TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

The Former Dewsbury Arena,
Boothroyd Lane,
Dewsbury,
WF13 2LF

Prepared for: *Bradley Stankler Planning*

Report Date: *May 2026*

Reference: *AWA7409*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed special needs care home and day centre development.

A total of 35 items of woody vegetation were surveyed, comprising 31 individual trees and 4 tree groups. Of these: 3 are moderate value (Category B), 30 are low value (Category C), and 2 are unsuitable for retention (Category U).

The proposed development will require the removal of 3 low-value trees. No moderate value trees are proposed for removal. This will result in a minor negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by Bradley Stankler Planning to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

1.2.1 The survey took place during April 2026.

1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.

1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.

1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.

1.2.6 The tree survey data collection was carried out by James Godfrey, BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered, Arboriculturist at AWA Tree Consultants Ltd.

1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

2.1.1 The site is located off Boothroyd Lane in Dewsbury, a market town in the Metropolitan Borough of Kirklees, West Yorkshire.

2.1.2 The site comprises a cleared brownfield site with associated access. The survey area is bordered to the north and east by residential properties. A tree-lined buffer borders along the south, with residential properties adjacent. Boothroyd Lane runs along the western boundary, also with residential properties adjacent.

2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:

3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with Kirklees Council on 5th May 2026 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date **no trees at the site are protected** by a Tree Preservation Order or are within a Conservation Area.

3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).

3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).

3.1.5 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

3.2.1 The tree survey revealed 35 items of woody vegetation, comprised of 31 individual trees and 4 tree groups.

3.2.2 Of the surveyed trees: 2 trees are retention category 'U', 3 trees and tree groups are retention category 'B' and 30 trees and tree groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.4 Trees T1 to T19 form an unmanaged group along the survey area's northern boundary. While these trees, which include Ash, Poplar, Cherry, and Cypress, are generally of low individual value and classified as retention category C, they collectively provide effective screening and form a relatively distinct feature within the local landscape. However, Ash T1 contains significant defects, including moderate dieback and bark damage, which will severely limit its long-term prospects. As such, it is classified as retention category U and is unsuitable for retention.

3.2.5 Running along the western boundary close to the existing site access are trees T20 to T23. This group, comprising Ash, Sycamore, and Whitebeam, provides useful screening but is of low arboricultural value overall. Notably, Ash T22 exhibits significant dieback symptoms and extensive deadwood. Due to its poor condition and location where it poses a risk to the site and the general public, it is classified as category U and is recommended for removal regardless of any proposed development.

3.2.6 Cypress T24 and group G25 are situated along the boundary. While they are of low arboricultural interest, they provide effective screening. Further into the site, Cypress T28 and T29 are also low-value category C specimens, containing significant historic pruning wounds, tight unions, and partially included bark.

3.2.7 The woody vegetation along the southern boundary consists of trees T26, T27, and T30 to T35. These trees are generally situated on adjacent land with their crowns slightly overhanging the survey area. Within this group, Cherry T32, Maple T34, and Sycamore T35 are relatively prominent specimens that provide good amenity value to the local landscape, warranting a moderate-value retention category B classification. The remaining trees in this southern boundary group are of lower value and fall into retention category C.

3.2.8 The eastern and central areas of the site contain little of arboricultural

significance, generally consisting of self-set saplings and shrubs. As such, this lower-level vegetation should not act as a constraint on the development of the site.

3.2.9 In summary, the category B trees T32, T34, and T35 along the southern boundary represent a primary arboricultural consideration for the site. Furthermore, while the northern trees T2 to T19 are of low value individually, they form a distinct and cohesive feature. Their retention would be highly preferable within any proposed scheme to maintain effective boundary screening and existing tree cover.

3.2.10 Many of the Ash trees in the local area show symptoms consistent with Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees T2, T16, T17, T20 and T26 may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.

3.2.11 Due to their poor condition and limited safe and useful life expectancy, T1 and T22 are recommended for removal regardless of development at the site (as detailed in Appendix 4).

3.2.12 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.13 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.14 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs

Photo 1: T1 to T8, looking north

Photo 2: T4 to T19, looking north

Photo 3: T20 to T22, looking south

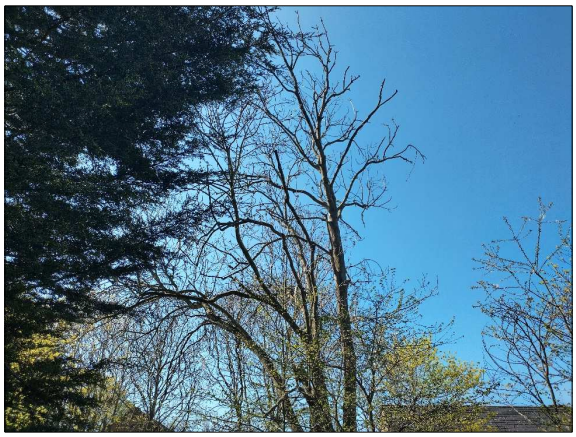

Photo 4: Significant dieback and deadwood within crown of T22, looking west

Photo 5: T24 to T26, looking west

Photo 6: T32 to T35, looking east

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new special needs care home and day centre with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, 3 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

4.2.2 The trees that require removal to facilitate the development are T21, T28 and T29.

4.2.3 The trees to be removed are all lower value, retention category 'C'. T21 is a young Sycamore, likely to be self-set and currently provides little amenity. T28 and T29 are Cypress, largely screened from the local landscape by boundary vegetation and are of limited arboricultural interest.

4.2.4 Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.

4.2.5 In addition to the required removals, T1 and T22 are recommended for removal regardless of development due to their limited safe and useful life expectancy.

4.2.6 Trees and tree groups T8, G18, T20, T24, G25, T27, T30 and T34 require pruning to facilitate the new development.

4.2.7 The proposed pruning works are minor in nature, specifically targeted to provide suitable clearance for construction activities, ensure unobstructed access over proposed footpaths, and establish an appropriate stand-off from new buildings. These required interventions will facilitate the development without negatively impacting the overall physiological condition or visual amenity of the retained trees. Establishing adequate clearance at this stage will assist the long-term retention of the trees, significantly reducing the likelihood of future nuisance issues as their canopies reach maturity.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 Review of the submitted Site Layout Drawing 1362/01 Rev.D, Site Sections Drawing 1362/04 Rev.B, and supplementary level details indicates that the proposed development broadly follows the existing site topography, with only limited and localised level adjustments proposed. Appropriate construction methodologies will minimise any disturbance within retained RPAs, detailed below:

4.3.3 A King-Post retaining structure is proposed to the southern aspect of the site, within the RPAs of retained trees T24, T26, T30, T34, and T35. As these specific areas contain existing hardstanding, significant root development is likely to have been deterred. To further minimise arboricultural impacts, the King-Post system has been selected over traditional strip foundations. By utilising intermittent vertical piles, post locations can be flexibly adjusted to bypass any significant roots encountered. As such, the rooting area will remain largely undisturbed, preserving the physiological health and structural stability of the trees.

4.3.4 To ensure this, excavation for all post-hole locations situated within the RPAs must be undertaken using exploratory hand-digging or an Air-Spade, allowing for identification and retention of any primary structural roots (>25mm diameter).

4.3.5 Where ground levels to the north of the King-Post structure need to be raised, any existing non-porous surfacing within the RPA will be carefully removed, leaving any existing sub-base in situ, prior to the implementation of a 'no-dig' build-up method. This will ensure the underlying soil profile and any existing roots remain undisturbed while continuing to facilitate essential gaseous exchange and moisture infiltration into the rooting zone.

4.3.6 Provided specific construction methodologies are strictly adhered to, as detailed within the Arboricultural Method Statement (AMS), the King-Post retaining wall is considered to have a negligible impact on the long-term vitality of the retained trees.

4.3.7 The King-Post retaining structure proposed at the north of the site results in a very minor encroachment into the edge of the RPA of T4. Provided that earthworks and grading do not extend beyond the illustrated retaining wall shown on the Tree Impacts Plan, these works will have no significant arboricultural impact on the retained tree.

4.3.8 New hardstanding is proposed that encroaches into the edge of the RPA of T20, T24, T26, T30, T31, T32, T34 and T35. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the encroachment is relatively minor, existing hardstanding is likely to have limited significant root development in these areas, and any potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction methods with a porous final surface.

4.3.9 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.

4.3.10 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.

4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.

4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.

4.5.5 Ground levels within the RPAs should be left unaltered, and care must be

taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.

4.5.6 An associated AMS and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, has been provided (Ref: AWA7409AMS).

4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

Tree/ Group Ref	***Value***	***Impact Type***	***Description of Impact***	***Impact Level***	***Mitigation / Solution***
T21, T28, T29	C (Low)	Direct - Removal	Within footprint of development area	Minor	Mitigation planting
T8, G18, T20, T24, G25, T27, T30	C (Low)	Direct – Pruning	Clearance for construction, footpaths, and buildings	Negligible	Pruning to BS 3998:2010
T34	B (Moderate)				
T34, T35	B (Moderate)	Indirect - RPA Incursion	Installation of King-Post retaining structure	Minor	Adherence to construction methodologies and care during construction *(see 4.3.2 to 4.3.6)*
T4, T24, T26, T30	C (Low)				
T20, T24, T26, T30, T31	C (Low)	Indirect - RPA Incursion	Encroachment by proposed hardstanding	Minor	No-dig construction in RPA *(see 4.3.7)*
T32, T34, T35	B (Moderate)				
T1, T22	U (Unsuitable)	Direct - Removal	Unsuitable to retain regardless of development	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed

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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

13th May 2026

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Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.

Appendices

Appendix 1: Authors Qualifications and Experience
Appendix 2: Survey Methodology and Limitations
Appendix 3: Explanation of Tree Descriptions
Appendix 4: Tree Data
Appendix 5: Tree Constraints Plan
Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson: ***Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, QTRA + VALID Registered***
Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 25 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: ***Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He is a Chartered Arboriculturist and a Professional Member of the Arboricultural Association, and he has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: ***BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered*** James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: ***MSci Biology, L4 Dip Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Diploma in Arboriculture. Joe joined AWA in 2022 after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: ***MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered***
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: ***BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA + VALID Registered***
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: ***FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA + VALID Registered***
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Brandon Townsend: ***BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered***
Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Ash	*Fraxinus excelsior*	Young	6	1	100	Yes	3.5	1	2.5	3	1	No visual defects	Single stemmed. Slight lean. Epicormic growths. Stubs. Bark damage	Old pruning wounds. Moderate dieback. Minor deadwood. Moderate deadwood. Snapped /hanging branches	Growing on top of retaining wall between wall and boundary fence. Slight lean to south	Poor	Poor	<10 yrs	Low	U	Unsuitable to retain in current site context
T2	Ash	*Fraxinus excelsior*	Semi-mature	11	3	300 260 240	No	4	4	6	4	5	No visual defects	Multiple stemmed at 1m. Vertical. Epicormic growths. Stubs	Old pruning wounds. Minor dieback. Minor deadwood. Snapped /hanging branches. Overhanging adjacent land		Fair	Fair	10 to 20 yrs	Low	C	No works required
G3	Leyland Cypress	*X Cupressocyparis leylandii*	Semi-mature	6.5	10+	120 avg	Yes	0	See Plan				Adjacent Cypress hedge slightly overhanging into site. Slightly larger trees towards eastern end of group, smaller towards west. Slightly smothering T2				Good	Good	>40 yrs	Low	C	No works required
T4	Poplar	*Populus x canadensis*	Semi-mature	16	1	470	Yes	4.5	6	6.5	3.5	2.5	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Stubs. Old pruning wounds. Minor cavities. Minor decay	Minor deadwood. Snapped /hanging branches. Slightly unbalanced. Overhanging adjacent land	Dense Bramble at base prevented detailed inspection and accurate stem measurement. Lean and unbalanced to east	Good	Fair	20 to 40 yrs	Moderate	C	No works required

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T5	Cherry	*Prunus sp.*	Semi-mature	7.5	1	150	No	1.5	3.5	3	3	1.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Minor cavities. Minor decay	Minor deadwood. Snapped /hanging branches	Dense Bramble and ground Ivy prevented detailed inspection of roots and lower stem	Good	Fair	>40 yrs	Low	C	No works required
T6	Rowan	*Sorbus aucuparia*	Semi-mature	7	1	150	No	4.5	2.5	2	2	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Minor cavities	Minor deadwood. Snapped /hanging branches	Dense Bramble and ground Ivy prevented detailed inspection of roots and lower stem	Good	Fair	20 to 40 yrs	Low	C	No works required
T7	Leyland Cypress	*X Cupressocyparis leylandii*	Semi-mature	8.5	3	120 100 100	Yes	2	2	2	2.5	2.5	Limited access around base	Multiple stemmed at 0.5m. Vertical. Stubs	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Larger tree growing within adjacent hedge, access prevented detailed inspection and accurate stem measurement	Good	Fair	>40 yrs	Low	C	No works required
T8	Cherry	*Prunus sp.*	Semi-mature	7	1	240	Yes	2	2	4.5	6.5	4.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths. Ivy covered. Minor decay	Minor deadwood. Snapped /hanging branches	Dense Ivy prevented detailed inspection of roots and lower stem	Good	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate development - Raise southern crown to 3.5m above ground level to facilitate installation of King Post Retaining Wall, pruning to suitable growth points

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T9	Hawthorn	*Crataegus monogyna*	Early-mature	7	2	120 240	Yes	4	2.5	2.5	2.5	2.5	Limited access around base	Twin stemmed at base. Vertical. Stubs. Ivy covered. Minor cavities	Cavities. Minor deadwood. Snapped /hanging branches	Ivy in crown, prevented detailed inspection and accurate stem measurements	Fair	Fair	20 to 40 yrs	Low	C	No works required
T10	Sycamore	*Acer pseudoplatanus*	Semi-mature	7	2	190 150	No	4	3	1	3	2	Limited access around base	Twin stemmed at 0.5m. Vertical. Stubs. Ivy covered. Tight union	Minor deadwood. Moderate deadwood. Snapped /hanging branches	Ivy growing into crown, prevented detailed inspection of potential tight union at base	Fair	Fair	20 to 40 yrs	Low	C	No works required
T11	Leyland Cypress	*X Cupressocyparis leylandii*	Semi-mature	13	1	390	Yes	3	2.5	2.5	2.5	2.5	Limited access around base	Single stemmed. Vertical. Stubs. Old pruning wounds. Minor cavities. Minor decay	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Larger tree growing within adjacent hedge, access prevented detailed inspection and accurate stem measurement	Good	Fair	20 to 40 yrs	Low	C	No works required
T12	Holly	*Ilex aquifolium*	Young	4	2	90 80	No	1.5	1	1	1	1	Limited access around base	Twin stemmed at base. Vertical	Minor deadwood. Snapped /hanging branches	Dense ground Ivy prevented detailed inspection of roots and lower stem	Good	Good	>40 yrs	Low	C	No works required
G13	Hawthorn	*Crataegus monogyna*	Early-mature	6	6	160 avg	Yes	2	See Plan				2 individual trees with single distinct crown. Dense Ivy prevented detailed inspection and accurate stem measurements. Minor growth in crown due to dense Ivy shrouding upper crowns. Nesting birds noted				Fair	Fair	20 to 40 yrs	Low	C	No works required

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T14	Elm	*Ulmus procera*	Early-mature	11	1	280	Yes	4.5	4.5	4	2.5	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Stubs. Old pruning wounds. Ivy covered. Minor cavities. Minor decay	Minor deadwood. Snapped /hanging branches. Overhanging adjacent land	Dense Ivy in crown, prevented detailed inspection and saccurate stem measurement. Numerous epicormic regrowths from base	Fair	Fair	10 to 20 yrs	Low	C	No works required
T15	Elm	*Ulmus glabra*	Early-mature	11	2	230 210	No	4.5	3	5	4	5	Limited access around base	Twin stemmed at base. Vertical. Epicormic growths. Stubs. Old pruning wounds. Ivy covered. Minor cavities. Minor decay	Minor deadwood. Snapped /hanging branches. Overhanging adjacent land	Dense Ivy in crown, prevented detailed inspection and saccurate stem measurements	Fair	Fair	10 to 20 yrs	Moderate	C	No works required
T16	Ash	*Fraxinus excelsior*	Young	7	3	100 90 90	Yes	2	1	1	3	1.5	Limited access around base	Multiple stemmed at base. Vertical. Stubs. Ivy covered	Minor deadwood. Snapped /hanging branches	Ivy prevented detailed inspection and accurate stem measurements	Fair	Fair	10 to 20 yrs	Low	C	No works required
T17	Ash	*Fraxinus excelsior*	Semi-mature	7	1	200	Yes	4	3	3	3.5	3.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Stubs. Ivy covered	Minor deadwood. Moderate deadwood. Snapped /hanging branches. Overhanging adjacent land	Dense Ivy in crown, prevented detailed inspection and saccurate stem measurement	Poor	Fair	10 to 20 yrs	Low	C	No works required

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G18	Poplar	*Populus tremula*	Young	9	6	100 avg	Yes	1.5	See Plan				Likely to be several trees growing with single distinct crown. Self-set saplings and dense Bramble understorey prevented detailed inspection and accurate stem measurements				Fair	Good	20 to 40 yrs	Low	C	Pruning works required to facilitate development - Reduce south eastern crowns by 1m to provide suitable clearance from proposed footpath, pruning to suitable growth points
T19	Sycamore	*Acer pseudoplatanus*	Young	7	2	90 90	Yes	0.5	1.5	1.5	1.5	1.5	Limited access around base	Twin stemmed at base. Vertical. Epicormic growths. Stubs. Ivy covered	Minor deadwood. Snapped /hanging branches	Ivy prevented detailed inspection and accurate stem measurements	Fair	Fair	20 to 40 yrs	Low	C	No works required
T20	Ash	*Fraxinus excelsior*	Semi-mature	8	2	260 250	No	3.5	3.5	4.5	3	3.5	No visual defects	Twin stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Tight union. Minor cavities. Minor decay	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches. Overhanging adjacent land	Cavities at base	Fair	Poor	10 to 20 yrs	Low	C	Pruning works required to facilitate development - Reduce eastern crown by 1m to provide suitable clearance from proposed footpath, pruning to suitable growth points
T21	Sycamore	*Acer pseudoplatanus*	Young	6	2	120 70	No	2	2	4	2	2	Exposed roots	Twin stemmed at base. Vertical	Minor deadwood. Snapped /hanging branches. Overhanging adjacent land		Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T22	Ash	*Fraxinus excelsior*	Early-mature	13	4	290 270 250 240	No	5	3	3	5.5	4.5	No visual defects	Multiple stemmed at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay	Old pruning wounds. Cavities. Moderate dieback. Minor deadwood. Moderate deadwood. Snapped /hanging branches. Overhanging adjacent land. Major deadwood	Overhangs road and site access. Significant deadwood in crown, likely to have limited long-term value	Poor	Poor	<10 yrs	Moderate	U	Unsuitable to retain in current site context *Removal required to facilitate development*
T23	Whitebeam	*Sorbus aria*	Semi-mature	6.5	1	210	No	3	2	2.5	3	2.5	No visual defects	Single stemmed. Vertical. Stubs. Bark damage. Minor cavities. Minor decay	Old pruning wounds. Minor deadwood. Snapped /hanging branches. Overhanging into the site	Wounds and cavities at base	Good	Fair	10 to 20 yrs	Low	C	No works required

AWA TREE CONSULTANTS

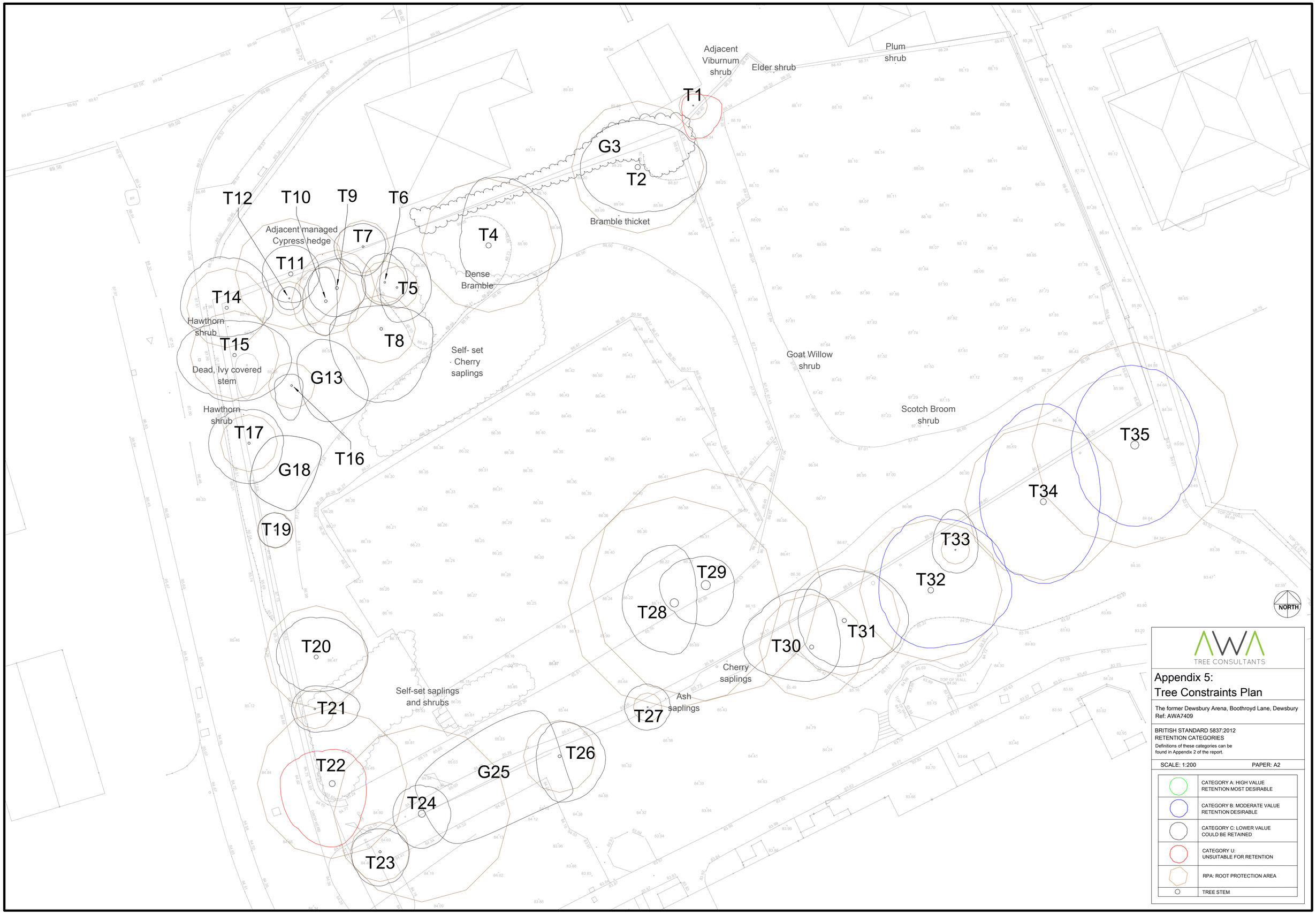
	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T24	Leyland Cypress	*X Cupressocyparis leylandii*	Mature	14	1	620	No	3	2.5	2.5	3	2.5	No visual defects	Single stemmed. Vertical. Old pruning wounds. Stubs. Bark damage. Minor cavity. Minor decay	Minor deadwood. Snapped /hanging branches	Wound at base to approximately 3m, shows signs of occlusion. Key box attached to lower stem	Good	Good	>40 yrs	Low	C	Pruning work required to facilitate development - Raise northern crown to 3.5m from ground level to facilitate installation of King Post Retaining Wall and provide adequate clearance for proposed access, pruning to suitable growth points *Adjacent tree, do not prune beyond site boundary*
G25	Leyland Cypress	*X Cupressocyparis leylandii*	Mature	16	3	350 300 270	Yes	3.5	See Plan				Cypress screening group. Ivy covered lower stems. Growing behind security fencing preventing detailed inspection and accurate stem measurements				Fair	Fair	20 to 40 yrs	Low	C	Pruning work required to facilitate development - Raise northern canopy to 3.5m from ground level to facilitate installation of King Post Retaining Wall and provide adequate clearance for proposed access, pruning to suitable growth points *Adjacent trees, do not prune beyond site boundary*

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T26	Ash	*Fraxinus excelsior*	Semi-mature	9	3	220 90 90	Yes	5	3	4	4	2	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Stubs. Ivy covered	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree, access prevented detailed inspection and accurate stem measurements. Ivy in crown	Fair	Fair	10 to 20 yrs	Low	C	No works required
T27	Oak	*Quercus robur*	Young	6	1	100	Yes	3	2	2	2	2	Limited access around base	Single stemmed. Vertical	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree, access prevented detailed inspection and accurate stem measurement	Good	Good	>40 yrs	Low	C	Pruning work required to facilitate development - Reduce northern canopy by 0.5m to facilitate installation of King Post Retaining Wall, pruning to suitable growth points *Adjacent tree, do not prune beyond site boundary*
T28	Leyland Cypress	*X Cupressocyparis leylandii*	Mature	18	5	430 410 270 270 240	No	3.5	5	2	4.5	4.5	No visual defects	Multiple stemmed at 1m. Vertical. Old pruning wounds. Stubs. Tight union. Partially included bark. Minor decay	Minor deadwood. Snapped /hanging branches	Limb to north previously removed leaving stump	Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
T29	Leyland Cypress	*X Cupressocyparis leylandii*	Mature	18	3	550 440 410	No	3.5	2.5	2.5	3.5	4	No visual defects	Multiple stemmed at 1m. Vertical. Old pruning wounds. Stubs. Tight union. Partially included bark. Minor cavity. Minor decay	Minor deadwood. Snapped /hanging branches	Limb to north previously removed leaving stump	Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T30	Bird Cherry	*Prunus padus*	Early-mature	10	1	370	Yes	3	5	2.5	3	6	No visual defects	Single stemmed. Vertical. Old pruning wounds. Epicormic growths	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree beyond security fence, access prevented detailed inspection and accurate stem measurement	Good	Good	20 to 40 yrs	Moderate	C	Pruning work required to facilitate development - Raise northern crown to 3.5m from ground level to facilitate installation of King Post Retaining Wall and provide adequate clearance for proposed access, pruning to suitable growth points *Adjacent tree, do not prune beyond site boundary*
T31	Cherry	*Prunus sp.*	Early-mature	12	1	390	Yes	4.5	4.5	5.5	4	4	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths. Minor cavities. Minor decay	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree beyond security fence, access prevented detailed inspection and accurate stem measurement. Bird box on stem	Good	Good	20 to 40 yrs	Moderate	C	No works required
T32	Cherry	*Prunus sp.*	Mature	12	1	500	Yes	6	6.5	7	5	4.5	Limited access around base	Single stemmed. Slight lean. Old pruning wounds. Epicormic growths. Minor cavities. Minor decay	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree beyond security fence, access prevented detailed inspection and accurate stem measurement. Lean to east	Good	Good	20 to 40 yrs	Moderate	B	No works required

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T33	Rowan	*Sorbus aucuparia*	Young	5	1	100	Yes	3	3.5	2	2	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds	Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree, access prevented detailed inspection and accurate stem measurement	Fair	Fair	>40 yrs	Low	C	No works required
T34	Maple	*Acer platanoides*	Early-mature	14	2	450 320	Yes	5	8.5	5	7	5.5	Limited access around base	Twin stemmed. at base. Vertical. Old pruning wounds. Minor cavities	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree, access prevented detailed inspection and accurate stem measurement	Good	Good	>40 yrs	Moderate	B	Pruning work required to facilitate development - Reduce northern crown by 2m provide adequate clearance for proposed structure, pruning to suitable growth points *Adjacent tree, do not prune beyond site boundary*
T35	Sycamore	*Acer pseudoplatanus*	Mature	16	2	530 490	Yes	6.5	7	5.5	7	5.5	Limited access around base	Twin stemmed. at base. Epicormic growths. Old pruning wounds. Minor cavities. Minor decay	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches. Overhanging into the site	Adjacent tree, access prevented detailed inspection and accurate stem measurement	Good	Good	>40 yrs	Moderate	B	No works required


Adjacent Viburnum shrub
Elder shrub
Plum shrub
T1
G3
T2
Bramble thicket
T12
T10
T9
T6
Adjacent managed Cypress hedge
T7
T4
T11
Dense Bramble
T5
T14
Hawthorn shrub
T15
Dead, Ivy covered stem
T8
Self- set Cherry saplings
G13
Goat Willow shrub
Hawthorn shrub
T17
T16
G18
Scotch Broom shrub
T35
T34
T19
T33
T29
T32
T28
T31
T30
Cherry saplings
T20
Self-set saplings and shrubs
Ash saplings
T27
T21
T22
T26
G25
T24
T23
NORTH
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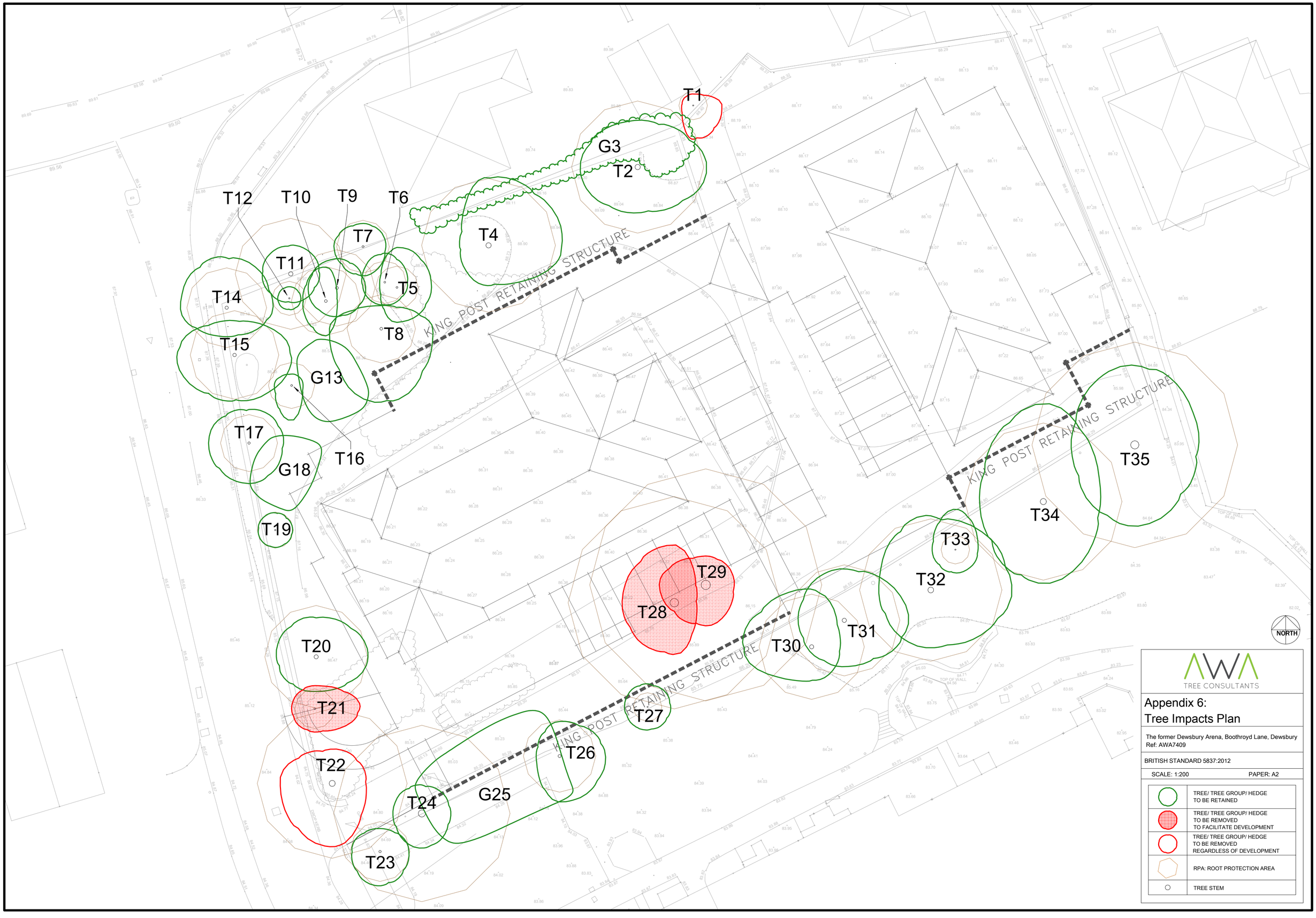
Appendix 5:
Tree Constraints Plan
The former Dewsbury Arena, Boothroyd Lane, Dewsbury
Ref: AWA7409
BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.
SCALE: 1:200
PAPER: A2
CATEGORY A: HIGH VALUE
RETENTION MOST DESIRABLE
CATEGORY B: MODERATE VALUE
RETENTION DESIRABLE
CATEGORY C: LOWER VALUE
COULD BE RETAINED
CATEGORY U:
UNSUITABLE FOR RETENTION
RPA: ROOT PROTECTION AREA
TREE STEM



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Appendix 6: Tree Impacts Plan

The former Dewsbury Arena, Boothroyd Lane, Dewsbury
Ref: AWA7409

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A2

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT
	RPA: ROOT PROTECTION AREA
	TREE STEM