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ARBORICULTURAL ASSESSMENT

Client

Banks Property

Project

**Shepley,
Huddersfield**

Date

September 2025

CONTENTS

1.0 INTRODUCTION1

2.0 PLANNING POLICY2

3.0 SURVEY METHODOLOGY4

4.0 RESULTS8

5.0 ARBORICULTURAL IMPACT ASSESSMENT10

6.0 NEW TREE AND HEDGEROW PLANTING12

7.0 TREE PROTECTION MEASURES14

8.0 TREE MANAGEMENT16

TABLES

Table 1: Summary of Trees by Retention Category

Table 2: Summary of Impact on Tree Stock

FIGURES

Figure 1: The chart of girth in relation to age and development classification of trees

PLANS

Tree Survey Plan (13403-T-01 & 13403-T-02)

Tree Retention Plan (13403-T-03 & 13403-T-04)

APPENDICES

Appendix A: Tree Schedule

Appendix B: Protective Fencing Specifications

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1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Banks Property to present the findings of an Arboricultural Assessment and survey of trees located at Shepley, Huddersfield (hereafter referred to as the site), OS Grid Ref SE 19718 09685.

Site Description

- 1.2 The site is an agricultural small holding located on the eastern side of Shepley, with the existing site access coming from Eastfield, in the north west border of site. Private residential properties form the western boundary, to the north, commercial buildings , to the east and south is a high quality strip of woodland. The majority of site is comprised of arable fields with areas of hard standing to the west and north around the previous farmyard buildings. Most of the tree cover is limited to the east and south, and around the boundaries of field parcels.

Scope of Assessment

- 1.3 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on 25th June 2025 in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.4 This report has been produced to accompany an outline planning application for residential development.
- 1.5 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'.
- 2.3 In relation to arboriculture, the NPPF states that:
- 136 *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 52), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
 - 193 (c) *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 70) and a suitable compensation strategy exists'*.
and provides specific guidance that:
 - 193 (d) *'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'*.
- 2.4 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Local Planning Policy

- 2.5 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.

- 2.6 Within the context of the adopted Kirklees Local Plan 27 February 2019 for Kirklees Council there are several policies relating to trees. The following lists the most relevant.

Policy LP33 Trees

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
 - For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'¹. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'².
- 3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

- 3.4 Trees, groups, hedgerows, and woodland have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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. Trees within this category are:

¹ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

² http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) 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.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

Ancient and Veteran Trees

- 3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.
- 3.12 BS:5837 defines veteran trees as.
- “Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned”.
- NOTE These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem
- 3.13 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient tree is based upon government guidance on, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions³ which states.
- “All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate.”*
- 3.14 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2023, which includes its own definition of ancient and veteran trees:
- ‘A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.’⁴
- 3.15 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).

³ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

⁴ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

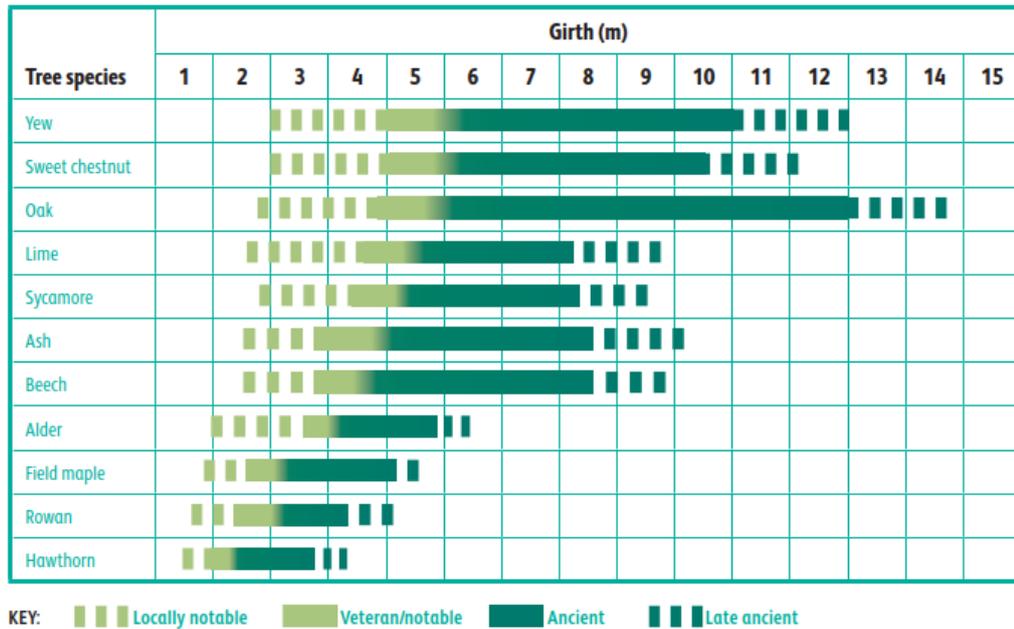


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)⁵.

3.16 RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023)⁶ has been adopted for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features and this Arboricultural Assessment has also considered any potential candidates against this framework.

Considerations and Limitations of the Tree Survey

3.17 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.

3.18 The statements made in this report regarding the assessed trees applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.

3.19 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.

⁵ Lonsdale, D. (Ed.). 2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.
⁶ Recognition of Ancient, Veteran & Notable Trees – RAVEN 2 (2023) – Julian Forbes-Laird Consultancy.

4.0 RESULTS

- 4.1 A total of twenty-four individual trees, three groups of trees, one woodland and three hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows and woodland as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups, hedgerows and woodlands recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups, hedgerows and woodlands have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary

- 4.5 Tree cover on the site is considered typical of open countryside with arable context, with a mix of unmaintained and maintained hedgerows forming field boundaries, which support a good number of standard individual trees. The tree cover recorded was mostly of mature proportions and considered of moderate and high quality, from an arboricultural perspective.
- 4.6 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable				
Category A (High Quality / Value)	T6, T9, T10, T11, T12, T13, T14, T15, T17, T18, T19	11	W1	1
Category B (Moderate Quality / Value)	T3, T4, T7, T16, T22, T23	6	G1, G2, G3, H1	4
Category C (Low Quality / Value)	T1, T2, T5, T8, T20, T21, T24	7	H2, H3	2

- 4.7 The dominant tree species associated with the site were English oak *Quercus robur*, which made up seven of the twenty four individual trees and Common beech *Fagus sylvatica*, with a total of five individual trees. The majority were of mature age and sizable proportions. The remainder of trees were a mix of ash *Fraxinus excelsior*, sycamore *Acer pseudoplatanus*, Sessile oak *Quercus petraea* and Leyland cypress *Cupressocyparis leylandii*.

- 4.8 The woodland and tree groups were also dominated by English oak, common ash, beech, sessile oak and sycamore, along with an abundance of hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, rowan *Sorbus aucuparia* and hazel *Corylus avellana*.

Ancient and Veteran Trees

- 4.9 None of the assessed trees were considered as ancient or veteran trees in accordance with RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023).

Statutory Considerations

- 4.10 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.11 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.12 No direct consultation with the Local Planning Authority has taken place, however, it is understood having used the online search facility on the website for the Local Planning Authority, Kirklees Council that there are no Tree Preservation Orders or Conservation Areas that would apply to any trees present on, or in proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees.
- 4.13 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on 12th August 2025. Before any tree works are undertaken confirmation of the online information should be sought from the Local Authority.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Illustrative Framework Plan Drawing P25-0749.002.D and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for a proposed residential development with Open Space, Landscaping, Drainage Infrastructure and Associated Works.
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 Table 2 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

Table 2: Summary of Impact on Tree Stock

	Trees to be Removed	Reason for Removal
Category U - Unsuitable		
Category A (High Quality / Value)		
Category B (Moderate Quality / Value)	T4 G2	T4 – Removal of tree due to alignment of pumping station G2 – Removal of group to accommodate a noise buffer
Category C (Low Quality / Value)	T1 T2 T8 H2(Part Removal) H3(Part Removal)	T1 – Removal of tree to facilitate access to site from Eastfield Road T2 – Removal of tree to facilitate access to site from Eastfield Road T8 - Removal of tree to facilitate vehicular and pedestrian access to southern section of site. H2 – Partial removal of sections of H2 to facilitate vehicular and pedestrian access to southern section of site. H3 - Partial removal of sections of H3 to facilitate pedestrian access around site.

- 5.5 To provide vehicular access to the site off Eastfield Road, will require the removal of T1 and T2. The removal of these two Leyland Cypress trees of low-quality tree cover would be unavoidable to provide a vehicular access from this boundary and their removal would be mitigated for through new tree planting.

- 5.6 Where the access road extends within the site, the layout has identified further removal of T8 and H2 to provide connectivity throughout site to land to the southeast of the existing swale. The removal of these sections of tree cover which comprised of a low-quality specimens would not be considered a significant arboricultural impact and could be mitigated for through new tree planting across the development.
- 5.7 To facilitate the creation of the new pedestrian/ cycle links along the western boundary, this will require the cutting back/ removal of portions of H3. The cutting back/removal of a section of this hedgerow would be unavoidable to provide safe accessibility for pedestrians and to provide connectivity to an existing public right of way.
- 5.8 To facilitate the sites, drainage attenuation and pumping station the position of which has been informed by other site factors, will likely require T4, a large mature ash tree be removed. The position of this flood attenuation feature has been informed by other site factors and while T4 was graded as Category B, it should not be considered of significant amenity value. The retention of T5, T6 and T7 would retain a level of tree cover in this area and while T4 did contribute to public amenity in this area, its loss could be mitigated for through new tree planting.
- 5.9 Development of the site would require a noise buffer between the site and industrial units to the northeast. This noise buffer would consist of a 2m high bund and 2m acoustic fence, and would likely require the removal of G2, an outgrown hedgerow. While G2 was considered Category B for the groups screening value, the creation of a bund and fence would provide greater levels of screening and the loss of this tree material should not constrain the development of the site and could be mitigated for through new tree planting.
- 5.10 The noise buffer along the northeastern boundary, is shown to extend within the RPA of W1 an area of high quality woodland. During the detailed design it is considered that this buffer could be constructed without requiring the removal of any tree cover from within W1. However, there may be some requirement for the cutting back / crown lifting of certain trees within W1 , to prevent mechanical damage. This work should be detailed within an Arboricultural Method Statement and Arboricultural supervision will be required.

Discussion

- 5.11 In conclusion for arboriculture, the proposals are considered to meet the aims and objectives of local and national policy through careful consideration of the design and retention of a high proportion of the existing tree cover. In a subsequent Reserved Matters application, the final layout of the scheme should be informed by this assessment and built development should not encroach within the Root Protection Areas of retained trees.

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.
- 6.2 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.3 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.
- 6.4 As part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.
- 6.5 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).
- 6.6 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.7 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 6.8 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Rooting Environment and Soil Volumes

- 6.9 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.10 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

General Planting Recommendations

- 6.11 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.12 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

- 7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

Protection outside the exclusion zone

- 7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.

- 7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 7.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

8.0 TREE MANAGEMENT

- 8.1 The layout of the development is currently reserved for subsequent approval. During a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 8.2 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.3 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.4 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.5 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk⁷.
- 8.6 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.

⁷ The Health and Safety at Work Act 1974

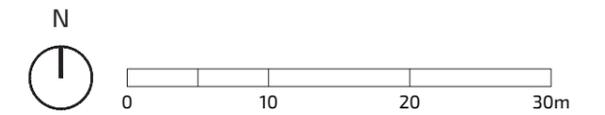
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

-  Category A - Trees / Groups of High Quality (BS5837:2012)
-  Category B - Trees / Groups of Moderate Quality (BS5837:2012)
-  Category C - Trees / Groups of Low Quality (BS5837:2012)
-  Hedgerow
Colour Indicates BS5837:2012 Category
-  Root Protection Area
-  T1(A)
G1(A) Individual/Group number and BS5837:2012 Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
-  Woodland
(Colour Indicates BS5837:2012 Category)

rev	date	description	client	scale
-	01.07.25	First Issue	JW / DB	
			drwn/chkd	

client

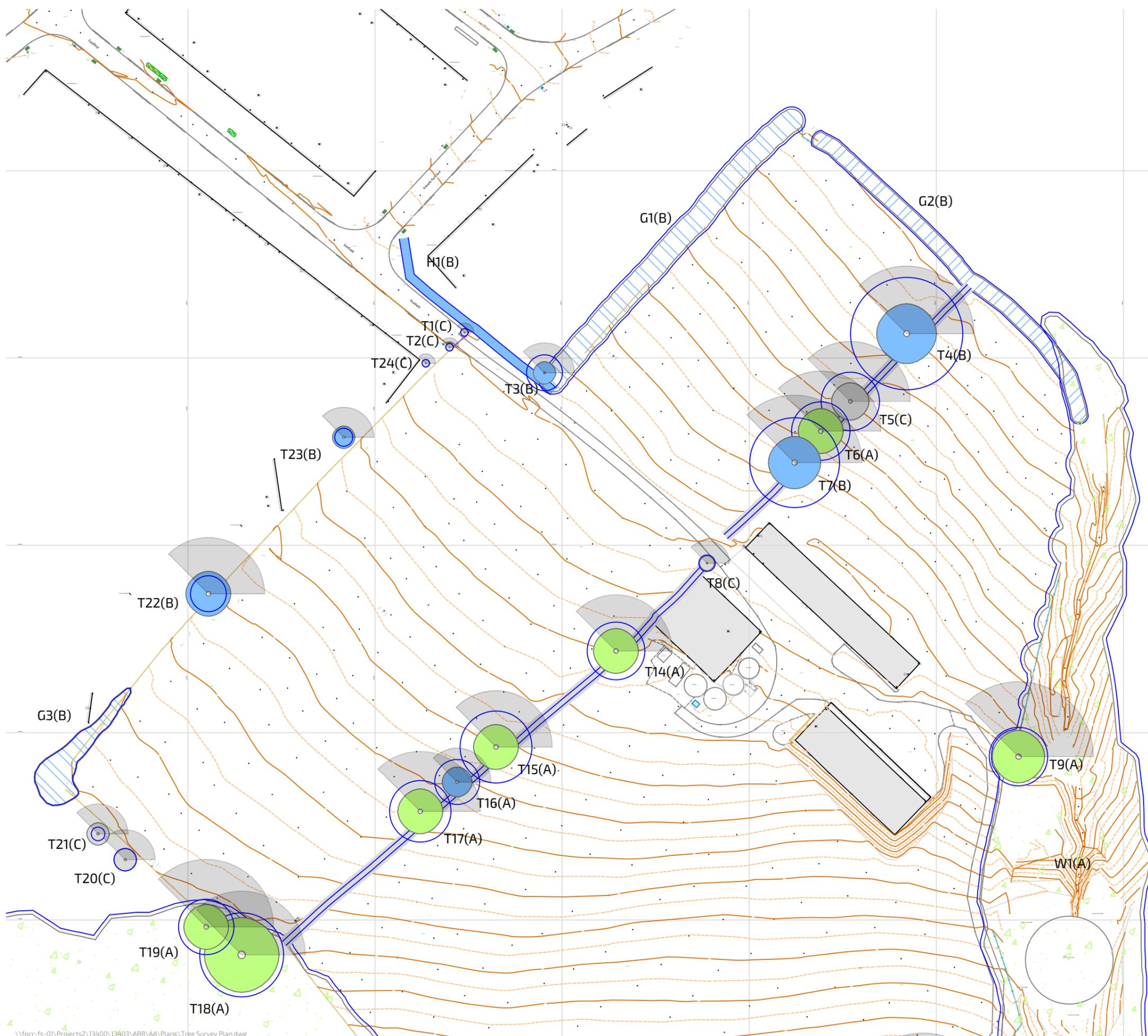
Banks Group

project

**Shepley,
Huddersfield**

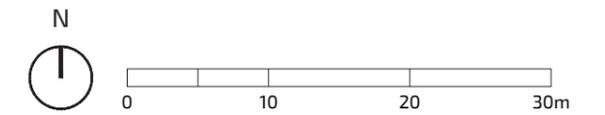
title scale
TREE SURVEY PLAN 1:500 @ A3

number status rev
13403-T-01 - -



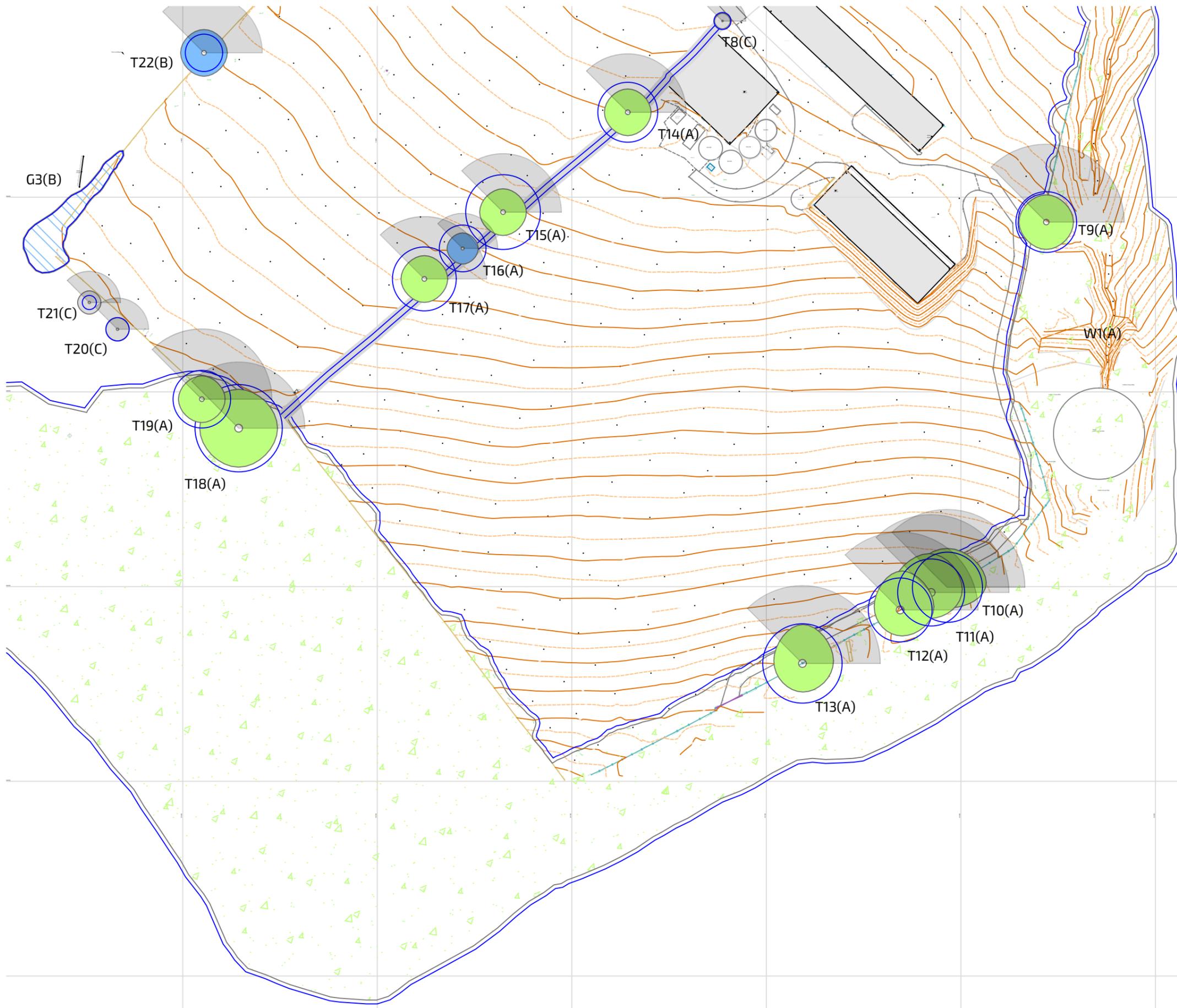
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- Category A - Trees / Groups of High Quality (BS5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow
Colour Indicates BS5837:2012 Category
- Root Protection Area
- Individual/Group number and BS5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Woodland
(Colour Indicates BS5837:2012 Category)

rev	date	First Issue description	JW / DB drwn/chkd
-	01.07.25	First Issue	JW / DB

client
Banks Group

project
**Shepley,
Huddersfield**

title
TREE SURVEY PLAN

scale
1:500 @ A3

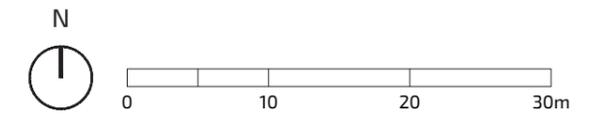
number
13403-T-02

status
-

rev
-

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Notes:

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- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Woodland to be Retained
- Hedgerow Proposed to be Retained
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- Individual / Group Number and BS Category
- Individual / Group Number to be Removed and BS 5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

rev	date	description	drwn/chkd
-	19.08.25	First Issue	JW / DB
A	24.09.25	Revision	JW / DB

client
Banks Group
 project
Shepley, Huddersfield

title
TREE RETENTION PLAN scale
 1:500 @ A3

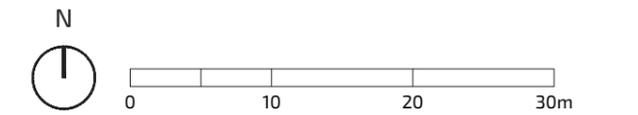
number
 13403-T-03 status rev
 - A





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Notes:
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 The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

-  Tree/Group to be Retained
-  Tree/Group proposed to be removed subject to relevant permissions
-  Woodland to be Retained
-  Hedgerow Proposed to be Retained
-  Hedgerow proposed to be removed subject to relevant permissions
-  Root Protection Area (Shown for retained trees only)
-  Individual / Group Number and BS Category
-  Individual / Group Number to be Removed and BS 5837:2012 Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

rev	date	description	author
-	19.08.25	First Issue	JW / DB
A	24.09.25	Revision	JW / DB

client	Banks Group		
project	Shepley, Huddersfield		
title	TREE RETENTION PLAN	scale	1:500 @ A3
number	13403-T-04	status	-
		rev	A

Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: <ul style="list-style-type: none"> • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy 	

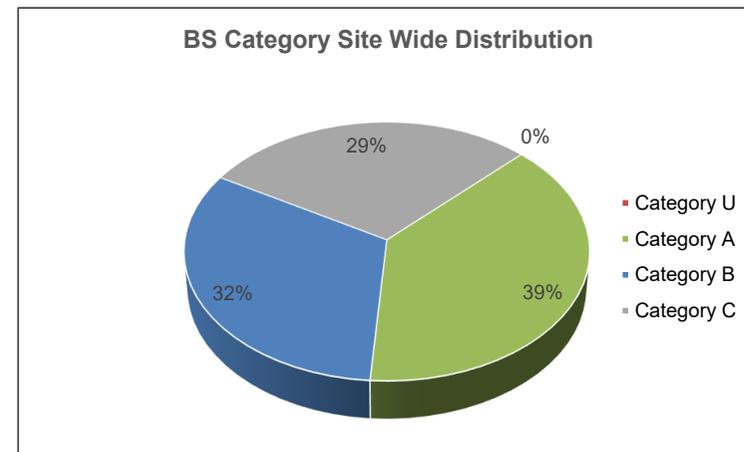
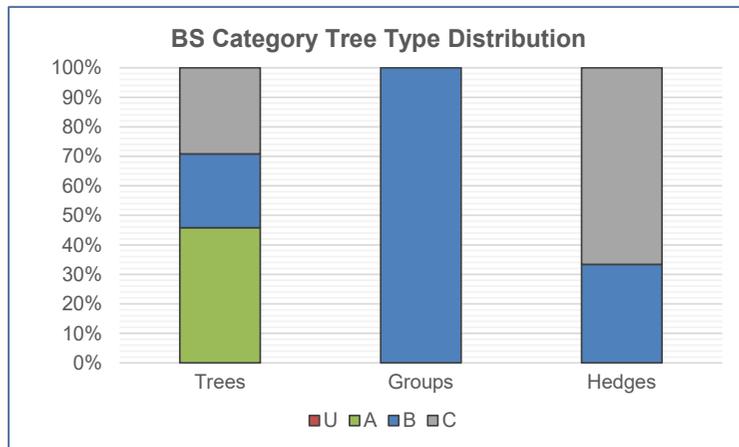
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	<ul style="list-style-type: none"> • The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0		0
Category A	T6, T9, T10, T11, T12, T13, T14, T15, T17, T18, T19	11	W1	1
Category B	T3, T4, T7, T16, T22, T23	6	G1, G2, G3, H1	4
Category C	T1, T2, T5, T8, T20, T21, T24	7	H2, H3	2
	Total	24	Total	7

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	Leyland Cypress Cupressocyparis leylandii	2.5	est 80	1	SM	F	Characteristic for species Etiolated form Low crown form Maintained conifer	3	1.0	C (i)
T2	Leyland Cypress Cupressocyparis leylandii	2.5	est 80	1	SM	F	Characteristic for species Etiolated form Low crown form Maintained conifer	3	1.0	C (i)
T3	Beech Fagus sylvatica	8	upto 400	3	EM	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Multi leadered form Pruning wounds noted	72	4.8	B (ii)
T4	Ash Fraxinus excelsior	18	est 1250	8	M	F	Broken branches evident Characteristic for species Dense undergrowth at the base Included bark union Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Cultivation within 3m of stem Inonotus hispidus Shaggy bracket	707	15.0	B (i),B (ii)
T5	Ash Fraxinus excelsior	16	est 650	5	M	F	Broken branches evident Characteristic for species Dense undergrowth at the base Included bark union Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Pruning wounds noted Unable to gain access Cultivation within 3m of stem	191	7.8	C (i),C (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T6	Sessile Oak Quercus petraea	16	upto 650	6	M	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi leadered form	191	7.8	A (i)
T7	Ash Fraxinus excelsior	18	est 1000	7	M	F	Broken branches evident Characteristic for species Dense undergrowth at the base Included bark union Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Cultivation within 3m of stem Inonotus hispidus Shaggy bracket	452	12.0	B (ii)
T8	Sessile Oak Quercus petraea	6	upto 180	2	Yng	F	Characteristic for species Dense undergrowth at the base Interlocking crowns Multi leadered form	15	2.2	C (i)
T9	Sycamore Acer pseudoplatanus	20	upto 650	7	M	F	Characteristic for species Dense undergrowth at the base Included bark union Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi leadered form Situated offsite Typical crown form Unable to gain access 1m from boundary fence	191	7.8	A (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T10	Beech Fagus sylvatica	20	upto 750	N - 10 S - 3 E - 10 W - 10	M	F	Barbed Wire attached to stem/s Broken branches evident Characteristic for species Dense undergrowth at the base Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Situated on the boundary	254	9.0	A (i)
T11	Beech Fagus sylvatica	20	upto 720	N - 10 S - 5 E - 7 W - 10	M	F	Broken branches evident Characteristic for species Dense undergrowth at the base Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Situated 1m from the boundary	235	8.6	A (i)
T12	Beech Fagus sylvatica	20	upto 680	N - 10 S - 5 E - 8 W - 5	M	F	Barbed Wire attached to stem/s Broken branches evident Characteristic for species Dense undergrowth at the base Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Situated 1m from the boundary	209	8.2	A (i)
T13	Beech Fagus sylvatica	20	upto 850	N - 10 S - 6 E - 7 W - 6	M	F	Broken branches evident Characteristic for species Dense undergrowth at the base Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Situated 1m from the boundary	327	10.2	A (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T14	English Oak Quercus robur	15	upto 640	6	M	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi leadered form	185	7.7	A (i)
T15	English Oak Quercus robur	15	upto 800	6	M	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi leadered form	290	9.6	A (i)
T16	English Oak Quercus robur	9	upto 500	4	M	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi leadered form Previously failed at 4m crown regrowth good	113	6.0	B (ii)
T17	English Oak Quercus robur	16	upto 680	6	M	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Minor dead wood evident in the crown (<75mm) Multi leadered form	209	8.2	A (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T18	English Oak Quercus robur	17	upto 830 430	10	M	F	Bark wounds noted Branch socket cavities observed Characteristic for species Dense undergrowth at the base Included bark union Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Twin stemmed from base Situated offsite touching boundary wall	395	11.2	A (i)
T19	English Oak Quercus robur	18	upto 620	6	M	F	Bark wounds noted Characteristic for species Dense undergrowth at the base Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form	174	7.4	A (i)
T20	White Willow Salix alba	8	upto 200 150	3	Yng	F	Characteristic for species Dense undergrowth at the base Low crown form Situated offsite	28	3.0	C (i),C (ii)
T21	Wild Cherry Prunus avium	8	upto 150	3	Yng	G	Characteristic for species Dense undergrowth at the base Low crown form	10	1.8	C (i),C (ii)
T22	English Oak Quercus robur	15	upto 400	6	EM	F	Branch stubs evident Characteristic for species Minor dead wood evident in the crown (<75mm) Situated offsite	72	4.8	B (i),B (ii)
T23	Ash Fraxinus excelsior	8	est 200	3	SM	F	Branch stubs evident Characteristic for species Pruning wounds noted Situated offsite	18	2.4	B (ii)

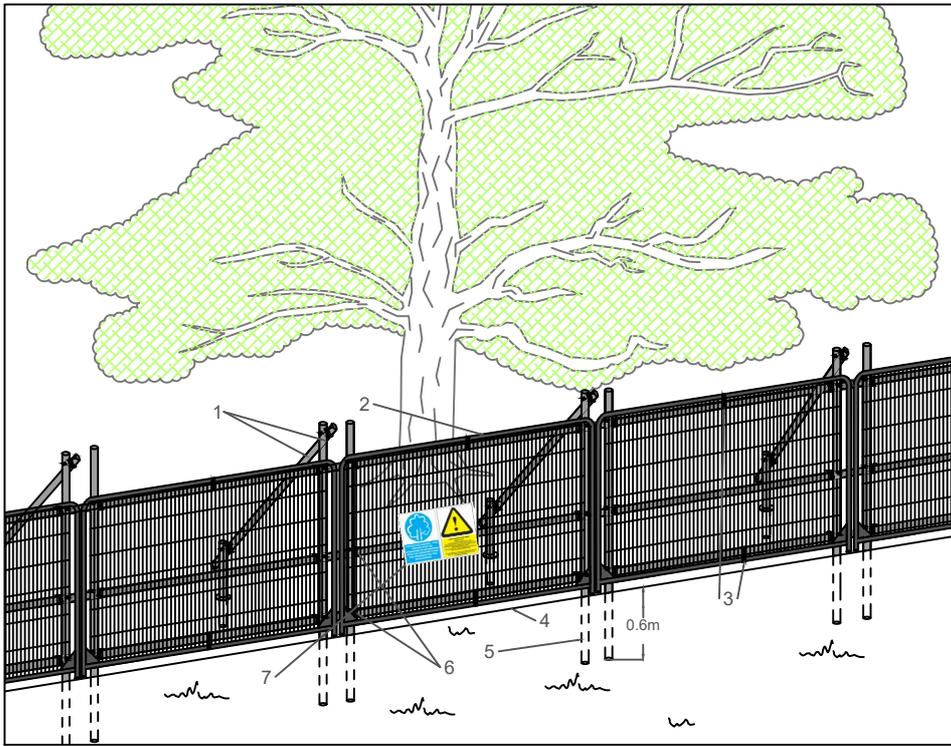
Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T24	Western Red Cedar Thuja plicata	2.5	est 80	1	SM	F	Characteristic for species Etiolated form Low crown form Maintained conifer	3	1.0	C (i)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Ash Fraxinus excelsior Blackthorn Prunus spinosa Wild Cherry Prunus avium Apple Malus domestica Hazel Corylus avellana Austrian Pine Pinus nigra ssp. Nigra Lawson Cypress Chamaecyparis lawsoniana Norway Spruce Picea abies	8	upto 300	3	Yng / SM / EM	F	Branch stubs evident Characteristic for species Dense undergrowth at the base Interlocking crowns Low crown form Minor dead wood evident in the crown (<75mm) Multi leaded form Guilder rose	41	3.6	B (ii)
G2	Ash Fraxinus excelsior Elder Sambucus nigra Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Sessile Oak Quercus petraea	7	avg 200	2	Yng / SM / EM	F	Dense undergrowth at the base Interlocking crowns Low crown form Outgrown hedgerow	18	2.4	B (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G3	Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Apple Malus domestica Rowan Sorbus aucuparia Sessile Oak Quercus petraea Swedish Whitebeam Sorbus intermedia Laurel Prunus laurocerasus	8	upto 150	2	Yng / SM	F	Characteristic for species Dense undergrowth at the base Low crown form Sporadic garden planting	10	1.8	B (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Beech Fagus sylvatica Elder Sambucus nigra	2.5	avg 100	1	SM	F	Maintained hedgerow	5	1.2	B (ii)
H2	Ash Fraxinus excelsior Elder Sambucus nigra Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Holly Ilex aquifolium	4	avg 100x 6	1.5	EM	G	Maintained hedgerow	2	0.7	C (i),C (ii)
H3	Ash Fraxinus excelsior Elder Sambucus nigra Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Holly Ilex aquifolium	2	avg 100x 6	1.5	EM	G	Maintained hedgerow	2	0.7	C (i),C (ii)

Wood No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
WOODLANDS										
W1	Ash Fraxinus excelsior Beech Fagus sylvatica Elder Sambucus nigra English Oak Quercus robur Hawthorn Crataegus monogyna Horse Chestnut Aesculus hippocastanum Silver Birch Betula pendula Sycamore Acer pseudoplatanus Wild Cherry Prunus avium Hazel Corylus avellana Holly Ilex aquifolium Rowan Sorbus aucuparia Whitebeam Sorbus aria Laurel Prunus laurocerasus	20	upto 600	6	EM / M	F	Broken branches evident Characteristic for species Dense undergrowth at the base Flail damage evident Interlocking crowns Low crown form Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leaded form Situated along a depression in the landscape	163	7.2	A (ii)



Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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