James Royston
Arboricultural Consultant

Arboricultural Impact Assessment

at

Hopton Lane

Mirfield

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1 Purpose and scope of report

This report has been created in accordance with BS5837:2012 to assess the impacts of proposed development as shown at Appendix 2, and also incorporates information taken from our tree survey Ref 251103/TS. This impact assessment should be read in conjunction with the the tree survey, and as required by BS5837, it includes consideration of:

- The tree survey
- Trees selected for retention
- Trees selected for removal
- Trees to be pruned
- Areas designated for structural landscaping which need soil protection
- Evaluation of impact of tree losses
- Evaluation of tree constraints and tree protection plan
- Issues to be addressed by an arboricultural method statement

2 General information

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

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.

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

3 Trees selected for removal, retention and/or pruning

No trees will be removed in order to facilitate this development, but tree T3 is recommended to be replaced because the tree is in poor condition.

No pruning is required as part of this project.

4 Evaluation of impact of tree losses

No trees will be removed in order to facilitate this development, but tree T3 is recommended to be replaced because the tree is in poor condition.

No pruning is required as part of this project.

The local tree-scape will be unaffected by this development.

5 Evaluation of tree constraints and tree protection plan

Tree constraints and potential affects have been assessed in accordance with Section 5 of BS5837:2012.

The land use and user conditions will not be adversely affected by retained trees.

The impacts of this development on retained trees has also been assessed in accordance with Section 5 of BS5837:2012.

There will be construction excavation activity within the root protection area of retained trees. Access for construction will pass on an existing permeable driveway located within the the root protection area of trees T1 and T2 – ground protection can be used to prevent damage to the existing surface. New surfaces will be installed within the root protection area of tree T2. The total incursion is less than 20% of the root protection area and will be an appropriate type as detailed in BS5837:2015. A garage is to be constructed within the root protection area of trees T1 and T2, this will be constructed using pile and beam foundation as recommended in BS5837:2012.

No pruning is required as part of this project.

This project will have no impact on retained trees if proper protections are in place.

6 Issues to be addressed by an arboricultural method statement

The preliminary tree protection plan as attached shows that trees can be adequately protected during development by using standard and commonplace protection measures such as tree protection fencing and/or ground protection, along with pile foundations.

7 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over twenty years experience in arboriculture, forestry, and urban forestry, of which the last 12 years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

In addition, this experience has included work as a tree officer in local authority planning departments, expert witness work for the courts, subsidence investigation works for loss adjusters and insurance companies, and undertaking the role of president of the Consulting Arborist Society.

Academic qualifications include:
MSc Arboriculture and Urban Forestry,
BSc (Hons) Forestry.

Recent professional development courses have included:
Tree Preservation Order Workshop *by the Consulting Arborist Society*,
Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*,
Professional Tree Inspection *by LANTRA Awards*,
BS5837:2012 Workshops *by the Arboricultural Association*,
The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*,
Trees and Subsidence *by OCA Ltd*,
CTLA Tree Valuation Seminar *by the Consulting Arborist Society,*
Expert Witness Training *by Bond Solon*
THREATS training *by Julian Forbes-Laird.*
Homebuyers Tree Reports *by the Consulting Arborist Society*

Professional associations have included:
Professional member of the Arboricultural Association and the Consulting Arborist Society.
Chartered Environmentalist.
Trustmark Approved Consultant – Working to Government Approved Standards.

8 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.

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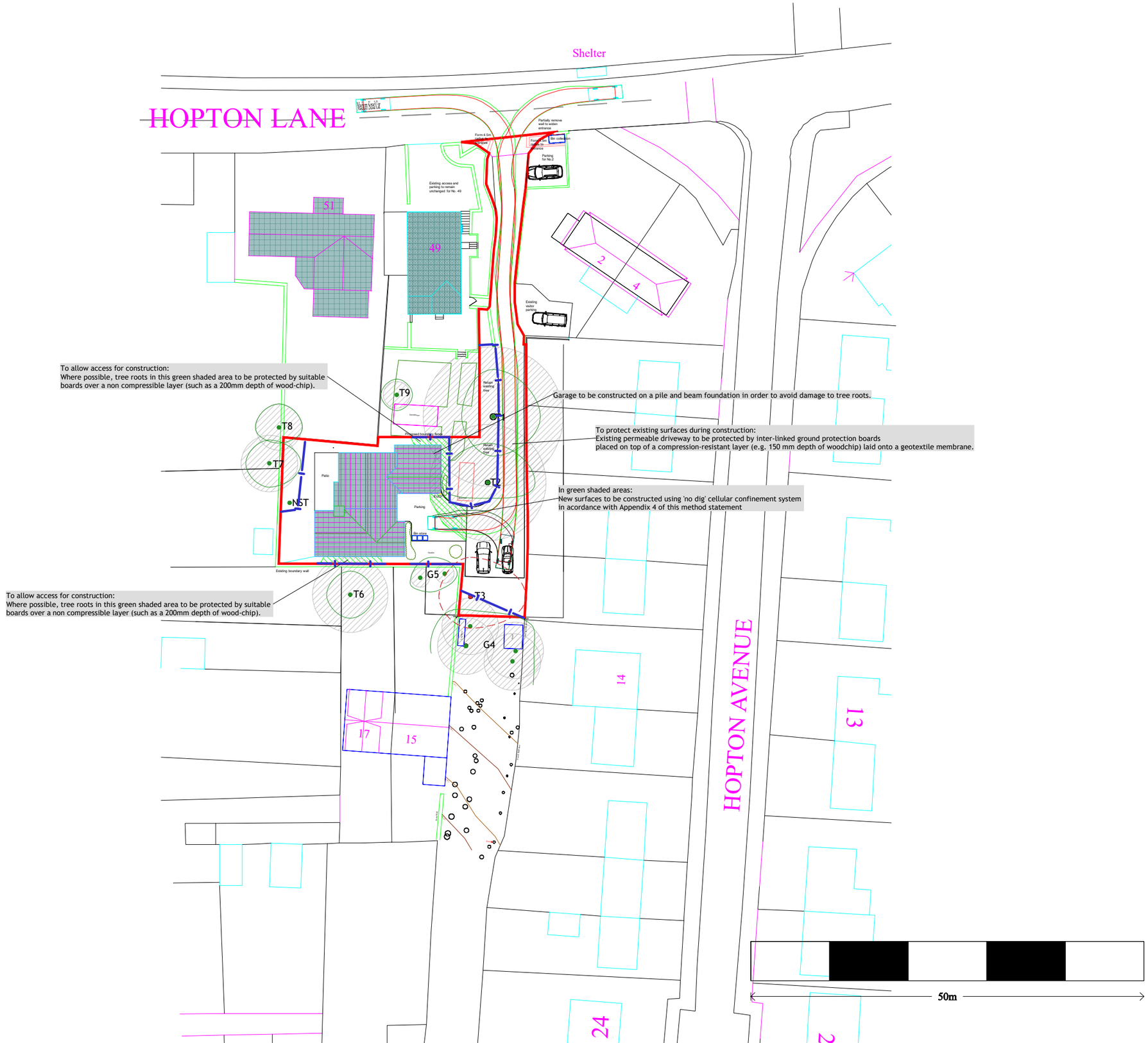
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Report completed 10th December 2025

Appendix 1 Tree works

Tree Number	Common Name	Botanical Name	Pre-development tree works	Reason for works
1	Sycamore	*Acer pseudoplatanus*	None	NA
2	Sycamore	*Acer pseudoplatanus*	None	NA
3	Horse chestnut	*Aesculus hippocastanum*	Replace	Poor quality tree
4	Horse chestnut	*Aesculus hippocastanum*	None	NA
5	Lawson cypress	*Chamaecyparis lawsoniana*	None	NA
6	Chilean pine	*Araucaria araucana*	None	NA
7	Beech	*Fagus sylvatica*	None	NA
8	Birch	*Betula pendula*	None	NA
9	Chilean pine	*Araucaria araucana*	None	NA

Appendix 2 Tree Protection Plan



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Tree Protection Plan to BS5837:2012 at:
Hopton Lane, Mirfield

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Key	
	Tree to be retained
	Tree to be removed
	Root Protection Area (RPA) shown as a circle as an approximate guide.
	Location of tree protective fencing
	Area of special tree protection measures. See annotations and method statement for further details.

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