ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION
Land Off Barnsley Road,
Upper Cumberworth
Huddersfield
HD8 8NN

ISSUE DATE
8th October 2025

SEED REF
1971-AIA-V1-C

CLIENT
Vivly Living

ARBORICULTURAL CONSULTANCY
SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
01.08.2025	Wilson Scott, *BSc (Hons), MArborA*	SO	Rev A
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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.

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Tree Constraints Plans

Ref: 1971-TCP-001-B Revision B

Arboricultural Impact Plans

Ref: 1971-AIP-002-C Revision: C

Draft Tree Protection Plans

Ref: 1971-TPP-003-C (Draft) Revision: C

1. Introduction

Background & Instruction

1.1.1. This report has been prepared by Wilson Scott *BSc (Hons). MArborA*, Senior Arboricultural Consultant at SEED Arboriculture Ltd. Wilson is a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Codes of Conduct.

1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Vivly Living in support of an outline planning application for a 123-unit residential development at Land off Barnsley Rd, Upper Cumberworth, Huddersfield HD8 8NN (hereafter referred to as the 'site').

1.1.3. The planning application is to be submitted to Kirklees Council.

Purpose

1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

1.1.5. This AIA report:

- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
- Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
- Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan

Site Description

1.1.6. The site is centred at UK National Grid Reference (SE 21000 08563) and comprises an expanse of farmland to the south of the A635 Barnsley Road, Upper Cumberworth. The site is bordered by Barnsley Road to the north.

1.1.7. Existing farmhouse buildings stand to the west of the site fronting Park Lane, with private residential properties backing onto the site at the northwest corner.

1.1.8. The wider site includes an avenue of trees which frame the eastern boundary, with an established woodland abutting the southern boundary. The majority of the tree stock is limited to the site boundaries, with three individual trees located internally to the site.

Reference Documents

1.1.9. ***Table 1*** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	9057_2D/1	Ellam Land Surveys	April 2025
Proposed Site Location Plan	A1073-BOW-A0-ZZ-DR-A-0002_P14_As Proposed Site Plan	Bowan Riley	October 2025

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 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, 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.

2.1.3. **Paragraph 187 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. **Paragraph 193**

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles: If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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 and a suitable compensation strategy exists.

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.

Local Planning Policy

2.1.5. The Kirklees Local Plan 2019 is the adopted local plan for Kirklees council and is the basis for determining planning applications. This Local Plan Strategy document sets out the overall vision and planning strategy for development in the borough. Policy LP33 relates specifically to trees as detailed below.

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.

Statutory Tree Protection & Designations

2.1.6. A search using the online mapping services available from Kirklees Council confirmed that woodland W1 is subject to an Area Tree Preservation Order (Ref - DD2/51/w37).

2.1.7. In the passage of time since the initial survey, a further two trees on site have been afforded statutory protection, these being tree T10 and T15 (Ref – Tree Preservation Order 20 of 2025)

2.1.8. The site is not within a Conservation Area.

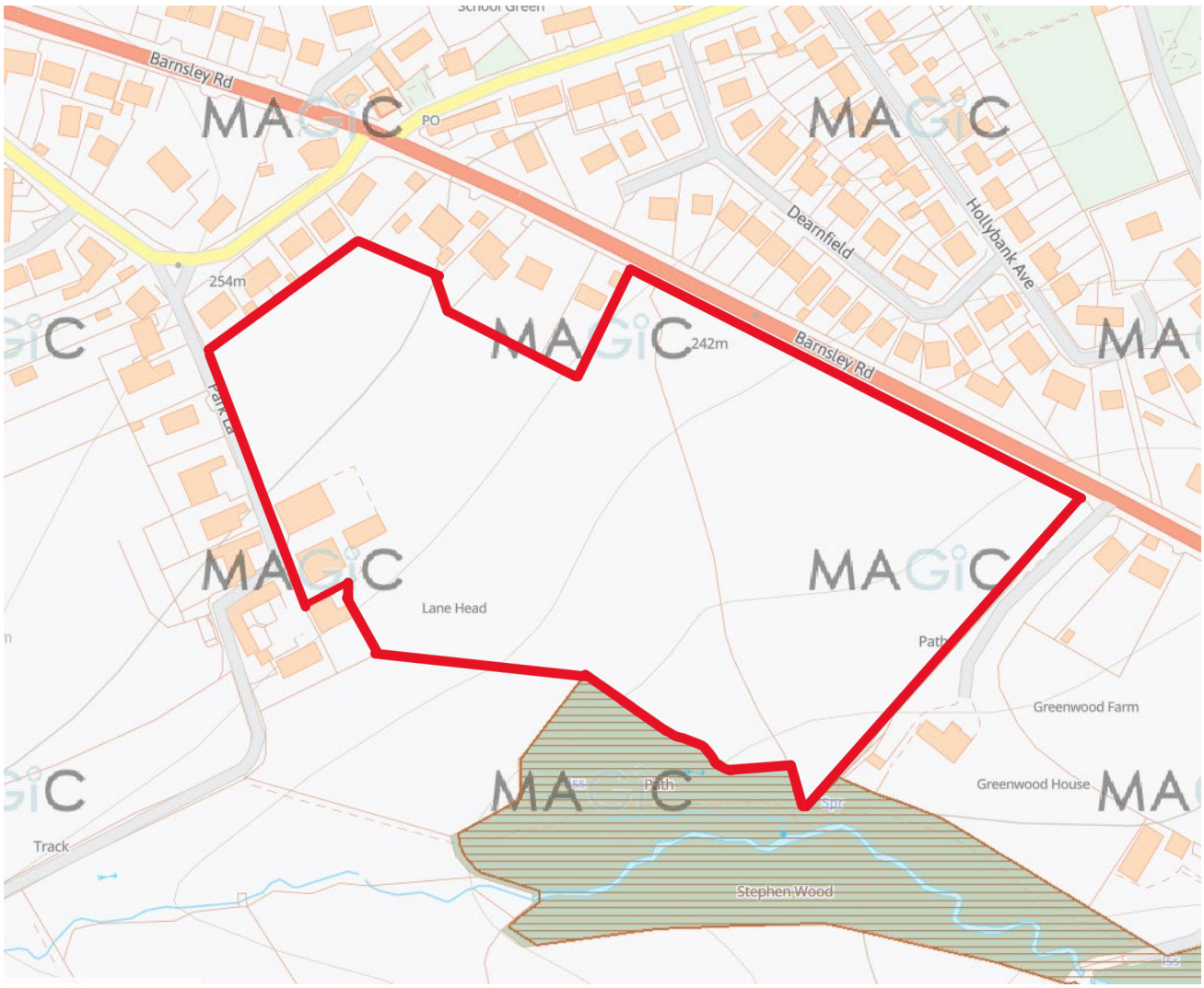
2.1.9. A review of Department for environment Food & Rural Affairs' (DEFRA) Magic Map was undertaken to understand the status of woodland either on the site or within influencing distance of 15 metres (statutory buffer zone). It was confirmed that as of 08/05/2025, Woodland W1 (Stephen Wood) is a designated Plantation on Ancient Woodland Site (PAWS). As such, the woodland is subject to statutory protection.

2.1.10. Standing Advice, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions (Natural England and Forestry Commission, 2022) is a material planning consideration for Local Planning Authorities. In line with current planning policy, ancient woodland is defined as "irreplaceable habitat" (Paragraph 193 c, NPPF 2024).

2.1.11. The guidance recommends buffer zones for the protection of ancient woodland. The Buffer zone should be at least 15 metres from the boundary of the woodland. This will create a minimum Root Protection Area (RPA).

2.1.12. The ancient woodland buffer zone for W1 is illustrated with a dashed magenta line on the Plans at **Appendix 2**.

Figure 1 – DEFRA's Magic Map shows area of Ancient Woodland hatched dark green



Felling Licence

2.1.13. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"

2.1.14. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

3. Baseline Tree Survey

3.1.1. The tree survey was undertaken in on 30th April 2025, by Wilson Scott *BSc (Hons), MArborA*, Senior Arboricultural Consultant at Seed Arboriculture Ltd.

3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category (A, B, C and U)
- Root Protection Areas (RPAs)
- Tree Canopy Spreads

3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

3.1.5. The survey recorded 15no. individual trees, comprising of 1no category A, 9no. category B and 5no. category C retention value.

Groups

3.1.6. The survey recorded 9no. groups of trees, comprising of 4no. category B and 5no. category C retention value.

Woodlands

3.1.7. The survey recorded 1no. woodland of category A retention value. This woodland abuts the southwestern boundary of the site and is classified as a Plantation on Ancient Woodland Site (PAWS). Consequently, this woodland is afforded statutory protection under the NPPF. Additionally, this woodland is subject to statutory protection under a Tree Preservation Order.

3.1.8. It should be noted that Table 1 of BS5837:2012 only gives recommendations in relation to remaining years. A tree may be considered to have a longer remaining life, however, may still be considered to be of a lower category given its maturity, condition or overall impact to the application site.

3.1.9. The location of the trees and their associated constraints including canopy spreads and root protection areas are illustrated on the Tree Constraints Plan at **Appendix 2**. The Arboricultural Impact Plan at **Appendix 2** illustrates the impact of the proposed development.

4. Impact Assessment

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plan (**Appendix 2**).

4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to the building and engineering requirements, there is conflict with trees which is considered unavoidable.

4.1.3. The proposed development will necessitate the removal of 3no. individual trees and 1no. group of trees. There will also be a part-loss of a further 3no. groups of trees. The majority of trees identified for removal are of low arboricultural value with the development context (category C retention value).

4.1.4. Consideration has been given to the practical requirements of construction and where possible, specialised construction solutions can be implemented to reduce the impact upon retained trees. These special measures will be implemented wherever feasible.

4.1.5. Any current conflict with trees will be considered and minimised as far as possible during the detailed design. An Arboricultural Method Statement (AMS) will be required to be produced following approval to consider details of construction and design confirmed by pre-commencement planning conditions and set out detailed tree protection measures.

4.1.6. Table 2 details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

Tree Removal for Proposed Development			
Reference Number	**BS5837:2012 Category**	**Reason**	**Notes**
T9 (Sycamore)	**C**	Conflict with internal layout	Self-seeded specimen growing in contact with existing agricultural shed. Retention impractical within revised context.
T10 (Sycamore)	**B**	Conflict with internal layout	Field parcel specimen. Required groundworks deems retention impractical within revised context.
T11 (Oak)	**C**	Conflict with internal layout	Field parcel specimen. Crudely pruned in the past. Proposed groundworks deems retention impractical within revised context.
G2 (Mixed)	**C**	Conflict with internal layout	Removal of dry-stone wall deems retention impractical within revised context.

Part-removal for proposed development (see Arboricultural Impact Plan at Appendix 2 for extent of part-removals)			
G6 (Mixed)	C	Conflict with rear gardens of plot 121	Boundary edge scrub. To be cut back to application boundary.
G7 (Mixed)	B	Conflict with cut & fill works and rear gardens of plots 119 and 120	Group is situated approximately 1.5m lower than site level. Overhanging branches and canopies to be cut back to application boundary.
G9 (Mixed)	C	Conflict with rear gardens of plots 68-70	Boundary edge scrub. To be cut back to application boundary.

4.1.7. The majority of trees / groups identified for removal are low quality specimens surrounding the existing agricultural sheds and following internal field parcels. Their loss is not considered to present a detrimental impact to the wider character and appearance of the area.

4.1.8. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

Mitigation

4.1.9. Detailed proposals will include a comprehensive landscaping scheme which should include sufficient new tree planting across the site to include a variety of native and ornamental trees which are suited to the context.

Root Protection Areas (RPAs)

4.1.10. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.1.11. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s) and this is to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.1.12. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown as circles for polygons on the Tree Constraints Plan at **Appendix 2**. These plans illustrate the relationship between the RPAs associated with the trees and the proposed development.

4.1.13. In addition to the illustration of RPAs on the plans at **Appendix 2**, the numerical RPA values are provided within the Tree Schedule at **Appendix 1**. Within the schedule both RPA radius in metres from the main stem and total area for the RPA as square metres.

New Private Roads and Driveways within the RPAs

4.1.14. The proposed development will result in new incursions into the RPA of tree group G5 for the construction of new private roads and driveways. The incursions are illustrated with a magenta hatch on the draft Tree Protection Plan (TPP) at **Appendix 2**. The incursions of up to a max. 25% of the RPAs, slightly over the tolerance limits detailed within BS5837:2012. However, all of the adjacent trees within group G5 are rooted on the opposite side of an existing wall approximately 1m lower than the existing site level, likely to be restricting root growth towards the construction working zone. Therefore, works are not considered to be of a detrimental impact to the health and vitality of the trees, following the precautionary approach described below.

4.1.15. Excavation within the RPAs to the depth required will be supervised by the Arboricultural Clerk of Works (ACoW). The ACoW will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

4.1.16. Works within RPAs will be carried out using hand tools only. Limited mechanical excavation may be carried out under the supervision of the ACoW where hand excavation is not possible or practical.

4.1.17. As set out in Paragraph 7.2.3 of BS5837:2012, roots smaller than 25mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm diameter and over should be severed only following consultation with the ACoW, as such roots will be essential to the tree's health and stability.

4.1.18. Tree Protection Fencing (TPF) should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.

Tree Canopies & Shade

4.1.19. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 2**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

4.1.20. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.

4.1.21. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

4.1.22. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Facilitation Tree Pruning

4.1.23. In order to provide sufficient clearance for construction and future use of the Proposed Development, there will be a requirement for minor canopy lifting works to be carried out.

4.1.24. Required tree pruning is likely to include the following:

- G5 (Mixed species) – Raise canopy / reduce canopy where conflicts with construction may occur.

4.1.25. A final specification for facilitation tree pruning should be determined by the ACoW following a pre-commencement site meeting with the appointed contractor.

4.1.26. Further requirements for facilitation pruning may be identified during the course of construction and should be addressed by ongoing liaison with the ACoW.

Future growth

4.1.27. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.

4.1.28. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. Tree Protection

5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A draft Tree Protection Plan (TPP) is provided at **Appendix 3**.

5.1.2. Full details of tree protection measures including construction methods, schedule of arboricultural supervision and specific forms of tree protection should be provided within a detailed Arboricultural Method Statement following planning approval.

Tree Protection Fencing

5.1.3. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.

5.1.4. The indicative location of Tree Protection Fencing (TPF) is illustrated on the Draft Tree Protection Plans at **Appendix 2**.

5.1.5. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the Project Arboriculturist and, where necessary, approval from the Local Planning Authority.

5.1.6. Where applicable, temporary locations for TPF to allow sufficient working space to undertake construction works has been illustrated on the Draft Tree Protection Plans.

5.1.7. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

5.1.8. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 3**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.

5.1.9. Weatherproof signage will be attached to the fencing with words such as ‘Construction Exclusion Zone – No Access’ (signage example at **Appendix 3**).

5.1.10. At the end of the project the fence will be removed only after confirmation by the Project Arboriculturist and the Council that this is appropriate.

6. References

6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

6.1.2. British Standard 3998:2010 ‘Tree work – Recommendations’

6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations

6.1.4. National Planning Policy Framework (NPPF) 2025

6.1.5. The Forestry Act 1967

6.1.6. The Town and Country Planning Act 1990

6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Tree Schedule

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BS5837:2012 TREE SCHEDULE

SURVEY DATE: 30th April 2025
CLIENT: Vivly Living
SITE: Land off Barnesly Road, upper Cumberworth
REFERENCE: 1971-TS-001-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
					N	E	S	W										
T1	Pedunculate oak	*Quercus robur*	16	800	6	6	8	6	4	E/Mat	Fair	Fair	Located on south side of dry stone wall adjacent to site. Stem displacing dry stone wall. Characteristic Deadwood scattered throughout the canopy. Moderate degree of visual amenity. Moderate remaining contribution.	No works required at time of survey.	20 to 40 years	**B2**	290	9.60
T2	Sycamore	*Acer pseudoplatanus*	15	380	1	4	7	5	4	S/Mat	Fair	Fair	Located on south side of dry stone wall. Unbalanced canopy due to supression from neighbouring trees. Provides a moderate degree of visual amenity to the wider site.	No works required at time of survey.	20 to 40 years	**C2**	64	4.50
T3	Sycamore	*Acer pseudoplatanus*	17	610	8	7	6	4	6	E/Mat	Good	Fair	Located on south side of dry stone wall. Twin stemmed base with included fork union present. Western canopy heavily suppressed by neighbouring tree. Provides a moderate level of amenity value to the site.	No works required at time of survey.	20 to 40 years	**B2**	163	7.20
T4	Sycamore	*Acer pseudoplatanus*	16	668	4	6	7	4	6	E/Mat	Good	Fair	Located on southside of dry stone wall. Twin stemmed at base however dense leaf litter restricted view for detailed inspection. Provides a moderate level of amenity value to the site.	No works required at time of survey.	20 to 40 years	**B2**	206	8.10
T5	Sycamore	*Acer pseudoplatanus*	16	439	5	3	7	7	6	E/Mat	Good	Fair	Located on south side of dry stone wall. Twin stemmed from the height of approximately 1m with included fork union present. Eastern canopy heavily suppressed by adjacent tree. Provides a moderate level of amenity value to the site.	No works required at time of survey.	20 to 40 years	**B2**	92	5.40
T6	Sycamore	*Acer pseudoplatanus*	18	955	8	9	5	8	6	Mat	Good	Good	Located adjacent to dry stone wall which dissects the site. Twin stemmed from a height of approximately 1m with strong union present. Unable to inspect lower stem due to dense understory of vegetation. Visually dominant specimen.	No works required at time of survey.	40+ years	**A1**	408	11.40
T7	Sycamore	*Acer pseudoplatanus*	16	635	1	7	8	7	8	Mat	Good	Fair	Located adjacent to dry stone wall which dissects the site. Unable to inspect lower stem due to dense understory of vegetation. Moderate stem lean south which gradually corrects upright. Northern canopy surprssed by adjacent tree.	No works required at time of survey.	20 to 40 years	**B2**	177	7.50
T8	Sycamore	*Acer pseudoplatanus*	16	540	1	7	8	7	8	Mat	Good	Fair	Located adjacent to dry stone wall which dissects the site. Unable to inspect lower stem due to dense understory of vegetation. Moderate stem lean south which gradually corrects upright. Northern canopy surprssed by adjacent tree.	No works required at time of survey.	20 to 40 years	**B2**	137	6.60

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SURVEY DATE: 30th April 2025
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REFERENCE: 1971-TS-001-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T9	Sycamore	*Acer pseudoplatanus*	7	306	4	4	4	4	2	S/Mat	Fair	Fair	Multiple stems at ground level. Not plotted on topographical survey therefore location estimated. Growing in contact with existing building.	Fell for development	10 to 20 years	**C1**	41	3.60
T10	Sycamore	*Acer pseudoplatanus*	12	670	5	4	6	6	4	E/Mat	Good	Fair	Tree located within an agricultural field. Evidence of disturbance within rootingnvironment. Epicormic growth present at stem base which has been crudely pruned. Dominant visual specimen.	Fell for development	20 to 40 years	**B1**	206	8.10
T11	Pedunculate oak	*Quercus robur*	8	580	4	5	6	4	3	S/Mat	Fair	Fair	Located in agricultural field. Compaction evident around stem base. Previously crown lifted to a height of approximately 6m with epicormic growth present on upper stem. Provides a moderate degree of visual amemity, however of lower quality.	Fell for development	10 to 20 years	**C2**	150	6.90
T12	Pedunculate oak	*Quercus robur*	12	370	5	5	6	7	4	E/Mat	Good	Fair	Tree located on neighbouring land and subsequently not access to inspect in detail. Attributes estimated.	No works required at time of survey.	20 to 40 years	**B2**	64	4.50
T13	Pedunculate oak	*Quercus robur*	7	294	4	4	4	4	4	S/Mat	Fair	Fair	Tree located on neighbouring land and subsequently not access to inspect in detail. Attributes estimated.	No works required at time of survey.	10 to 20 years	**C2**	41	3.60
T14	Spruce species	*Picea sp.*	14	465	5	5	5	5	2	E/Mat	Good	Good	Tree located on neighbouring land and subsequently not access to inspect in detail. Attributes estimated.	No works required at time of survey.	20 to 40 years	**B2**	102	5.70
T15	Common ash	*Fraxinus excelsior*	16	960	7	8	8	6	6	Mat	Declining	Declining	Decay present within buttress roots on southern side of stem. Crack instem on northern side from a height of approximately 30 cm height approximately 4m which has partially occluded. Hollowing and decay present were visible within crack. Moderate reduction in vitality likely attributed to colonisation of Ash Dieback Disease. Visually dominant, however of reduced value limited life expectancy.	No works required at time of survey.	10 to 20 years	**C2**	408	11.40

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N E S W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G1	Sycamore, Beech species, Wild cherry		Min 7 - Max 10	Min 200 - Max 320	See Associated Plans	3	S/Mat	Fair	Fair	Cluster of self seated trees located behind dry stone wall. Presence of existing hardstanding likely in influencing rooting environment.	No works required at time of survey.	10 to 20 years	C2	See Associated Plans	
G2	Sycamore, Hawthorn species, Holly species, Oak species		Min 3 - Max 9	Ave 200	See Associated Plans	3	S/Mat	Good	Fair	Lapsed, fragmented hedge located on southern boundary. Growing on top of and out of dry stone wall.	Fell for development	10 to 20 years	C1, 2	See Associated Plans	
G3	Sycamore		Min 14 - Max 15	Min 400 - Max 600	See Associated Plans	4	E/Mat	Good	Fair	Closely spaced pair of trees located on south side of the retaining wall. Trees form a cohesive canopy. Scattered deadwood located throughout the canopy. Provide a moderate degree of visual amenity to the wider side boundary.	No works required at time of survey.	20 to 40 years	B2	See Associated Plans	
G4	Sycamore, Common ash		Min 5 - Max 9	Ave 200	See Associated Plans	5	S/Mat	Fair	Fair	Cluster of self seeded stems located adjacent to retaining stone wall on southern boundary. Limited remaining future contribution.	No works required at time of survey.	10 to 20 years	C1, 2	See Associated Plans	
G5	Sycamore, Cedar species, Beech species, Pedunculate oak, Yew, Elm species		Min 14 - Max 16	Ave 400	See Associated Plans	5	E/Mat	Good	Good	Linear strip of trees located offsite and subsequently not inspected in detail. Majority of trees are located behind a two meter retaining wall. RPA is likely confined to the southside of retaining wall.	No works required at time of survey.	20 to 40 years	B2	See Associated Plans	
G6	Common hawthorn, Apple species		Min 5 - Max 8	Ave 200	See Associated Plans	1	S/Mat	Fair	Good	Cluster of trees located offsite and subsequently or access to inspect in detail. Trees appear to be located behind retaining stone wall.	Partial removal for development	20 to 40 years	C1, 2	See Associated Plans	
G7	Sycamore, Beech species, Wild cherry, Pedunculate oak		Min 5 - Max 10	Ave 300	See Associated Plans	2	S/Mat	Good	Fair	Cluster of trees located adjacent to abandoned building trees approximately 1 to 1.5m lower than side level likely restricting growth into site. Hardstanding present on the eastern peripheries of group. Moderate future potential.	Partial removal for development	20 to 40 years	B2	See Associated Plans	
G8	Lawson's cypress, Pine species		Ave 13	Ave 350	See Associated Plans	1	S/Mat	Fair	Good	Cluster of trees located on adjacent land and subsequently not inspected in detail. Attributes estimated.	No works required at time of survey.	20 to 40 years	B2	See Associated Plans	

SEED

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 30th April 2025
CLIENT: Vivly Living
SITE: Land off Barnesly Road, upper Cumberworth
REFERENCE: 1971-TS-001-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N E S W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
G9	Birch species, Common box, Leyland cypress, Beech species, Common Laburnum, Wild cherry, Cherry laurel		Min 4 - Max 8	Min 100 - Max 225	See Associated Plans	2	S/Mat	Good	Fair	Linear group of trees are abutting the site boundary. Located on neighbouring land and subsequently not access to inspect in detail. Attributes estimated.	No works required at time of survey.	10 to 20 years	C2	See Associated Plans	
W1	Sycamore, Birch species, Engelmann's hawthorn, Beech species, Holly species, Oak species		Min 12 - Max 16	Ave 500	See Associated Plans	6	Mat	Good	Good	Offsite woodland located behind retaining stone wall. Canopy overhanging site by approximately 6 to 9 m. Registered as an Ancient Semi Natural Woodland (ASNW).	No works required at time of survey.	40+ years	A1	See Associated Plans	

Appendix 2 – Plans

KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

- Ancient Woodland - Registered Woodland Edge (MAGIC)
- Ancient Woodland - 15m Buffer from development

NOTES:
(*) Denotes Tree locations estimated from measurements on-site
No topographical survey available at the time of tree survey.

N

Rev	Description	Date
Rev B	Updates to ASNW Buffer	04.07.2025
Rev A	Issue to client	**08.05.2025**

SEED Arboriculture Ltd
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www.seed-arb.co.uk

PROJECT
Land off Barnsley Road, Upper Cumberworth

TITLE
Tree Constraints Plan

DRAWING REF	DRAWING NO
1971-TCP-001-B	001

SCALE	REVISION
1:750 @ A1	Rev B

KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Tree / Group to be REMOVED
- Group to be PART-REMOVED
- New RPA Incursion
- Ancient Semi Natural Woodland Registered Boundary
- 15m Ancient Semi Natural Woodland Buffer

N

Rev	Description	Date
Rev C	Layout update	08.10.2025
Rev B	Layout update	09.09.2025
Rev A	Issue to client	28.07.2025

SEED Arboriculture Ltd
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PROJECT
Land off Barnsley Road, Upper Cumberworth

TITLE
Arboricultural Impact Plan

DRAWING REF
1971-AIP-002-C

DRAWING NO
002

SCALE
1:750 @ A1

REVISION
Rev C

Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

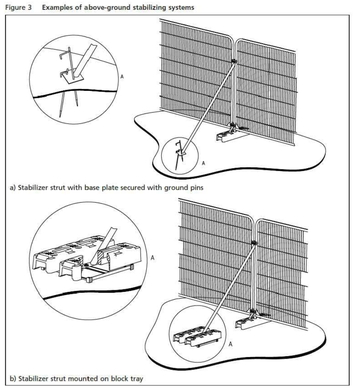
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3

Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

KEY.

Trees / Groups
- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

TREE PROTECTION
- Tree Protection Fencing
- Secondary Location for Tree Protection Fencing
- Sensitive Excavation Within RPAs
- Ancient Semi Natural Woodland Registered Boundary
- 15m Ancient Semi Natural Woodland Buffer

N

Rev	Description	Date
Rev C	Layout update	08.10.2025
Rev B	Layout update	09.09.2025
Rev A	Issue to client	29.07.2025

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PROJECT
Land off Bansley Road, Upper Cumberworth

TITLE
Tree Protection Plan

DRAWING REF
1971-TPP-003-C

DRAWING NO
003

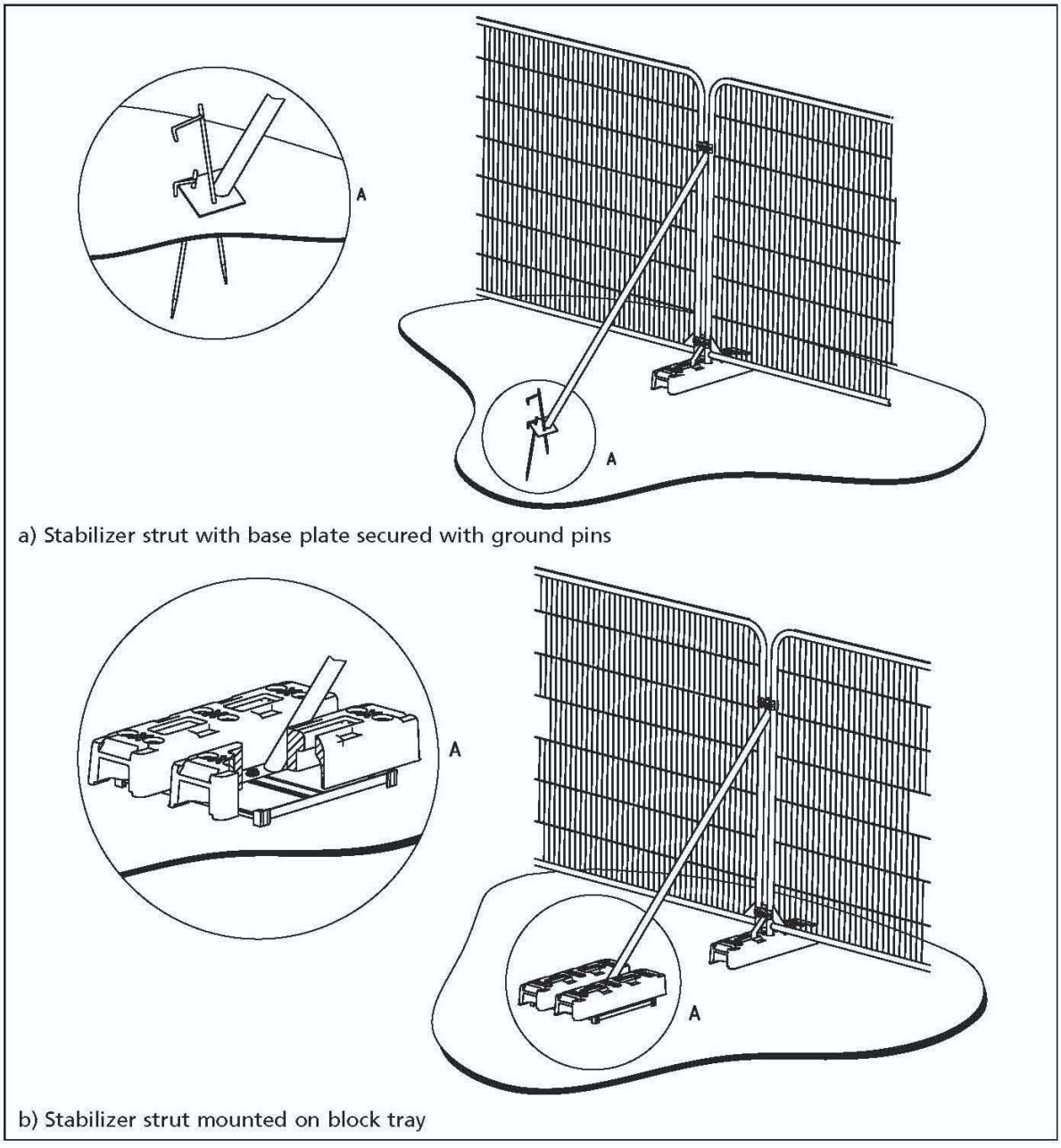
SCALE
1:750 @ A1

REVISION
Rev C

Appendix 3 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

TREE PROTECTION AREA

NO ACCESS - TREE PROTECTION AREA

- NO MATERIALS, MACHINERY, TEMPORARY STRUCTURES OR CHEMICALS SHALL ENTER OR BE STORED WITHIN THIS AREA
- FENCING WILL NOT BE ALTERED OR MOVED WITHOUT PRIOR AGREEMENT OF THE PROJECT ARBORICULTURIST.

TREE PROTECTION FENCING

- TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
- UNAUTHORISED DAMAGE TO PROTECTED TREES IS A CRIMINAL OFFENCE AND COULD LEAD TO ENFORCEMENT ACTION.

SEED

ARBORICULTURAL CONSULTANTS

For any issues relating to this Tree Protection Fencing or other guidance with any arboricultural matters on this development, please contact **Seed Arboriculture Ltd.**

www.seed-arb.co.uk - **info@seed-arb.co.uk** - **01625 460 252**