

BS5837:2012 Arboricultural Report

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Versions:

1 - Initial Report - 28/08/2026

Surveyor: Mr. Joseph Waite

Date of survey: 16/06/2026

Client:

Lillalee Wright

Site:

31 Deadmanstone, Berry Brow, Huddersfield, HD4 7QQ



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1. EXECUTIVE SUMMARY

- 1.1. This report has been prepared in accordance with BS5837:2012 to assess the relationship between the proposed development at 31 Deadmanstone, Berry Brow, Huddersfield and the existing tree resource within and adjacent to the site.
- 1.2. The site contains a small but significant tree population associated with a steeply sloping residential setting. The surveyed tree stock includes several high-quality and moderate-quality trees, with Category A specimens including T001 Common beech, T004 Sycamore, T005 Broad-leaved lime and T006 Sycamore. These trees form the principal arboricultural constraints to the proposed development.
- 1.3. The current proposals comprise a three-storey extension and garage conversion, with slight adjustment at ground-floor level, expanded first-floor accommodation and dormer attic space. The proposed footprint is mainly located over existing paved patio and steps, extending westwards toward grass in the vicinity of T001.
- 1.4. The most important arboricultural considerations are the relationship between the proposed works and the canopies/RPAs of retained trees, the influence of existing retaining walls and level changes on the northern trees, minor facilitation pruning to T001, and construction access around the south-western corner of the property.
- 1.5. At this stage, this report is intended to provide a Tree Constraints Plan and Arboricultural Impact Assessment. A full Arboricultural Method Statement and Tree Protection Plan have not been prepared at this stage and can be provided if requested by the Local Planning Authority or required by planning condition once final construction details are confirmed.
- 1.6. Consultation was given after the initial site visit to discuss adjustments to the initial plan, which the architect has carried out to enact a more sensitive initial footprint. Subject to careful design control, limited tree works, appropriate construction access management and review of final foundation details, the proposed development is considered capable of being progressed without unacceptable arboricultural harm.

2. ARB ACTION SUMMARY (AT A GLANCE)

Before planning determination

- 2.1. Note the arboricultural constraints identified in the Tree Constraints Plan, particularly in relation to retained Category A and B trees.
- 2.2. Acknowledge that the site is not within a Conservation Area but is affected by a blanket Tree Preservation Order, HU1/74/a32, administered by Kirklees Council.
- 2.3. Confirm that no tree removals are proposed at this stage and that tree works are limited to minor facilitation pruning to T001.
- 2.4. Ensure that the proposed extension design continues to take account of the existing retaining wall, bank, levels and the notional RPAs of trees to the north of the building.

At planning condition stage (if required)

- 2.5. Prepare and submit an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to discharge any arboricultural planning condition.
- 2.6. Confirm the final foundation design and excavation requirements, particularly where works are near retained trees or their RPAs.
- 2.7. Confirm construction access controls around the south-western corner of the property and in relation to the eastern edge of the RPA of T001.
- 2.8. Confirm that no new service or drainage trenches are required within RPAs, or provide arboricultural review if this changes.

Prior to commencement of works on site

- 2.9. Obtain any necessary consent or written confirmation from Kirklees Council for tree works affecting TPO-protected trees.

2.10.Undertake the limited facilitation pruning to T001 in accordance with BS3998:2010 and the final agreed specification.

2.11.Implement any agreed tree protection measures, access controls and/or ground protection before construction access begins.

During construction

2.12.Restrict access, plant movement and materials handling to agreed routes and working areas.

2.13.Avoid storage, mixing, washing out, spoil placement or ground level alteration within RPAs unless specifically agreed.

2.14.Pause works and seek arboricultural advice if significant roots are encountered during excavation.

Post-construction / completion

2.15.Remove temporary protection measures once works are complete.

2.16.Inspect retained trees for any signs of construction-related damage.

3. INTRODUCTION AND SCOPE

3.1. Lillalee Wright requested an independent arboricultural survey of trees located within and adjacent to the proposed development site at 31 Deadmanstone, Berry Brow, Huddersfield, HD4 7QQ. The development proposals comprise a new extension and garage conversion to the existing dwelling.

3.2. A site visit was undertaken on 16th June 2026. A tree survey was carried out in line with the recommendations set out in British Standard BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. Data is presented in the Tree Survey Schedule in Section 7.9.

- 3.3. Some trees located outside the property boundary have the potential to influence the proposed development due to their canopy spread, Root Protection Area or contribution to the setting of the site. Where relevant, these trees have been included within the survey and assessment.
- 3.4. This report provides arboricultural information and advice in relation to tree constraints, likely impacts and broad mitigation requirements should the proposed development proceed. It is not intended to be a full tree safety survey, although relevant observations made during the BS5837 inspection have been recorded within the Tree Survey Schedule.
- 3.5. Plans are included in the Appendices for identification and illustrative purposes. The Tree Constraints Plan shows tree locations, retention categories, canopy spreads and calculated Root Protection Areas in relation to the proposed development. Tree positions have been plotted onto a base plan for the purposes of BS5837 assessment.
- 3.6. The Tree Constraints Plan (TCP) is a design-informing document prepared in accordance with BS5837:2012 which illustrates the existing arboricultural features that may influence site layout. The plan shows tree positions, retention categories, Root Protection Areas (RPAs) and canopy spreads, enabling the client and design team to understand where development may be constrained by retained trees.
- 3.7. An Arboricultural Impact Assessment (AIA) has been prepared to evaluate how the proposed development may affect the existing trees identified within the Tree Constraints Plan. The assessment considers direct impacts, such as pruning or removals, and indirect effects including access, excavation, services, levels and future pressure for pruning.
- 3.8. This document should be used as a design and planning-stage report. A detailed Arboricultural Method Statement and Tree Protection Plan have not been prepared at this stage, but may be required by the Local Planning Authority or planning condition once final construction methodology and access arrangements are confirmed.
- 3.9. This report, including data collected on the site visit, has been prepared by Mr. Joseph Waite TechArborA, with a National Diploma in Forestry and Arboriculture, LANTRA Professional Tree Inspector qualification and QTRA Registered Arborist status, with over 19 years experience in arboriculture.

4. SITE INFORMATION

4.1. The site is 31 Deadmanstone, Berry Brow, Huddersfield, HD4 7QQ. The property comprises an existing residential dwelling positioned within a sloping plot, with road frontage to Deadmanstone and garden/woodland-edge land extending around and behind the dwelling. The image in Figure 1 shows the location of the site in proximity to surrounding landscape features.

4.2. The site sits within a residential area at Berry Brow, south of Huddersfield. The surrounding area contains a mixture of residential dwellings, sloping landform, garden planting and established trees, with larger areas of woodland and open land visible within the wider context.

4.3. The site itself contains several mature and early mature trees, with notable specimens located around the plot boundaries and on the retained bank to the north of the existing building. A number of the most important tree constraints are associated with changes in level and existing retaining structures immediately north of the dwelling.

4.4. The proposed development area is located around the existing dwelling and is understood to occupy a combination of existing paved patio, steps and grassed land extending westwards toward T001. The existing built form, hard surfacing, retaining walls and level changes are relevant to the interpretation of tree constraints.



Figure 1 - Satellite image of site location of 31 Deadmanton in relation to wider site context (estimated boundaries in red)

5. SITE CONTEXT

Exposure (Wind)

- 5.1. The site is located within a sloping residential and wooded-edge setting at Deadmanstone, Berry Brow. The presence of surrounding dwellings, boundary vegetation and established trees provides localised shelter at ground level; however, the wider topography and elevated valley-side position may result in moderate exposure to prevailing winds, particularly around more open edges and the roadside boundary.
- 5.2. From an arboricultural perspective, the retained trees appear to have developed within the existing exposure regime created by the sloping site, surrounding buildings and neighbouring tree cover. Sudden removal of sheltering vegetation is not proposed, and no tree removals are currently required. Nevertheless, construction activity should avoid unnecessary pruning, damage or exposure changes to the retained tree group, particularly the higher-value Category A and B trees.

Local Topography

- 5.3. The site is located within a steeply sloping residential setting at Deadmanstone, Berry Brow. Ground levels fall broadly from north to south, from approximately 118 m AOD to approximately 110 m AOD. The proposed development is positioned adjacent to the existing dwelling on land influenced by this change in level, with paved patio areas, steps and retained bank features forming part of the immediate setting.
- 5.4. A number of the principal retained trees are located to the north of the existing building on higher banked ground. These trees are separated from the existing building and proposed development area by existing retaining structures, with the wall approximately 2 m high close to the dwelling and reducing westwards to around 0.6-1 m. This level difference and built retaining structure are relevant to the interpretation of notional Root Protection Areas, as they are likely to influence actual root distribution and reduce the likelihood of significant rooting extending directly beneath parts of the existing building and proposed extension footprint.
- 5.5. To the east and west of the proposed works there are no comparable retaining structures or extreme level changes. In these areas, the plotted Root Protection Areas should therefore be treated more conventionally unless site conditions indicate otherwise. A rock promontory is present to the west, away from the immediate development area, and is not considered to form a primary constraint to the current proposals.

5.6. The site topography has been considered when assessing the relationship between the proposed development, retained trees and their notional RPAs. In particular, the northern bank and retaining wall are important factors when assessing the likely practical interaction between the proposed extension and the roots of T004, T005, T006, T007, T008 and T009.

Soil Conditions

5.7. Cranfield Soilscales data identifies the site as Rivington 1, described as loam over sandstone and corresponding with Soilscale 6: freely draining slightly acid loamy soils. The dominant soils are well-drained coarse loamy soils over Carboniferous and Jurassic sandstone, with locally associated similar soils affected by groundwater.

5.8. These soil conditions are generally capable of supporting healthy tree growth and are associated with freely draining conditions, although fertility is recorded as low. In arboricultural terms, freely draining loamy soils can provide favourable aeration and rooting conditions; however, they still remain vulnerable to compaction, erosion and disturbance where construction traffic or excavation occurs within Root Protection Areas.

5.9. The presence of sandstone and localised slope conditions may also influence rooting depth and distribution, particularly where trees are located on the retained bank and around existing walls or rock features. Soil protection within RPAs remains important, especially around T001 where construction access may pass near the edge of the calculated RPA.

Conservation Context

5.10. The site is understood not to be located within a Conservation Area. However, Kirklees Council mapping information supplied for this assessment identifies that trees around the site are subject to a blanket Tree Preservation Order, reference HU1/74/a32.

5.11. Tree Preservation Orders provide statutory protection to trees and mean that works to protected trees normally require formal consent from the Local Planning Authority unless exempt or authorised through an associated planning permission. As such, any pruning works to T001, or any other works affecting protected trees, should be agreed with Kirklees Council through the appropriate planning or TPO process before implementation.

5.12. In this context, the arboricultural assessment has given particular weight to the retention of the higher-quality trees and to the need for a defensible design approach that recognises the protected status of the tree stock. The Tree Constraints Plan and Arboricultural Impact Assessment should be read in this context.

6. CONSTRUCTION PROPOSAL

6.1. The current proposals adjusted after the initial consultations comprise a new three-storey extension and garage conversion to the existing dwelling at 31 Deadmanstone. The design includes slight adjustment at ground-floor level with entry from street level, expanded first-floor accommodation and dormer attic space above.

6.2. The proposed footprint is shown on the submitted planning drawings and the Tree Constraints Plan. The development is located adjacent to the existing building, primarily over an area of existing paved patio and steps, with part of the footprint extending westwards onto grass in the direction of T001.

6.3. The proposal includes changes to the existing building form and accommodation, including additional built form at first-floor and roof/dormer level. The submitted drawings identify the project as a new extension and garage conversion.

6.4. No demolition of separate structures is understood to be required beyond works associated with the existing dwelling and garage conversion. No new service routes or drainage channels are currently proposed, with the development expected to utilise existing services and drainage within the current building where possible.

6.5. Foundation details are not yet specified. At this stage, it is assumed that a standard concrete pad or conventional foundation approach may be proposed; however, this should be reviewed once final structural details are available, particularly where any excavation is proposed close to retained trees, retaining walls or RPAs.



Figure 2 - Proposed development, showing 4 cardinal elevations.

- 6.6. Construction access is expected to be taken from the front of the building and around the south-western corner of the property. This route is likely to interact with the far eastern extent of the RPA of T001 and will require careful control if repeated plant movement or materials handling is needed in this area.
- 6.7. The principal arboricultural construction considerations are therefore limited facilitation pruning to T001, control of access around the south-western corner, avoidance of unnecessary excavation or level changes within RPAs, and confirmation that final foundations and construction sequencing are compatible with retained trees.
-

7. TREE INSPECTION DETAILS

- 7.1. The survey was undertaken from ground level using the Visual Tree Assessment method. Access was available to inspect the trees sufficiently for the purposes of BS5837:2012. The survey records tree species, dimensions, condition, retention category, RPA and relevant recommendations.

Tree Retention Categories

- 7.2. Trees surveyed have been categorised in accordance with the recommendations of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. The retention category assigned to each tree reflects a professional assessment of its current condition, remaining useful life expectancy, arboricultural quality and contribution within the site context.
- 7.3. For clarity, the brief descriptions below are provided as an aid to interpretation for non-specialist readers. The full definitions and criteria remain those set out within BS5837:2012.

A Category High Quality	• Trees of good arboricultural quality with an estimated remaining contribution of at least 40 years. These specimens typically display sound structure, good form and significant landscape or visual value, and should be considered a priority for retention.
B Category Moderate Quality	• Trees of reasonable quality with an estimated remaining contribution of at least 20 years. While not of the highest merit, these trees make a meaningful contribution to the site and should be retained where reasonably practicable.
C Category Low Quality	• Trees of low arboricultural quality or limited landscape value, typically with an estimated remaining contribution of at least 10 years. These specimens may include trees with constrained form, limited public visibility, or those requiring disproportionate management input relative to their contribution. Their retention is desirable where feasible but may be influenced by wider design considerations.
U Category Unsuitable for Retention	• Category U trees are those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years, due to factors such as serious structural defects, terminal decline or other conditions leading to early failure. • Assignment to Category U is based on arboricultural condition and foreseeable structural or physiological viability, and is independent of development proposals.

7.3. In addition to the primary retention category (A, B, C or U), BS5837:2012 recommends that trees are further grouped according to three criteria; according to the principal reason for their retention value. These sub-categories assist in clarifying whether a tree's importance is primarily arboricultural, landscape or cultural in nature. The sub-category assigned does not change the overall retention category but provides additional context to inform design decisions and the planning balance.

7.4. Criteria 1 – Arboricultural Value

7.4.1. Trees assigned to Sub-Category 1 are those whose principal merit arises from their arboricultural quality. These are typically specimens that display sound structural condition, good physiological health, and form appropriate to their species. Such trees are generally capable of making a sustainable long-term contribution and are likely to require only routine management. Their value is derived primarily from their condition and longevity rather than their prominence or historic associations.

- Typical indicators may include:
- Sound structural form and stable branch architecture

- Good vitality and expected remaining life expectancy consistent with the main category
 - Absence of significant defects likely to compromise retention
 - Suitability for continued retention within the existing land use
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7.5. Criteria 2 – Landscape Value

7.5.1. Trees assigned to Sub-Category 2 are those whose principal importance relates to their contribution to the character, appearance or setting of the site or wider landscape. These trees may not always be of the highest individual arboricultural quality, but they provide visual structure, screening, enclosure or continuity within the landscape.

7.5.2. Typical indicators may include:

- Prominent or visually significant position
- Contribution to streetscape, setting of buildings or site character
- Role in forming groups, avenues, boundaries or landscape structure
- Contribution to local amenity, even where individual specimens are of moderate quality

7.6. Criteria 3 – Cultural or Conservation Value

7.6.1. Trees assigned to Sub-Category 3 are those whose principal value arises from historical, cultural, commemorative or ecological associations. This may include trees that are locally important, associated with historic features, or that provide notable habitat value beyond that expected for their category.

7.6.2. Typical indicators may include:

- Association with heritage features, historic landscapes or notable events
- Veteran or notable trees with recognised cultural significance

- Trees contributing to conservation objectives or designated landscapes
- Specimens supporting identifiable ecological or biodiversity interest

Application of Sub-Categories

7.7. Sub-categories are applied to assist interpretation of the tree schedule and to highlight the primary reason for retention. In practice, many trees may exhibit characteristics spanning more than one sub-category criteria; however, the classification reflects the dominant factor influencing their overall contribution within the site context.

7.8. The sub-category designation does not override the primary retention category but provides additional guidance for stakeholders when considering layout, mitigation and long-term management.

Tree Survey Schedule:

7.9. The survey recorded 12 individual trees. The schedule identifies four Category A trees, five Category B trees and three Category C trees. No Category U trees were recorded within the schedule provided.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	Nominal RPA	Physio' Condition	Structural Condition	Public Amenity Value	Bat Habitat	Recommendations
T001	Common beech (Fagus sylvatica)	Tree	Height (m): 24 Stem Diam(mm): 890 Spread (m): 7N, 11E, 6S, 7W Crown Clearance (m): 2 Lowest Branch (m): 8 Life Stage: Mature Rem. Contrib.: 50+ Years	At end of retaining wall. Branches touching streetlight. Canopy over entire area of proposed development. Ivy on main stem. Broad and dual stemmed from 4m. Limb in contact with main stem with bark inclusion at around 11m. Canopy bias due to localised competition, slightly elongated E limb with dominant upright in upper eastern canopy approx 6m out from centre.	A1	Radius: 10.7m. Area: 360 sq m.	Good	Good	High	Medium	Crown lift E lower canopy to 5m. Max cut diameter 75mm
T002	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 19 Stem Diam(mm): 520 Spread (m): 4.5N, 4E, 5S, 5.5W Crown Clearance (m): 8 Lowest Branch (m): 7 Life Stage: Early Mature Rem. Contrib.: 20+ Years	On bankside. Slightly out of boundary. Two dead lower branches. Good form. No lower canopy. Woodland style form. Provides far W constraint.	B2	Radius: 6.2m. Area: 121 sq m.	Good	Good	Good	Low	

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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	Nominal RPA	Physio' Condition	Structural Condition	Public Amenity Value	Bat Habitat	Recommendations
T003	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 15 Stem Diam(mm): 510 Spread (m): 6N, 4E, 3S, 4W Crown Clearance (m): 2 Lowest Branch (m): 3 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Out of store boundary. On step section of bankside. Upright broad form. Epicormic growth at the base. Light deadwood in centre of crown.	B2	Radius: 6.1m. Area: 117 sq m.	Good	Good	Moderate	Low	
T004	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 17 Stem Diam(mm): 610 Spread (m): 4N, 6E, 7S, 5W Crown Clearance (m): 4.5 Lowest Branch (m): 5 Life Stage: Mature Rem. Contrib.: 30+ Years	High on bank. Root buttressing. Crown lifted with low wound with decay cavity. Pruned over neighbouring bungalow reducing N canopy. Slight lean S at base, with slight S canopy bias. Canopy over propped development, elevated location creating high crown clearance from property elevation (approx 10m)	A1	Radius: 7.3m. Area: 167 sq m.	Good	Fair	Good	Low	
T005	Broad-leaved lime (Tilia platyphyllos)	Tree	Height (m): 19 Stem Diam(mm): 460 Spread (m): 5N, 3E, 4S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2.5 Rem. Contrib.: 30+ Years	High on bank above current building, up on the levels. Root buttressing N two thin woodland style form.	A1	Radius: 5.5m. Area: 95 sq m.	Good	Good	Good	Medium	
T006	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 20 Stem Diam(mm): 680 Spread (m): 6N, 7E, 7S, 7W Crown Clearance (m): 2 Lowest Branch (m): 0 Life Stage: Mature Rem. Contrib.: 30+ Years	Buttress and surface roots growing around stone. High on level above house two walls and levels between house and tree. Stems at base from epicormic growth. Shrouded main stem. Dual stemmed from 4m. Crown lifted to S with decay cavity from limb removal. Slightly lean E. Some substantial deadwood in central canopy.	A1	Radius: 8.2m. Area: 211 sq m.	Good	Fair	Good	Medium	
T007	Common holly (Ilex aquifolium)	Tree 4 stems	Height (m): 7 4 stems (mm): 150, 180, 140, 110 Spread (m): 1N, 1.5E, 3S, 2.5W Crown Clearance (m): 0 Lowest Branch (m): 0 Rem. Contrib.: 20+ Years	Multi stemmed in bank edge. Thin form with vertical upright stems.	B2	Radius: 3.5m. Area: 38 sq m.	Fair	Fair	Low	None	
T008	Common laburnum (Laburnum anagyroides)	Tree 5 stems	Height (m): 3.5 5 stems, avg.(mm): 60 Spread (m): 1N, 1.5E, 3.5S, 1.5W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Young multi stemmed tree on bank side. Some dead stems. Low branches in contact with building. Canopy bias due to competition.	C2	Radius: 1.6m. Area: 8 sq m.	Fair	Fair	Low	None	

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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	Nominal RPA	Physio' Condition	Structural Condition	Public Amenity Value	Bat Habitat	Recommendations
T009	Common laburnum (Laburnum anagyroides)	Tree	Height (m): 4 Stem Diam(mm): 80 Spread (m): 0N, 1.5E, 2S, 1W Crown Clearance (m): 1 Lowest Branch (m): 0.5 Life Stage: Young Rem. Contrib.: 10+ Years	Young tree on bank side. At base of larger mature tree. Canopy bias due to competition.	C2	Radius: 1.0m. Area: 3 sq m.	Fair	Fair	Low	None	
T010	Common ash (Fraxinus excelsior)	Tree	Height (m): 18 Stem Diam(mm): 540 Spread (m): 2N, 1E, 2.5S, 5W Crown Clearance (m): 5 Lowest Branch (m): 6 Rem. Contrib.: 10+ Years	At land edge. Canopy over road. Knuckle and lean from 1m. Broad union at 5m. Canopy uneven due to competition. Wound on main central stem. No ADB symptoms Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C2	Radius: 6.5m. Area: 133 sq m.	Good	Fair	Moderate	Low	
T011	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 9 Stem Diam(mm): 330 Spread (m): 1.5N, 5E, 6S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2 Life Stage: Mature	Near boundary wall. Ivy clad main stem. Understory tree with broad lean S over road.	B2	Radius: 4.0m. Area: 50 sq m.	Good	Fair	Low	Low	
T012	Sycamore (Acer pseudoplatanus)	Tree	Height (m): 16 Stem Diam(mm): 480 Spread (m): 6N, 6E, 2.5S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2 Life Stage: Early Mature Rem. Contrib.: 30+ Years	Furthest W extent of survey. Upright form with canopy bias N. Wound at 2m on main stem. Sealing wound at base	B2	Radius: 5.8m. Area: 106 sq m.	Good	Fair	Low	Low	

8. TREE SURVEY DISCUSSION / KEY FINDINGS

- 8.1. The tree stock within and adjacent to the site comprises 12 surveyed trees located around a sloping residential plot. The overall quality of the tree resource is relatively high for the scale of the site, with four Category A trees and five Category B trees recorded. These trees form the principal arboricultural constraints and make a meaningful contribution to the wooded and residential character of the area.
- 8.2. The highest-quality trees include T001 Common beech, T004 Sycamore, T005 Broad-leaved lime and T006 Sycamore. These Category A trees are considered suitable for long-term retention and have been treated as priority constraints within the assessment. T001 is particularly relevant due to its canopy relationship with the proposed development area and the likely construction access route around the south-western corner of the dwelling.
- 8.3. T004, T005 and T006 are located to the north of the existing dwelling on higher banked ground. Their calculated RPAs overlap or extend toward the proposed development when plotted conventionally; however, existing retaining walls, level changes and built form are likely to influence actual root distribution. These constraints should therefore be interpreted with reference to site-specific conditions rather than as unconstrained circular rooting areas.
- 8.4. Several Category B trees, including T002, T003, T007, T011 and T012, also contribute to the arboricultural character of the site and wider setting. These trees are largely associated with the boundaries, bank and western parts of the surveyed area and should be retained and protected where reasonably practicable.
- 8.5. The Category C trees comprise T008, T009 and T010. These trees are of lower arboricultural quality or more limited amenity value, but they still form part of the existing tree cover. T010 Ash is located toward the roadside edge and has a recorded ash dieback infection level of 0-25%, with no significant direct construction conflict identified at this stage.
- 8.6. No tree removals are currently proposed. The only identified facilitation tree work relates to minor crown lifting / clearance pruning to the eastern lower canopy of T001 to avoid damage during construction. This is expected to involve only a small number of weeping-form branches over or close to the proposed works/access area.
- 8.7. Overall, the tree survey findings indicate that the proposed development is arboriculturally constrained but potentially capable of being accommodated, provided that the layout, access, pruning and final construction details remain sensitive to retained trees and their RPAs.

9. TREE CONSTRAINTS PLAN DISCUSSION

The Tree Constraints Plan is shown in Appendix 2

- 9.1. The Tree Constraints Plan has been prepared in accordance with BS5837:2012 and shows the relationship between existing trees, their calculated Root Protection Areas (RPAs), canopy spreads and retention categories in relation to the proposed development layout. Its purpose is to identify arboricultural constraints that may influence site design and to inform the development process at an early stage.
- 9.2. The plan demonstrates that the principal arboricultural constraints are associated with retained Category A and B trees around the existing dwelling, particularly T001 to the west/south-west and T004, T005 and T006 to the north. These trees have sufficient arboricultural quality, remaining life expectancy and/or amenity contribution to justify retention and careful consideration during design.
- 9.3. The proposed development footprint is located mainly over existing paved patio and steps adjacent to the dwelling, with some westward extension over grass toward T001. The relationship with T001 is therefore important in respect of both canopy clearance and construction access. Limited facilitation pruning is likely to be required to avoid construction-related branch damage.
- 9.4. The calculated RPAs of trees to the north of the dwelling should be read in conjunction with the existing site levels. Several trees sit on a retained bank above the existing building, with a retaining wall approximately 2 m high near the dwelling, reducing to around 0.6-1 m further west. This retaining structure and level change are likely to have influenced root morphology and distribution, particularly immediately adjacent to the existing building.
- 9.5. In light of these site conditions, the plotted RPAs remain important design constraints but should be interpreted as notional constraints rather than precise representations of actual rooting beneath retaining walls, hard surfaces or existing built form. The likely limitation of significant rooting has been shown on the TCP as a dashed line, taking account of the substantial changes in level and retaining structures which are likely to inhibit root development. Final construction details should nevertheless avoid unnecessary excavation into RPAs and should be reviewed where works are proposed close to retained trees.
- 9.6. The Tree Constraints Plan does not identify any requirement for tree removal. It does, however, identify the need to manage construction access, pruning, foundation design and working areas so that retained trees are not adversely affected during implementation of the proposal.

Shade and Further Root Development

9.7. The proposed extension is associated with the existing dwelling and is located within a treed, sloping setting where some shading by retained trees is already present. Shade is not considered to be a primary design driver for this proposal, as the works relate to the alteration and extension of an existing dwelling rather than the creation of a new independent dwelling with separate garden amenity space.

9.8. Future root development should be considered in relation to retained trees, particularly where new foundations or hard surfaces are introduced near RPAs. The existing retaining wall and level changes to the north are likely to limit or redirect root development in parts of the site, but more conventional RPA precautions remain relevant around the south-western access route and in areas without structural level separation.

10.ARBORICULTURAL IMPACT ASSESSMENT

Purpose and Scope of the Assessment

10.1.This Arboricultural Impact Assessment evaluates the potential effects of the proposed development on the existing tree resource identified within the Tree Survey Schedule and illustrated on the Tree Constraints Plan. The assessment considers both direct and indirect impacts arising from the proposed extension, garage conversion, construction access, foundation works and associated activities.

10.2.The purpose of the assessment is to identify arboricultural constraints, evaluate likely impacts and outline appropriate design-stage mitigation so that retained trees can be successfully integrated into the completed development.

Direct Impacts on the Tree Resource

10.3.No tree removals are currently proposed to facilitate the development. This is a positive aspect of the scheme, particularly given the presence of several protected Category A and B trees within and adjacent to the site.

10.4.The principal direct impact is expected to be minor facilitation pruning to T001 Common beech. The tree has a broad canopy with lower weeping-form branches extending toward the proposed works and access area. Crown lifting / clearance pruning to the eastern lower canopy is recommended to reduce the risk of accidental damage during construction.

10.5. The pruning to T001 should be limited to the minimum necessary to provide construction clearance and should be undertaken in accordance with BS3998:2010. The current schedule identifies a maximum cut diameter of 75 mm; however, if suitable target pruning can be achieved with smaller cuts this should be preferred. Excessively small cut limits should not be applied where they would result in poor pruning stubs or inappropriate pruning points.

10.6.As T001 and the surrounding trees are understood to be protected by TPO HU1/74/a32, any facilitation pruning must be authorised through the appropriate Local Planning Authority process unless covered by a planning permission or other exemption.

Root Protection Areas and Built Development

- 10.7. The Tree Constraints Plan shows that the proposed development interacts with the calculated RPAs of several retained trees. The most relevant constraints are T001 in relation to the western extent of the works/access route, and T004, T005 and T006 in relation to the northern bank and retained level changes.
- 10.8. The proposed development is largely positioned over existing paved patio and steps adjacent to the existing dwelling. This reduces the likelihood of entirely undisturbed rooting conditions within parts of the proposed footprint. In addition, trees to the north are located on higher retained ground and are separated from the proposed works by retaining walls and changes in level.
- 10.9. The calculated RPAs of the northern trees should therefore be interpreted in light of existing structures and topography. The retaining wall and existing building are likely to have influenced actual root distribution, reducing the likelihood of significant root activity extending directly beneath the existing dwelling and immediately adjacent built/paved surfaces. This does not remove the need for care, but it does provide a reasonable basis for considering the proposed footprint as potentially acceptable in arboricultural terms. An adjusted indicative RPA/rooting constraint line for these trees is shown on the TCP as a dashed orange line.
- 10.10. Where excavation is proposed outside areas of existing built form or hard surfacing, particularly toward the west and around T001, RPA constraints should be treated more conventionally. Final foundation and excavation details should therefore be checked against the Tree Constraints Plan before commencement.

Foundation Design and Excavation

- 10.11. Foundation details have not yet been specified. At this stage, a standard concrete pad or conventional foundation approach is anticipated, subject to final structural design. Given the proximity of retained trees and the presence of retaining walls and level changes, the final foundation design should be reviewed in relation to the Tree Constraints Plan before works commence.
- 10.12. Where foundations are located close to retained trees or within/near notional RPAs, excavation should be limited to the minimum necessary and should avoid unnecessary disturbance of retained soil. If significant roots are encountered during excavation, works should pause and arboricultural advice should be sought before proceeding.
- 10.13. The existing retaining walls to the north should not be undermined, removed or altered without further arboricultural review where such works could affect the rooting environment of trees located on the bank above.

Construction Access

10.14. Construction access is expected to be taken from the front of the property and around the south-western corner of the building. This is a key practical constraint because the route is likely to interact with the far eastern extent of the RPA and canopy influence of T001.

10.15. The scale of the works is not expected to require heavy construction plant; however, repeated movement of lighter plant, materials and operatives can still cause soil compaction or incidental damage if uncontrolled. Access should therefore be kept tight to the building where practicable and should avoid unnecessary encroachment into soft ground within the RPA of T001.

10.16. At detailed stage, a defined access route should be shown on a Tree Protection Plan if requested by the Local Planning Authority. Soft demarcation, such as barrier tape fixed to pins/rebar, may be sufficient where the risk is limited and access control is primarily required to guide operatives and prevent route creep. Where plant movements become more frequent or ground conditions are vulnerable, temporary ground protection may be required.

Services and Drainage

10.17. No new service routes or drainage channels are currently proposed, with the development expected to use existing services and drainage associated with the current building. This is helpful from an arboricultural perspective, as new trenching within RPAs can represent a significant avoidable impact.

10.18. If the design changes and new service or drainage routes are required within or adjacent to RPAs, these should be reviewed before installation. Routes should avoid RPAs wherever practicable, and where unavoidable should use low-impact methods such as hand excavation, shallow routing through previously disturbed ground or trenchless techniques where appropriate.

Materials Storage, Mixing and Spoil

10.19.The sloping and constrained nature of the site means that materials storage, mixing areas, spoil handling and waste management should be considered carefully. No materials, spoil, fuel, cement washout or chemicals should be stored or used within RPAs or beneath retained tree canopies unless specific protection and methodology have been agreed.

10.20.If spoil is generated, it should be removed from the working area progressively and should not be stockpiled within RPAs, on retained bank areas or against retaining structures supporting tree rooting zones. Materials should be stored on existing hardstanding or other areas outside RPAs where practicable.

Canopy Cover and Spatial Effects

10.21.As no tree removals are proposed, the development will not result in a material loss of tree canopy cover. The limited pruning to T001 is expected to have a negligible effect on overall canopy extent, provided that works are restricted to the minimum necessary and carried out to suitable pruning points.

10.22.The proposed extension will sit within an existing treed context. The design should therefore accept a substantial degree of tree-related shading, leaf fall and seasonal interaction as part of the established setting of the property. No shading arcs have been placed on the drawing as the entire development sits within already established shading arcs, and therefore the entire development can be considered 'under shade'. This does not necessarily represent an unacceptable future pressure for pruning, provided that clearance pruning is properly specified and the retained trees are acknowledged within the completed scheme. The protected nature of these trees also serves as an ongoing deterrent to pruning works and proper administration of these controls would prevent unnecessary pruning works or tree removals on the basis of shading concerns.

Arboricultural Method Statement and Tree Protection Plan

10.23.At this stage of the planning process, an Arboricultural Method Statement and Tree Protection Plan have not been prepared. This reflects the current scope of the report as a TCP and AIA stage document, with construction methodology and final foundation details still to be confirmed.

10.24.If requested by the Local Planning Authority, or required by planning condition, a detailed AMS and TPP can be prepared to set out the final specification for tree protection measures, including access control around the south-western corner, pruning specification for T001, materials storage, excavation precautions, and any ground protection required near RPAs.Overall Arboricultural Impact and Conclusion

- 10.25.The proposed development is located within a constrained treed setting containing several protected Category A and B trees. However, the current design avoids tree removal and locates the proposed footprint largely in association with existing built and paved areas.
- 10.26.The most important arboricultural issues are the interpretation of notional RPAs in light of retaining walls and level changes to the north, minor facilitation pruning to T001, control of construction access around the south-western corner and review of final foundation/excavation details.
- 10.27.Subject to these matters being addressed through careful design and, if required, a subsequent AMS and TPP, the proposed development is considered capable of proceeding without unacceptable arboricultural harm and in a manner broadly consistent with BS5837:2012.
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11.LIMITATIONS AND CAVEATS

11.1.Scope and Reliance

This report has been prepared for the exclusive use of the named client for the specific purpose described. No liability is accepted for its use by any third party or for any purpose other than that originally intended. It should not be reproduced or relied upon without the express written consent of Waites Tree Surveys.

11.2.Methodology and Limitations

The assessment was undertaken from ground level only, using the Visual Tree Assessment (VTA) method in accordance with BS5837:2012. No aerial inspection, excavation, coring, or use of specialist decay detection equipment was carried out unless explicitly stated. Internal defects, hidden decay, or subsurface root conditions may exist that were not detectable at the time of inspection.

11.3.Temporal Nature of Tree Safety

Trees are living organisms that may change condition rapidly due to weather events, pests, diseases, or other external factors. This report is valid for 12 months from the inspection date, unless significant site alterations or extreme weather events occur sooner, in which case re-inspection is advised.

11.4.Statutory and Legal Compliance

This report does not constitute consent for tree works. It remains the responsibility of the client to obtain all necessary permissions under relevant

legislation, including Tree Preservation Orders (TPOs), Conservation Area regulations, the Forestry Act 1967, and wildlife legislation (such as the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017).

11.5.Execution of Works

All recommended works must be undertaken by suitably qualified and insured arboricultural contractors, in accordance with BS3998:2010 Tree Work – Recommendations (or subsequent revisions). Failure to do so may invalidate the recommendations made herein.

11.6.Risk and Liability

While reasonable care has been taken to identify potential hazards, no tree can be guaranteed as entirely safe. Even apparently healthy trees may fail without warning due to hidden defects or unpredictable factors. The author accepts no liability for damage or injury resulting from such events.

11.7.Purpose of Survey

This assessment has been prepared specifically in the context of BS5837:2012, focusing on the relationship between trees and construction/demolition proposals. It is not intended to be a full tree safety (hazard) survey. If the client requires an assessment of trees for general safety and risk management purposes, this should be commissioned separately and can be provided by Waites Tree Surveys on request.

11.8.Force Majeure

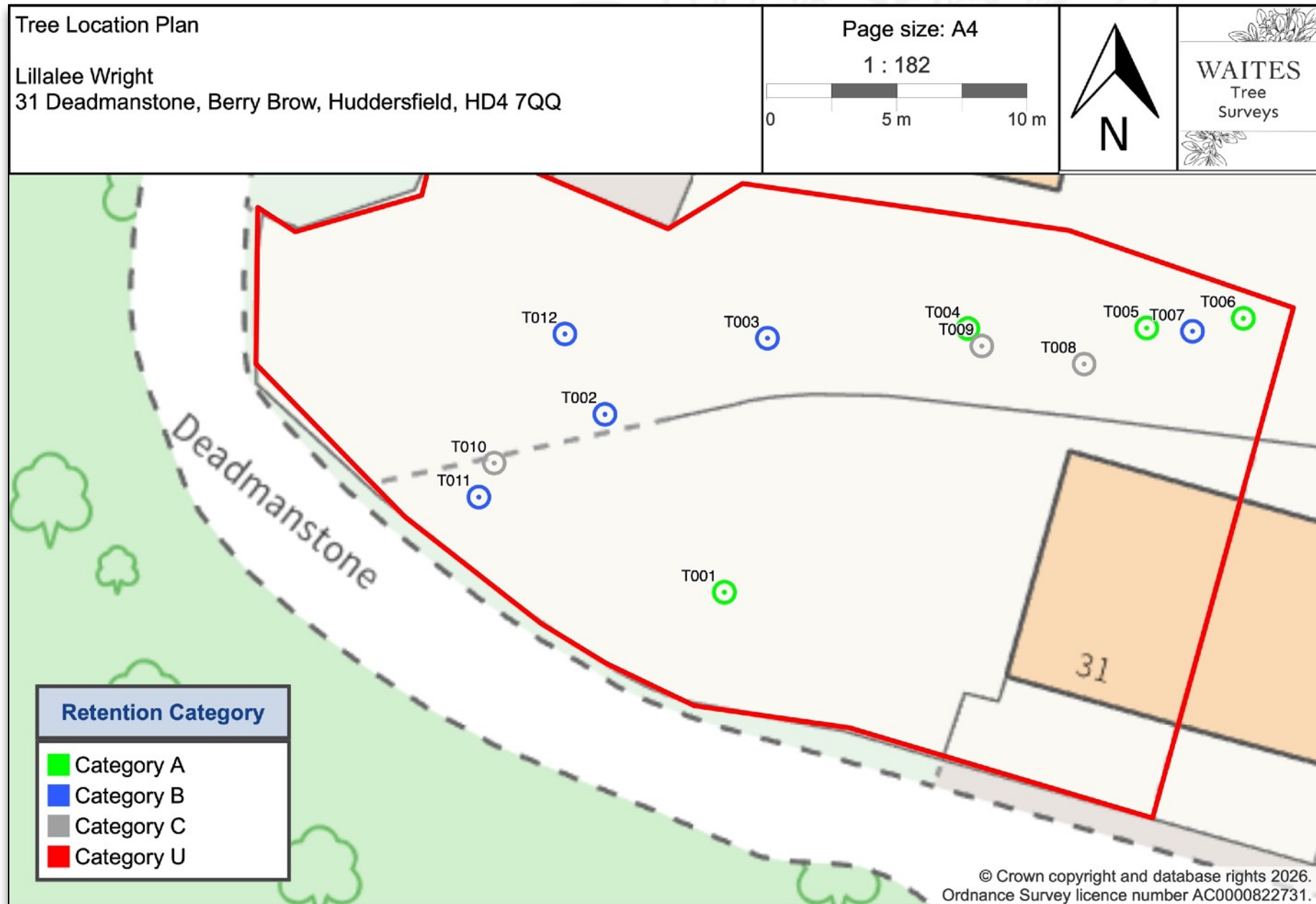
No responsibility is accepted for damage, injury, or losses caused by extreme weather, unforeseen pest or disease outbreaks, or other events beyond reasonable prediction at the time of inspection.

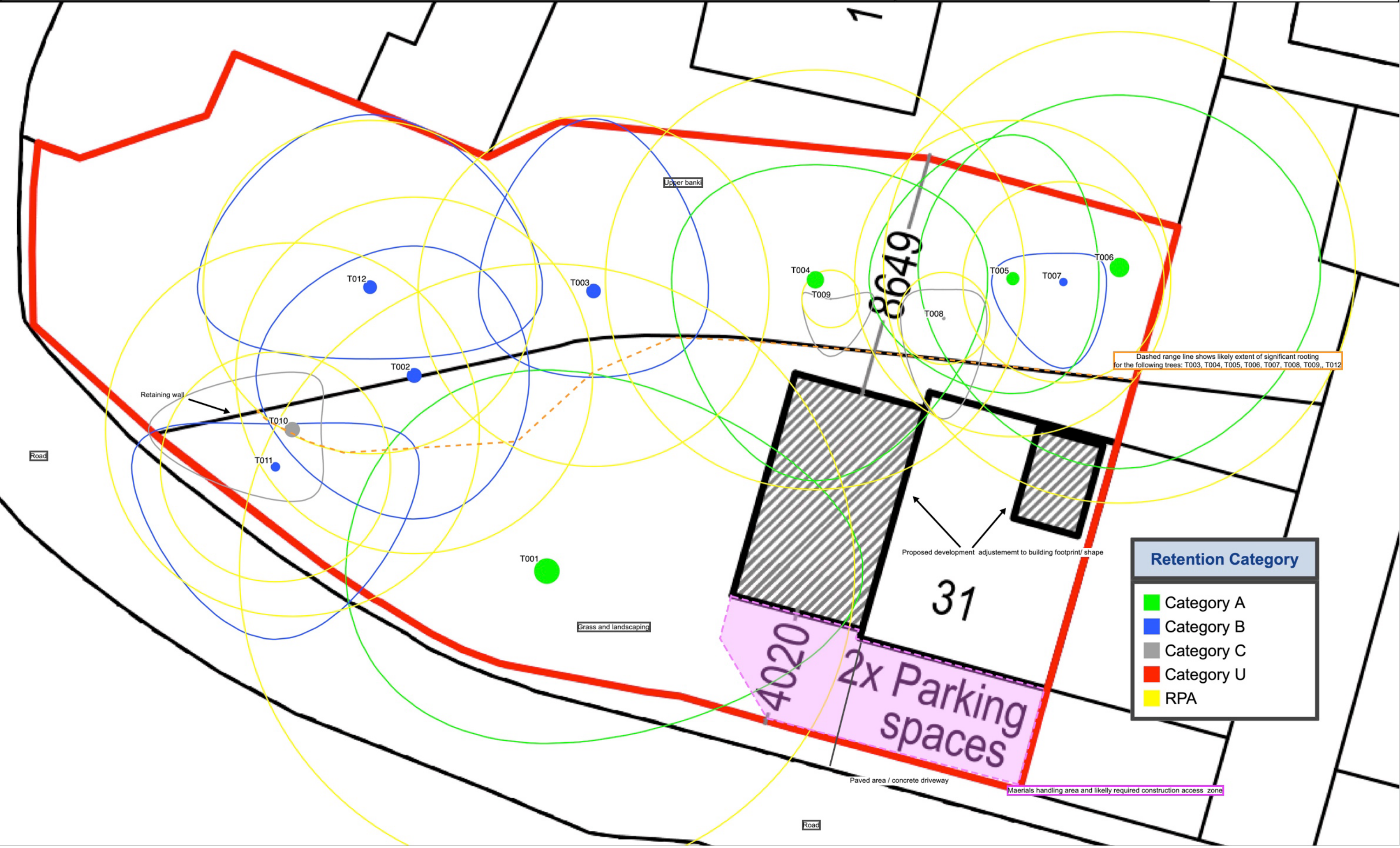
Prepared by: **Mr. Joseph Waite**

Date: **28/08/2026**



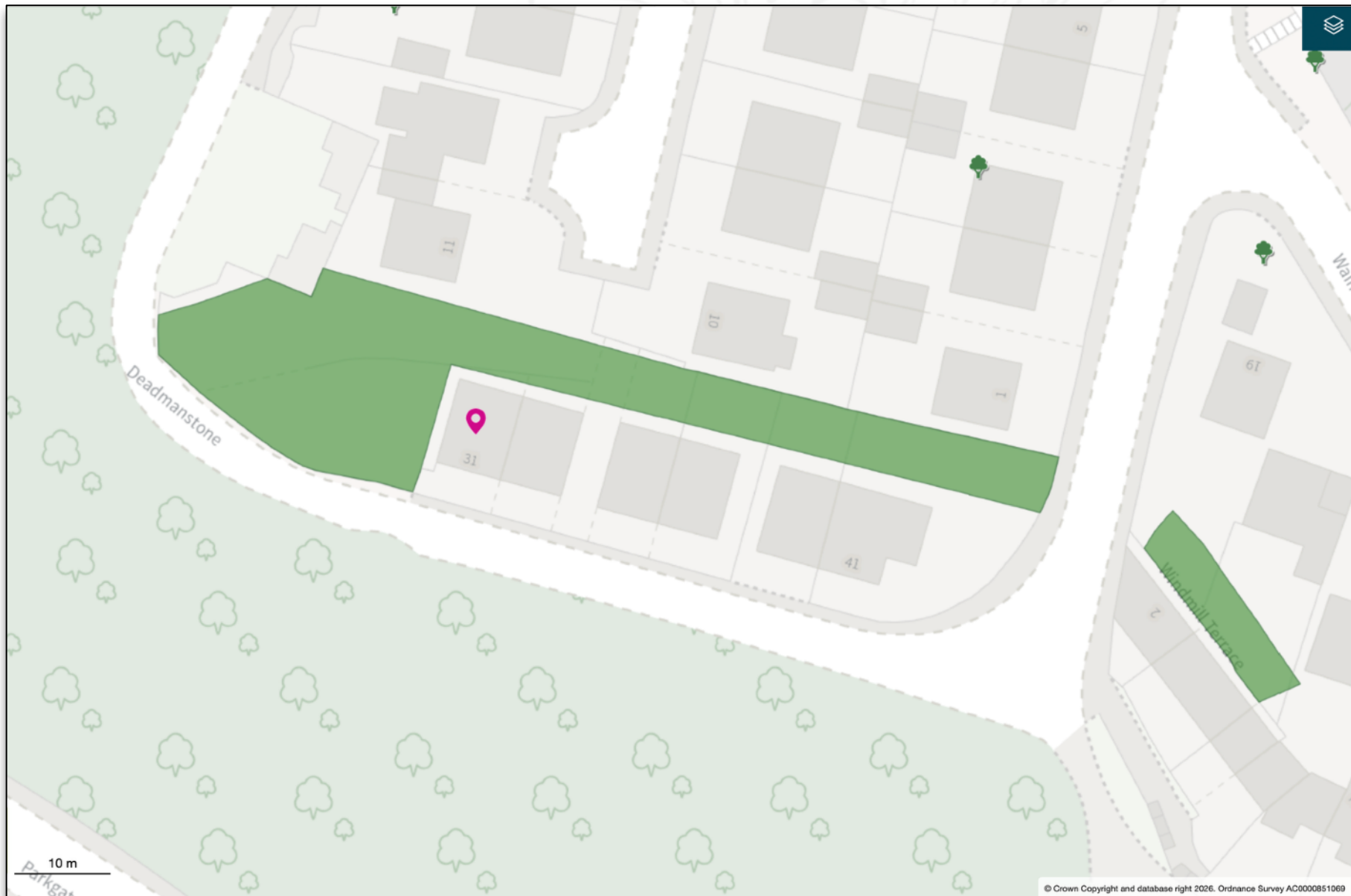
APPENDIX 1 - TREE LOCATION PLAN





APPENDIX 3 - TPO MAP

Kirklees Council interactive mapping extract showing TPO context (accessed 28/08/2026)



APPENDIX 4 - GLOSSARY OF TERMS

This glossary should help provide some clarity on commonly used terms in Arboricultural reports.

- **Arboriculture:** The study of the care and management of trees, including their health, cultivation, and management.
- **Crown:** The branches and leaves of a tree, usually located at the top of the trunk.
- **Canopy:** The outermost layer of the tree's branches and leaves, which is formed by the crown.
- **Pruning:** The removal of specific branches or parts of a tree to improve its health, structure, and appearance.
- **Crown Lifting:** A pruning method that involves removing the lower branches of a tree to increase the space beneath the tree's canopy.
- **Pollarding:** A pruning method that involves removing all of a tree's branches back to its main trunk or framework branches, usually done to keep a tree at a specific height or to promote new growth.
- **Coppicing:** A pruning method that involves cutting a tree's trunk or stems down to ground level to promote new growth and maintain a desired height or shape.
- **Decay:** The decomposition of wood within a tree, caused by fungi or other organisms.
- **Cavity:** A void or hollow space within a tree caused by decay or damage to the wood.
- **Co-dominant stems:** Two or more stems that emerge from a common point on a tree, often leading to structural weaknesses.
- **Tree preservation order (TPO):** A legal designation that protects trees from being cut down or pruned without permission from the local council or authority.
- **Soil compaction:** The compression of soil, which can lead to reduced water and air flow to a tree's roots, causing stress and potential health issues.
- **Epicormic:** Refers to the growth of shoots or buds on a tree's trunk or branches, usually caused by stress or damage to the tree.
- **RPA:** Root Protection Areas (RPAs) have been calculated in accordance with BS5837:2012 based on stem diameter measured at 1.5 m above ground level (or at the appropriate height for multi-stemmed trees), with the resulting radius and area adjusted where existing physical constraints are present.
- **DBH:** Diameter at Breast Height, is a measurement taken of the diameter of a tree's trunk at a standard height of 1.3 meters above the ground. DBH is often used as a standard measure for tree size and is used to estimate the age, growth rate, and other characteristics of a tree.

APPENDIX 5 - REFERENCES

- British Standards Institution (2012). BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. London: BSI.
- British Standards Institution (2010). BS3998:2010 Tree work - Recommendations. London: BSI.
- Cranfield University. Soilsclapes / Rivington 1 soil association data supplied for the site.
- Kirklees Council interactive mapping information supplied for the site, identifying blanket TPO HU1/74/a32.
- ArkiPlan Architectural Ltd. 31 Deadmanstone Planning Drawings, dated 10.08.2026.

APPENDIX 6 - SITE IMAGES



Image 1 - Showing main stem of T001



Image 2 - Showing T001, in proximity to main building with wide angle lens. Wall with high level soil change can be seen near the main building



Image 3 - Showing high wall to rear of property, grading of R to L (E to W)/. T004 can be seen on the bank to the right of the image.



Image 4 - Showing front wall and small shrub that would likely serve as the site access



Image 5 - Showing T008 (I) branches in proximity to current building



Image 6 - Showing main stem of T006 at top of bank

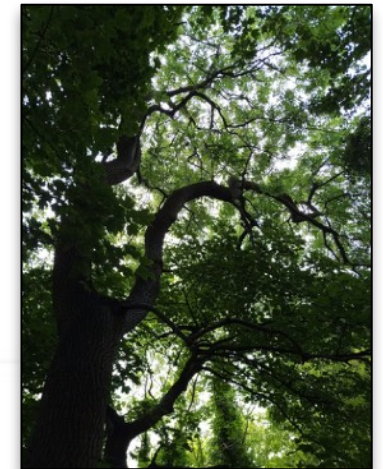


Image 7 - Showing canopy condition of T010 (ash)