

# BS 5837

# Arboricultural Report

Impact Assessment & Method Statement



at  
2 Hollybank Avenue  
Batley  
WF17 0AQ



Dated  
9<sup>th</sup> January 2026

# Contents

<b>1.</b>	<b>Introduction</b>	<b>3</b>
1.1.	Instruction	3
1.2.	Purpose of this Report	3
1.3.	References	3
1.4.	Author	3
<b>2.</b>	<b>The Survey</b>	<b>4</b>
2.2.	Methodology	4
2.3.	Survey Extent	5
2.4.	Summary of Observations	5
<b>3.</b>	<b>Vegetation Overview (independent of proposals)</b>	<b>6</b>
3.1.	Preliminary Management Recommendations	6
3.2.	Future Inspections	6
3.3.	Species Present – Additional Information	6
<b>4.</b>	<b>Statutory Protection – TPOs and Conservation Area Status</b>	<b>8</b>
4.1.	Desktop Research	8
4.2.	Felling Licences	8
<b>5.</b>	<b>Local Geology and Soils</b>	<b>9</b>
5.1.	Desktop Research	9
5.2.	Site Investigations	9
5.3.	Conclusion and Relevance	9
<b>6.</b>	<b>Arboricultural Impact Assessment</b>	<b>10</b>
6.1.	Overview	10
6.2.	Tree Removal	10
6.3.	Tree Pruning	10
6.4.	Impact of Foundations	11
6.5.	Impact of Surfacing	11
6.6.	Underground Services	11
6.7.	Changes in Ground Levels	11
6.8.	Soil Compaction	11
6.9.	Demolition Activities	12
6.10.	Waste and Materials Storage	12
6.11.	Cabins and Site Facilities	12
6.12.	Boundary Treatments	12
6.13.	Impact of Retained Trees on the Development	12
6.14.	Arboricultural Method Statement	12
	<b>Appendix 1: BS 5837: 2012 – Interpretation Guide</b>	<b>13</b>
	<b>Appendix 2: Glossary</b>	<b>14</b>
	<b>Appendix 3: Arborist’s Qualifications</b>	<b>15</b>
	<b>Appendix 4: Tree Data Schedule and Drawings</b>	<b>16</b>

# 1. Introduction

## 1.1. Instruction

1.1.1. We are instructed by Khadija Patel to:

- Undertake a Tree Survey to BS 5837 at 2 Hollybank Avenue and assess all trees potentially within influencing distance of proposed development within the site.
- Plot the trees on a Tree Constraints Plan and record the data in a Tree Data Schedule.
- Provide preliminary management recommendations for the tree stock (independent of development proposals).
- Assess the potential impact of the development proposals and provide guidance as to appropriate mitigation measures.
- Produce an Arboricultural Impact Assessment for submission to the local authority.
- Produce a Heads-of-Terms Tree Protection Plan and Arboricultural Method Statement specifying how the retained trees will be protected from accidental damage by demolition or construction activity.

## 1.2. Purpose of this Report

1.2.1. This report is produced according to the guidance and recommendations within *BS 5837: 2012 - Trees in Relation to Design, Demolition, and Construction*. It is tailored to accompany a planning application. It assesses the impact of all proposed construction works on the tree population. Tree removal, canopy pruning, and the impact upon roots from various groundworks are all considered in detail. Best practice mitigation is specified wherever appropriate.

1.2.2. The accompanying Arboricultural Method Statement specifies how the trees shall be protected from accidental damage by demolition and construction activities. It is designed to be enforceable and may be conditioned upon the granting of planning permission.

1.2.3. This document should not be used to inform management decisions relating to liability or risk management. Such decisions should be based on a more detailed inspection of the trees than was carried out for this report.

## 1.3. References

1.3.1. We have liaised with the project architect to attain an adequate understanding of the project to enable us to carry out an accurate assessment of the proposal.

## 1.4. Author

1.4.1. This report was compiled by Emma Hoyle FDS (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A. Emma's resumé can be found in Appendix 3.

## 2. The Survey

2.1.1. A visual ground-level assessment of all trees was undertaken on the 18<sup>th</sup> of December 2025 by Emma Hoyle. No climbed inspections or specialist decay detection were undertaken.

### 2.2. Methodology

2.2.1. Structural condition was assessed by inspecting the stem and scaffold branches, looking for weak branch junctions, symptoms of decay, or other structural defects. Any recommended works were made to ensure the trees are in acceptable structural condition. The position of the tree and its potential targets were considered.

2.2.2. Physiological condition was assessed by inspecting the stem, branches, and foliage for symptoms of disease. The vigour of the tree was also considered.

2.2.3. Key measurements were obtained using a diameter tape, clinometer, distometer and logger's tape. Where this was not practical, measurements were estimated.

2.2.4. Some trees may be surveyed as groups, though this is usually avoided close to areas likely to be developed.

2.2.5. The locations of all key trees have been plotted according to measurements taken on-site.

2.2.6. Finally, a *Retention Category* was allocated. The relevant BS5837 2012 cascade chart is duplicated below.

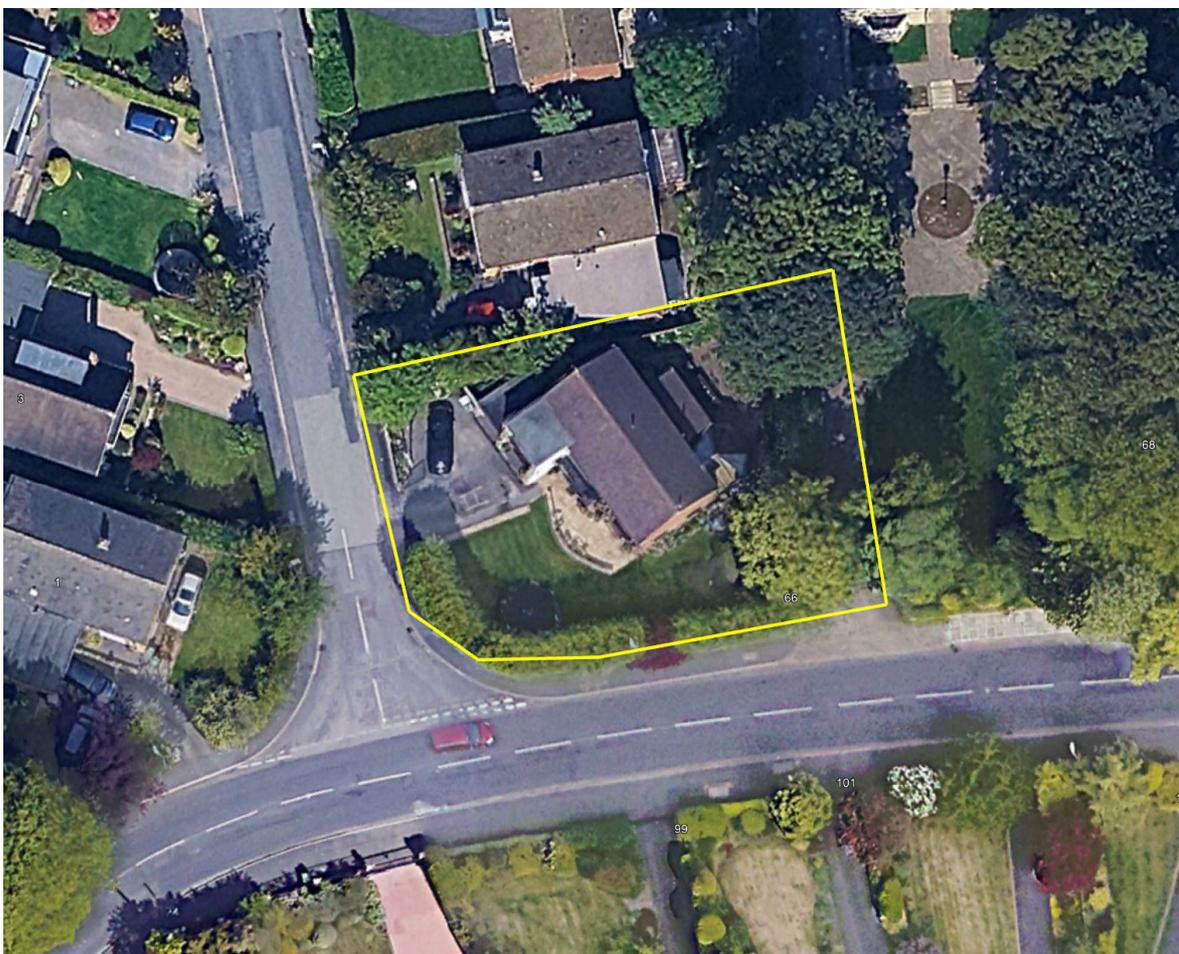
Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
<b>Trees unsuitable for retention (see Note)</b>		
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>
		<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>		
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with no material conservation or other cultural value
		See Table 2

2.2.7. Further guidance on interpreting BS 5837 and our survey methodology is given in Appendix 1.

## 2.3. Survey Extent

- 2.3.1. The area indicated below<sup>1</sup> shows the extent of the survey. Our survey included all trees within the curtilage of the property and those adjacent to it.



## 2.4. Summary of Observations

- 2.4.1. Number 2 Hollybank Avenue is a detached residential property with gardens to the front, side and rear.
- 2.4.2. Within the curtilage of the site, we identified Retention Category B hedges (H004), and a small Retention Category C Japanese Maple (T005).
- 2.4.3. Beyond the curtilage of the site, we identified three Retention Category B trees (T007, T008 and T009) and five Retention Category C trees (H001, T002, T003, T006 and T010).
- 2.4.4. The Tree Constraints Plan and Tree Data Schedule (see Appendix 4) should be referred to for descriptions and locations of all trees.

<sup>1</sup> Image taken from Google Earth and may not be current

### 3. Vegetation Overview (independent of proposals)

This section summarises all the recommendations within the Tree Data Schedule regardless of whether trees are to be retained, felled or pruned to facilitate the proposed development. It does not specify works that may be required to facilitate the development proposals.

#### 3.1. Preliminary Management Recommendations

- 3.1.1. The trees were all deemed to be in an acceptable condition, and no significant defects were observed. Consequently, no remedial works have been recommended.

#### 3.2. Future Inspections

- 3.2.1. The table below suggests a schedule of future inspections based on the condition and location of each tree:

Inspection Frequency (years)	Tree Number
0.5	None
1	None
1.5	T008 and T009
3	All other surveyed trees

- 3.2.2. The trees should be inspected sooner if there is a noticeable decline in their condition or following extreme weather events.

#### 3.3. Species Present – Additional Information

- 3.3.1. The table below contains general information about the tree *species* (rather than the actual tree *specimens*) included in the survey. Its purpose is to assist readers who are unfamiliar with the characteristics of the various species.

Species	Typical Height at Maturity (m)	Typical Canopy Spread at Maturity (m)	General Notes
Apple	6	8	Deciduous tree native across Europe and W. Asia. Hundreds of cultivars available due to its popular fruit. Flowers white, pink or red in spring. Some species will self-pollinate. Most species have a relatively untidy habit. Older specimens are susceptible to a variety of rusts, moulds and cankers. Excellent habitat tree. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Malus+domestica">http://www.pfaf.org/user/Plant.aspx?LatinName=Malus+domestica</a> for more info.
Ash	25	18	Large deciduous tree with a straight bole and a high open domed crown. Native to Britain and commonly found in woodlands and adjacent roadsides. Not suitable for small gardens. Easily identified by its oppositely arranged pinnate leaves and black buds. Branches are relatively brittle resulting in a fairly high incidence of small branch failure in windy conditions. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Fraxinus+excelsior">http://www.pfaf.org/user/Plant.aspx?LatinName=Fraxinus+excelsior</a> for more info.
Beech	25	18	Deciduous tree native to W and S Europe. Does not have resilient heartwood, therefore typically lives for 100 - 150 years before decay may cause structural failure if unmanaged. Can be an extremely attractive tree at maturity due to its size and majesty. Young branches may retain their foliage through winter as is evidenced in beech hedges. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Fagus+sylvatica">http://www.pfaf.org/user/Plant.aspx?LatinName=Fagus+sylvatica</a> for more info.
Goat Willow	10	8	Also called Pussy Willow or Great/Common Sallow. Native and abundant in Britain except on the lightest soils. One of the first pioneer species to colonise an abandoned site due to its light far-blown seeds. Traditionally coppiced and used for basket making. rarely planted as an ornamental due to its untidy habit. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Salix+caprea">http://www.pfaf.org/user/Plant.aspx?LatinName=Salix+caprea</a> for more info.
Horse Chestnut	25	18	Deciduous tree native to Albania and N Greece. Naturalised throughout the UK. Iconic landscape tree. Susceptible to attack by Bleeding Canker, as well as Leaf Miner and Leaf Blotch. Should be inspected regularly if located close to high public use areas. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Aesculus+hippocastanum">http://www.pfaf.org/user/Plant.aspx?LatinName=Aesculus+hippocastanum</a> for more info.

Species	Typical Height at Maturity (m)	Typical Canopy Spread at Maturity (m)	General Notes
Japanese Maple	10	10	Attractive ornamental and often dainty tree native to China, Korea and Japan. Often multiple-stemmed low down with a shrubby habit. Several cultivars available, all with attractive leaves, especially 'Dissectum'. All cultivars have attractive autumn colour. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+palmatum">http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+palmatum</a> for more info.
Leyland Cypress	40	8	Vigorous evergreen tree cultivated hybrid between Nootka Cypress and Monterey Cypress. Widely planted and widely hated. Excellent hedging species unless it is undermanaged in which case it forms a giant, dense wall of foliage. Very hardy. Tolerates most conditions. Size may be managed by regular trimming. Golden forms available. (The details of the specific cultivar surveyed are not listed here.) Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Cupressocyparis+leylandii">http://www.pfaf.org/user/Plant.aspx?LatinName=Cupressocyparis+leylandii</a> for more info.
Sycamore	25	16	Deciduous tree native to S. Europe, widely naturalised in the UK. Often regarded as a weed species due to its invasive nature and ability to tolerate most conditions. Responds well to pruning. Not a good tree to park beneath in summer due to the sticky sap secreted by aphids. Visit <a href="http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+pseudoplatanus">http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+pseudoplatanus</a> for more info.

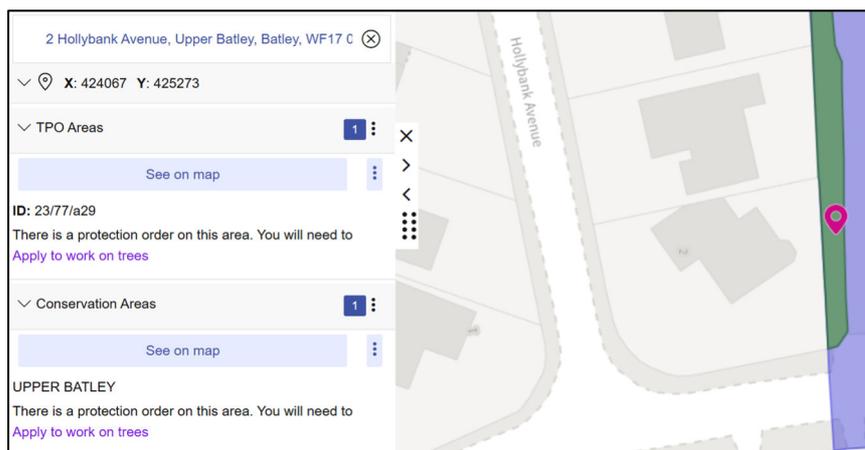
The figures quoted regarding typical height and canopy spread should be treated as approximate. Actual heights and spreads vary according to several environmental factors such as soil conditions, climate, and the presence of competing vegetation. The figures quoted are not the maximum dimensions that the species may attain.

## 4. Statutory Protection – TPOs and Conservation Area Status

Before undertaking most works on trees protected by a tree preservation order<sup>2</sup>, consent needs to be formally obtained from the local authority. Where trees are in a conservation area (but not protected by a TPO), works are generally not permitted without first giving the local authority six weeks' notice of intention<sup>3</sup>. Unauthorised works to protected trees, or trees in a conservation area, may result in criminal prosecution and a fine. Where works are required to implement a fully approved development, no such consent or notice is required.

### 4.1. Desktop Research

4.1.1. On the 18<sup>th</sup> of December 2025, we accessed the local authority website. A screenshot is produced below:



4.1.2. This indicates that:

- The site does not lie within a conservation area. However, the site immediately adjacent to the eastern boundary lies within the **Upper Batley Conservation Area**.
- There are no tree preservation orders affecting trees within the site.
- There is an Area Tree Preservation Order affecting on trees immediately adjacent to the eastern boundary of the site. **TPO Ref: 23/77/a29**. Trees affected are believed to be T006, T007, T008 and T009 (according to our numbering system).

### 4.2. Felling Licences

4.2.1. Felling licences issued by the Forestry Commission are sometimes required before removing trees. However, these licenses are aimed toward woodland and forestry management. Felling licences are NOT required for any of the following:

- Lopping, topping or pollarding.
- Removal of small trees (stem diameter less than 8cm) or fruit trees.
- Works to any trees growing within domestic gardens, orchards, or the Inner London boroughs.
- Operations involving less than five cubic meters of timber in any quarter year.
- Thinning and understorey clearing operations.
- Dangerous trees, nuisance trees, some diseased trees.
- Where removal is required to enable a fully approved development.

4.2.2. More detailed guidance can be found at <https://www.gov.uk/government/publications/tree-felling-getting-permission>

4.2.3. Hence a felling licence is not required relating to the trees surveyed.

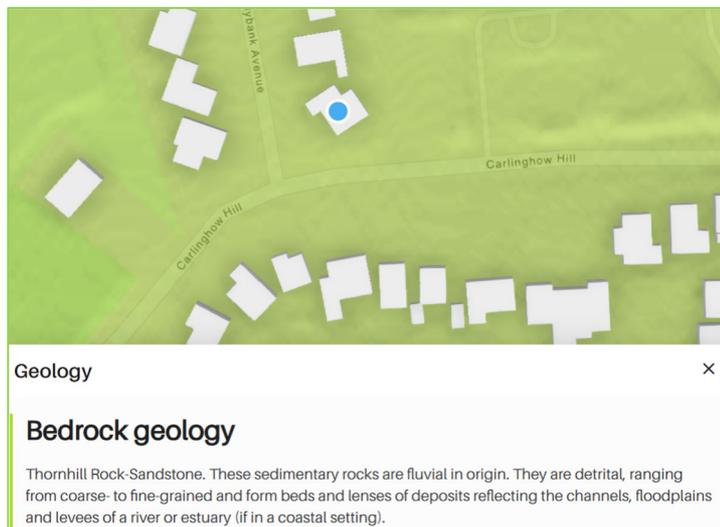
<sup>2</sup> <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

<sup>3</sup> During this time, the local authority may elect to create a tree preservation order or to inform the applicant that they have no objection to the proposed works. If the local authority does not respond within six weeks, then the intended work may be undertaken. Note: the local authority cannot refuse consent for works to trees within a conservation area; they may only create a tree preservation order if they wish to have further control over what works are undertaken.

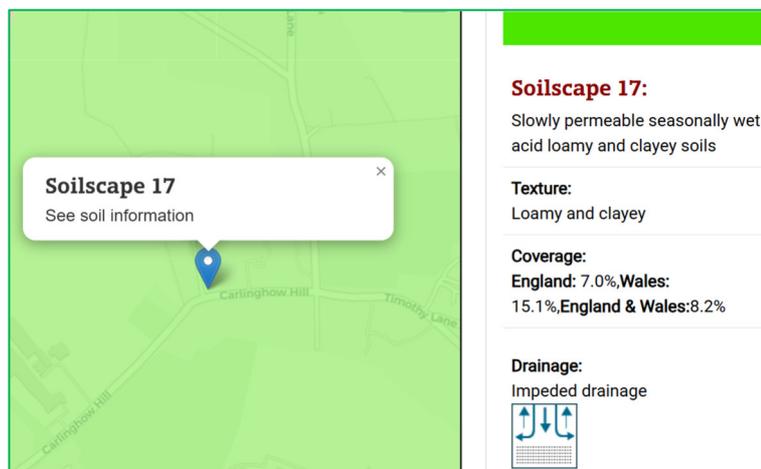
## 5. Local Geology and Soils

### 5.1. Desktop Research

5.1.1. Desktop research into local geology based on the postcode **WF17 0AQ** obtained the following results:



Source: [https://geologyviewer.bgs.ac.uk/?\\_ga=2.100849601.17774785.1660229567-1737936254.1660229567](https://geologyviewer.bgs.ac.uk/?_ga=2.100849601.17774785.1660229567-1737936254.1660229567)



Source <http://www.landis.org.uk/soilscales/>

### 5.2. Site Investigations

5.2.1. We are unaware of any specific investigations into soil properties at the site.

### 5.3. Conclusion and Relevance

- 5.3.1. Based on the information reproduced above, local soils are assumed to have a loamy and clayey texture.
- 5.3.2. Loamy soils contain a mixture of clay and sand. Soil compaction may occur due to vehicular activity on building sites, so ground protection is recommended wherever vehicles operate. Most tree species will grow well in loamy soils.
- 5.3.3. Clay soils may be especially prone to compaction and slurring caused by general construction activity. Both of which significantly impair root function. This must be guarded against using boards to protect any soils where roots are growing. When planting new trees, species that can tolerate heavy soils should be selected.

## 6. Arboricultural Impact Assessment

### 6.1. Overview

6.1.1. It is proposed to construct a new ground floor and first floor extension at the rear of the dwelling, as indicated on the drawings in Appendix 4. The existing layout is indicated in black, and the footprint of the proposed layout is indicated in pink.

6.1.2. The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal	None
Tree Pruning	None
RPA: Building Foundations	T008 and T009
RPA: Other Foundations	None
RPA: New Hard Surface	None
RPA: Replace Existing Hard Surface	T008 and T009
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

6.1.1. Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this Section.

6.1.2. The accompanying Arboricultural Method Statement (duplicated in Appendix 4) specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

### 6.2. Tree Removal

6.2.1. All trees are to be retained.

### 6.3. Tree Pruning

6.3.1. The retained tree canopies are sufficiently far from proposed building works and high over access routes so that they should not be impacted by construction activity.

6.3.2. The canopies of the three trees closest to the proposed extensions (T007, T008 and T009) begin at heights of 4m, 8m and 5.5m above ground level (respectively). The height of the proposed ground floor extension is 3m. Consequently, no pruning works are required to enable the build.

6.3.3. The accompanying Arboricultural Method Statement specifies protection measures throughout the site to ensure that no canopies are accidentally damaged.



## 6.4. Impact of Foundations

- 6.4.1. A new ground floor extension is proposed within the theoretical Root Protection Areas of T008 and T009. These trees are separated from the site by a substantial boundary wall; the foundations of this wall are likely to have an influence on their root proliferation, such that significant roots are unlikely to be abundant at shallow depths within the site.
- 6.4.2. The FFL of the proposed ground floor extension is proposed to meet the level of the existing internal floor level of the dwelling. This is approximately 300mm above the level of the external patio area where excavation is required to facilitate the extension.
- 6.4.3. In order to keep the potential impact on trees to a minimum, the following methodology is proposed:

Tree No	Nature of Foundation	Proposed Mitigation
T008 and T009	Shallow Raft	<ul style="list-style-type: none"> <li>Shallow raft foundation supported on piles is to be installed.</li> <li>Excavation depth for the raft is to be limited to 350mm.</li> <li>Hand tools are to be used for the excavation. If a mechanical excavator is required for the excavation, the project arborist should be invited to supervise.</li> <li>Any exposed roots over 25mm diameter shall be retained wherever possible and protected with damp hessian whilst they are unearthed. Otherwise, they are to be neatly pruned using clean, sharp secateurs.</li> <li>Excavation is not to exceed 200mm beyond the build-line.</li> <li>Narrow diameter piles (max 250mm diameter) may be installed to support the raft.</li> <li>Trial pits are to be excavated using hand tools to a depth of 600mm to ascertain pile locations. All roots over 25mm diameter are to be retained intact, and the pile relocated/positioned to accommodate their retention.</li> </ul>

## 6.5. Impact of Surfacing

- 6.5.1. The existing external patio at the rear of the dwelling is to be removed. It is recommended to replace the area of removed patio between the boundary wall and the proposed extension (over the RPAs of T008 and T009) with soft planting, gravel or a permeable surface.

## 6.6. Underground Services

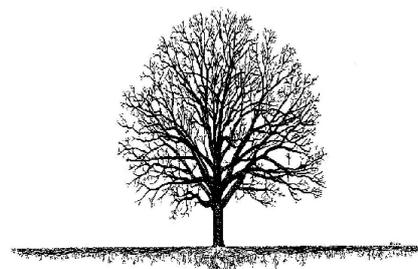
- 6.6.1. We are not aware of any new underground services that require installation within any Root Protection Areas.
- 6.6.2. If any new underground services are required as part of the proposed development, the project arborist must be consulted, and approval obtained from the local authority.

## 6.7. Changes in Ground Levels

- 6.7.1. No changes to ground levels are proposed over Root Protection Areas.

## 6.8. Soil Compaction

- 6.8.1. The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth, and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.
- 6.8.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soil caused by construction activity causes air to be squeezed out as the soil becomes compacted, preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.



- 6.8.3. It is important, therefore, that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. Where access is required over Root Protection Areas, suitable ground protection measures must be installed.

## 6.9. Demolition Activities

- 6.9.1. Care is required to avoid damaging trees when removing the existing conservatory and patio. Surfaces must be carefully lifted using hand tools. The conservatory should be demolished carefully and pulled in a direction away from the nearby trees in order to avoid any accidental damage to stems or canopies. Removal of underground foundations requires extra special care to avoid root damage.

## 6.10. Waste and Materials Storage

- 6.10.1. All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement spillage avoids all Root Protection Areas.
- 6.10.2. Areas designated for the storage of building materials and waste products will need to be approved by the local authority. Root Protection Areas should be avoided. Where this is not possible, suitable ground protection measures will need to be installed.
- 6.10.3. There is considered to be ample room at the front of the dwelling for storage of materials and spoil, away from trees.

## 6.11. Cabins and Site Facilities

- 6.11.1. Any cabins and welfare facilities should be located outside of Root Protection Areas wherever possible. Otherwise, the project arborist should be consulted, and approval obtained from the local authority.

## 6.12. Boundary Treatments

- 6.12.1. No changes are proposed to the existing boundary features that might impact trees.

## 6.13. Impact of Retained Trees on the Development

- 6.13.1. The proposed extensions have been designed with large windows, a sky lantern and roof lights to ensure lighting levels within the proposed extension are not significantly affected by tree canopies.
- 6.13.2. The foundations and any new surfaces should be designed to accommodate all potential impacts due to future tree-rooting activity. These include potential vegetation-related subsidence, vegetation-related heave, and lifting of surfaces / light structures due to direct root pressure.

## 6.14. Arboricultural Method Statement

- 6.14.1. The accompanying Arboricultural Method Statement specifies restrictions on construction activities to ensure minimal impact on retained trees. All of the potential impacts noted in this section are accounted for in the Arboricultural Method Statement. So long as these protection measures are fully implemented, there shall be no long-term detrimental impact on the health of the adjacent trees.

## Appendix 1: BS 5837: 2012 – Interpretation Guide

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with planning applications to form balanced judgments.

### Stage 1: Survey Details and Notes

A ground-level visual survey is undertaken. Only trees with a stem diameter over 75mm, which lie within the site boundary or relatively close to it, are included.

Where applicable, trees with significant defects are highlighted and appropriate remedial works are recommended.

Wherever practicable dimensions are obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees on privately owned third-party land are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

Data is recorded for each tree and is presented in a Tree Data Schedule. Each tree is allocated a **Retention Category** according to its size, amenity value, condition, and safe useful life expectancy. The categories are allocated independently of development proposals. Our interpretation of the Retention Categories is explained below:

#### Retention Categories

**A Category:** Trees of high quality and amenity value. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

**B Category:** Trees of moderate quality and amenity value. Usually these are maturing trees or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

**C Category:** Trees of low quality or small specimens with a relatively low amenity value. These trees are not considered to be a material planning constraint and their removal will generally be seen as acceptable in order to facilitate development.

**U Category:** Trees of such low quality that their removal is recommended regardless of development proposals.

Occasionally trees are borderline and do not fall neatly into one of these categories. In such cases we apply a superscript (+/-) such that:

**C+** Indicates borderline C/B, though Category C is deemed to be most appropriate.

**B-** Indicates borderline C/B, though Category B is deemed to be most appropriate.

The British Standard suggests that each of the A, B and C categories may be further subdivided (A1, A2, A3, B1, B2, B3 etc) such that subcategory 1 denotes mainly arboricultural values, subcategory 2 denotes mainly landscape values and subcategory 3 denotes mainly cultural values (including conservation). Multiple subcategories may be used.

Our experience suggests that these subdivisions lack clarity and can be confusing. Within this report subcategories are **not** denoted. Where appropriate, the use of phrases such as 'Part of a formal group', or 'Has a high ecological value', or 'Offers good screening to the site' are incorporated into the observation section of the Tree Data Schedule. We believe this conveys all relevant landscape and cultural information without any confusion.

**Tree Constraints Plan (TCP).** This indicates the position, crown spread, Retention Category and Root Protection Area of each tree. It is used to inform where development may proceed without causing damage to trees.

**Root Protection Area (RPA).** This is the area around each tree likely to contain the majority of roots. It should ideally remain undisturbed to avoid a detrimental impact on tree health. For single stemmed trees it is calculated according to the formula "radius of RPA" = "12 x stem diameter". Where a tree has more than one stem, the equivalent-single-stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of this total. The radius of the Root Protection Area is then calculated by multiplying the equivalent-stem-diameter by 12.

### Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high-quality trees. An assessment should be made of all possible impacts including the impact that the trees may have on the proposal. The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees.

### Stage 3: Arboricultural Method Statement

This type of report specifies the measures necessary to protect trees against damage from construction activity. The Method Statement should be written in a manner that it may be conditioned and enforced by the local authority upon granting of planning permission. The site manager should be familiar with all aspects of the Method Statement and should ensure that all persons working on the site are aware of those aspects which appertain to their work. This includes service installation engineers and operators of plant machinery.

## Appendix 2: Glossary

This section explains the terms used in the **Tree Data Schedule** (see Section 3 and Appendix 4).

### A2.1 General Observations

<b>Numbering System:</b>	Each item of vegetation has its own unique number prefixed by a letter such that T1=Tree 1, G2=Group 2, H3=Hedge 3 and W4=Woodland 4, S5=Shrub 5.
<b>Age Categories:</b>	
<b>Young</b>	Usually less than 10 years old.
<b>Semi-Mature</b>	Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).
<b>Early-Mature</b>	Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).
<b>Mature</b>	Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).
<b>Veteran</b>	Notable tree with features associated with atypically advanced age (such as unusually large girth, crown retrenchment or significant stem decay). Veteran trees have a high habitat value and require a Buffer Zone / RPA with a radius of at least 15x stem diameter and extending at least 5m beyond the dripline. Any natural or semi-natural habitats within the buffer zone should be well protected and retained (or improved) as part of the development. Lawns and cultivated gardens should be discouraged. See <a href="https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions">https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions</a>
<b>Over Mature</b>	Tree with declining health but not worthy of veteran status.
<b>Species:</b>	Common names and Latin names are given.
<b>Height:</b>	Measured from ground level to the top of the crown.
<b>Stem Diameter:</b>	Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level, though usually an indication of the number of stems and average diameter is given, e.g. 3 x 30cm.
<b>Crown Height:</b>	Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced, it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.
<b>Tree Diagram:</b>	This scaled drawing is computer generated based on measurements taken for stem diameter, crown height and spread, and overall height. It is designed to help the reader rapidly assess the data. It is not an accurate representation of the form of the tree.
<b>Crown Spread:</b>	Measured N, E, S & W, taken from the centre of the stem and usually rounded up to the nearest metre.
<b>Observations:</b>	If a tree's position is considered to be relevant it will be commented upon (e.g. overhanging a children's play area). Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.
<b>Recommendations:</b>	Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.
<b>Priority Scale:</b>	Depending upon the threat posed by the tree, and the likelihood of failure, recommendations should be carried out according to the following priority scale:
<b>Urgent</b>	To be carried out as soon as possible.
<b>Very High</b>	To be carried out within 1 month.
<b>High</b>	To be carried out within 3 months.
<b>Moderate</b>	To be carried out within 1 year.
<b>Low</b>	To be carried out within 3 years.
	Where funds permit, works should be undertaken sooner, though <b>it is not recommended that the timescales above are extended.</b>
<b>Inspection Frequency:</b>	An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.
<b>Vigour:</b>	An indication of growth rate and the tree's ability to cope with stresses:
<b>High</b>	Having above average vigour.
<b>Moderate</b>	Having average vigour.
<b>Low</b>	Having below average vigour.
<b>Very Low</b>	Tree is struggling to survive and may be dying.
<b>Physiological Condition:</b>	
<b>Good</b>	Healthy and with no symptoms of significant disease.
<b>Fair</b>	Disease present or vigour is impaired.
<b>Poor</b>	Significant disease present or vigour is extremely low.
<b>Very Poor</b>	Tree is dying.
<b>Structural Condition:</b>	
<b>Good</b>	Having no significant structural defects.
<b>Fair</b>	Some defects observed though no high priority works are required.
<b>Poor</b>	Significant defects found. Tree requires monitoring or remedial works.
<b>Very Poor</b>	Major defects which will usually require significant remedial works or tree removal.
<b>Amenity Value:</b>	
<b>Very High</b>	Exceptional specimen, observable by a large number of people.
<b>High</b>	Attractive specimen, observable by a significant number of people.
<b>Moderate</b>	One of the above factors is not applicable.
<b>Low</b>	Unattractive specimen or largely hidden from view.
<b>Life Expectancy:</b>	The estimated number of years before the tree may require removal. Classified as (<10), (10 – 20), (20 – 40), or (40+).
<b>Retention Category:</b>	These are explained in detail in Appendix 1.

### A2.2 Evaluation of Defects

Cavities, wounds, deadwood etc are all evaluated as follows:

<b>Major</b>	Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
<b>Significant</b>	A defect that may over time become a major defect, though not necessarily so. This will depend on the vigour of the tree and its ability to deal with decay etc.
<b>Minor</b>	A defect that is unlikely to develop into a major defect.

## General Glossary

A general glossary of arboricultural terms may be found on our website at

<https://www.crowntrees.co.uk/crown-tree-consultancy/glossary-tree-terms/>

## Appendix 3: Arborist's Qualifications

### **Qualifications & Experience of Emma Hoyle FDS<sub>c</sub> (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A.**

Emma is a qualified Arboricultural Consultant educated to Level 5 in Arboriculture at Askham Bryan College, is a professional member of the Arboricultural Association and is a LANTRA-accredited *Professional Tree Inspector*. She has worked for Crown Consultants since 2015 and has since written numerous reports relating to all aspects of arboriculture including; planning and development, vegetation-related subsidence, tree preservation orders and tree risk assessment. Emma regularly attends seminars and events in order to keep abreast with current knowledge and best practice in Arboriculture.

Prior to becoming an arboricultural consultant, Emma worked for two reputable tree surgery firms from 2008 and became an NPTC Qualified tree surgeon after completing a Level 3 Extended Diploma in Forestry and Arboriculture at Askham Bryan College. Emma also has experience in other areas of arboriculture such as forest clearance, tree planting, tree maintenance and landscaping.

### **Qualifications & Experience of Joe Taylor – M. Arbor. A, FdSc (Arboriculture)**

Joe began his career in Arboriculture as a tree surgeon/climber. During his time as a tree surgeon, Joe has achieved City & Guilds NPTC qualifications in Chainsaw Maintenance and Cross Cutting, Tree Climbing and Rescue, Safe Use of Manually Fed Wood-chipper and Supporting Colleagues Undertaking Tree Related Operations.

Joe obtained a Foundation Degree in Arboriculture at Askham Bryan College in 2015 which he passed with merit. Joe is a professional member of the Arboricultural Association, the International Society of Arboriculture, and the Royal Forestry Society and regularly attends industry-related seminars in to keep abreast of industry best practices.

Studying at Askham Bryan College reinforced Joe's passion for trees and drove his enthusiasm to learn more. Learning how trees interact with their surrounding environment and their importance within our urban and rural landscapes highlighted an interest in pursuing a career in consultancy.

Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

### **Qualifications & Experience of Sarah Alway – M. Arbor. A, FdSc (Arboriculture).**

Sarah obtained an FdSc in Arboriculture and Tree Management at the University of Central Lancashire in 2021 which she passed with distinction. She is a member of the Arboricultural Association and regularly attends seminars and events to keep abreast of developments in industry knowledge and current best practice in Arboriculture.

Sarah has been working closely alongside the principal consultant and managing director of Crown Consultants since the company was established in 2008. During that time, she has gained experience in all aspects of the business such as reporting, CAD, administration, accounting, and business management. Additionally, she has assisted consultants with numerous reports relating to all aspects of arboriculture including BS:5837 planning and development, vegetation-related subsidence, tree preservation orders, and tree risk assessment. She has also assisted with tree surveys for several years and since qualifying has been undertaking her own surveys.

In addition to working for Crown Tree Consultants Ltd producing reports, Sarah also likes to expand her knowledge of the wider Arboricultural industry by training in other areas of tree services and management. She has recently completed a training programme in tree-planting and volunteer management, including education in tree planting and natural dam building to help mitigate against the risks of heavy flooding (Natural Flood Management). Sarah also regularly volunteers with two local climate action groups who plant trees and build leaky dams.

As Sarah's career develops, she intends on focusing her attention on sustainable innovation in arboriculture and how green urban spaces could pave the way for the forests of the future.

### **Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture).**

Carl began his career undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters student of the year award.

After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.

Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, safety, subsidence, and decay detection. Carl is a professional member of the Consulting Arborist Society and an associate member of the Institute of Chartered Foresters.

## Appendix 4: Tree Data Schedule and Drawings

The Tree Data Schedule and any drawings accompanying this report follow this page. They are also provided as separate documents for ease of printing and screen viewing.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W S E	Scaled Tree Diagram (m) 	Notes	Recommendations (Independent of any development proposals)		Vigour	Amenity Value
								Priority	Inspect Freq (yrs)	Physiological Condition	Life Expectancy (yrs)
										Structural Condition	Retention Category
H001	Semi-Mature <b>Beech</b> Fagus sp.	5.5	0	12	2.5 2.5 2.5		Position: Situated on third party land. Form: Lightly trimmed to 2m. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	Moderate Good Good	Low 40+ C	
											n/a
T002	Semi-Mature <b>Ash</b> Fraxinus sp.	7.5	3	17	3 3 3		Position: Situated on third party land. Form: Twin stemmed. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	Moderate Good Fair	Low 20-40 C	
											n/a
T003	Semi-Mature <b>Apple</b> Malus sp.	5	2.5	15	1 2.5 1		Position: Situated on third party land. Form: Unbalanced crown. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	Moderate Good Good	Low 40+ C	
											n/a
H004	Semi-Mature <b>Leyland Cypress</b> X Cuprocypris leylandii.	5.5	0	17	1 1 1.5		Form: Hedgerow. History: No significant pruning. Defects: <b>No significant defects observed.</b>	No action required.	Moderate Good Good	Moderate 40+ B	
											n/a
T005	Semi-Mature <b>Japanese Maple</b> Acer palmatum.	3.5	0	13	1.5 1.5 1.5		Form: Balanced crown. Defects: <b>No significant defects observed.</b>	No action required.	Moderate Good Good	Low 40+ C	
											n/a
T006	Semi-Mature <b>Goat Willow</b> Salix caprea.	7	1	20	5 4 4		Position: Situated on third party land. Form: Multiple stemmed. Defects: <b>No significant defects observed.</b>	No action required.	Moderate Good Fair	Low 40+ C	
											n/a
T007	Early-Mature <b>Horse Chestnut</b> Aesculus hippocastanum.	12	4	42	5.5 4.5 4.5		Position: Situated on third party land. Form: Twin stemmed at 3.5m. History: Crown lifted. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	Moderate Good Good	Moderate 40+ B	
											n/a

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 	Notes	Recommendations (Independent of any development proposals)		Vigour	Amenity Value
								Priority	Inspect Freq (yrs)	Physiological Condition	Life Expectancy (yrs)
										Structural Condition	Retention Category
T008	Mature <b>Sycamore</b> <i>Acer pseudoplatanus.</i>	17	8	65	5.5 6 7.5		Position: Situated on third party land. Form: Twin stemmed at 6m. History: Crown lifted. Defects: <b>Minor deadwood.</b> Other: Limited inspection, dimensions estimated. Epicormic growth to circa 4m.	No action required.	1.5	Moderate	High
										Good	40+
T009	Mature <b>Horse Chestnut</b> <i>Aesculus hippocastanum.</i>	16	5.5	75	8 5.5		Position: Situated on third party land. Form: Multiple stemmed at circa 3m. History: Crown lifted. Defects: <b>No significant defects observed. Ivy covered to circa 4m.</b> Other: Limited inspection, dimensions estimated.	No action required.	1.5	Moderate	High
										Good	40+
T010	Semi-Mature <b>Apple</b> <i>Malus sp.</i>	4.5	1	13	2 2		Position: Situated on third party land. Defects: <b>No significant defects observed.</b> Other: Limited inspection, dimensions estimated.	No action required.	3	Moderate	Low
										Good	40+

# Statutory Protection

On the 18<sup>th</sup> of December 2025, we accessed the local authority website. A screenshot is produced below:

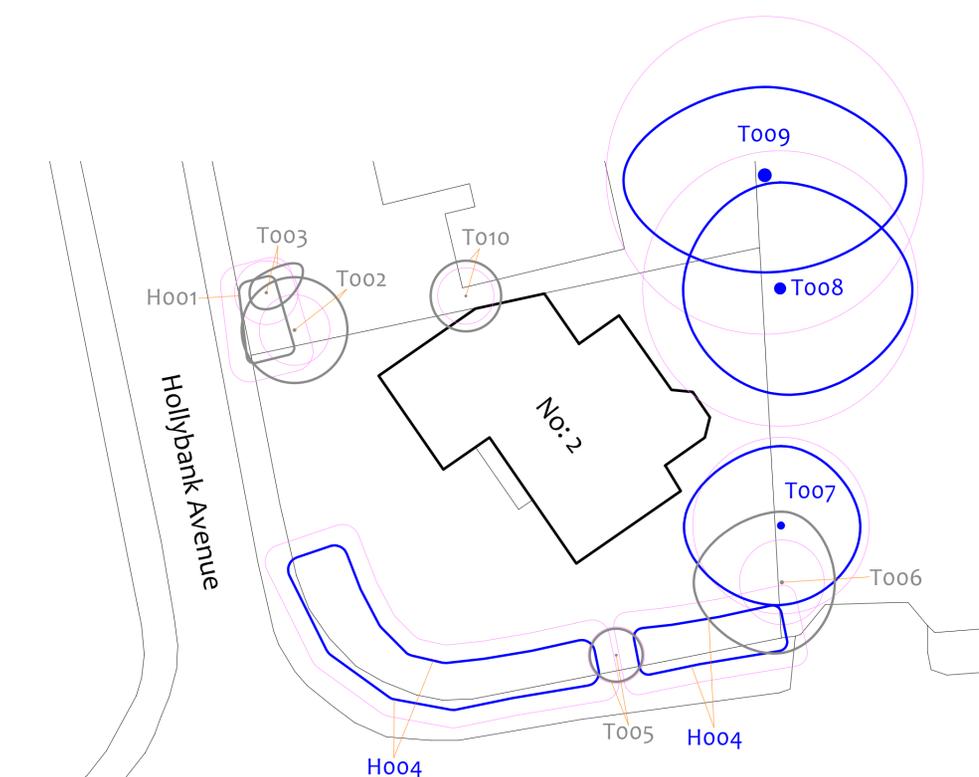


This indicates that:

- The site does not lie within a conservation area. However, the site immediately adjacent to the eastern boundary lies within the **Upper Batley Conservation Area**.
- There are no tree preservation orders affecting trees within the site.
- There is an Area Tree Preservation Order affecting on trees immediately adjacent to the eastern boundary of the site. **TPO Ref: 23/77/a29**. Trees affected are believed to be T006, T007, T008 and T009 (according to our numbering system).

## Tree Data Schedule

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown H (m)			Crown Spread (m)	Scaled Tree Diagram (m)	Notes	Recommendations		Vigour	Assess Value		
			W	N	E				Priority	Inspect (m)		Physiological Condition	Life Expectancy (yr)	Retention Category
H001	Semi-Mature Beech Fagus sp.	5.5	0	12	2.5	2.5	Position: Situated on third party land. Form: Lightly trimmed to 2m. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Moderate	Good	Low 40+	C
T002	Semi-Mature Ash Fraxinus sp.	7.5	3	17	3	3	Position: Situated on third party land. Form: Twin stemmed. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Moderate	Good	Low 20-40	C
T003	Semi-Mature Apple Malus sp.	5	2.5	15	1	2.5	Position: Situated on third party land. Form: Unbalanced crown. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Moderate	Good	Low 40+	C
H004	Semi-Mature Leyland Cypress X Cuprocyparis leylandi.	5.5	0	17	1	1.5	Form: Hedgerow. History: No significant pruning. Defects: No significant defects observed.	No action required.	n/a	3	Moderate	Good	Moderate 40+	B
T005	Semi-Mature Japanese Maple Acer palmatum.	3.5	0	13	1.5	1.5	Form: Balanced crown. Defects: No significant defects observed.	No action required.	n/a	3	Moderate	Good	Low 40+	C
T006	Semi-Mature Goat Willow Salix caprea.	7	1	20	5	4	Position: Situated on third party land. Form: Multiple stemmed. Defects: No significant defects observed.	No action required.	n/a	3	Moderate	Good	Low 40+	C
T007	Early-Mature Horse Chestnut Aesculus hippocastanum.	12	4	42	5.5	4.5	Position: Situated on third party land. Form: Twin stemmed at 3.5m. History: Crown lifted. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Moderate	Good	Moderate 40+	B
T008	Mature Sycamore Acer pseudoplatanus.	17	8	65	5.5	7.5	Position: Situated on third party land. Form: Twin stemmed at 6m. History: Crown lifted. Defects: Minor deadwood. Other: Limited inspection, dimensions estimated. Epicormic growth to circa 4m.	No action required.	n/a	1.5	Moderate	Good	High 40+	B
T009	Mature Horse Chestnut Aesculus hippocastanum.	16	5.5	75	8	5.5	Position: Situated on third party land. Form: Multiple stemmed at circa 3m. History: Crown lifted. Defects: No significant defects observed. Ivy covered to circa 4m. Other: Limited inspection, dimensions estimated.	No action required.	n/a	1.5	Moderate	Good	High 40+	B+
T010	Semi-Mature Apple Malus sp.	4.5	1	13	2	2	Position: Situated on third party land. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Moderate	Good	Low 40+	C



Drawing No: CCL 12504 / TCP Rev 1  
 Title: Tree Constraints Plan (Existing Layout)  
 Site: 2 Hollybank Avenue, WF17 0AQ  
 Scale: 1:2500  
 Paper Size: A1

**Tree Retention Categories**  
 Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree

**CROWN**  
 Tree Consultancy  
 08000 14 13 30

# Tree Constraints Plan

Status: Final

BS 5837 Root Protection Area (radius = 1x stem diameter)  
 Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.  
 Root Protection Area having been amended to account for site conditions

T1 = Tree No 1    G2 = Group No 2    H3 = Hedge No 3

Tree Ref.	Species	Height (m)	Radius (m)	Area (sqm)
H001	Beech	5.5	1.4	2.6
T002	Ash	7.5	2.0	3.6
T003	Apple	5	1.8	3.2
H004	Leyland Cypress	5.5	2.0	3.6
T005	Japanese Maple	3.5	1.6	2.8
T006	Goat Willow	7	2.4	4.3
T007	Horse Chestnut	12	5.0	8.9
T008	Sycamore	17	7.8	13.8
T009	Horse Chestnut	16	9.0	16.0
T010	Apple	4.5	1.6	2.8
T010	Apple	4.5	1.6	2.8

# Statutory Protection

On the 18<sup>th</sup> of December 2025, we accessed the local authority website. A screenshot is produced below:



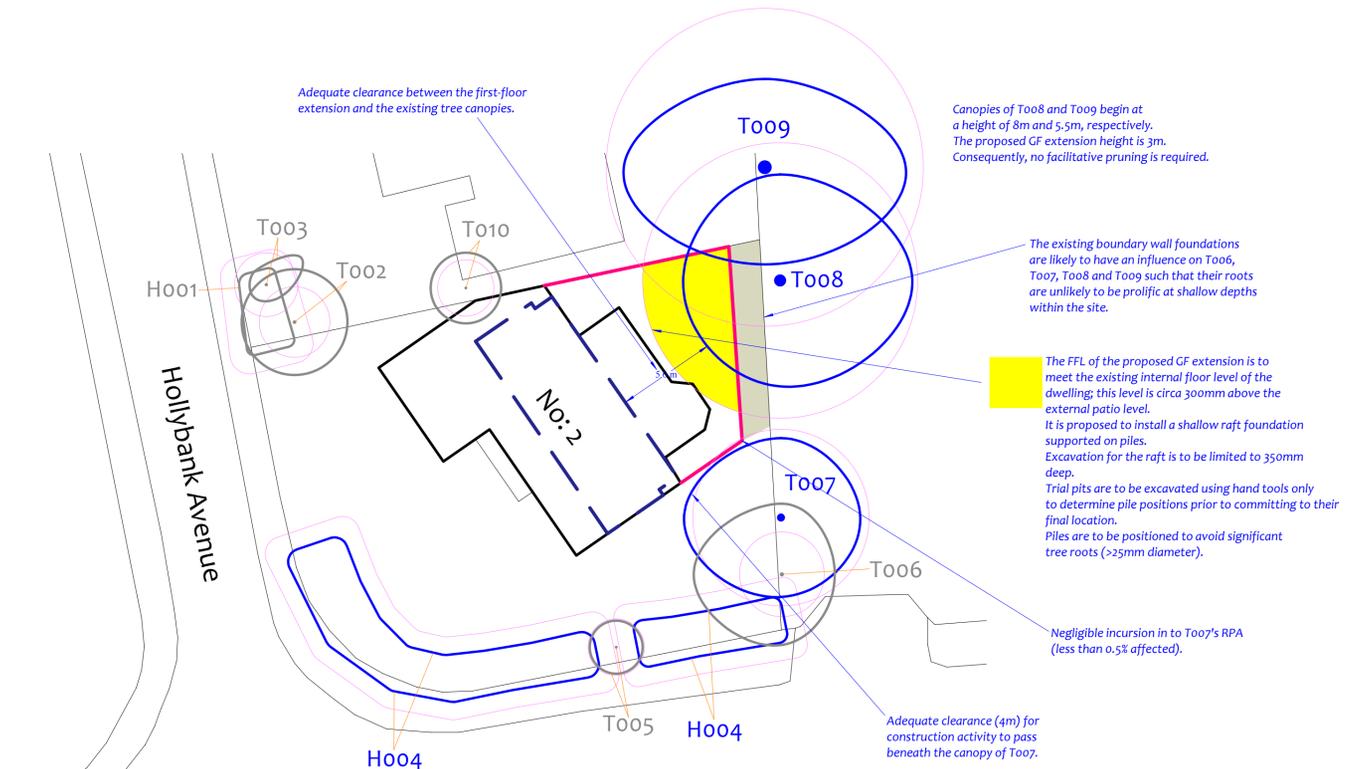
This indicates that:

- The site does not lie within a conservation area. However, the site immediately adjacent to the eastern boundary lies within the **Upper Batley Conservation Area**.
- There are no tree preservation orders affecting trees within the site.
- There is an Area Tree Preservation Order affecting on trees immediately adjacent to the eastern boundary of the site. **TPO Ref: 23/77/a29**. Trees affected are believed to be T006, T007, T008 and T009 (according to our numbering system).

## Tree Data Schedule

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown N (m)		Crown W (m)		Crown Spread (m)	Scaled Tree Diagram (m)	Notes	Recommendations (independent of any development proposals)		Vigour	Assess Value		
			W	E	W	E				Priority	Inspect (Tree) (m)		Physiological Condition	Life Expectancy (yr)	Retention Category
H001	Semi-Mature Beech Fagus sp.	5.5	0	12	2.5	2.5	3.5		Position: Situated on third party land. Form: Lightly trimmed to 2m. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C
T002	Semi-Mature Ash Fraxinus sp.	7.5	3	17	3	3	3		Position: Situated on third party land. Form: Twin stemmed. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 20-40	C
T003	Semi-Mature Apple Malus sp.	5	2.5	15	1	1	2.5		Position: Situated on third party land. Form: Unbalanced crown. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C
H004	Semi-Mature Leyland Cypress X Cuprocypris leylandi.	5.5	0	17	1	1	1.5		Form: Hedgerow. History: No significant pruning. Defects: No significant defects observed.	No action required.	n/a	3	Good	Moderate 40+	B
T005	Semi-Mature Japanese Maple Acer palmatum.	3.5	0	13	1.5	1.5	1.5		Form: Balanced crown. Defects: No significant defects observed.	No action required.	n/a	3	Good	Low 40+	C
T006	Semi-Mature Goat Willow Salix caprea.	7	1	20	5	4	3		Position: Situated on third party land. Form: Multiple stemmed. Defects: No significant defects observed.	No action required.	n/a	3	Good	Low 40+	C
T007	Early-Mature Horse Chestnut Aesculus hippocastanum.	12	4	42	5.5	4.5	4.5		Position: Situated on third party land. Form: Twin stemmed at 3.5m. History: Crown lifted. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Moderate 40+	B
T008	Mature Sycamore Acer pseudoplatanus.	17	8	65	5.5	7.5	6		Position: Situated on third party land. Form: Twin stemmed at 6m. History: Crown lifted. Defects: Minor deadwood. Other: Limited inspection, dimensions estimated. Epicormic growth to circa 4m.	No action required.	n/a	1.5	Good	High 40+	B
T009	Mature Horse Chestnut Aesculus hippocastanum.	16	5.5	75	8	5.5	8		Position: Situated on third party land. Form: Multiple stemmed at circa 3m. History: Crown lifted. Defects: No significant defects observed. Ivy covered to circa 4m. Other: Limited inspection, dimensions estimated.	No action required.	n/a	1.5	Good	High 40+	B+
T010	Semi-Mature Apple Malus sp.	4.5	1	13	2	2	2		Position: Situated on third party land. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	Good	Low 40+	C

Existing Layout (Black)  
Proposed Ground Floor Extension (Pink)  
Proposed Second Floor Extension (Blue)



Drawing No: CCL 12504 / IAP Rev 1  
Title: Impact Assessment Plan  
Site: 2 Hollybank Avenue, WF17 0AQ  
Scale: 1:2000 Paper Size: A1

**Tree Retention Categories**  
Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree

Tree of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Tree of moderate quality with a life expectancy of 30+ years. Usually mature trees or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

# Impact Assessment Plan

Status: Final - for submission

- BS 5837 Root Protection Area (radius = 1x stem diameter)
- Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
- Root Protection Area having been amended to account for site conditions
- Tree to be removed to facilitate the proposal
- Tree to be removed due to its low quality
- Proposed pruning

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	Area (m <sup>2</sup> )	Score (0)
H001	Beech	5.5	1.4	7	2.6
T002	Ash	7.5	2.0	13	3.6
T003	Apple	5	1.8	10	3.2
H004	Leyland Cypress	5.5	2.0	13	3.6
T005	Japanese Maple	3.5	1.6	8	2.8
T006	Goat Willow	7	2.4	18	4.3
T007	Horse Chestnut	12	5.0	80	8.9
T008	Sycamore	17	7.8	191	13.8
T009	Horse Chestnut	16	9.0	254	16.0
T010	Apple	4.5	1.6	8	2.8
T010	Apple	4.5	1.6	8	2.8