Arboricultural Safety Assessment

WC-355.1a

Land adjacent to 38 South Lane, Holmfirth HD9 1HJ

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QTRA Quantified Tree Risk Assessment

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Report prepared by:	Jack Delaney MICFor MArborA
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Contents

1. INTRODUCTION 4

1.1. Scope of Report 4
1.2. Site Details 4
1.3. Site Elevation and Topography 4
1.4. Desk Based Study 5

2. METHODS 6

2.1. Survey Details 6
2.2. Survey Personnel 6
2.3. Tree Inspection Methods 6
2.4. Tree Risk Assessment 6

3. RESULTS AND ASSESSMENT 8

3.1. Survey Constraints 8
3.2. Target Zones 8
3.3. Tree Population Observations 8
3.4. Survey Results and Assessment 9
3.5. Trees with a Tolerable Risk of Harm (RoH) 10
3.6. Trees with a Broadly Acceptable RoH 10

4. CONCLUSION AND RECOMMENDATIONS 11

4.1. Tree Works for Risk Mitigation 11
4.2. Tree Works for Site Management 11
4.3. Legal Constraints 11
4.4. Additional Information 12

APPENDICES 13

Appendix 1: Images of Trees 13
Appendix 2: Tree Survey Schedule 18
Appendix 4: Tree Plan 27

1. Introduction

1.1. Scope of Report

1.1.1. Woodsage Consulting Ltd have been instructed by Tim Donlon to carry out an Arboricultural Safety Assessment of the trees located on land to the south-west of 38 South Lane, Holmfirth HD9 1HJ.

1.1.2. The purpose of this report is to evaluate the structural and physiological condition of the trees at the site, in order to determine their likelihood of failure and associated risk potential.

1.1.3. In relation to the surrounding area, site features, and usage, this report will also seek to provide informed management recommendations, with regards to the wellbeing and longevity of the trees at the site, alongside the future safety of people and/or property which may come within their vicinity.

1.2. Site Details

1.2.1. The site, shown in ***Fig. 1.1***, below, is centred on OS Grid Reference SE 14426 08025, and comprises pastureland with intermittent tree cover.



Figure 1.1: *Aerial imagery showing the approximate boundaries of the site, outlined in red*[1].

1.2.2. The site covers approximately 0.18 ha, and is bound by residential properties to the north and west, by pastureland to the south-east, and by Dunford Road (B6101) to the south-west.

1.3. Site Elevation and Topography

1.3.1. The site lies at an altitude ranging between 175 – 185 m above sea-level.

1.3.2. The topography of the site slopes steeply downwards from east to west.

[1] Google Earth Pro (2025). *Google Earth* [online]. Available at: > www.google.co.uk/earth < [accessed 7th February 2025].

1.4. Desk Based Study

1.4.1. Cranfield University[2] states that *Soilscape 6* occurs throughout the site; these are slightly acidic, loamy soils, that are freely draining. No further detailed soil analysis was carried out as part of the survey.

1.4.2. According to information which is available on the website of the Kirklees Council[3], there are multiple trees on the site which are subject to individual tree preservation orders (TPO ID Prefix: 20/20). The site is also located within the Holmfirth Conservation Area, which affords statutory protection to all trees with a stem diameter that is greater than 75 mm at 1.5 m above ground level.

1.4.3. ***Fig 1.2***, below, shows the approximate locations of individual and area/group TPOs, and the extents of the Holmfirth Conservation Area, in relation to the site.



Figure 1.2: *Aerial imagery showing the approximate locations of area/group TPOs (shaded green), individual TPOs (tree icons), and the extents of the Holmfirth Conservation Area (shaded purple), in relation to the site*[3].

[2] Cranfield (2025). *Soilscapes* [online]. Available at: > www.landis.org.uk/soilscapes/ < [accessed 7th February 2025].

[3] Kirklees Council (2025). *Interactive TPO/Conservation Area Map* [online]. Available at: > www.kirklees.gov.uk < [accessed 7th February 2025].

2. Methods

2.1. Survey Details

2.1.1. The site survey was carried out on the 31st of January 2025.

2.1.2. The weather conditions over the duration of the survey were fine and dry; the visibility of the trees was not impeded.

2.2. Survey Personnel

2.2.1. The survey was carried out by Jack Delaney. Jack is a Chartered Arboriculturalist (Member of the Institute of Chartered Foresters) and has worked in the arboricultural sector for over 15 years. Jack holds an FdSc in Arboriculture with distinction, and is a Professional Member of the Arboricultural Association. Jack is also a LANTRA qualified Professional Tree Inspector, and is a trained and registered user of Quantified Tree Risk Assessment (QTRA).

2.3. Tree Inspection Methods

2.3.1. The trees at the site were inspected from ground level using the Visual Tree Assessment (VTA) methodology[4], which included a detailed inspection of the structural and physiological condition of each tree.

2.3.2. Where necessary, trees were assessed with the aid of a metal probe, for inspection of stem cavities and areas of decay, and a nylon sounding mallet, for the purpose of detecting changes in resonance in stem wood (which may indicate dysfunction, and that further investigation is required).

2.3.3. Tree heights were measured to the nearest metre using an electric clinometer and crown spreads were measured to the nearest metre using a laser measurer. The diameter at breast height (DBH) of trees was measured to the nearest centimetre at 1.5 m above ground level, using a diameter tape measurer.

2.3.4. Where access to trees was obstructed or obscured, measurements have instead been estimated.

2.4. Tree Risk Assessment

2.4.1. Tree hazard potential was calculated using the Quantified Tree Risk Assessment (QTRA) methodology[5]. QTRA quantifies the risk of significant harm from tree failure in a way that enables tree owners to balance safety with tree values and operate to predetermined limits of tolerable or acceptable risk.

2.4.2. The QTRA method provides a framework for the assessment of the three primary components of tree-failure, those being, target, size, and probability of failure (PoF).

2.4.3. Ranges of value for target, size, and PoF are entered into a QTRA calculator which generates a traffic light colour-coded risk of harm (RoH), and indicates the level of remedial action required:

- Trees with a broadly acceptable RoH pose a level of risk which is as low as is reasonably practicable (ALARP), and no further action is usually required

[4] Mattheck, C., Breloer, H. (1994). *The Body Language of Trees, a Handbook for Failure Analysis*. London: Her Majesty's Stationary.

[5] QTRA (2020). *Quantified Tree Risk Assessment: User Manual* (Version 5). Macclesfield: QTRA.

- Trees with a tolerable RoH may require further action, depending on who is at risk, and whether the RoH is ALARP
- Trees with an unacceptable RoH require the risk to be controlled, usually through remedial works to the tree

2.4.4. Using these criteria, a tree survey schedule was drawn up.

3. Results and Assessment

3.1. Survey Constraints

3.1.1. The survey was constrained by the season in which it took place; for example, certain pathogens and defects, in particular the fruiting bodies of decay fungi, are only visible at specific times of the year.

3.1.2. The locations of the trees shown in the ***Tree Plan*** in ***Appendix 3*** were aided by a topographical plan which was provided by the client. The accuracy of this topographical plan is unknown to the author of this report.

3.1.3. There are trees at the site which are situated within dense areas of understorey vegetation, have dense adventitious growth on the main stems, and/or have epiphytic plants established upon them. Whilst such trees were surveyed insofar as was reasonably practicable, defects may be present which could not be inspected in detail.

3.2. Target Zones

3.2.1. In the event of failure, the trees identified at the site have potential to impact the following targets:

- Dunford Road (B6106), to the south-west of the site, which according to the Department for Transport[6] had an annual average daily traffic flow of 3,603 vehicles per day in 2019, travelling at an average speed of 32 mph, and classifies as QTRA **Target Zone 2**.
- Residential buildings, garden furniture, street infrastructure, and parked vehicles, which in the event of tree failure may sustain in the region of £20 – £200,000 in damage. Depending upon location, and the size of the tree or tree part which is being assessed, these classify as QTRA **Target Zone 2**, **3**, **4**, or **5**.
- Pedestrian walkways on Dunford Road, which have an estimated annual traffic flow of 2 – 7 pedestrians per hour, and classify as QTRA **Target Zone 3**.
- Residential gardens to the north and east of the site, and a tennis court to the east of the site, where the average estimated occupancy beneath trees is in the region of 2 – 14 minutes per day, which classifies as QTRA **Target Zone 3**.
- Internal footpaths, which have an estimated annual traffic flow of 2 pedestrians per week – 1 pedestrian per hour, and classify as QTRA **Target Zone 4**.
- Pastureland, where the average estimated occupancy beneath trees is in the region of 2 minutes per month – 1 minute per day, which classifies as QTRA **Target Zone 4** or **5**.

3.2.2. For a more detailed explanation of target zones, refer to QTRA[5].

3.3. Tree Population Observations

3.3.1. A total of 30 trees and two groups of trees were recorded during the survey.

3.3.2. ***Fig 3.1***, on the next page, demonstrates that the prevalent tree species at the site is European beech *Fagus sylvatica*, which accounts for approximately 61% of the surveyed trees.

[6] Department for Transport (2025). *Manual Count Points. Site Number: 949280.* [online]. Available at: > www.https://roadtraffic.dft.gov.uk/manualcountpoints/949280 < [accessed 7th February 2025].

3.3.3. The remaining 39% of the surveyed trees is comprised of sycamore *Acer pseudoplatanus*, Lawson cypress *Chamaecyparis lawsoniana*, common hawthorn *Crataegus monogyna*, wild cherry *Prunus avium*, common pear *Pyrus communis*, elder *Sambucus nigra*, small-leaved lime *Tilia cordata*, and common lime *Tilia* x *europaea.*

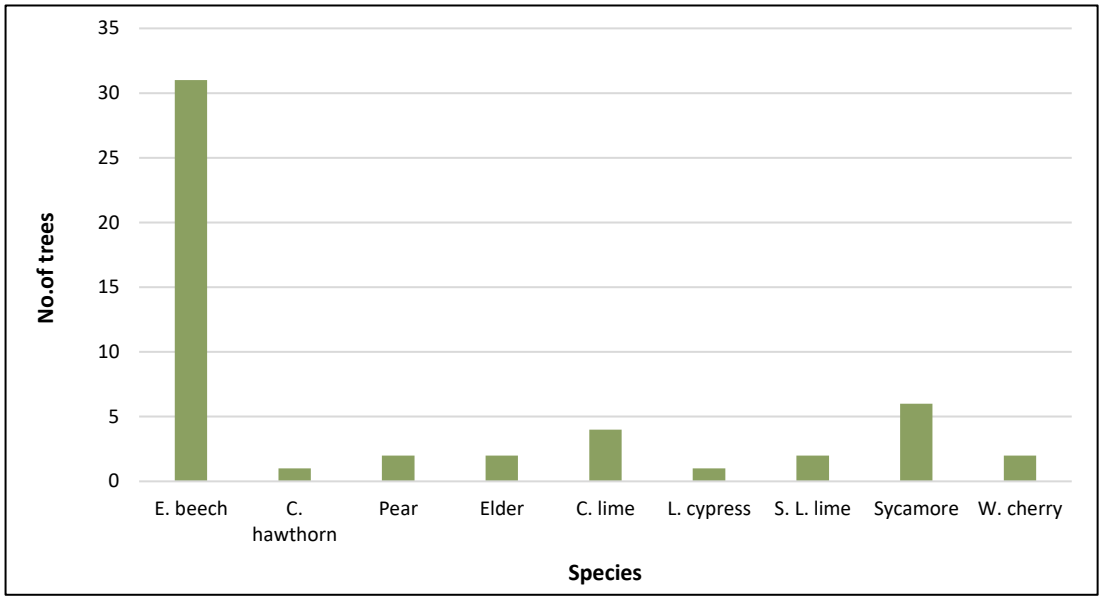


Figure 3.1: *Bar chart showing the tree species/number of trees at the site.*

3.4. Survey Results and Assessment

3.4.1. Taking account of the target zones, size of the trees, and their probability of failure:

- 29 trees and two groups of trees were determined to present a broadly acceptable RoH of less than 1/1,000,000;
- one tree was determined to present a tolerable RoH of between 1/10,000 and 1/1,000,000; and,
- none of the trees were determined to present an unacceptable RoH - when imposed on others - of between 1/1,000 and 1/10,000, or an unacceptable RoH of less than 1/1,000.

3.4.2. ***Tab. 3.1***, below, gives a summary of the trees at the site and their associated RoH.

Table 3.1: *Summary of tree RoH categories.*

RoH	Tree/Group Ref. Numbers	Line Totals
Broadly Acceptable	T001, T002, T003, T004, T005, T2114, T2115, T2117, T2118, T2119, T2120, T2121, T2122, T2124, T2125, T2127, T2128, T2131, T2132, T2134, T2135, T2137, T2138, T2139, T2140, T2141, T2143, T2144, T2145 G2126, G2133	29 Trees 2 Groups
Tolerable	T2123	1 Tree
Unacceptable	-	-
	Totals:	**30 Trees** **2 Groups**

3.4.3. Images of the trees can be viewed in ***Appendix 1***. The ***Tree Survey Schedule***, which can be viewed in ***Appendix 2***, details the full results of the survey. The approximate locations of the trees can be viewed in the ***Tree Plan*** in ***Appendix 4***.

3.4.4. There are additional small trees and shrubs on the site, however, due to their relatively small size and/or distance from targets, these were not included in the survey.

3.5. Trees with a Tolerable Risk of Harm (RoH)

3.5.1. T2123 is a mature sycamore, which displays a historic branch tear-out wound on the south aspect of the main stem at 3 m. The residual wound from this branch tear-out extends 3 m downwards into parent stem, where there is extensive visible decay to the ripewood which has consequently been exposed. There are also multiple pruning wounds on the main stem from 2-6 m, many of which are developing into branch cavities. These wounds are anticipated to coalesce as central decay column within the main stem. Since the extent of this decay column is not known, T2123 was given a PoF value of 4[7], and presents a RoH of 1/400,000.

3.5.2. The RoH currently posed by T2123 is considered tolerable when imposed on others, providing that the RoH is ALARP.

3.6. Trees with a Broadly Acceptable RoH

3.6.1. All of the remaining trees and groups of trees at the site were determined to present a broadly acceptable RoH of less than 1/1,000,000.

[7] A PoF value of 4 is applied when the PoF of a tree cannot be accurately determined.

4. Conclusion and Recommendations

4.1. Tree Works for Risk Mitigation

4.1.1. To establish the extent of the decay in the main stem of T2123, it is recommended that further decay analysis is carried out using a resistance micro-drill or sonic tomograph.

4.1.2. Alternatively, the RoH posed by T2123 could be eliminated completely by removing the tree.

4.1.3. If T2123 is removed, then it would be beneficial for biodiversity to retain the main stem as a 7 m snag.

4.2. Tree Works for Site Management

4.2.1. Unrelated to risk mitigation and at the discretion of the landowner, it is suggested that further low-priority works to T003, T004, T2115, T2117, T2118, T2120, T2121, T2127, T2128, T2134, T2137, T2143, G2126, and G2133 - which are summarised in ***Tab. 4.1***, below - are undertaken in the interests of site management.

Table 4.1: *Tree works schedule and priority categories.*

Tree/Group Ref:	Management Recommendations	Priority Category
T2123	• Carry out further decay testing on main stem, or remove the tree (and retain main stem as 7 m snag)	Moderate
T003	• Remove tree	Low
T004		
T2115	• Remove epicormic around base of main stem to facilitate future inspections	
T2117	• Remove epicormic around base of main stem to facilitate future inspections • Crown lift/reduce branches extending south for clearance to adjacent streetlamp	
T2118	• Remove epicormic around base of main stem to facilitate future inspections	
T2120	• Sever ivy at base of main stem to facilitate future inspections	
T2121	• Remove epicormic around base of main stem to facilitate future inspections	
T2127	• Remove tree	
T2128	• Reduce branches extending north-west by approx. 4 m to clear adjacent property	
T2134	• Remove deadwood > 50 mm in diameter	
T2137	• Remove hanging branch • Remove deadwood > 50 mm in diameter	
T2143	• Remove tree	
G2126	• Thin group by approx. 30% to aid developing of the retained trees • Remove ratchet strap from main stem of tree to north of group	
G2133	• Thin group by approx. 30% to aid developing of the retained trees	

4.3. Legal Constraints

4.3.1. According to information which is available on the website of the Kirklees Council[3], all of the trees listed in ***Tab. 4.1***. are subject to TPOs and/or conservation area status.

4.3.2. Written consent should therefore be obtained from Kirklees Council prior to the commencement of the proposed works. Killing or damaging a protected tree is a criminal offence and can result in an unlimited fine.

4.3.3. Note, however, that the removal of dead trees like T004, and the removal of dead/detached branches and ivy from living trees, as has been recommended to T2120, T2134, and T2137, does not usually require consent from the local planning authority.

4.3.4. T2123 may be positioned outside of the site boundaries. Ownership of T2123 should therefore be established before the recommendations to the tree are completed.

4.3.5. All tree works should be carried out by a suitably qualified and fully insured arboricultural contractor who is able to comply with *BS 3998: 2010*[8].

4.3.6. Trees provide valuable habitat for wild birds, bats, and many other forms of wildlife. The risks posed to these should be suitably assessed before the recommendations within this report are completed.

4.3.7. Under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981:

- it is an offence to intentionally or recklessly disturb any wild bird listed on Schedule 1 while nest building, or to destroy a nest containing eggs or young; and,
- it is an offence to intentionally or recklessly damage or destroy a bat roost site, even if the roost is not occupied at the time.

4.4. Additional Information

4.4.1. Under the Occupiers Liability Act (1957 and 1984), landowners have a duty of care to ensure reasonable steps are taken to prevent or minimise the risk of personal injury or damage to property, arising from the presence of trees on a site.

4.4.2. In order to maintain a duty of care, it is essential that trees are inspected regularly, and also following any event which may have incurred sudden change, for example, a storm.

4.4.3. The observations made within this document are valid only during typical weather conditions. The majority of failures are associated to structural defects, and/or declining physiological conditions, often in combination with unusual or extreme weather conditions. Every effort has been made to identify defects on the trees and the risks these pose; however, even healthy trees or parts of healthy trees - which are absent of defects - may fail at any time and therefore the consequences of such phenomena are unforeseeable.

4.4.4. Providing the recommendations specified within this report are completed, and update inspections are carried out within the proposed time frame, there will be very little risk to people and/or property at the site of a foreseeable nature.

4.4.5. All visual observations and recommendations relate to the condition of the trees and surroundings at the time of the survey. As such, any subsequent changes to landform in the proximity of the trees could invalidate the advice given.

4.4.6. The results of this survey are considered valid for a period of 18 months; it is therefore recommended that an update assessment is carried out before August 2026.

[8] British Standards (2010). *BS 3998: 2010 - Tree Work: Recommendations*. London: British Standards Institute.

Appendices

Appendix 1: Images of Trees



Plate 1: *T001*



Plate 2: *T002*



Plate 3: *T003 (right) & T2117 (left)*



Plate 4: *T005*



Plate 5: *T2114 (left) & T2115 (right)*



Plate 6: *T2118 (right) & T2119 (left)*



Plate 7: *T2120*



Plate 8: *T2121 (right) & T2122 (left)*



Plate 9: *T2123*



Plate 10: *T2124 (foreground) & T2125 (rear)*



Plate 11: *T2127 (right) & T2128 (left)*



Plate 12: *T2127, T2128, & T2131 (left to right)*



Plate 13: *T2132 (left) & T2134 (right)*



Plate 14: *T004 (Left) & T2037 (right)*



Plate 15: *T2138, T2139, T2040, & T2141 (left to right)*



Plate 16: *T2143*



Plate 17: *T2144 (left) & T2145 (right)*



Plate 18: *G2126*



Plate 19: *G2133*

Appendix 2: Tree Survey Schedule

Table Key

Tree/Group Ref:	Reference numbers, as shown in the ***Tree Plan*** in ***Appendix 3***	**Species:**	Common (and *binomial name*)
Height (H):	Measured to nearest metre	**DBH:**	Diameter at breast height (1.5 m), measured to nearest centimetre
Crown Spread (CS):	Average radius of crown, measured to nearest metre	**Target Type:**	**V** = Vehicle on Highway; **H** = Human; **P** = Property
Mass:	The percentage mass of a tree or branch can alter according to its physiological condition, and has been estimated accordingly	**SULE:**	Safe useful life expectancy, in years
		Vitality (V):	A measure of the physiological condition of tree. **G** = Good; **F** = Fair; **P** = Poor; **D** = Dead

Age	**Young (Y):** Young sapling/newly planted tree **Semi-mature (SM):** Trees in within first third of SULE for species type **Early-mature (EM):** Trees in second third of SULE for species type **Mature (M):** Trees in final third of SULE for species type	**Over-mature (OM):** Trees that have entered natural stages of decline **Veteran (V):** Trees of any age which display veteran characteristics **Ancient (A):** Trees which are remarkably old for the species type

Priority Categories

N/A: Tree Risk of Harm (RoH) is broadly acceptable or as low as reasonably practicable (ALARP), and therefore no further works are prescribed **Urgent:** Emergency situations where there is likelihood of imminent failure; works to be completed soon as reasonably practicable	**High:** Dangerous trees that require planning and/or consultation; works to be completed within 4 weeks of inspection **Moderate:** Trees noted as hazardous; works to be completed within 20 weeks of inspection **Low:** Tree RoH is broadly acceptable or ALARP; works to be completed for long-term management purposes and at the discretion of the landowner

Quantified Tree Risk Assessment Calculations

Target Zone	(H = Human; V = Vehicle; P = Property)	Size (DBH)	Probability of Failure (PoF)
Target 2:	• Average estimated annual traffic of 480 – 4,700 vehicles p/day • Potential to cause £20,000 – £200,000 in damage to property	**Size 1:** > 450 mm **Size 2:** 450-260 mm **Size 3:** 250-110 mm **Size 4:** 100-25 mm **Size P:** Used to calculate damage to property	**1:** 1/1 - > 1/10 **2:** 1/10 - > 1/100 **3:** 1/100 - > 1/1K **4:** 1/1K - > 1/10K **5:** 1/10K- > 1/100K **6:** 1/100K – 1/1M **7:** < 1/1M
Target 3:	• Potential to cause £2,000 – £20,000 in damage to property • Average estimated occupancy of 2 – 14 mins p/day • Average estimated traffic of 2 – 7 pedestrians p/hr		
Target 4:	• Potential to cause £200 – £2,000 in damage to property • Average estimated occupancy of 2 mins p/week – 1 min p/day • Average estimated traffic of 3 pedestrians p/day – 1 p/hr		
Target 5:	• Potential to cause £20 – £200 in damage to property • Average estimated occupancy of 2 mins p/month – 1 min p/week • Average estimated traffic of 2 pedestrians p/week – 2 p/day		

Risk of Harm (RoH):

Expressed as a fraction, with recommended follow up action:

- **< 1/1M Broadly Acceptable (BA):** No further remedial action is required
- **1/10K – 1/1M Tolerable (T):** Remedial action may be required, to ensure that risk is as low as reasonably practicable (ALARP)
- **1/1K – 1/10K Tolerable when not imposed upon others (T):** Remedial may be required, to ensure that risk is ALARP
- **< 1/1K Unacceptable or 1/K - 1/10K when imposed on others (U):** Urgent remedial action is usually required

Individual Trees

Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
T001	Small-leaved lime *(Tilia cordata)*	Y	40-80	5	1.5	8	G	No obvious significant defects.	Main stem/root plate failure	Internal footpath	H4	4	100 %	7	< 1/1M (BA)	No works recommended	N/A
T002	Small-leaved lime *(Tilia cordata)*	Y	40-80	4	1.5	6	G	No obvious significant defects.	Main stem/root plate failure	Pastureland	H5	4	100 %	7	< 1/1M (BA)	No works recommended	N/A
T003	European lime *(Tilia x europaea)*	SM	10-20	8	3	15	F	Regeneration from stump of previously felled tree. Suppressed by the adjacent trees with asymmetrical form in result.	Main stem/root plate failure	Public footpath	H3	3	100 %	6	< 1/1M (BA)	Remove tree	Low
T004	Elder *(Sambucus nigra)*	D	< 5	5	0.5	15	D	Moribund tree.	Main stem/root plate failure	Internal footpath	H4	3	50%	3	< 1/1M (BA)	Remove tree	Low
T005	Elder *(Sambucus nigra)*	SM	5-10	6	4	11 14	F	Bifurcates at ground level into two co-dominant stems, with extensive decay at the base.	Main stem/root plate failure	Internal footpath	H4	3	100 %	5	< 1/1M (BA)	No works recommended	N/A
T2114	Sycamore *(Acer pseudoplatanus)*	M	40-80	23	10	84	F	Positioned on southern boundary with Dunford Rd; boundary wall is slightly displaced by main stem. Multiple pruning wounds on main stem and first order branches from 2-8 m, sustained during historic crown lifting works, some of which are developing into branch cavities. Major deadwood > 100 mm in diameter scattered throughout the crown, though this is positioned above low-occupancy targets.	Deadwood	Internal footpath	H4	3	100 %	3	< 1/1M (BA)	No works recommended	N/A

Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
T2115	Common lime *(Tilia x europaea)*	M	40-80	28	7	75	F	Positioned on southern boundary with Dunford Rd. Dense epicormic around base of main stem, which partially obscures tree features and potential defects. Bifurcates at 6 m, and again at 8 m, into multiple co-dominant stems; unions are acute and potentially may contain included bark, though species type is not usually associated with such failure.	Acute branch unions	Dunford Rd.	V2	1	100 %	6	< 1/1M (BA)	Remove epicormic around base of main stem to facilitate future inspections	Low
T2117	Sycamore *(Acer pseudoplatanus)*	M	40-80	23	10	72	F	Asymmetrical form due to proximity with adjacent trees. Dense epicormic around base of main stem, which partially obscures tree features and potential defects. Major deadwood > 100 mm in diameter scattered throughout the crown, though this is positioned above low-occupancy targets. Branches extending south encroach upon adjacent streetlamp.	Deadwood	Grassland	H5	3	100 %	3	< 1/1M (BA)	• Remove epicormic around base of main stem, to facilitate future inspections • Crown lift/reduce branches extending south for clearance to adjacent streetlamp	Low
T2118	Common lime *(Tilia x europaea)*	M	40-80	23	7	70	F	Dense epicormic around on main stem and first order branches, which partially obscures tree features and potential defects. Minor deadwood < 100 mm in diameter scattered throughout the crown.	Deadwood	Grassland	H5	4	50%	3	< 1/1M (BA)	Remove epicormic around base of main stem to facilitate future inspections	Low

Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
T2119	Sycamore *(Acer pseudoplatanus)*	M	40-80	21	8	66	F	Major deadwood > 100 mm in diameter scattered throughout the crown, though this is positioned above low-occupancy targets.	Deadwood	Grassland	H5	3	100 %	3	< 1/1M (BA)	No works recommended	N/A
T2120	Sycamore *(Acer pseudoplatanus)*	M	40-80	22	7	77	F	Dense ivy *Hedera helix* established throughout the crown, which partially obscures tree features and potential defects. Minor deadwood < 100 mm in diameter scattered throughout the crown, though this is positioned above low-occupancy targets.	Deadwood	Grassland	H5	4	50%	3	< 1/1M (BA)	Sever ivy at base of main stem to facilitate future inspections	Low
T2121	Common lime *(Tilia x europaea)*	M	40-80	22	6	75	F	Dense epicormic around on main stem, which partially obscures tree features and potential defects. Minor deadwood < 100 mm in diameter scattered throughout the crown, though this is positioned above low-occupancy targets.	Deadwood	Grassland	H5	4	50%	3	< 1/1M (BA)	Remove epicormic around base of main stem to facilitate future inspections	Low
T2122	Sycamore *(Acer pseudoplatanus)*	M	20-40	21	7	79	F	Historic branch tear-out wound at 2 m on south aspect of main stem; residual wound extends approx. 150 cm downwards into parent stem, with some visible decay to the exposed ripewood apparent. Multiple pruning wounds and branch tear-out wounds on main stem from 2-6 m, many of which are developing into branch cavities and are anticipated to coalesce	Main stem/root plate failure	Tennis courts	H3	1	100 %	5	< 1/1M (BA)	No works recommended	N/A

Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
								as central decay column in main stem. Major deadwood > 100 mm in diameter scattered throughout the crown, though this is positioned above low-occupancy targets.									
T2123	Sycamore *(Acer pseudoplatanus)*	M	10-20	21	7	72	F	Lapsed pollard. Historic branch tear-out wound on south aspect of main stem at 3 m; residual wound extends 3 m downwards into parent stem, with extensive visible decay to the exposed ripewood apparent. Multiple pruning wounds and branch tear-out wounds on main stem from 2-6 m, many of which are developing into branch cavities and are anticipated to coalesce as central decay column in main stem. Major deadwood > 100 mm in diameter scattered throughout the crown.	Main stem/root plate failure	Tennis courts	H3	1	100 %	4	1/400K (T)	Remove tree and retain as standing 6 m stem for biodiversity value	Moderate
T2124	Common hawthorn *(Crataegus monogyna)*	EM	10-20	3	3	28	F	Suppressed by the adjacent trees with asymmetrical form and heavily leaning main stem in result.	Main stem/root plate failure	Grassland	H5	2	100 %	6	< 1/1M (BA)	No works recommended	N/A
T2125	European beech *(Fagus sylvatica)*	M	40-80	4	11	137	F	Bifurcates at 2 m into multiple co-dominant stems; unions are very acute and potentially may contain included bark. Pronounced buttressing and exposed surface roots due to position on steep incline.	Acute branch unions	Tennis courts	H3	1	100 %	6	< 1/1M (BA)	No works recommended	N/A

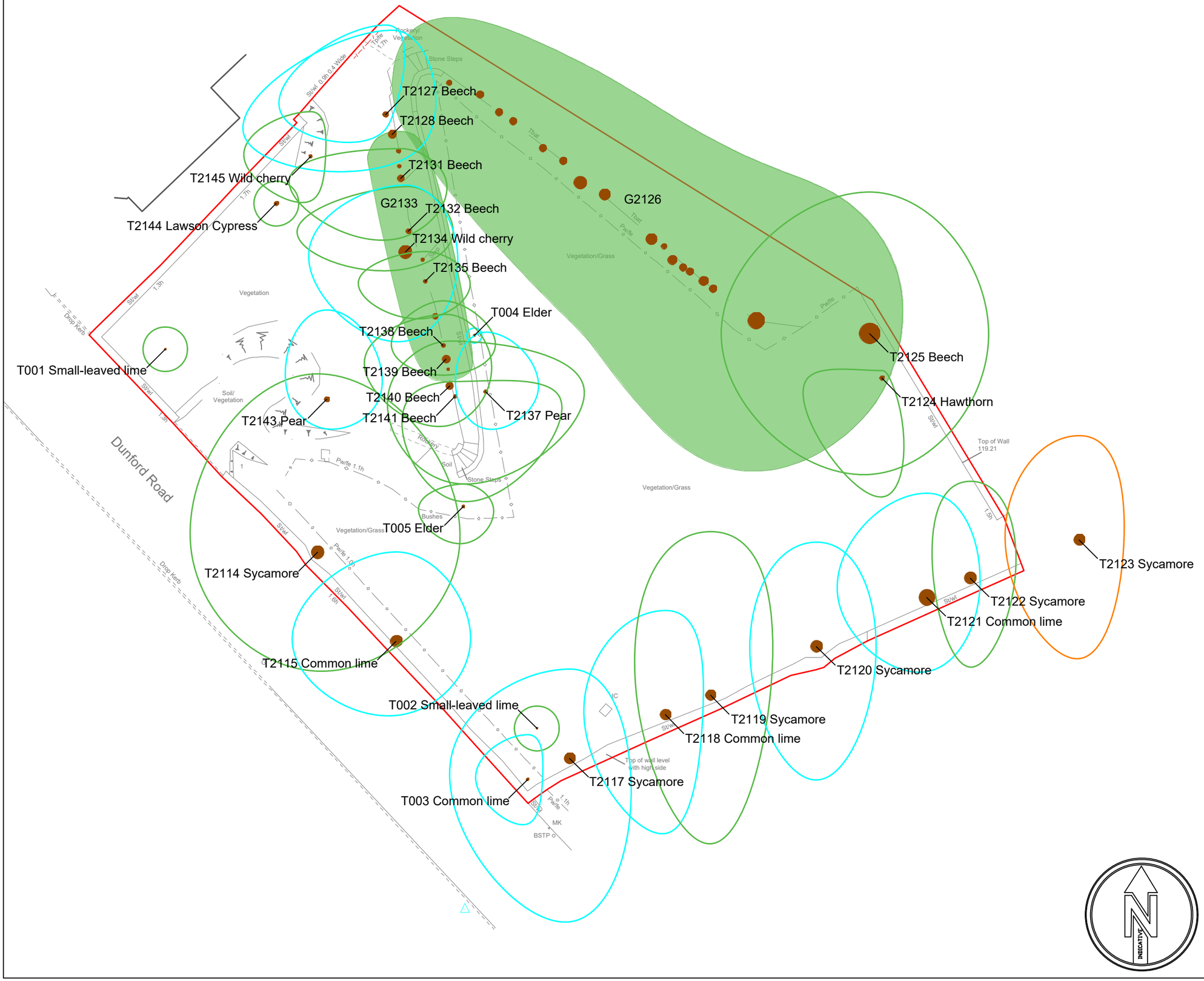
Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
T2127	European beech *(Fagus sylvatica)*	SM	20-40	9	4	35	F	Suppressed by the adjacent trees with asymmetrical form in result, and unlikely to develop into desirable specimen.	Main stem/root plate failure	Residential gardens	H3	2	100 %	6	< 1/1M (BA)	Remove tree	Low
T2128	European beech *(Fagus sylvatica)*	EM	40-80	19	5	53	G	Asymmetrical form due to proximity with adjacent trees. Exposed surface roots due to positioning on steep incline.	Main stem/root plate failure	Residential gardens	H3	1	100 %	7	< 1/1M (BA)	Reduce branches extending north-west by approx. 4 m to clear adjacent property	Low
T2131	European beech *(Fagus sylvatica)*	EM	40-80	18	5	45	G	Asymmetrical form due to proximity with adjacent trees. Exposed surface roots due to position on steep incline.	Main stem/root plate failure	Residential gardens	H3	1	100 %	7	< 1/1M (BA)	No works recommended	N/A
T2132	European beech *(Fagus sylvatica)*	SM	40-80	18	4	31	G	No obvious significant defects. Development of tree would benefit from the removal of adjacent lower quality specimens.	Main stem/root plate failure	Internal footpath	H4	1	100 %	7	< 1/1M (BA)	No works recommended	N/A
T2134	Wild cherry *(Prunus avium)*	M	10-20	16	7	87	F	Bifurcates at 1.5 m into multiple co-dominant stems; unions are acute and potentially may contain included bark. Multiple tear-out wounds throughout the crown, sustained from historic failures of second order branches. Major deadwood > 100 mm in diameter scattered throughout the crown. Tree is entering stages of natural decline, with some minor crown tip dieback evident.	Deadwood	Internal footpath	H4	3	100 %	3	< 1/1M (BA)	Remove deadwood > 50 mm in diameter	Low
T2135	European beech *(Fagus sylvatica)*	SM	40-80	15	4	25	G	Bifurcates at 1.5 m into two co-dominant stems; union appears structurally optimised. Development of tree would	Main stem/root plate failure	Internal footpath	H4	1	100 %	7	< 1/1M (BA)	No works recommended	N/A

Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
								benefit from the removal of adjacent lower quality specimens.									
T2137	Common pear *(Pyrus communis)*	EM	5-10	10	3	26	P	Extensive deadwood > 100 mm scattered throughout the crown. Detached and hanging branch at 4 m in east aspect of the crown.	Deadwood	Internal footpath	H4	3	100 %	3	< 1/1M (BA)	• Remove hanging branch • Remove deadwood > 50 mm in diameter	Low
T2138	European beech *(Fagus sylvatica)*	SM	40-80	19	4	25	G	No obvious significant defects. Development of tree would benefit from the removal of adjacent lower quality specimens.	Main stem/root plate failure	Internal footpath	H4	1	100 %	7	< 1/1M (BA)	No works recommended	N/A
T2139	European beech *(Fagus sylvatica)*	EM	40-80	20	6	52	G	Bifurcates at 6 m into two co-dominant stems; union is acute and potentially may contain included bark. Development of tree would benefit from the removal of adjacent lower quality specimens.	Acute branch union	Internal footpath	H4	2	100 %	6	< 1/1M (BA)	No works recommended	N/A
T2140	European beech *(Fagus sylvatica)*	EM	40-80	20	6	49	G	No obvious significant defects. Development of tree would benefit from the removal of adjacent lower quality specimens.	Main stem/root plate failure	Internal footpath	H4	1	100 %	7	< 1/1M (BA)	No works recommended	N/A
T2141	European beech *(Fagus sylvatica)*	SM	20-40	9	5	22	F	Suppressed by the adjacent trees with asymmetrical form in result, and unlikely to develop into desirable specimen.	Main stem/root plate failure	Internal footpath	H4	1	100 %	6	< 1/1M (BA)	No works recommended	N/A
T2143	Common pear *(Pyrus communis)*	EM	5-10	11	4	31	P	Main stem leans slightly to the east, though straightens from 5 m upwards, with no indication of root plate instability. Extensive decay to base of main stem.	Main stem/root plate failure	Internal footpath	H4	2	100 %	5	< 1/1M (BA)	Remove tree	Low

Tree Ref:	Species	A	SULE	H	CS	DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
											Target Type /Zone	Size	Mass	PoF	RoH		
T2144	Lawson cypress *(Chamaecyparis lawsoniana)*	SM	20-40	7	1.5	27	G	No obvious significant defects.	Main stem/root plate failure	Residential gardens	H3	2	100 %	7	< 1/1M (BA)	No works recommended	N/A
T2145	Wild cherry *(Prunus avium)*	SM	20-40	6	3	14 14	G	Asymmetrical form due to proximity with adjacent trees. Bifurcates at ground level into two co-dominant stems; union is acute and potentially may contain included bark.	Acute branch union	Residential gardens	H3	3	100 %	6	< 1/1M (BA)	No works recommended	N/A

Groups of Trees

Group Ref:	Species	A	SULE	Mx. H	Mx. DBH	V	Comments	Area of Tree Risk Assessed	Target Description	QTRA Factors					Management	Priority Category
										Target	Size	Mass	PoF	RoH		
G2126	European beech *(Fagus sylvatica)*	SM EM	40-80	20	630	F	Linear group containing approx. 16 trees. Multiple trees display features such as acute branch unions, leaning main stems and/asymmetrical forms, branch cavities, and branch tear-out wounds, though none of these result in a PoF of > 1/100K. Ratchet strap is constricting main stem of tree to north of group.	Acute branch unions	Internal footpath	H4	2	100 %	6	< 1/1M (BA)	• Thin group by approx. 30% to aid developing of the retained trees • Remove ratchet strap from main stem of tree to north of group	Low
G2133	European beech *(Fagus sylvatica)*	SM	10-20	14	150	F	Linear understorey group containing five suppressed trees. Multiple trees display features such as acute branch unions, leaning main stems and/asymmetrical forms, branch cavities, and branch tear-out wounds, though none of these result in a PoF of > 1/100K. Ratchet strap is constricting main stem of tree to north of group.	Acute branch unions	Residential garden	H4	3	100 %	6	< 1/1M (BA)	Thin group by approx. 30% to aid developing of the retained trees	Low



Appendix 3: Tree Plan

Site name:	Land adjacent to 38 South Lane, Holmfirth HD9 1HJ
Drawing Number:	WC-355.1a.3
Client:	Tim Donlon
Revision:	A
Drawn By:	Jack Delaney
Date:	7th February 2025
Scale:	1:250 @ A3

Map Key:

	Site boundaries
	Trees deemed to present a broadly acceptable risk of harm (RoH) or a tolerable RoH that is already as low as is reasonably practicable (ALARP), that require no further work
	Trees deemed to present a broadly acceptable RoH, or a tolerable RoH that is already ALARP, recommended for low-priority remedial works in the interests of site management
	Trees identified to display defects, and deemed to present a tolerable RoH, that require further remedial work
	Groups of trees deemed to present a broadly acceptable RoH, or a tolerable RoH that is already ALARP, recommended for low-priority remedial works in the interests of site management

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