Arboricultural Impact Assessment

Prepared for:

Mr Matt Wright

17 Birdsedge Lane

Huddersfield

HD8 8XR.

Site address

80 Marsh Lane

Shepley

Huddersfield

HD8 8AS.

Date of report: 20th December 2025

Reference: TSC LTD 007 AIA

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6.0. Arboricultural Impact Assessment

6.1.Scope of the arboricultural impact assessment

This report continues on from the pre-development report, reference: **TSC LTD 007 PDR** dated 15th December 2025.

The scope and objectives of the report are:

- The trees within influencing distance of the site have been recorded on a Pre-development Plan, within the Pre-development Report (**reference TSC LTD 007 PDR**). This plan forms the basis of the **Arboricultural Impact Assessment Plan** in **Appendix 1.**
- This information will enable all tree constraints to be identified, so that design considerations for the proposed development can incorporate these findings.
- This will include: A Tree Removal and Protection Plan detailing the development proposals, trees to be retained and removed, tree protection fencing alignment and areas of specialised ground treatment (found in the **Arboricultural Impact Assessment Plan – Appendix 1**).
- Provide a narrative representation of the details within this report.
- Detail protection measures throughout the construction process and afterwards.
- To work with my client to resolve any issues in the design pertaining to potential tree retention.

6.1.2. Documents Provided

Site plans have been supplied giving details of the proposed plans for three new self-build detached dwellings. The references for the documents are**: 2574-D-20-003 Proposed Site Plan** and **2574 Planning Drawings FINAL.**

6.1.3. Relevant background Information

All the trees have been surveyed in accordance with British Standard 'Trees in relation to design, demolition and Construction – Recommendations BS 5837:2012, and recommendations for their management have been addressed in the Pre-development Report.

A total of 9 individual trees were surveyed and mapped. All arboricultural information recorded during the survey is presented in the **Pre-development Report, reference: TSC LTD 007 PDR.**

6.1.4. National House Building Council

The nature of the soils on site from the British Geological Society are '*Grenoside Sandstone-Sandstone. These sedimentary rocks are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river.'* The possibility of soil movement due to shrinkable soil content in relation to tree root activity is thought to be low.

Prior to the undertaking of foundation depth calculations, the exact location of all trees in relation to structures will be required to be verified. Any discrepancies in tree location will require further discussion with me.

7.0. Development Proposals

The proposed development includes the construction of three detached dwellings within the site, and an access driveway to each of them from a new entrance from Marsh Lane.

7.1. Statutory Protection and Guidance

7.1.1 National Planning Policy Framework (NPPF)

The NPPF assumes protection of all ancient woodland and veteran trees unless it can be clearly demonstrated that the need of, or benefits of, development outweigh the loss. In this respect, ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree of exceptional value for wildlife, in the landscape, or culturally because of its great age, size or condition. There are no ancient woodland or veteran trees on this site or immediately adjacent to it.

7.1.2 Tree Preservation Orders & Conservation Area Designations

There are no Tree Preservation Orders on the site, nor is the site within a Conservation Area.

7.1.3 Protected Species – Bats

Mature trees often contain cavities, crevices and hollows which are a potential habitat for roosting bats. Dense Ivy can also be a habitat where bats can temporarily rest. Bats are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as under Schedule 2 of the Conservation of Species and Habitats Regulations 2010, and as such causing damage to a bat roost constitutes an offence.

A preliminary ground level appraisal of the wildlife habitat value of each tree was undertaken as part of the arboricultural survey. There were no likely features such as cavities and fissures in the trees that may provide a suitable habitat for bats, as a roost/resting place.

Should the presence of a bat roost be suspected whilst undertaking works on any trees and on site, operations must be halted until a licensed bat handler or ecologist can provide advice.

7.1.4 Protected Species - Birds

Trees are a potential habitat for nesting birds, which (as well as their nests and eggs) are protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to intentionally or recklessly, damage or destroy an active birds nest or any part thereof.

Due to the suitability of the trees within the survey boundary for nesting birds, any tree work should ideally be undertaken outside the bird nesting season (British bird nesting season: primarily March to August inclusive).

Nonetheless, some bird species will nest outside of these months and a detailed inspection of each tree should be undertaken immediately prior to the arboricultural works being undertaken. Should an active nest be found (being built, containing eggs or chicks), then any work likely to affect the nest must be halted and resume only after the nest becomes inactive. The minimum distance away for works is 5 metres of a nest.

7.2 Tree population

There were 7 trees surveyed within the site and 2 on adjacent land, within influencing distance. A schedule of all trees and groups in terms of species, condition, age management recommendations and BS 5837:2012 quality

categories is transposed from the Pre-development Report in **Appendix 2 – Tree Schedule and Explanatory Notes** onto **Appendix 2 - Tree Schedule and Recommendations** (within this report) for the purpose of the impact assessment. A visual representation of the tree locations, their quality categories and canopy spreads are shown on the **Arboricultural Impact Assessment Plan in Appendix 1.**

The collation of trees into the retention categories are in **Table 1** below:

Retention category	Number of trees	Tree/group numbers
A1	0	
A2	0	
A3	0	
B1	3	T2, T3 and T5
B2	4	T1, T4, T6 and T9
B3	0	-
C1	1	T8
C2	1	T7
C3	0	-
U	0	-

Table 1 – Tree retention categories from Pre-development Report

Photo 1 – View of T6, T7, T8 & T9 from within the site, with the adjacent highway trees in the background

Photo 2 – View of T2, an Ash

7.3 Impacts of the Proposed Development

On 16th December 2025, I attended a site meeting to further discuss the potential conflict with the tree roots of trees: **T3, T4** and **T5**, within the footprint of Plot 1, the northern most dwelling, the access driveway and some of the associated underground utilities which are proposed.

It was apparent that the stone wall (with a wooden fence on top) which marks the perimeter on the south-west side could be a determining factor whether the tree roots will actually be affected by the proposed construction works.

As a result, it was decided to dig some trial pits to ascertain the actual foundation depth of the wall adjacent to the trees. I suspected that the foundations may act as a physical barrier to the neighbouring trees: **T4** and **T5.**

The locations of the three trial pits are shown by the photos and the site notes and findings are:

The wall was consistently 0.2 metres thick and spanned unchanged along the length of the perimeter adjacent to the trees.

Trial pit 1

This was located opposite tree **T5**, the Larch.

The pit was 0.7 metres deep, 0.75 metres wide and 6.6 metres long.

Photo 1 - Trial pit 1.

Showing 2 walls: boundary wall to the left, and light wall running into the site from the boundary.

Photo 2 – Trial Pit 1

Tree T5 - Larch

The excavation of the wall is indicated where the white horizontal piece of wood is. The foundations of the wall were exposed to a depth of 0.37 metres.

I could see no roots from **T5** over onto the site.

I followed the course of all present surface roots in the top 0.4 - 0.6 metres and most narrowed in diameter as they travelled towards the wall, indicating that they originated from growth within the site.

In the instances where the diameter stayed constant, it was evident that they were too high in the soil and the wall structure prevented anything from the neighbouring land coming across at this height.

The foundation depth of the boundary wall was exposed to the depth of the change from the organic layer (soil horizon 0) to a sandy sub soil layer which was markedly compacted and root free.

The change in soil was measured at 0.42 metres from the soil surface. The remaining 0.33 metres was from the sandy sub soil to the bottom of the pit.

So as not to undermine the wall or potential for root damage to tree **T5**, the pit was dug 0.4 metres away from the wall and started 2.9 metres away from it.

The size of the excavation to determine the foundation depth of the wall in this location was 0.2 metres wide, 0.37 metres deep and 0.4 metres long.

The length of the pit was 6.6 metres and the tree was located roughly at the central point of this length, as shown on the plan.

The lighter wall structure had a foundation depth of 0.5 metres.

Photo 3 – Foundation of lighter wall structure, approximately 3.4 metres away from T5.

Existing roots visible to me in the pit were comprised of:

- A green colour, which I determined to be from Holly
- A cream and a cherry red colour, which I believe are from Yew
- General light brown/grey which I determined to be feeder roots.

My client had informed me that a Scots Pine was formerly present on the site in this region too.

In my opinion, no roots of note, from the Larch were evident.

Trial Pit 2

This was dug clear of trees: **T3** and **T4**. It was 3 metres from **T4** at the nearest point and 5.27 metres at the furthest point.

Photo 4 – Trial Pit 2

Tree **T3**

Tree **T4**

These roots traced back to Laurel

Foundation wall excavation area

The second pit was 0.3 metres away from the wall, and 0.44 metres wide. The depth was 0.85 metres and the length was 2.27 metres.

The length between the Laurel and the excavation of the wall was 1.12 metres. The distance from the Laurel to tree **T3** was 2.86 metres.

Again, the soil changed at around 0.4 metres deep, to a yellow substrate layer which was more compacted. Generally less roots were observed in the entire area of the pit. Only those from the Laurel were prominent.

Photo 5 – Trial Pit 2

Showing the roots going to the Laurel.

Photo 6 – Trial Pit 2 – Extent of roots in the trial pit

Very few roots visible in the pit

I conclude that no roots from tree **T4** had got through or around the wall, that I could observe.

Trial Pit 3

This final trial pit was 2.8 metres away from tree **T3**, 0.4 metres away from the shed and 0.3 metres away from the wall.

It was 2.6 metres long, 0.8 metres deep and 0.4 metres wide.

Similar to the other pits, the sub soil become evident at 0.4 – 0.5 metres deep.

Photo 7 – Trial pit 3

The location of the excavation of the wall foundations

As can be seen in the photo, there were a reasonable number of roots traversing the pit of similar size. All within the upper soil profile where the foundations would have contained them. There were none where the more compacted soil profile was present.

I conclude that no roots from tree **T4** had got through or around the wall, that I could observe.

Overall conclusion

As a result of this investigation, I am confident that the roots from trees: **T4** and **T5** are not within the site in any significant numbers, if at all. I have therefore offset the RPA's for these trees on the **Arboricultural Impact Assessment Plan in Appendix 1.**

Table 2 lists the number and quality of trees that will require removal to facilitate the development proposals and those that can be retained. This is the result of an assessment based on the proposed site plan.

	Tree Quality Category			
	A	**B**	**C**	**U**
Trees that can be retained **T3** will be coppiced 2 of the 7 are category B trees are on third party land (**T4** and **T5**)	0	7	2	0
Trees that require removal to facilitate the development	0	0	0	0

Table 2: Arboricultural implications of the proposed development

Trees within development footprints on the site

Only tree **T3** has a rooting area that has the potential to be impacted by the proposed development.

The variegated Holly can be coppiced, and will regrow: As long as this is carried out prior to the development, and the small live base of the tree is protected from damage. There will be no other trees affected by the proposals.

Tree roots beneath the area marked for the installation of the utilities

With reference to **2574 Planning Drawings FINAL,** the location of the utilities are shown. No trees will be affected by the course or installation of the services.

The driveway

No trees will be affected by the construction of the driveways from the road to each of the dwellings.

Summary of the impact

Negotiations, site investigations and revisions to the proposed scheme have resulted in minimum impact to the on-site trees and those adjacent to the site.

Fencing to protect the retained trees will be necessary throughout the process. This will reduce the useable area for works and storage of materials during development.

As required, the fencing is shown on the **Arboricultural Impact Assessment plan** in **Appendix 1,** and permits the construction of the dwellings with a 1.5 metre working space where possible, including a suitable load bearing surface. In other areas, block work and facing up will be carried out from inside the development footprint.

8.0 Tree Protection Requirements

8.1 Root Protection Areas (RPAs)

As per BS 5837:2012, the Root Protection Area (RPA) is calculated using each tree's diameter at 1.5 metres and represents the minimum area around each tree that must be left undisturbed to ensure their survival.

Tree roots typically spread two times the width of the crown, although this figure may be significantly increased for certain species and where specific ground conditions are present. The majority of tree roots are found in the top 600 mm of soil and most of the fine roots that absorb water and nutrients are found in the top 100 mm.

The areas on the Arboricultural Impact Assessment Plan showing the root protection area, are in accordance with the recommendation in the British Standard (BS 5837:2012). This represents the minimum area around each tree that must be left undisturbed to ensure their survival and is treated as sacrosanct.

It is accepted practice to use the method in the British Standard 5837:2012 to identify the potential rooting area of the trees, although in reality, this figure may differ for certain species and in specific ground conditions.

On this site the trees are growing in relatively homogeneous material. The only barriers to growth are likely to be the lengths of the stone wall which bound the site on two sides.

The morphology of roots is influenced by past and present site conditions (the presence of man-made installations), soil type, topography and drainage. This means that a tree's roots may not be uniform in their extent and the RPA may not be a circular area centred on the tree stem.

But as it is difficult to predict where they are, and in the absence of obvious exceptions, the root protection areas have only been offset on this occasion for trees **T4** and **T5.** These have been re-drawn to show the rooting area on the opposite side of the wall.

The development is within acceptable parameters if care is taken during construction and the recommendations made within this report are followed.

8.2 Protective Fencing and Exclusion Zones

The use of Heras barrier fencing is recommended to act as protection from the construction zone, and the area it protects is called a Construction Exclusion Zone (CEZ) around the retained trees. This must be put in place prior to the

commencement of any development works, including bringing machinery or materials onto site or for the erection of site huts etc.

The CEZ acts to protect both tree roots and branches and has been extended to protect as much of the rooting area and non-development land as possible.

The location of the protective fencing is shown on **Appendix 1** and all recommended tree works should be carried out prior to its installation.

The fencing must be fixed into the ground to withstand accidental impact from any machinery and to ensure that a sufficient protective area is maintained. Details of recommended protective fencing are shown on **Appendix 1**.

A weatherproof notice stating 'Tree Protection Zone– Strictly No Access' must be fixed to each fencing panel so that construction personnel can readily see it. An example notice is also shown in **Appendix 1.**

Tree Protection Zone

Strictly No Access

Do not remove this fencing without prior authorisation from Treescapes Consultancy Ltd

Contact: Flora Harding

Telephone: Redacted

Please refer to the Arboricultural Impact Assessment Report relating to the approved Planning Permission

Any alteration to the fencing alignment to allow for approved activities will be made in agreement with the Council's Arboricultural Officer/Planning Officer.

The protective fencing must not be removed until the physical construction phase has been completed and all vehicles have been removed from site, to the satisfaction of the Council's Arboricultural Officer/Planning Officer.

8.3 Ground Protection

During the works, ground protection to protect the rooting area, within the construction area will be essential. It is indicated on the plan in **Appendix 1** and will line the inside area of the protective fencing which will be in situ nearby, both will allow access over more of the rooting area whilst protecting the tree roots from compaction.

It is recommended that where the root protection areas are close to the build, the majority of construction is carried out from inside the footprint, where possible.

The application of ground protection will be required to allow pedestrians and wheelbarrows to access over the rooting area of trees, thus enabling the facing up of blockwork, construction of walkways and working space in general**.** This will be in the form of geotextile fabric, and side butting scaffold boards on a compressible layer which will be laid prior to the commencement of any works and until the completion of all works. No vehicles or machinery are allowed on this surfacing; a more robust heavy duty surfacing will be required if that is the case.

Ground protection should be installed at the same time as the tree protection fencing.

8.4 Ground Contamination

It is important that the storage for liquids such as fuels, oil or paint should be located as far away from any trees as possible, due to the risk of soil contamination caused by accidental spillage.

8.5 Underground Utilities and Storm Water Run-off

I have not been provided with full details, but I am aware that the run off is likely to be a mixture of permeable hard surfacing with soak seats from the roofs.

There may be rainwater harvesting systems for toilets, but details have not been finalised.

From the details I have been given, none of these are anticipated to be detrimental to the trees, given the location and scale of them.

8.6 Ground Level Changes

Changes in soil level can have major implications to tree health, yet I have not been made aware of level changes.

9.0 Management Recommendations

9.1 Arboricultural Method Statement

An Arboricultural Method Statement (AMS) has not been requested and is a useful tool to compliment this report; essential in my opinion to successfully enable the proposals to be carried out whilst safeguarding the trees on the site. If an AMS is not provided then it is essential that the recommendations within this report are adhered to and should guide the actions of the site operatives.

9.2 Pre-start Site Meeting

To reinforce the required tree protection measures and avoid the requirement for ongoing arboricultural supervision, the project could benefit from a pre-start meeting between my client, a qualified Arboricultural Consultant and the council's Arboricultural Officer.

During the meeting the alignment of protective fencing will be marked out, and any technical issues discussed.

9.3 Tree retention and sustainability of habitat

All 9 trees are recommended for retention (tree **T3** will be coppiced and will re-grow).

For your information; The National Planning Policy Framework (NPPF) is a material consideration in the planning process and promotes a presumption in favour of sustainable development. In terms of the natural environment, development should minimise impacts on biodiversity and provide a net gain in biodiversity where possible.

As the development is a self-build, it is exempt from certain biodiversity net gain requirements. However, my client has expressed a keen interest to improve the aesthetic landscape value of the site upon completion of the project.

In respect of trees, a sustainable development will be one whereby the total number, value or function provided by trees is maintained or increased or where the long-term prospects of the existing tree stock can be substantially improved. Net gains in biodiversity may be demonstrated where the number of tree species, variety of tree ages or range of niche habitats can be increased. Native, old, large or dead trees are likely to have a relatively significant impact on a

scheme's environmental credentials, as will the connectivity of trees, hedges and woodland.

It is the recommendation of this report that tree cover is maintained for as long as practicable, and that new tree planting is undertaken to further enhance the development.

Trees are dynamic living organisms whose structure is constantly changing. All trees can experience damage or stress from biotic and abiotic factors. Following site development, regular inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.

10.0. References / Bibliography

BS 3998: 2010 *Tree Work. Recommendations***,** (2010), BSI Standards Publications

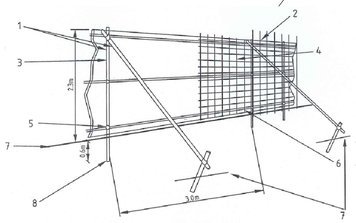
BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* (2012), BSI Standards Publications.

British Geological Society (2019) - *Data maps for local geology*. Available online at: https://geologyviewer.bgs.ac.uk/

Accessed on 20th December 2025

Appendices

Appendix 1 – Arboricultural Impact Assessment Plan



Appendix 1 – Arboricultural Impact Assessment Plan for

80 Marsh Lane, Shepley, Huddersfield,
HD8 8AS

TSC LTD 007 AIA

Date: 20th December 2025

Scale: 1:200 at A1   Page: 28 of 32

By Flora Harding for Treescapes Consultancy Ltd

Key

●	Tree stem
▨	Root protection area
○	RPA prior to offsetting
○	Trees to be removed
○	Trees to be retained
—	Line of protective fencing
CEZ	Construction Exclusion Zone (CEZ)

1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

Figure 2. – Protective fencing for RPA

Tree Protection Zone

Strictly No Access

Do not remove this fencing without prior authorisation from Treescapes Consultancy Ltd

Contact: Flora Harding

Tel: 0781 551 6648

Please refer to the Arboricultural Impact Assessment Report relating to the approval planning permission

PROPOSED SITE PLAN 1:200 @ A1

2574 : 80 Marsh Lane : Residential Development

Proposed Site Plan

Dec 2025

1:200 @ A1

Appendix 2 – Tree Schedule and Recommendations

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm	Height (m) and direction of lowest	Crown Spread (m) N E S W	Notes	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations / Recommendations to facilitate the development	Priority for works	Re-inspection timing	Retention Category	Root Protection Area (metres radius from centre)
1	Mature Sycamore *Acer pseudoplatanus*	12	2.7	61 @ 0.75	2.5 SE	N 4.7 E 3.5 S 6.1 W 2.8#	The tree is situated in a slightly raised bed, edged with stone in the northern most corner of the plot. The tree has been topped in the past from 2.3metres (the height varies across the mutiple stems) and has significant vertical regrowth forming a dense crown. The tree has twin stems at 0.77 metres and there are another set of twin stems at 1.3 metres. The vertical stems have tight included unions. Lengths of rusty barbed wire were noted on the tree in two places: at 0.6 metres and 1.1 metres. There is also evidence of embedded wire around the circumference of the tree, as noted by the change in bark pattern and texture at 0.6 metres. There is deadwood in the lower crown, which is often a result of self shading. Due to the tight vertical nature of the tree branches, many of the main stems rub together in the crown. There is a girdled root on the south east side. It was noted that a lack of buttress flare on the north-east side, indicating a raise in soil levels after the tree was planted.	Fair	Fair to Poor	20-40	High	No action is required at present. / No action is required to facilitate the development.	n/a	5	B2	7.32
2	Mature Ash *Fraxinus excelsior*	12	3.2	51	3.4 S	N 3.2 E 4.94 S 4.9 W 4.0	This tree has been topped in the past at 2.7 metres (the height varies across the multiple stems). The tree has twin stems at 3.0 metres and twin again at 3.4 m# and 3.5m#. It has also been crown lifted in the past. The crown is larger to the south and west sides. No signs of Ash DIeback (*Hymenoscyphus fraxineus*) were observed. There are no major visible defects.	Good	Fair	40+	Mod to High	No action is required at present. / No action is required to facilitate the development.	n/a	5	B1	6.12
3	Semi mature Variegated Holly 'Silver Queen' *Ilex aquifolium 'Silver Queen'*	9.4	0.1+	23 @ 0.6	0	N 1.9 E 2.8 S 1.2 W 1.1#	This tree is situated approximately 1.6 metres to the east from T4 (T4 is on neighbouring land). The specimen has been topped in the past and has regrown. There are two tight, vertical stems from 0.8 metres which are fused together until they diverge at 1.6 metres. There has been a third stem at the union which is now a branch stub, at a height of 1.7 metres. The twin stems become twin again at 1.9 metres and the tree has a good overall form despite the historic pruning works. I suspect the specimen is a male variety as there were no berries on the tree and propose that it is a variety called 'Silver Queen'.	Good	Fair to good	40+	Moderate	It may be prudent to coppice this tree in the future and allow it to regrow to screen T4. / Coppice the tree prior to the development commencing.	Low	5	B1	2.76
4	Mature Lawson cypress *Chamaecyparis lawsoniana*	11.7	0.85 +	36#, 36#	0	0 into the site	The tree and practically all the crown are situated on the neighbouring land. There was no access and so many of the measurements were not recorded. The tree has twin stems and a good 'u' shaped union at 0.5m#. The combined stem diameter is 50.9cm. There is only dead twiggy growth on the tree on the boundary side. The tree was not included on the topographical plan so I measured from T3 in order to plot its location. No major visible defects were observed from inside the site.	Good	Good	40+	High	No action is required, as the tree is on adjacent land. / No action is required to facilitate the development.	N/a	n/a	B2	6.11
5	Early mature Larch *Larix decidua*	17.0	5m over site	31#	4.3 E	N 4.3 E 3.8 W n/a S n/a	This tree is also situated on adjacent land and close to the boundary. There was no access to the tree and the fence prevented sight of the lower 1.8 metres of the main stem. The tree is 5.1metres from the edge of the annex and extends over the roof by approximately 1.5 metres.The crown extends 6.6 metres# to the north-east. The Larch has twin, vertical stems and appears to be in a good to fair condition overall. The tree is not shown on the topographical plan. I estimate it is 13.6 metres from T4, so this should be checked if there is any doubt of the accuracy.	Good	Fair	20-40	Moderate	No action is required as the tree is on adjacent land. / No action is required to facilitate the development.	n/a	n/a	B1	3.72
6	Early mature Silver Fir *Abies alba*	12.2	3.0	26	3.8 NW	N 1.6 E 2.1 S 2.6 W 2.6	The tree is situated close to the boundary on the eastern most part of the site. An inspection was not possible of the lowest 1.25 metres of the tree, apart from the eastern side. A baton was attached to the tree from the fence at 1.25 metres with a single attachment. The crown was small and there were small thin branch stubs on the roadside face at up to 2.5 metres, indicating shading by the nearby highway trees. The tree has been crown lifted within the site up to 2.5 metres#.	Good	Good	40+	Moderate	Clear around the tree so I can reinspect the other side of the tree for any defects, when possible./ No action is required to facilitate the development.	High	t	B2	3.12

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm	Height (m) and direction of lowest	Crown Spread (m) N E S W	Notes	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations / Recommendations to facilitate the development	Priority for works	Re-inspection timing	Retention Category	Root Protection Area (metres radius from centre)
7	Early mature Lawson cypress *Chamaecyparis lawsoniana*	10.3#	1.4	31 @ 1.0 m	1.3 NE	N 1.2 # E 3.87 S 0.0 W 0.0	The tree is very close to trees T6, T8 and T9. It has twin stems at 1.1 metres, which have an upright form. The twin stems wind around each other and move as one. There are no branches within the site or any crown. A long branch does grow out over the highway verge and through the adjacent trees there. I struggled to see the top of the tree clearly, but it appears to have been topped. There is only deadwood in the crown within the site. I could not get access to the lower 1.0 metre of the tree on the south-west side of the tree.	Fair	Fair to Poor	10+	Low	Clear around the tree so I can reinspect the other side of the tree for any defects, when possible. / No action is required to facilitate the development.	High	1	C2	3.72
8	Young Lawson cypress *Chamaecyparis lawsoniana*	8.0#	1.3	10	1.3 N	N 0.5# E 0.0 S 0.4 W 0.8	This tree is situated beside trees T7 and T9 and is significantly younger than them both. It is a suppressed specimen with deadwood on all sides within the site. I struggled to see the top of the tree due to other evergreen foliage surrounding it. The tree is not a good specimen.	Fair to poor	Fair to Poor	10+	Low	Monitor the tree over the next 5 years to see how the crown establishes. / No action is required to facilitate the development.	Low	5	C1	1.2
9	Early mature Horse chestnut *Aesculus hippocastanum*	10.2	0+	27, 12	1.2 E or 2.3 WSW	N 4.0 E 2.8 S n/a W 3.0	The tree is situated close to the boundary and has a typical form for a Horse chestnut; there is a main leader with a subordinate stem at 0.8m on the north-east side and the main leader splits into two stems at 2.6 m, where it grows with a lean out of the site and to the north in order to reach more light. The combined stem diameter is 29.5cm. There is a baton from the fence attached to the tree at 1.3 m and evidence of old pruning to lift the crown, seen with occluded pruning wounds and one with a small cavity forming at 1.2 m. I could only see the tree on the south-west side, but did note a lack of buttress flare behind the tree.	Good	Good	40+	Moderate	Clear around tree so I can reinspect the unseen sides of the tree for any defects, when possible. No action is required to facilitate the development.	High	1	B2	3.55

Produced by:

Redacted

Date: 20th December 2025

For Treescapes Consultancy Ltd
c/o Luke Steer
Briggs House Farm
Helsington
Kendal
Cumbria
LA8 8AG
Redacted

Services I offer:

Reports

- ✓ **Development** – Pre-development reports, Arboricultural Impact Assessments, Method Statements and Site Supervision
- ✓ **Tree Condition** – Risk Assessments, Tree Hazard analysis, Tree Health Care
- ✓ **Tree Planting Schemes**
- ✓ **Mortgage**
- ✓ **Insurance**
- ✓ **Subsidence**

Talks and Tours

- ✓ **Tree Safety - Your duty as a Tree Owner / Manager**
- ✓ **Tree Identification**

Environmental Education