James Royston
Arboricultural Consultant

Tree Survey

in accordance with

BS5837:2012

at

Hopton Lane

Mirfield

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1 Summary and General Information

This survey includes 9 trees and/or groups of trees. Only those trees within influencing distance were included in this survey.

The trees included in the survey range from being not significant trees to trees of medium amenity value.

Tree T3 is in poor condition and will not mature into a healthy tree, it is recommended that it is replaced.

2 Introduction

2.1 Purpose of report

To undertake a tree survey in accordance with British Standard 5837:2012 'Trees in relation to construction – Recommendations' at: Hopton Lane, Mirfield.

2.2 Limitations of report

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

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

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

2.3 Disclaimers

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

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

2.3 General recommendations

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

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

2.4 Survey conditions

The survey was carried out on 21st November 2025

The weather conditions; dry, visibility was unaffected.

3 Data collection methods

3.1 Methodology and data table key

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

Stem diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using a specialist measuring tape. Where a tree divides into multiple stems below 1.5m then the geometric mean of the measured stem diameters shall be used.

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

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

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

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

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

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

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

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

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

3.2 Category Rating

3.2.1 Main Categories

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

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

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

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

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

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

3.2.2 Sub-categories

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

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

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

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

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

5 Legal status of surveyed trees

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

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

An online search suggests that there is a TPO on or adjacent to this site, but the site is not located within a conservation area.

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

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

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

6 Contact Details

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

James Royston – Independent Arboricultural Consultant
MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry

The Media Centre

7 Northumberland Street

Huddersfield

HD1 1RL

Report completed 3rd December 2025

Appendix 1: Data Tables

Key:

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

Common name Is the English name given to a species.

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

Height is tree height in metres.

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

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

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

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

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

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

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

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

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

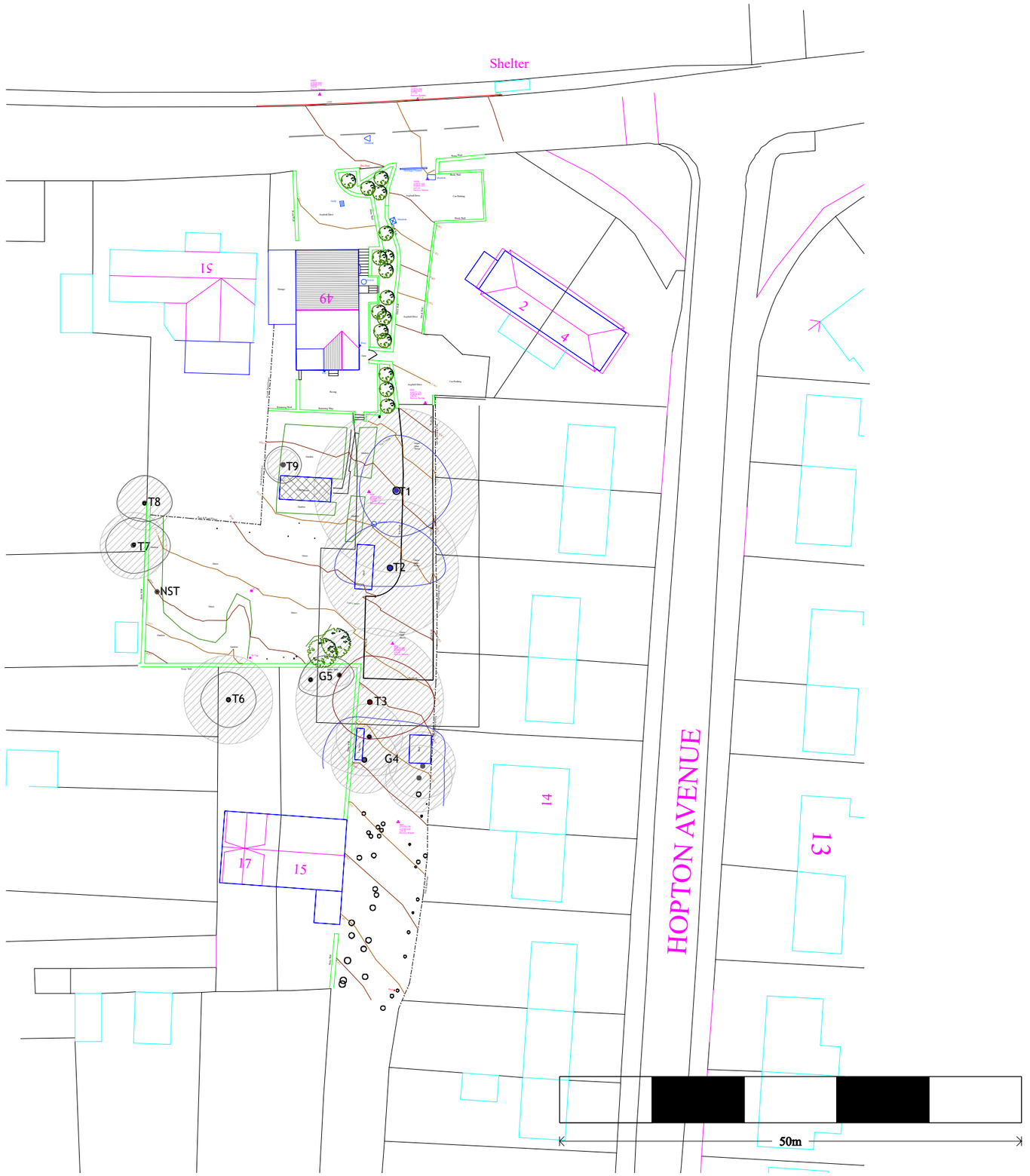
Remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

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

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

Tree Number	Common Name	Botanical Name	Height (m)	Effective Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading	RPA radius (m)
					North	East	South	West										
1	Sycamore	*Acer pseudoplatanus*	15	740	6.0	6.0	5.0	4.0	4	Early mature	Fair	Fair	A single stem tree with no major apparent defects.	No action at present	Medium	20+	B1	8.9
2	Sycamore	*Acer pseudoplatanus*	14	620	5.0	6.0	2.0	6.0	4	Early mature	Fair	Fair	A single stem tree with no major apparent defects.	No action at present	Medium	20+	B1	7.4
3	Horse chestnut	*Aesculus hippocastanum*	11	670	5.0	7.0	4.0	4.0	2	Semi mature	Fair	Fair	A multi-stem tree with tight unions and included bark. The tree is in poor condition and would be better replaced.	Replace	Low	<10	U	8.0
4	Horse chestnut	*Aesculus hippocastanum*	10	300	See plan	See plan	See plan	See plan	2	Semi mature	Fair	Fair	A group of single stem and multi-stem trees. Not fully inspected as most are located outside influencing distance.	No action at present	Medium	20+	B1	3.6
5	Lawson cypress	*Chamaecyparis lawsoniana*	8	100	See plan	See plan	See plan	See plan	0	Young	Fair	Fair	A group of small untrimmed conifers. Not significant trees.	No action at present	Low	10+	C1	1.2
6	Chilean pine	*Araucaria araucana*	9	400	3.0	3.0	3.0	3.0	1	Young	Fair	Fair	A single stem tree with no major apparent defects. Not fully inspected because tree is located in neighbouring property.	No action at present	Low	20+	C1	4.8
7	Beech	*Fagus sylvatica*	8	30	3.0	4.0	3.0	2.0	1	Young	Fair	Fair	A multi-stem tree with tight unions. Not fully inspected because tree is located in neighbouring property.	No action at present	Low	10+	C1	0.4
8	Birch	*Betula pendula*	8	240	3.0	3.0	2.0	3.0	2	Semi mature	Fair	Fair	A single stem tree with no major apparent defects. Not fully inspected because tree is located in neighbouring property.	No action at present	Low	10+	C1	2.9
9	Chilean pine	*Araucaria araucana*	7	140	2.0	2.0	2.0	2.0	1	Young	Fair	Fair	A single stem tree with no major apparent defects.	No action at present	Low	10+	C1	1.7

Appendix 2: Plans



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

James Royston
Arboricultural Consultant

The Media Centre - 7 Northumberland Street - Huddersfield - HD1 1RL
jr@jamesroyston.co.uk - 01484 483061 - www.jamesroyston.co.uk

Tree constraints plan at:
Hopton Lane, Mirfield

1:500	PAPER SIZE A3

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