

# Tree Survey

26 Botham Hall Road  
Milnsbridge  
Huddersfield  
HD3 4RJ

# Introduction

A 'visual tree inspection' was undertaken on Monday 14<sup>th</sup> July 2025 at 26 Botham Hall Road at the request of the owners.

This survey was done by myself, Richard Walls of Fenton Landscape Services (trading as York Tree Surveys). I have over 30 years experience as a tree surgeon and I have the Lantra Professional Tree Inspection qualification which is the nationally recognised requirement for undertaking tree inspections for safety purposes.

I also utilise the VALID method of tree inspection. I am qualified to use this App based system of tree safety assessment. This is an internationally recognised resource, used by local authorities in the UK, Australia and the US, and so on.

There are 3 mature trees at the property – a Lime in the front garden and 2 Sycamores in the back garden. These are protected by TPO 19/89 administered by Kirklees Council.

# Site History

Full planning permission for 2 semi-detached dwellings was approved in 1994 (94/62/91945/W1).

The trees on the site were protected by TPO 19/89. I cannot access full information for this TPO but I assume it to have been in place since 1989.

Online, there are records of 4 previous applications for work on the trees:

2012/91657 – various works approved – crown lifts and thins. 3 or 4 trees felled?

2018/91427 – 4 trees felled.

2020/94157 – application to fell the 3 remaining trees refused.

2023/90850 – application to remove the Lime tree – which was refused.

NOTE – the applicant expressed particular concerns about the Lime tree with the last 2 applications – largely due to its habit of shedding large branches.

# Pre-Survey Observations

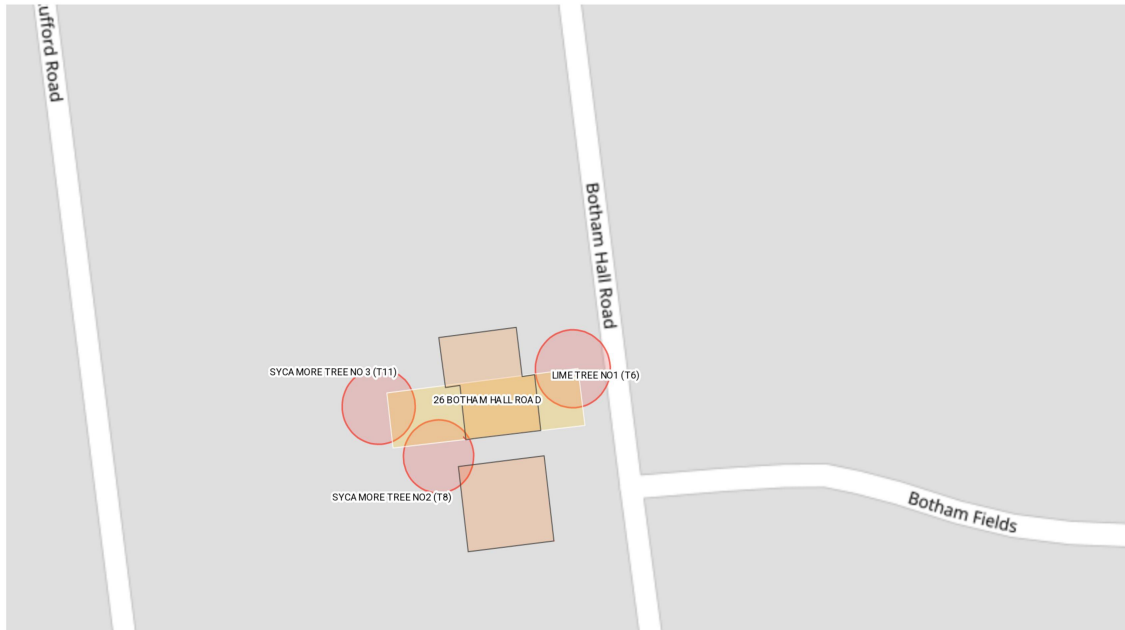
Before visiting the site, I viewed the property on Google Streetview. What I most obviously noticed was the towering size of the Lime tree in relation to its close proximity to the dwelling; and its situation in a fairly tiny front garden.

I was interested how the properties had been approved for construction so close to a mature tree (perhaps currently Early-Mature) – or what perhaps would have been classed as Semi-Mature 30 years ago.

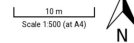
# Location Plan

LOCATION OF ALL 3 TREES WITHIN  
CURTILAGE OF 26 BOTHAM HALL RD.  
HD3 4RJ

PLAN BY RICHARD WALLS  
FENTON LANDSCAPE SERVICES  
T/A YORK TREE SURVEYS



Produced on Land App, Jul 15, 2025  
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REFER TO PLAN SUBMITTED SEPARATELY FOR MORE VISUAL  
DETAIL.

# Tree No.1

This is T6 on the TPO map.

**Species:** Lime tree (*Tilia* sp.).

**Age class:** Early-mature (definition - approaching mature height with crown spreading).

**Height:** 24 metres (estimated).

**Diameter at Breast Height:** 60cm.

**Crown Spread:** 9 metres North to South (estimated).

**Vitality:** In terms of foliage the vitality would appear quite reasonable, however the reported history of branch drop (especially Summer Branch Drop / SBD) would indicate that the tree is stressed, particularly during drought conditions.

**Features / Defects / Observations:** There is slight basal decay on the South – a steel probe was pushed 20 cm below the ground, below the base of the tree.

A recent branch failure is evident, with the pieces stacked in the corner of the garden. Diameter was measured as 13cm. The fractured wood appears very brittle and dessicated, despite not having been 'deadwood'.

The tree may be considered to have been excessively crown lifted (approx. to 6 metres height).

The crown is imbalanced with perhaps 2 thirds weighted towards the North.

The Root Protection Area has been severely compromised by the construction works. The driveway is almost next to the trunk/stem on the North side. This looks as if excavations would have been at least 60cm

below the current ground level of the tree (in order that a stone sub-base was installed for the drive).

The house is 3.7 metres from the tree. The garden measures 6 x 4.5 metres. Beyond the garden to the East is Botham Hall Road (and footpath between). The tree roots would naturally have been less extensive towards the road and path due to the compact stone sub-bases. Therefore, prior to the houses being built, the rooting area would have been more extensive in opposing directions – and unfortunately these would have been severely damaged during the construction period.

The soil level of the lawn may have been increased slightly above the base of the tree but this is probably inconsequential after 30 years.

Although this construction work was 30 years ago, the tree will still have a reduced root area and may suffer from drought related issues – hence its tendency to display more than average frequency of branch drop.

A tree was removed in 2018 (?) - this was in the front garden next to the Lime. This will have exposed the Lime to increased wind loading and potential breakages from storm damage (this is different to SBD).

**Targets:** Dwellings, occupants, parked vehicles, Botham Hall Road and public footpath – pedestrians and moving vehicles.

**Summary:** The tree is excessively large for its proximity to the houses. Planning guidelines appear to have been disregarded in approving the siting of the dwellings so close to the tree(s).

Planning guidelines appear to have been disregarded that would have protected the integrity of the Lime tree's rooting system.

The tree has a habit of shedding large branches – made worse by the compromised root system.

The tree is not at its fully mature height yet.

Further crown reduction may put the tree under greater stress.

**Recommendation:** Removal of the tree.

# Tree No.2

This is T8(?) on the TPO map.

**Species:** Sycamore (Acer Pseudoplatanus).

**Age Class:** Early-Mature.

**Height:** 22 metres (estimated).

**Diameter at Breast Height:** 65cm.

**Crown spread:** 8 metres (estimated).

**Vitality:** Good.

**Features / Defects / Observations:** The crown is almost wholly weighted to one side – towards the neighbouring property to the South. The stem / trunk also has a slight lean.

3 (?) neighbouring trees were removed in 2018 (?) and therefore the tree will be exposed to greater wind forces than it was prior to this. Also it has grown towards the available space and light, forming its current unbalanced shape.

The tree is 3.5 metres from the dwelling (No.26) and is a similar distance to the house to the South.

Partially occluded (healed over) wound at its base on Eastern side.

As with the Lime tree, the houses have been built too close to the tree.

Note, I am unsure of 1995 rules, however guidelines for British Standards 5837:2005 and 2012 have been contravened. The root zone of the tree has been compromised (reduced/damaged).

**Targets:** Dwellings, parked cars, occupants, pedestrians at rear.

**Summary:** Although in reasonable vigour, the tree is imbalanced and is outgrowing its position. There are concerns that if it structurally fails then considerable damage would likely occur. The partial damage to the root system during construction may yet have a detrimental impact on the overall structural integrity of the tree.

**Recommendation:** Removal of the tree.

# Tree No.3

This is T11(?) on TPO map.

**Species:** Sycamore (*Acer pseudoplatanus*).

**Age Class:** Early-mature.

**Height:** 19 metres (estimated).

**Diameter at Breast Height:** 55cm.

**Crown spread:** 9 metres (estimated & mainly to West).

**Vitality:** Good.

**Features / Defects / Observations:** Crown and stem mainly weighted towards the West – towards driveway / alley.

Large buttress root response growth to opposing weight of crown.

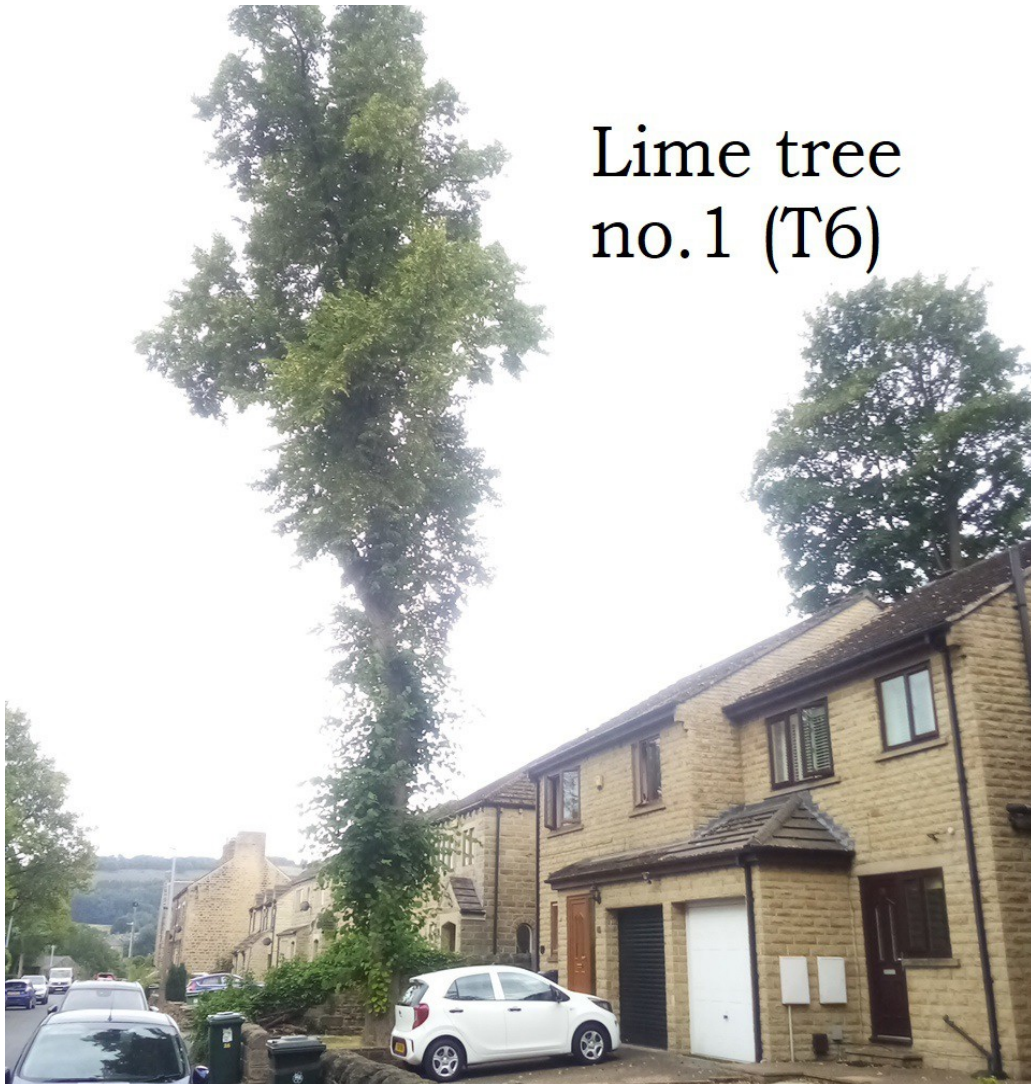
Stem bifurcates with U-shaped fork.

**Targets:** Property (garages), parked cars, pedestrians using driveway at rear. Note, these are beyond the boundary wall of No.26.

**Summary:** A crown reduction of approximately 3 metres on the West (away from No.26) and the top of the tree is recommended – bearing in mind re-growth, this is a procedure that would need repeating every few years. Although the tree is ACCEPTABLE (VALID category), the crown reduction would reduce weight on the West of the crown, and reduction of the top would reduce wind-loading. Also this reduction would help to maintain the tree at a more manageable size. Reduction is best carried out before the tree attains a larger size – where such work would be more detrimental.

**Recommendation:** Approximately a 3 metre partial crown reduction to balance the crown.

# Photographs



Lime tree  
no.1 (T6)



T1 (T6)  
area of  
recent  
branch loss





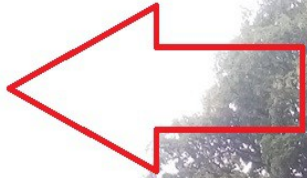
Tree 1 (T6)  
adjacent tree  
removed



fractured  
branch  
from Lime



crown weighted



Sycamore  
no.2 (T8?)



tree no.2  
(T8?)  
facing East







tree no.2  
(T8?)  
Looking  
West

tree no.3  
(T11?)  
looking West





Tree no.3 (T11?)  
facing NW







**SEVERE DENT ON CAR CAUSED BY BRANCH FALLING  
FROM LIME TREE ASJACENT TO HIGHWAY AT 26  
BOTHAM HALL ROAD**

**THIS TREE HAS A HISTORY OF SUMMER BRANCH  
DROP**



## Summary

In conjunction with the results from the VALID reports (see documents accompanying the planning application), both Tree No.1 (T6 Lime) and Tree No.2 (T8 Sycamore) are proposed to felled / dismantled. Both trees are shown to have a **NOT ACCEPTABLE risk factor**. The Lime tree has outgrown its situation and it has a compromised root system due to historical damage caused by construction works. It is unclear why the construction was approved with the trees being so close to the houses. The tree has had **repeated incidents of large branches dropping** – probably exacerbated by the poor root system. Pruning works may only had further stress to the tree.

The Sycamore is proposed to be removed – having outgrown its situation and having an unbalanced form to its crown. It may also have a

compromised root system caused by construction works.

By today's recommendations from BS 5837:2012, construction would have been excluded from a much greater area surrounding the trees. Indeed, guidelines from BS 5837:1991 may have been disregarded (?).

Tree No.3 (T11) is considered to be **ACCEPTABLE** with the **VALID** method, although it may benefit from a partial crown reduction to give a more balanced form.

From a common sense perspective, I believe it would be negligent to reject the accompanying planning application – particularly so with the Lime tree at the front of the property. It is only a matter of probability/statistics that a person may be killed by future structural failure.

The owners of the tree are being responsible in their duty of care for the public, etc. with regard to the safety of the trees.

## End of Report

Written & compiled by Richard Walls on 15<sup>th</sup> July 2025