James Royston
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Tree Hazard Survey

at

1 Chadwick Crescent

Dewsbury

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1 General Observations

This survey covers those trees as shown on the attached plans at 1 Chadwick Crescent, Dewsbury

It is recommended that deadwood is removed as soon as reasonably practicable from all trees where this poses a risk; this includes trees overhanging footpaths and access points, but especially where trees overhang public highways or play areas.

Please see the observations and recommendations at appendix 1 for details of specific concerns.

2 Introduction

2.1 Purpose and scope of report

This is a preliminary hazard and risk evaluation of the trees as shown on the attached plans only.

The recommendations of this report provide the necessary information to prioritise works to trees in order to better manage the risks of harm from those trees.

All tree works should be carried out to the current BS 3998: '*Recommendations for tree work'* unless otherwise stated in this report. All works should be undertaken by suitably qualified and insured contractors.

This report is based upon a visual survey undertaken from ground level. The trees were not climbed, and no specialist diagnostic techniques or equipment were used.

There shall be no responsibility for factors which where not apparent at the time of the survey. Any factor which becomes apparent after the date of survey must be brought brought to the consultant's attention immediately.

No liability can be accepted by the consultant unless the recommendations of this report are carried out under their supervision and within the period of time as recommended.

It is recommended that trees are regularly inspected by a suitably qualified tree inspector. In this instance it is recommended that within twelve months of this survey there is an assessment of which trees need to be surveyed. Guidance on the frequency of tree survey is based on the THREATS system and examples are given in the appendix.

2.2 Legal Constraints

An online search suggests that these tree may be protected by a TPO, but the TPO has not been updated since the site was re-developed and it is now very difficult to determine which existing trees are protected by the original order.

It is advised that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order or are within a Conservation Area.

It is also advised that the local Forestry Commission Conservancy is contacted to check whether the trees surveyed are protected under the Forestry Act.

Trees may also be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection.

Trees may also be protected by planning conditions – the local planning authority should be contacted for further information.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

3 Data collection methods

3.1 Survey conditions

The survey was carried out on 18th February 2026 by James Royston: the weather was dry and calm during the site visit.

3.2 Measurements

Age Class is divided into young, semi-mature, early mature, mature and over mature. This is an indication of which stage a tree is at in its natural life cycle. This allows for an assessment of how energy and growth will be prioritised within a tree.

Diameter is estimated at approximately 1.5m above ground level. Where a tree divides into multiple stems below 1.5m, an estimate of the diameter at the lowest point above the root flare will be made

Height is estimated in metres from ground level to the highest point of the tree.

Estimates of diameter and height are made with the aid of clinometers and specialist tape measures but should not be taken as an accurate measure of size. The dimensions included in this report are given as an aid to description and identification only.

3.3 Hazard and Risk

Based on Health and Safety Executive (HSE) guidance, a hazard is any object or any situation which has the potential to cause harm.

Risk is defined as the likelihood of harm from hazards combined with an assessment of how serious the harm could be.

In this report a hazard is any part of a tree which shows signs that there is a significant possibility that it may fail within twelve months from the date of the survey. The hazard is identified and an indication of the size of the part of the tree most likely to be of significance is given.

An assessment is then made as to the likelihood that the stated part will fail within twelve months from the date of survey.

An indication is also given of the likelihood of something or someone being struck, and the level of damage or injury which may expected.

The risk is then assessed by combining the information about the hazard with information about both the likelihood and the significance of harm which could be caused should the identified part fail.

Recommendations are made to lower the risks to a level which is as low as reasonably practicable on the assumption that it is desirable to retain trees where possible.

As trees are living organisms with complex interactions with their environment there will always be an element of uncertainty in any tree risk assessment. No tree can ever be described as totally safe and nothing in this report should be taken as a guarantee that a tree is without risk.

All factors are assessed using the experience and knowledge of the author based on the author's understanding of current research, legislation and best practice guidance.

3.4 Works priority

The priority for works is allocated on a scale from 1 to 4.

Category 1 works (shown as red on the plan) are those which are urgent and should be dealt with as soon as is reasonably practicable.

Category 2 works (shown as orange on the plan) should also be considered as important and should also be done as soon as is reasonably practicable, but these works could be done after category 1 works where resources are limited. A maximum of 3 months from the date of survey is suggested.

Category 3 works (shown as green on the plan) are not urgent, but there is the possibility that observed defects may become more significant in the future. These trees should be monitored for signs of deterioration. It is sometimes cost effective to include these works as part of an ongoing arboricultural management plan.

Category 4 works (shown as gray on the plan) are areas with no significant trees. These areas either contain no trees, or the trees are so small as to present no foreseeable risk of harm from striking injury. This category also covers works which are recommended for reasons other than health and safety, e.g. trees which are causing damage to property, or are causing a nuisance or an obstruction etc.

4 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

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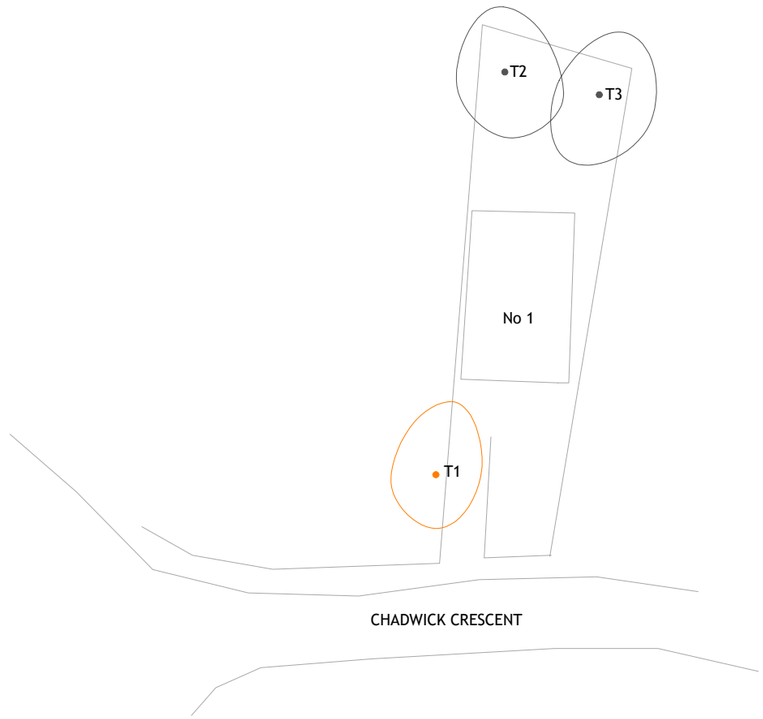
01484 483061

Report completed 12th March 2026

Appendix 1: Tree data tables

Tree Number	Common Name	Botanical Name	Age	Diameter (cm)	Height (m)	Structural condition	Physiological condition	Size of hazard part	Likelihood of Failure	Target rating	Description of that which might be harmed	Observations	Recommendations	Works priority
1	Sycamore	*Acer pseudoplatanus*	Semi mature	45	16	Poor	Fair	Large	Medium	High	Private dwelling	A multi-stem tree with tight unions and included bark with advanced decay. This is a hazardous tree.	Remove and replace for safety reasons	2
2	Lime	*Tilia sp.*	Early mature	45	18	Fair	Fair	Medium	Low	High	Public footpath and private dwellings	A single stem tree with no major apparent defects. Some deadwood. Tree is casting dense shade to gardens and dwelling.	Reduce to a 5m pollard in order to retain tree whilst allowing light to gardens and living spaces.	4
3	Lime	*Tilia sp.*	Early mature	45	18	Fair	Fair	Medium	Low	High	Public footpath and private dwellings	A single stem tree with no major apparent defects. Some deadwood. Tree is casting dense shade to gardens and dwelling.	Reduce to a 5m pollard in order to retain tree whilst allowing light to gardens and living spaces.	4

Appendix 2: Plans



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1:500	PAPER SIZE A3

Key	
	Category 1 Works
	Category 2 Works
	Category 3 Works
	Category 4 Works

Note: Plans are for guidance only. These plans should not be taken as an accurate representation of scale or distance.