 2

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G 67	Semi-mature Rhododendron *Rhododendron sp.*	To 7	0	0.5 E	Avg. ≤5	See Plan	Multi-stemmed at 0.5m. Pruning wounds and stubs noted.	Remove to accommodate the proposed development.	FAIR	FAIR	LOW	NO DATA	10+	C 2
G 68	Early-mature Western Red Cedar *Thuja plicata*	13	1	1.5 SE	36, 33	See Plan	Two trees in group. Both single-stemmed, vertical, with unbalanced crowns. Both sit near the site boundary where the ground is raised above that of the cricket field. Some roots have been severed.	No action required.	GOOD	GOOD	MOD	MOD	20+	B 2
H 69	Early-mature Mixed Species *Details in Observations*	To 13	0.5	N/A	Avg. ≤15	See Plan	Hawthorn and Red Cedar. Unmanaged western boundary hedge. Overhanging site boundary. Mostly Hawthorn with 5 Western Red Cedar on the southern end. Provides some screening to the M62.	No action required.	FAIR	FAIR	MOD	MOD - HIGH	20+	B 2
G 70	Young to Mature Mixed Species *Details in Observations*	To 15	0.5	N/A	To # 30	See Plan	Lime, Elm, Sycamore, Dogwood, Field Maple, Ash, Aspen, Alder, Bird Cherry, Oak and Birch. Area of natural regeneration dominated by Aspen.	Remove to accommodate the proposed development.	GOOD - FAIR	GOOD - FAIR	LOW	MOD - HIGH	20+	B 1 2
T 71	Mature Elm *Ulmus sp.*	14	0.5	1 NW	30, 30, 29, 22, 21	5.8 4.4 6.1 7.1	Multi-stemmed at ground level with a spreading, balanced crown. Multiple included unions. Multiple large wounds on E side of tree with good callus wood but decay spreading up stems. There is further decay developing within the central included unions.	Remove to accommodate the proposed development.	FAIR	POOR	MOD	HIGH	10+	C 1 2
T 72	Mature Alder *Alnus sp.*	15	3	3.5 S	32, 24	2.6 4.5 5.6 4.9	Double-stemmed at ground level, leaning, with an unbalanced crown. Minor deadwood in the lower crown. Included union forming at main fork.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	MOD	20+	B 1 2

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G 73	Mature Whitebeam *Sorbus aria*	To 10	3	2 NE	40, 40, 38	See Plan	Group consists of 3 trees. All single-stemmed, vertical, with balanced crowns. Overhanging site boundary. Multiple large wounds on stems with callus wood formation. Significant deadwood formation in lower crown. Trees provide some screening from the M62.	Undertake root pruning, under arboricultural supervision, to accomodate the proposed access road.	FAIR	FAIR	MOD	MOD	10+	C 2
T 74	Early-mature Sycamore *Acer pseudoplatanus*	12	1	1.5 NE	29	4.7 2.6 4.8 1	Single-stemmed, leaning, with a balanced crown. No major visible defects. No recent management noted.	Remove to accommodate the proposed development.	GOOD	GOOD	LOW	MOD	40+	B 1 2
T 75	Early-mature Hawthorn *Crataegus monogyna*	10	2.5	2 W	18, 13	1.7 3.5 2.1 1.7	Double-stemmed at 0.5m, leaning, with an unbalanced crown. Overhanging site boundary. Multiple pruning wounds and branch stubs with associated pockets of decay. Provides some screening from M62.	No action required.	FAIR	POOR	MOD	HIGH	20+	C 2
T 76	Mature Whitebeam *Sorbus aria*	10	1.5	2.5 W	33	4.1 #4.5 4.3 2.3	Single-stemmed, becoming multi-stemmed at 2.5m, vertical, with an unbalanced crown. Overhanging site boundary. Multiple pruning wounds on stem occluding well. Minor deadwood noted. Provides some screening from M62.	Crown lift the eastern extent of the crown to 4.5m to accommodate the proposed access road. Undertake root pruning, under arboricultural supervision, to accomodate the proposed access road.	GOOD	GOOD	MOD	MOD	20+	B 2
T 77	Mature Whitebeam *Sorbus aria*	9	2	1.5 W	33	3.3 2.7 3.2 3.5	Single-stemmed, becoming double-stemmed at 2.5m, slightly leaning, with an unbalanced crown. Suppressed by **T76**. Overhanging site boundary. Multiple pruning wounds on stem occluding well. Minor deadwood noted. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	20+	B 2

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T 78	Mature Whitebeam *Sorbus aria*	11	2.5	2 E	45	4.3 2.8 3.7 4.3	Single-stemmed, becoming double-stemmed at 2.5m, vertical, with a balanced crown. Overhanging site boundary. Multiple pruning wounds on stem occluding well. Minor deadwood noted. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	20+	B 2
T 79	Mature Whitebeam *Sorbus aria*	11	2	2 SW	44	3.6 4.2 #6 3.4	Single-stemmed, becoming multi-stemmed at 2.5m, vertical, with an unbalanced crown. Overhanging site boundary. Multiple pruning wounds on stem occluding well. Minor deadwood noted. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	20+	B 2
T 80	Mature Whitebeam *Sorbus aria*	8	2	2 S	34	3.8 3.6 5 2.1	Single-stemmed, becoming multi-stemmed at 2.5m, slightly leaning, with an unbalanced crown. Suppressed by **T79**. Overhanging site boundary. Multiple pruning wounds on stem occluding well. Minor deadwood noted. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	MOD	20+	B 2
G 81	Early-mature Rowan *Sorbus aucuparia*	To 9	2	2.5 S	25, 16	See Plan	2 trees in group. Both single-stemmed becoming double-stemmed at 2.5-3m, vertical, with slightly asymmetric crowns. Multiple pruning wounds present with associated decay. Good callus wood closing wounds. Brambles beginning to engulf stem. Provide some screening from M62.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	MOD	20+	B 2
G 82	Semi to Early Mature Mixed Species *Details in Observations*	To 8	2	2.5 S	27, 13, 13	See Plan	2 Elder and 1 Rowan. Crown of rowan 80% dead with bark peeling and cambium dying on stem. Elders single-stemmed, leaning, with unbalanced crowns. Multiple cavities present on larger specimen. Provides some screening from M62.	Remove to accommodate the proposed development.	FAIR	POOR	LOW	LOW - MOD	10+	C 2
T 83	Early-mature Silver Birch *Betula pendula*	12	2	3.5 E	39	4.8 5.5 5.5 4.5	Single-stemmed, becoming double-stemmed at 5m, vertical, with a balanced crown. Evidence of recent pruning, assumed to be crown lifting to provide access for recent site investigations. No major visible defects. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	LOW	20+	B 1

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T 84	Early-mature Rowan *Sorbus aucuparia*	8	0.5	2 S	18	2.7 2.1 2.5 3.3	Single-stemmed, vertical, with a slightly asymmetric crown. Self-seeded Rowan growing from base through crown. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	MOD	20+	B 1
G 85	Sem-mature to Mature Hawthorn *Crataegus monogyna*	To 7	2	0 E	Avg. ≤15	See Plan	Unmanaged hedge. Specimens multi-stemmed from ground level to 0.5m with included unions. Deadwood and pruning wounds noted. Provides some screening from M62.	Remove to accommodate the proposed development.	FAIR	POOR	LOW	HIGH	10+	C 2
T 86	Mature Silver Birch *Betula pendula*	11	1	1.5 SE	61	5.4 5.1 #5.5 #6	Single-stemmed, vertical, with a balanced crown. Evidence of recent pruning, assumed to be crown lifting to provide access for recent site investigations. Provides some screening from M62.	Remove to accommodate the proposed development.	GOOD	GOOD	MOD	LOW	20+	B 1
T 87	Early-mature Rowan *Sorbus aucuparia*	8	0.5	1.5 E	26	2.8 3 #4 2.2	Single-stemmed, vertical, with an unbalanced crown. Suppressed by **T86**. Multiple suckers growing from the base through the crown.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	B 1
T 88	Mature Sycamore *Acer pseudoplatanus*	14	4	3.5 SE	46	3.3 4.8 4.5 4.8	Single-stemmed becoming multi-stemmed at 4m, vertical, with a balanced crown. Multiple stubs and pruning wounds within lower canopy. Significant wound, beginning to occlude, on the western stem base.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	B 1
T 89	Mature Sycamore *Acer pseudoplatanus*	14	2	2 NW	42	3.2 3.7 3 3.3	Single-stemmed, vertical, with a balanced crown. Historic crown lifting has resulted in the removal of several large limbs from low on the stem. Wounds beginning to occlude. Epicormic growth around wounds beginning to form new lower canopy.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	B 1
G 90	Young to Early-mature Mixed Species	To 9	0	N/A	Avg. ≤10	See Plan	Grey Willow and Silver Birch. Single and multi-stemmed specimens. Multiple included unions noted. Old coppice and self-seeded growth. Evidence of pruning to clear paths through	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	LOW - HIGH	20+	C 2

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	Details in Observations						site. Some overhanging site boundary.							

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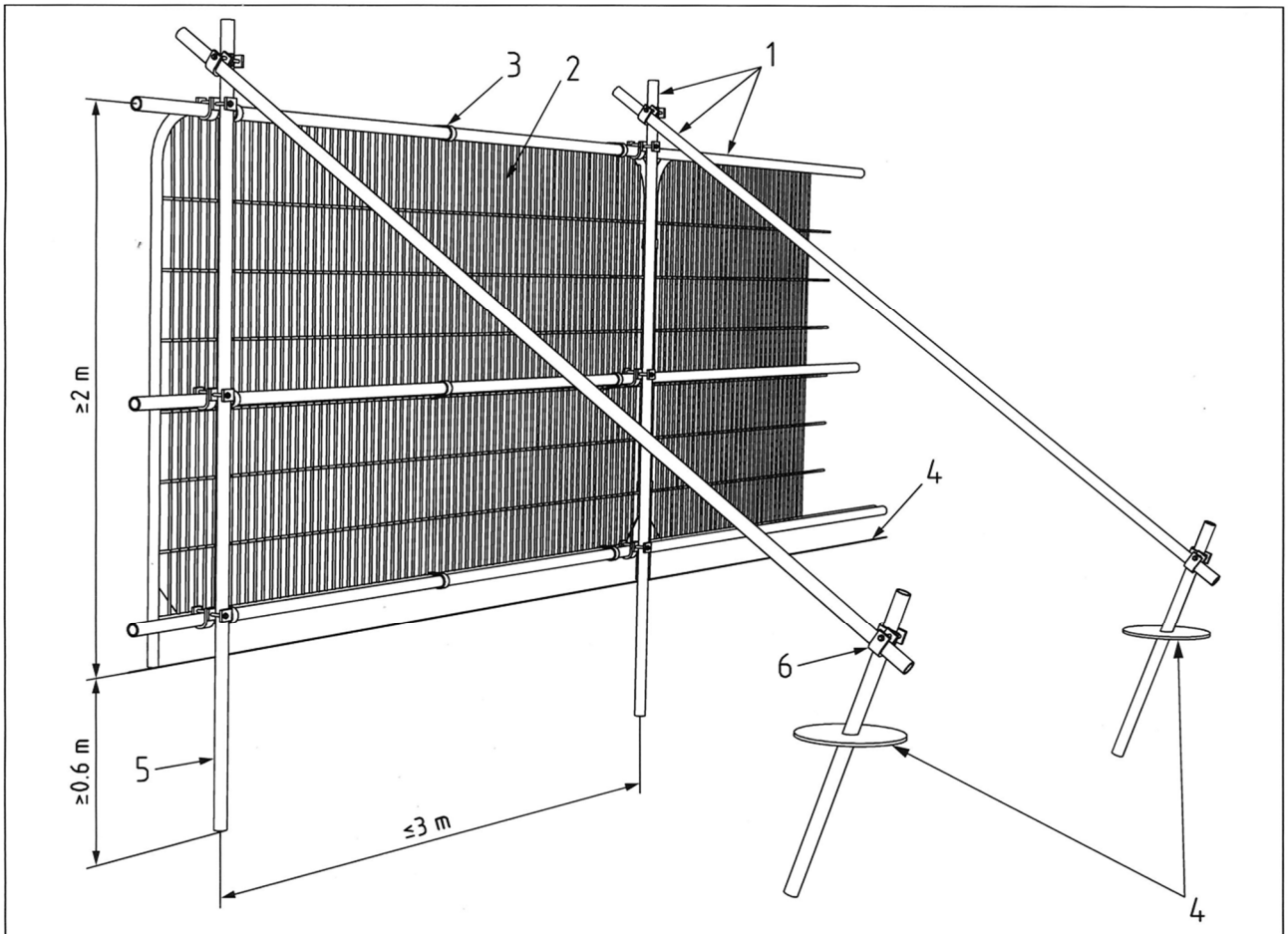
T 91	Mature Horse Chestnut *Aesculus hippocastanum*	12	2.5	2.5 E	67	6.6 6 6.4 7.7	Single-stemmed becoming multi-stemmed at 3m, vertical, with a balanced crown. Pruning wounds indicate a history of crown lifting to clear paths. No major visible defects.	Crown lift the northern extent of the crown to 3m to allow access for the proposed footpath. 'No dig' techniques required.	GOOD	FAIR	MOD	MOD	20+	B 1
G 92	Young to Semi-mature Bird Cherry *Prunus padus*	To 8	0.5	N/A	Avg. ≤10	See Plan	Area of natural regeneration consisting of single and multi-stemmed specimens. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	C 2
G 93	Semi to Early Mature Mixed Species *Details in Observations*	To 7	0	N/A	Avg. ≤5	See Plan	Firethorn, Tree Heath, Juniper, Barberry, Dogwood, Bird Cherry, Horse Chestnut and Grey Willow. Unmanaged boundary shrubs and self-seeded trees.	Remove to accommodate the proposed development.	GOOD	FAIR	MOD	LOW - MOD	20+	B 2
T 94	Early-mature Lawson Cypress *Chamaecyparis lawsoniana*	10	2.5	1.5 SW		3.5 #3.5 #3.5 #3.5	Limited inspection; located within **G93**. Single-stemmed, vertical with a balanced crown. Has been previously topped. Beginning to grow into overhead phone lines.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	HIGH	20+	C 2
T 95	Semi-mature Western Red Cedar *Thuja plicata*	8	2.5	2 N	27	1.3 #1.3 #1.3 #1.3	Limited inspection; located within **G93**. Single-stemmed becoming double-stemmed at 1.5m, vertical with a balanced crown. Included bark at 1.5m with some reaction wood forming around union. No recent management noted.	Remove to accommodate the proposed development.	GOOD	FAIR	LOW	MOD	20+	C 2
G 96	Young to Early-mature Mixed Species *Details in Observations*	To 8	0	N/A	Avg. ≤20	See Plan	Field Maple, Goat Willow, Elder and Hawthorn. Block planting for M62 boundary with developing, self-seeded, understory. Planting starts ~2m from site boundary. Trees overhanging boundary into site in sections. Provides screening from M62.	No action required.	GOOD	GOOD	MOD	LOW - HIGH	20+	B 2

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 97	Mature Whitebeam *Sorbus aria*	11	2	2 W	57	4 5.3 5.1 5	3rd party, council maintained street tree. Single-stemmed, vertical, with a balanced crown. History of crown lifting to clear road and pavement.	No-Dig' techniques to be utilised.	GOOD	FAIR	MOD	MOD	20+	B 1
T 98	Early-mature Norway Maple *Acer platanoides*	9	2.5	2.5 E	42	3.9 3.1 4.9 4.5	3rd party, council maintained street tree. Single-stemmed, becoming multi-stemmed at 2m, vertical, with an unbalanced crown. Middle of the crown suppressed by the surrounding stems. Large wound to the NW from a previously broken out limb which has left the heartwood and main unions open to decay.	No action required.	FAIR	POOR	MOD	MOD	<10	C 1
T 99	Early-mature Sycamore *Acer pseudoplatanus*	12	2.5	3 NE	35	4.5 3.9 5.1 #4.5	3rd party, council maintained street tree. Single-stemmed, vertical, with a balanced crown. History of crown lifting to clear road and pavement.	No action required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 100	Early-mature Sycamore *Acer pseudoplatanus*	12	2.5	2 SE	39	4.2 5.1 4.9 #4	3rd party, council maintained street tree. Single-stemmed, vertical, with a balanced crown. History of crown lifting to clear road and pavement.	No action required.	GOOD	GOOD	MOD	MOD	40+	B 1
G 101	Semi to Early Mature Mixed Species *Details in Observations*	To 10	1	N/A	Avg. ≤25	See Plan	Ash, Sycamore, Field Maple and Goat Willow. 3rd party, council maintained trees on verge of Halifax Road. Single and multi-stemmed specimens. Provide screening from the road. No recent management noted.	No-Dig' techniques to be utilised.	GOOD	GOOD	MOD	#N/A	20+	B 2
G 102	Semi to Early Mature Mixed Species *Details in Observations*	To 10	2.5	N/A	Avg. ≤25	See Plan	Sycamore and Ash. Group consists of 8 trees. 3rd party, council maintained street trees. Single-stemmed, vertical, with balanced crowns.	Remove section, as indicated at Appendix 6, to accommodate the proposed development.	GOOD	GOOD	MOD	#N/A	20+	B 1 2

Appendix 2: Protective Barrier

A2.1 The protective barrier will be installed in accordance with BS5837: 2012. The default specification of BS 5837: 2012 (pictured below for reference) recommends a vertical and horizontal, scaffold framework, well braced to resist impacts, with vertical tubes at no more than 3m intervals. These should be driven into the ground. Weld mesh panels should be affixed to this framework with scaffold clamps - See Figure 1 and Figure 2.

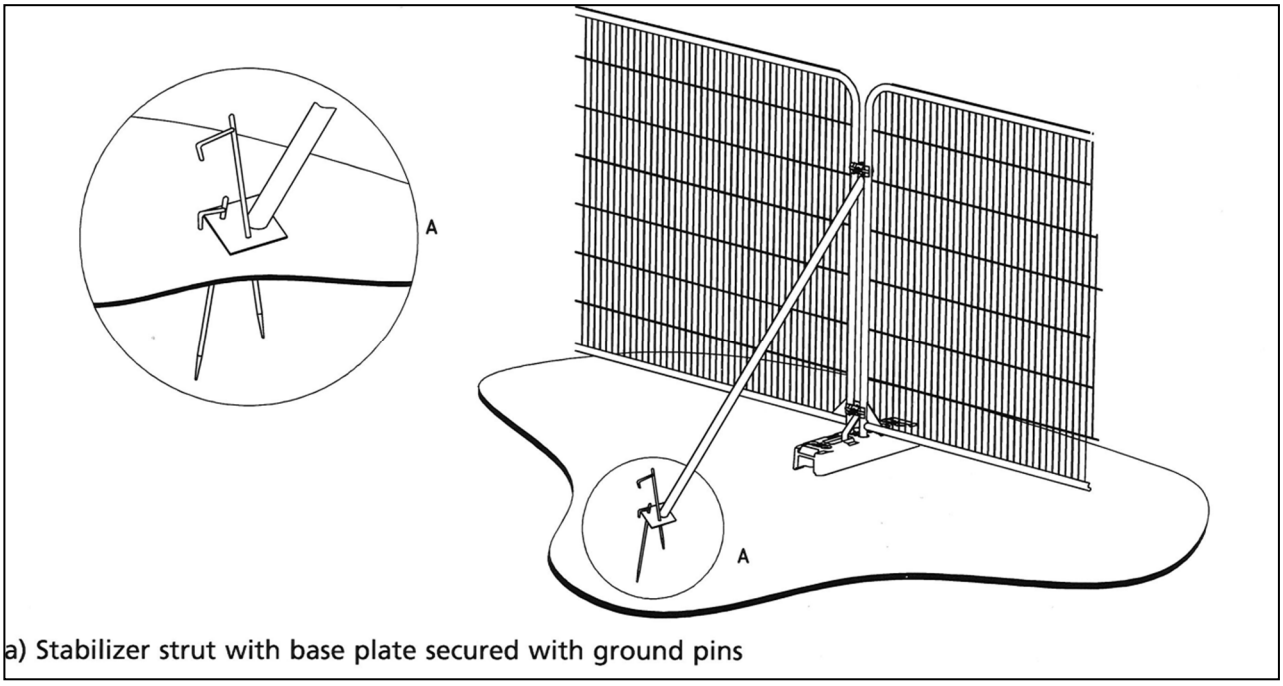


Key

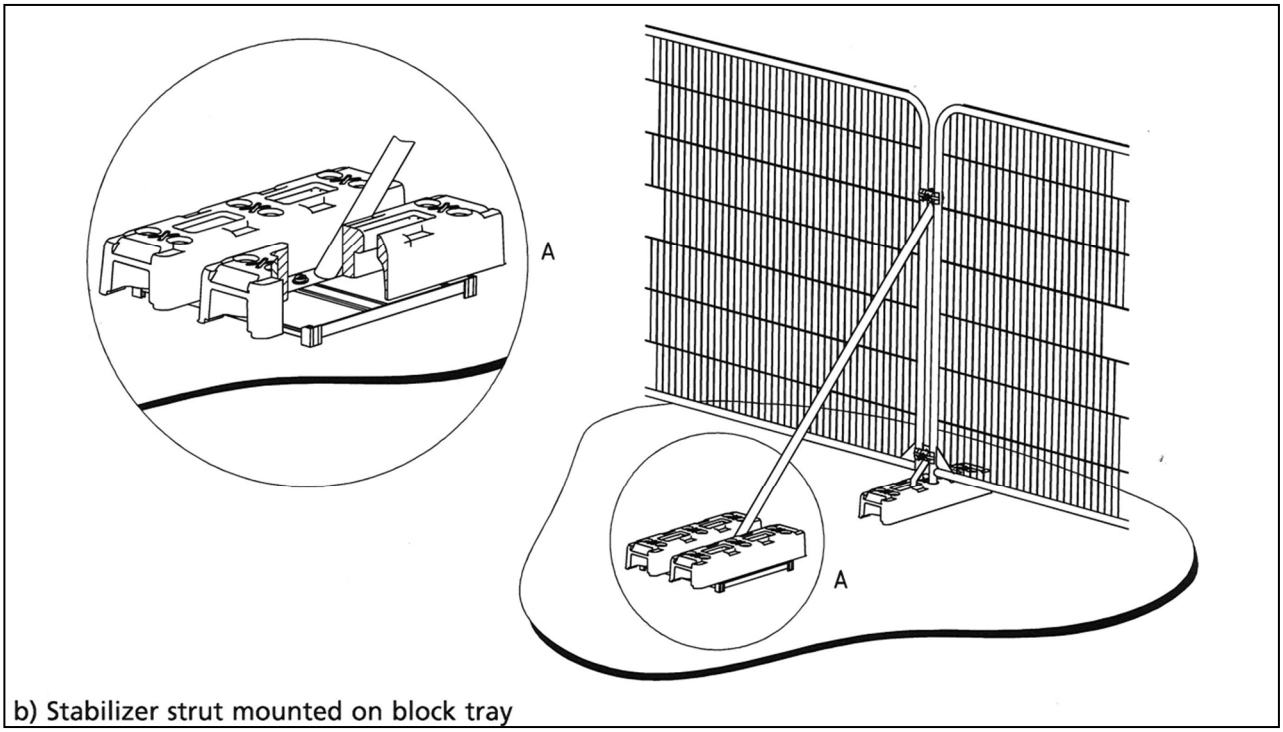
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 1: 'Protective Barrier to BS 5837: 2012'. To be used where situated in open ground.

A2.1 Figure 2: An example of an above-ground stabilisation systems, to be used in areas of hard surfacing.



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

TREE PROTECTION ZONE

KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY STRICT PLANNING CONDITIONS

ANY DAMAGE CAUSED TO THESE TREES MAY
RESULT IN **CRIMINAL PROSECUTION**

RESTRICTED AREA:

- THE PROTECTIVE FENCE MUST NOT BE MOVED OR BREACHED
- NO PERSON, MACHINERY, VEHICLE OR PLANT IS PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION ZONE
- NO EXCAVATIONS ARE PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO SPOIL IS TO BE DEPOSITED WITHIN THE TREE PROTECTION ZONE
- NO FIRES ARE TO BE LIT WITHIN THE TREE PROTECTION ZONE

REPORT TREE DAMAGE TO JCA LIMITED ON
01422 376 335

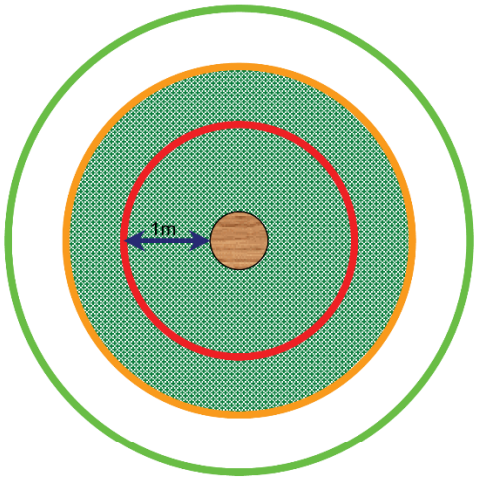
Appendix 3: Utilities and Drainage

A3.1 Over-ground services should be routed away from areas where they are likely to interfere with the crowns of trees. Similarly any landscaping should take account of over-ground services and mature tree size.

A3.2 Underground services must be routed outside the RPA of retained trees, unless otherwise specified within this report. NJUG Volume 4 Issue 2 (on the next page) is a set of accepted guidelines for installing services in the proximity of trees. Please note that this is not a substitute for site-specific advice by an arboriculturalist and consultation should be made wherever incursions of RPAs are envisaged. The contents of this report, specifically **Section 4.5**, supersede the set of guidelines on the next page, which are only included for reference.

The National Joint Utilities Group

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2



TREE PROTECTION ZONE

Key to Diagram

Trunk of Tree

Spread of canopy or branches

PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.

PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.

PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Appendix 4: Permanent Hard Surfaces

A4.1 This Appendix outlines the options available for constructing No-Dig hard surfaces within the RPA of a tree. The design of such a construction needs to be sensitive to the requirements of tree roots, substantial enough to withstand the expected levels of traffic and practicable in terms of ease of fabrication (See **Section 4.4** for details)

A4.2 We are not qualified to recommend any particular construction method in terms of durability or structural integrity and any proposed construction should be approved by a qualified structural engineer prior to implementation. However, with regards to trees, we make the following comments:

- Severance of roots and soil compaction should be avoided. However, if it is necessary to sever roots or if they are severed accidentally we must be informed so that we are able to assess and recommend accordingly.

- Air and water must be able to diffuse into the soil beneath the engineered surface. Toxic substances which could leach into the ground must be avoided, as should substances which affect the pH value of the soil, for example limestone.

A4.3 **The No-Dig Method:** This involves construction of a surface with no excavation, soil stripping or site grading (see Figure 3). All construction takes place above ground level. Preparation is as follows:

A4.4 Ground vegetation is killed using a suitable herbicide. Care must be taken to select a herbicide which does not damage the tree roots within the treated area. Once the vegetation has died, the dead organic matter should be removed. This helps prevent the future build up of anaerobic conditions or settlement due to decomposition.

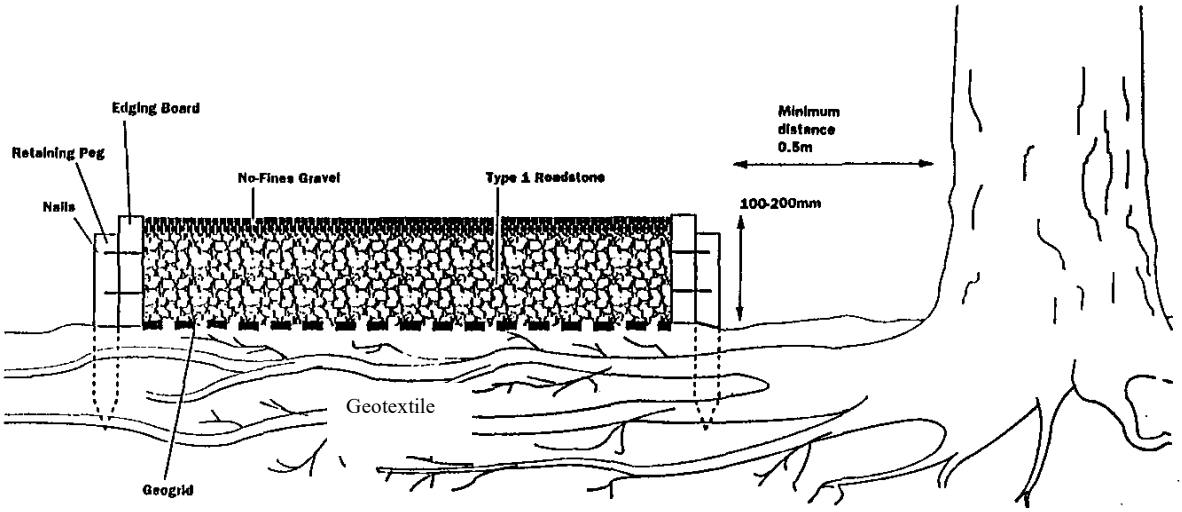


Figure 3. A light duty drive constructed using the ***No Dig Method.***

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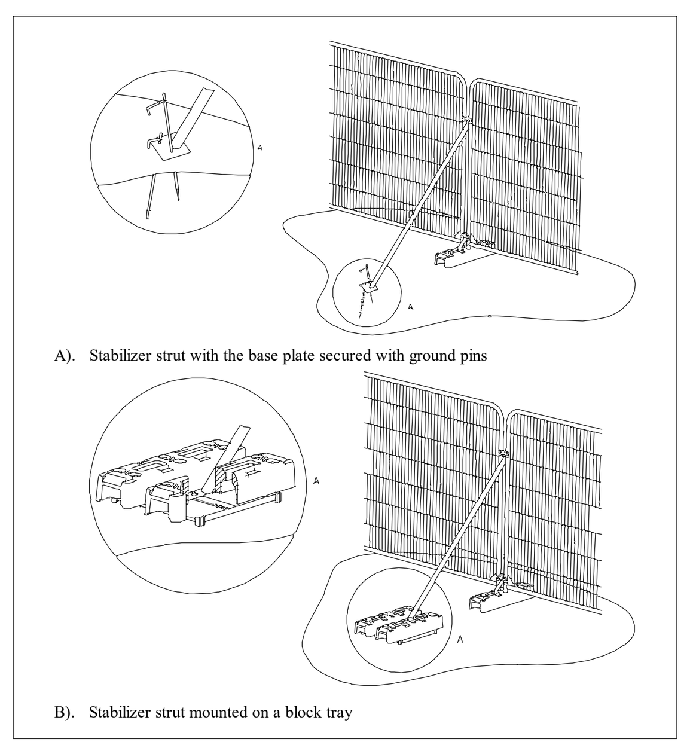
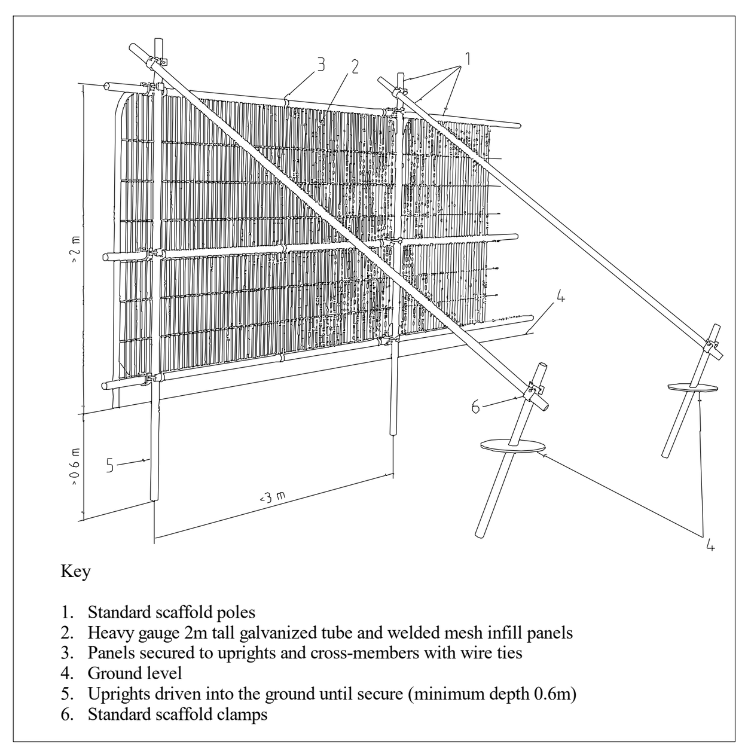
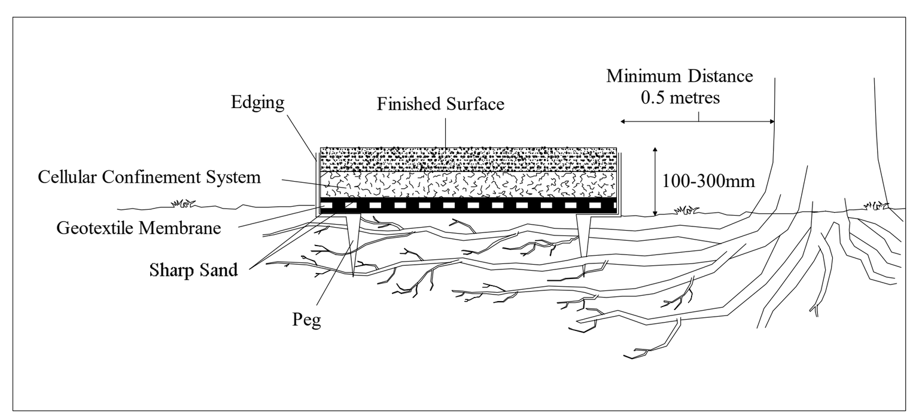
Examples of above-ground stabilizing systems



Default specification for a protective barrier



An example of a 'no dig' road construction



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22114d/LW)

TREE PROTECTION MEASURES

THE ROOT PROTECTION AREA (RPA) SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

UNLESS OTHERWISE STATED IN THE ARBORICULTURAL METHOD STATEMENT, THE RPA NEEDS TO REMAIN UNDISTURBED.

TO ACHIEVE THIS, PROTECTIVE FENCING WILL BE INSTALLED TO ENCLOSE THE RPA TO MAKE A CONSTRUCTION EXCLUSION ZONE (CEZ);

THIS AREA IS TO BE CONSIDERED A RESTRICTED AREA; NO PEDESTRIANS, VEHICLES, THE STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY ARE ALLOWED WITHIN THE CEZ, UNLESS SPECIFIED WITHIN THE ARBORICULTURAL METHOD STATEMENT.

IT IS IMPORTANT THAT THE PROTECTIVE FENCING IS CHECKED BY THE LPA OR THE ARBORICULTURAL CONSULTANT PRIOR TO ANY CONSTRUCTION WORKS BEING CARRIED OUT. IF THE TREE PROTECTION MEASURES ARE NOT CORRECTLY INSTALLED OR IF THEY DO NOT COMPLY WITH BS 5837: 2012, THIS COULD RESULT IN DAMAGE BEING CAUSED TO TREES AND CONSEQUENTLY A STOP NOTICE MAY BE SERVED BY THE LPA.

Appendix 5: Tree Protection Plan

ADDRESS: Highmoor Lane, Cleckheaton, West Yorkshire, BD19 6LW.
JCA REF: 22114d/LW

SCALE: 1:500	PAPER SIZE : A1

SURVEYED BY: AM	DRAWN BY: LW	APPROVED BY: EW

Symbol	Meaning
Green outline	TREE TO BE RETAINED
Red outline	TREE TO BE REMOVED
Black dot	STEM OF TREE TO BE RETAINED
Red dot	STEM OF TREE TO BE REMOVED
Yellow-green circle	ROOT PROTECTION AREA (RPA)
Blue half-circle	AREA OF RPA ENCROACHED BY THE DEVELOPMENT; NO-DIG TECHNIQUES TO BE UTILISED.
Magenta half-circle	AREA OF RPA ENCROACHED BY THE DEVELOPMENT; ROOT PRUNING TO BE UTILISED.
Purple line	PROTECTIVE FENCE LINE (CEZ)

JCA Limited
Arboricultural & Ecological Consultants

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed

.....

Luke Wickham *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA.*

10th October 2025

For and on behalf of ***JCA Ltd***

Registered Office:

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JCA Ltd. Arboricultural and Ecological Consultants
Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Condition Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

Unit 80 Bowers Mill,
Branch Road,
Barkisland,
Halifax, HX4 0AD.

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Email: info@jcaac.com
Website: www.jcaac.com

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