

Tree Survey

in accordance with

BS5837:2012

at

West House

Gomersal



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1 Summary and General Information

This survey includes 32 trees and/or groups of trees. Only those trees within influencing distance were included.

The survey includes some medium value trees and some low value trees. Many of the trees are in groups which are made up of medium value trees with a collectively high value.

Category C trees are not usually considered as a constraint to development, but they can sometimes have value when considered as a group.

Category U trees are usually recommended for removal whether development occurs or not. Several trees on this site have been identified as having defects which might make them hazardous, these trees should be either removed or investigated in greater detail to assess their condition.



2 Introduction

2.1 Purpose of report

To undertake a tree survey in accordance with British Standard 5837:2012 'Trees in relation to construction – Recommendations' at: West House, Oxford Road, Gomersal. BD19 4AU.

2.2 Limitations of report

The recommendations in this report are of a preliminary nature and do not take into account any specific development proposals. This allows the trees to be assessed independently and without bias. It also allows the same tree report to be used should the layout or design of the site be altered.

This report is based upon a visual survey undertaken on foot from ground level. In order to minimise costs no digging, drilling, climbing, or other diagnostic technique was undertaken on this occasion.

Though tree related hazards will be recorded and commented upon where observed, this report is not a tree hazard risk assessment and should not be used as such.

2.3 Disclaimers

The consultant shall not be responsible for events which happen after the date of survey due to factors which were not apparent at the time of the survey.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

2.3 General recommendations

For the management of risk from falling trees it is advisable to have trees regularly surveyed by a suitably qualified and experienced arborist. The frequency, level and type of survey will vary from site to site depending on a range of factors. We are happy to assist in this if required.

All tree works should be carried out to BS 3998:2010 - Recommendations for tree work by a suitably qualified, experienced and insured contractor.

2.4 Survey conditions

The survey was carried out on 3rd December 2024 and 3rd March 2025 by James Royston.



3 Data collection methods

3.1 Methodology and data table key

Tree height is calculated in metres from ground level to the highest point of the tree using a distance measure (eg a tape measure, a laser measure or measuring wheel depending on site conditions) and a clinometer.

Stem diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using a specialist measuring tape. Where a tree divides into multiple stems below 1.5m it will be measured at the lowest point above the root flare. The data tables show whether a tree is single or multi-stem.

Canopy spread is measured in metres at magnetic north, south, east and west using a tape measure, a measuring wheel or a laser measure. Measurements are taken from the tree stem at ground level to the furthest extent of the crown in the direction being measured.

Height of crown clearance is estimated in metres and is an indication of the lowest significant live branches of the crown. Epicormic growth and small diameter suppressed branches would not normally be considered as significant.

Age Class is divided into young, semi-mature, early-mature, mature, over mature, and veteran. This is an indication of which stage a tree is at in its natural life cycle, allowing for an assessment of how energy and growth will be prioritised within a tree. In general, younger trees are more able to cope with disturbance or stress.

Physiological condition is an assessment of the health and vigour of the tree and will include an assessment of the size, colour and density of the foliage. Trees in good physiological condition are better able to cope with disturbance or stress.

Structural condition is an indication of the structural integrity of the tree. This is given as good, average or poor. More details will be given in the observations column of the data tables if appropriate.

The observations column will include a brief description of each tree and provide further information as relevant.

Visual importance is assessed using a combination of factors such as species, size, aesthetic quality and location. The visual importance of a tree (or group of trees) is one of the key factors in determining its category grading.

The remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

Occasionally it is impractical to obtain accurate measurements due to restricted access or other site conditions and the data may be estimated. Where data is estimated the figures are shown in italics in the attached data tables.



3.2 *Category Rating*

3.2.1 Main Categories

Category ratings are allocated based on the current quality and value of a tree in its current surroundings assuming the recommendations of this report are carried out. No consideration is given to any specific development proposal when allocating category ratings.

Category A trees are those which are of high quality and value, are in good structural and physiological condition and are expected to contribute for at least another 40 years.

Category B trees are those which would be considered as category A trees but which are of lower quality and value, poorer structural condition, and which are expected to contribute for at least 20 years.

Category C trees are those which are of low quality and value, are in poor condition, and are expected to contribute for at least 10 years.

Category U trees are those which are expected to contribute for less than 10 years due to serious defects. As is common in risk management, where there is doubt, the precautionary principle may be applied.

In certain circumstances trees may be considered of higher value due to cultural or ecological reasons. If this is the case it will be made clear in the tree data tables.

3.2.2 Sub-categories

Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'mainly arboricultural value'

Sub-category 2 trees are those with 'mainly landscape value'

Sub-category 3 trees are those with 'mainly cultural or conservation value'

These subcategories do not infer any hierarchy of value. For example a category B1 tree should not necessarily be considered any more valuable than a category B3 tree.



5 Legal status of surveyed trees

In order to both reduce costs and to ensure timely completion, no formal check has been made by this consultant with the local planning authority.

It is recommended that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order (TPO) or are within a Conservation Area (CA).

An online search suggests that most of the trees included in this survey are protected by a TPO, but there is no CA in place.

Trees may also be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection.

Trees may also be protected by planning condition – the local planning authority should be contacted for further details on this.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.



6 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

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Report completed 17th March 2025



Appendix 1: Data Tables

Key:

Tree number Refers to the tree number as shown on the attached plans.

Common name Is the English name given to a species.

Scientific name Also known as the botanical name often is in Latin but can contain elements of other languages. The botanical authority who named the species is not included.

Height is tree height in metres.

Diameter is stem diameter rounded down to the nearest 10mm.

Branch spread is the distance from the base of the tree to the extremities of the crown in the four cardinal directions of the magnetic compass.

Height of crown clearance is estimated in metres and is an indication of the lowest significant live branches of the crown.

Age class is an indication of which stage a tree is at in its natural life cycle.

Physiological condition is an assessment of the health and vigour of the tree.

Structural condition is an indication of the structural integrity of the tree.

The observations column includes a brief description of each tree and provide further information as relevant.

Preliminary management recommendations includes suggestions on tree management when considering current site use and current tree condition.

Visual importance is an indication of the visual amenity value of the tree in its current setting.

Remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

Category grading is given as A, B, C or U with subcategories 1, 2 or 3. See Section 3.2 for further details.

Note: Occasionally it is impractical to obtain accurate measurements due to restricted access or other site conditions and the data/measurements may be estimated.



Tree Number	Common Name	Botanical Name	Height (m)	Effective Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading	RPA radius (m)
					North	East	South	West										
1	Horse chestnut	<i>Aesculus hippocastanum</i>	14	540	4.5	4.0	4.0	5.0	2	Early mature	Fair	Fair	A single stem tree with no major defects. Incipient horse chestnut canker infection.	No action at present.	Medium	20+	B1	6.5
2	Lime	<i>Tilia sp.</i>	20	610	6.0	5.0	6.5	7.0	3	Mature	Fair	Fair	A single stem tree with deadwood but no apparent major defects.	Remove deadwood if required.	Medium	20+	B1	7.3
3	Beech	<i>Fagus sylvatica</i>	19	840	10.0	14.0	8.0	5.0	3	Mature	Fair	Poor	A single stem leaning tree with a twin stem crown with a tight union and included bark. This tree has a severe lean over a busy road.	Remove	Medium	<10	U	10.1
4	Sycamore	<i>Acer pseudoplatanus</i>	15	520	5.0	4.5	6.0	7.0	2	Early mature	Fair	Fair	A single stem tree with no major defects	No action at present.	Medium	20+	B1	6.2
5	Mix	Mix	19	750	See plan	See plan	See plan	See plan	2	Mature	Fair	Fair	A group of ash, oak, sycamore, beech, and horse chestnut. Mostly mature single stem trees with no apparent major defects. Some deadwood and hanging branches.	Remove deadwood and hanging branches.	High	20+	B1	9.0
6	Mix	Mix	14	400	See plan	See plan	See plan	See plan	2	Semi mature	Fair	Fair	A group of three trees. Previously topped. Not significant trees.	No action at present.	Low	10+	C1	4.8
7	Sycamore	<i>Acer pseudoplatanus</i>	8	260	2.5	4.5	2.5	0.0	1	Semi mature	Fair	Poor	A single stem leaning tree. Advanced decay in main stem where crown previously lost.	No action at present.	Low	10+	C1	3.1
8	Sycamore	<i>Acer pseudoplatanus</i>	16	400	3.0	5.0	5.0	2.0	3	Semi mature	Fair	Fair	A single stem tree with no major defects. Crown is slightly thin.	No action at present.	Medium	20+	B1	4.8
9	Sycamore	<i>Acer pseudoplatanus</i>	8	260	2.0	3.0	2.0	0.0	3	Young	Fair	Fair	A single stem suppressed tree with significant decay.	Remove	Low	<10	U	3.1
10	Sycamore	<i>Acer pseudoplatanus</i>	12	290	3.5	1.0	3.0	4.0	2	Early mature	Fair	Fair	A single stem tree with no major apparent defects. Crown is slightly thin.	No action at present.	Low	10+	C1	3.5

Tree Number	Common Name	Botanical Name	Height (m)	Effective Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading	RPA radius (m)
					North	East	South	West										
11	Oak	<i>Quercus robur</i>	18	920	9.0	10.0	8.0	8.0	5	Mature	Fair	Poor	A single stem tree with major basal decay and cavities on the main stem. Likely to be a hazardous tree, a crown reduction is recommended as a precaution against breakage in order to prolong retention of the tree in good condition.	Reduce tree by 20% of its current height and spread	Medium	20+	B1	11.0
12	Oak	<i>Quercus robur</i>	16	970	7.0	12.0	11.0	10.0	2	Mature	Fair	Poor	A single stem tree with deadwood and pockets of decay throughout. The tree is starting to lose limbs because of decay and age.	Reduce tree by 20% of its current height and spread	Medium	20+	B1	11.6
13	Mix	Mix	18	650	See plan	See plan	See plan	See plan	5	Mature	Fair	Fair	A group of sycamore and beech. Mostly mature single stem trees with no apparent major defects.	Remove deadwood if required.	Medium	20+	B1	7.8
14	Sycamore	<i>Acer pseudoplatanus</i>	18	700	See plan	See plan	See plan	See plan	4	Mature	Fair	Fair	A group of sycamore. Mostly mature single stem trees with no apparent major defects.	No action at present.	Medium	20+	B1	8.4
15	Mix	Mix	4	150	See plan	See plan	See plan	See plan	0	Young	Fair	Fair	A mix of willow and holly. Not significant trees.	No action at present.	Low	10+	C1	1.8
16	Sycamore	<i>Acer pseudoplatanus</i>	12	750	4.0	4.0	4.0	4.0	2	Mature	Fair	Fair	A single stem tree, previously topped and now a pollard. Some regrowth looks poorly attached.	Prune as pollard	Low	20+	C1	9.0
17	Sycamore	<i>Acer pseudoplatanus</i>	17	500	See plan	See plan	See plan	See plan	5	Mature	Poor	Poor	Single stem trees with fungal fruiting bodies at the base. The tree has widespread die-back and excessive deadwood. The trees are hazardous and in decline.	Remove	Medium	<10	U	6.0
18	Beech	<i>Fagus sylvatica</i>	19	610	4.5	4.5	4.5	4.5	4	Early mature	Fair	Fair	A single stem tree with no major apparent defects.	No action at present.	Medium	20+	B1	7.3
19	Mix	Mix	19	750	See plan	See plan	See plan	See plan	5	Mature	Fair	Fair	A group of beech, horse chestnut, lime and sycamore. Mostly mature single stem trees with no apparent major defects. The trees contain normal amounts of deadwood etc. Individual trees of medium value, the group as a whole is of high value. The group has become untidy with epicormic lower growth and low hanging branches.	Remove deadwood and crownlift to give 5.5m above ground clearance.	High	20+	B1	9.0

Tree Number	Common Name	Botanical Name	Height (m)	Effective Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading	RPA radius (m)
					North	East	South	West										
20	Holly	<i>Ilex aquifolium</i>	7	250	See plan	See plan	See plan	See plan	4	Mature	Fair	Poor	A group of three trees, single stem and multi-stem. Trees with necrotic bark and exudates on lower stems.	Monitor for signs of deterioration	Low	<10	U	3.0
21	Lime	<i>Tilia sp.</i>	5	120	See plan	See plan	See plan	See plan	1	Young	Fair	Fair	A group of single stem trees. Not significant trees.	No action at present.	Low	20+	C1	1.4
22	Mix	Mix	19	850	See plan	See plan	See plan	See plan	2	Mature	Fair	Fair	A group of sycamore, beech, and horse chestnut. Mostly mature single stem trees with no apparent major defects. The trees contain normal amounts of deadwood etc. Individual trees of medium value, the group as a whole is of high value.	Remove deadwood if required.	Medium	20+	B1	10.2
22.1	Sycamore	<i>Acer pseudoplatanus</i>	18	700	See plan	See plan	See plan	See plan	4	Mature	Poor	Poor	A single stem tree with advanced basal decay. Kretzschmaria fruiting bodies observed. Hazardous tree.	Remove	Medium	<10	U	8.4
23	Beech	<i>Fagus sylvatica</i>	13	420	4.5	3.0	5.0	4.5	2	Semi mature	Fair	Fair	A single stem tree with no major apparent defects.	No action at present.	Low	20+	C1	5.0
24	Sycamore	<i>Acer pseudoplatanus</i>	14	460	4.0	1.0	4.0	5.0	3	Semi mature	Fair	Fair	A single stem tree with no major defects	No action at present.	Low	20+	C1	5.5
25	Sycamore	<i>Acer pseudoplatanus</i>	18	850	8.0	8.0	8.0	8.0	2	Mature	Fair	Fair	A single stem tree with no major defects	No action at present.	Medium	20+	B1	10.2
26	Sycamore	<i>Acer pseudoplatanus</i>	18	740	7.0	9.0	7.0	8.0	3	Mature	Fair	Fair	A single stem tree with deadwood but no apparent major defects.	No action at present.	Medium	20+	B1	8.9
27	Beech	<i>Fagus sylvatica</i>	13	440	See plan	See plan	See plan	See plan	2	Semi mature	Fair	Fair	A group of two trees. No major apparent defects.	No action at present.	Low	10+	C1	5.3
28	Lime	<i>Tilia sp.</i>	9	320	See plan	See plan	See plan	See plan	1	Young	Fair	Fair	Three trees. Previously topped. No major apparent defects. Not significant trees.	No action at present.	Low	20+	C1	3.8
29	Sycamore	<i>Acer pseudoplatanus</i>	19	780	See plan	See plan	See plan	See plan	4	Mature	Fair	Fair	A group of four trees, all single stem with no apparent major defects.	No action at present.	Medium	20+	B1	9.4
30	Sycamore	<i>Acer pseudoplatanus</i>	13	400	5.0	1.0	4.0	5.0	3	Semi mature	Poor	Poor	A single stem leaning tree of low value and in poor condition. Potentially a hazardous tree.	Remove	Medium	<10	U	4.8
31	Mix	Mix	18	600	See plan	See plan	See plan	See plan	2	Mature	Poor	Poor	A group of three trees, all with severe lean, significant bark wounds and decay.	Remove	Medium	<10	U	7.2
32	Mix	Mix	18	500	See plan	See plan	See plan	See plan	2	Mature	Fair	Fair	A mixed broad leaf group. Not fully inspected.	Prune back from neighbouring buildings	Medium	20+	B1	6.0

Appendix 2: Plans





Note: Plans are for guidance only. These drawings should not be used for scaling.

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Tree constraints plan at:
West House, Gomersal

1:500 PAPER SIZE A1

Key	
	Category A Tree
	Category B Tree
	Category C Tree
	Category U Tree
	Root protection area
	Not Significant Tree - not included in survey because of low value and/or insignificance to local tree-landscape

