TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

Cote Royd House,
7 Halifax Road,
Huddersfield,
HD3 3AN

Prepared for: *Bradley Stankler Planning*

Report Date: *May 2026*

Reference: *AWA7422*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed assisted living residential development.

A total of 31 items of woody vegetation were surveyed, comprising individual trees and groups or hedges. Of these: 6 trees are high value (Category A), 7 are moderate value (Category B), 16 are low value (Category C), and 2 are unsuitable for retention (Category U).

No trees will require removal for the proposed development. This will result in there being no negative arboricultural impact.

There will be no incursions into trees' RPAs as the development works are mostly confined to the existing building footprint. The only external development works will involve the removal of an existing conservatory to the east side of the building. No trees are in close proximity to these external works and the existing hard standing, borders and boundaries on site will provide protection to RPAs and tree stems. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

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

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1. Introduction

1.1 Instructions and Brief

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

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

1.2 Survey Details

1.2.1 The survey took place during April 2026.

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

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

1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Ross Lane, FdSc Environmental Conservation, MArborA, Arboriculturist at AWA Tree Consultants Ltd.

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

2. The Site

2.1 Location and Description

2.1.1 The site is located on Halifax Road, in Huddersfield, West Yorkshire.

2.1.2 The site comprises a non-medical clinic property with associated landscaping, parking and facilities. Halifax Road abuts the site to the east and private residential, commercial and school properties are located on adjacent land to the south, west and north.

2.1.3 The approximate area of the survey is highlighted in the (2025 Google Earth) image below:



3. The Trees

3.1 Legal

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

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

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

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

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

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

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

3.2 Tree Survey Results

3.2.1 The tree survey revealed 31 items of woody vegetation, comprised of 25 individual trees and 6 tree groups or hedges.

3.2.2 Of the surveyed trees: 2 trees are retention category 'U', 6 trees are retention category 'A', 7 trees and tree groups are retention category 'B' and 16 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

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

3.2.4 The dominant species at site are Oak and Holly, with secondary and occasional species including Horse Chestnut, Western Red Cedar, Sycamore, Leyland Cypress, Beech, Lime, Cherry Laurel, Rowan, Norway Maple, Yew, Goat Willow, Copper Beech and Elm. The age profile is mixed, comprising semi-mature, early-mature and mature trees.

3.2.5 The principal arboricultural features are the high quality retention category A trees including, T3, T22 Oak, T4 Lime, T8 Sycamore, T24 Horse Chestnut and T28 Copper Beech. Moderate value retention category B trees also provide significant arboricultural value to the site, this includes T7, T12, T13, T14, T20 Oak, T15 Sycamore and T19 Yew.

3.2.6 Boundary vegetation includes G1 Leyland Cypress, G2 Beech, G26 Holly and G31 Laurel. These groups form local enclosure and boundary screening, all retention category 'C'.

3.2.7 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.

3.2.8 Some trees were found to have defects and require felling management regardless of any new development at the site, this includes T17 and T18 (as detailed in Appendix 4).

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

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

largely be based on conjecture and so have been avoided.

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

3.3 Photographs



Photo 1: G1, looking northwest


Photo 2: T3, T4, and T7, looking south


Photo 3: T5 – T7 and T10, looking southeast


Photo 4: T5 – T7, looking west


Photo 5: T22 with G26 beyond, looking east


Photo 6: T28, T29 and G26, looking west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to convert an existing building into assisted living units for the Bridge Community Care, utilising an existing property, including associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, no trees will require removal, and no trees will require pruning works.

4.2.2 Due to the proposed conversion being confined to the existing building footprint and all existing hardstanding and landscaping being utilised in the plans, there will be no negative arboricultural impact to facilitate the development works. The only external development works will involve the removal of an existing conservatory to the east side of the building. No trees are in close proximity to these external works and the existing hard standing, borders and boundaries on site will provide protection to RPAs and tree stems.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority. As such, no significant negative indirect impacts have been identified.

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

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

4.4 Suitable Mitigation

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

4.5 Protection of the Retained Trees

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

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

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

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

4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.

4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

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

5. Signature

I trust this report provides all the required information.

Signed

.....

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

21st May 2026

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Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

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

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

Appendices

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

Appendix 1: Authors Qualifications & Experience

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

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

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

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

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

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

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

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

Appendix 2: Survey Methodology and Limitations

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

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

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

Appendix 3: Explanation of Tree Descriptions

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

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

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

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

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

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

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

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

Retention Categories

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

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

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

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

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G1	Leyland Cypress	*X Cupressocyparis leylandii*	Semi-mature	7	10+	130 avg	Yes	3	See Plan				Limited access around base	Single stemmed. Twin stemmed. Multiple stemmed. Old pruning wounds. Ivy covered	Minor deadwood. Minor dieback. Old pruning wounds	Growing on boundary. Gap in hedge line either side of outbuilding. Dense vegetation and restricted access prevents detailed inspection. Occasional larger stem in group	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate development
G2	Beech	*Fagus sylvatica*	Semi-mature	4	10+	75 avg	Yes	1	See Plan				Limited access around base	Single stemmed. Twin stemmed. Multiple stemmed. Old pruning wounds. Ivy covered	Minor deadwood. Minor dieback. Old pruning wounds	Adjacent group growing on raised bed. Dense vegetation and restricted access prevents detailed inspection	Good	Good	>40 yrs	Low	C	No works required to facilitate development
T3	Oak	*Quercus robur*	Mature	20	1	900	Yes	7	9	9	9	9	Limited access around base	Single stemmed. Vertical. Ivy covered. Old pruning wounds	Minor deadwood. Minor dieback. Old pruning wounds	Adjacent tree. Partially severed branches of up to 100mm diameter in crown overhanging likely low target area.	Good	Good	>40 yrs	High	A	No works required to facilitate development
T4	Lime	*Tilia europaea*	Mature	20	1	800	Yes	2.5	6	7	7	6	Limited access around base. Ground level changes	Single stemmed. Vertical. Old pruning wounds. Co-dominant stems at 3m. Epicormic growths	Minor deadwood. Minor dieback. Old pruning wounds	Growing on 1m high raised bed. Hard standing to north. Dense epicormic growths prevents detailed inspection	Good	Good	>40 yrs	High	A	No works required to facilitate development
T5	Western Red Cedar	*Thuja plicata*	Semi-mature	9	1	320	No	3	4	2	3	5	Ground level changes	Single stemmed. Vertical. Old pruning wounds	Minor deadwood. Minor dieback. Old pruning wounds	Growing in narrow raised border in amongst rockery. Hard standing to South, west and north.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T6	Western Red Cedar	*Thuja plicata*	Semi-mature	9	4	200, 250, 250, 360	No	2	4	4	2	3	Ground level changes	Old pruning wounds. Multiple stemmed at 0.5m	Minor deadwood. Minor dieback. Old pruning wounds	Growing in narrow raised border in amongst rockery. Hard standing to South and north.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development
T7	Oak	*Quercus robur*	Mature	15	1	650	No	3.5	10	6	10	8	No visual defects	Single stemmed. Old pruning wounds. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Evidence of occasional branch failure and associated wounding in crown. Slight lean to south that corrects to upright growth higher up stem. Hard standing 1m to north	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development
T8	Sycamore	*Acer pseudoplatanus*	Mature	20	1	800	Yes	7	9	6	6	9	Limited access around base	Single stemmed. Ivy covered. Old pruning wounds. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Adjacent tree. Slight lean south. Located on around 3m lower elevation.	Good	Good	>40 yrs	High	A	No works required to facilitate development
T9	Holly	*Ilex aquifolium*	Semi-mature	6	1	190	No	1.5	4	3	2	2	No visual defects. Ground level changes	Single stemmed. Old pruning wounds. Slight lean	Old pruning wounds. Small / sparse	Growing in raised border. Slightly sparse crown	Fair	Good	>40 yrs	Low	C	No works required to facilitate development
T10	Oak	*Quercus robur*	Semi-mature	8	1	330	No	2.5	7	7	3	5	No visual defects	Single stemmed. Old pruning wounds. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Lean and phototropic habit to north. Hard standing 1.5m to north	Good	Good	>40 yrs	Low	C	No works required to facilitate development

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T11	Cherry Laurel	*Prunus laurocerasus*	Semi-mature	7	7	90 avg	Yes	2	5	5	1	4	Limited access around base	Multiple stemmed at base. Slight lean. Significant lean. Old pruning wounds	Old pruning wounds	Some stems have sprawling habit. Hard standing 0.5m to south	Good	Good	>40 yrs	Low	C	No works required to facilitate development
T12	Oak	*Quercus robur*	Early-mature	22	1	500	Yes	6	5	6	7	8	Limited access around base. Ground level changes	Single stemmed. Old pruning wounds. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Slight lean to south. Located on approx 3m lower elevation.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development
T13	Oak	*Quercus robur*	Mature	18	1	610	No	5	8	8	5	8	No visual defects	Single stemmed. Old pruning wounds. Bark damage. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Evidence of occasional branch failure and associated wounding in crown. Occasional minor historic impact wound on stem to north. Hard standing 0.5m to north	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development
T14	Oak	*Quercus robur*	Mature	22	1	650	Yes	9	5	6	7	8	Limited access around base. Ground level changes	Single stemmed. Old pruning wounds. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Adjacent tree. Lean and phototropic habit to east. Located on approx 3m lower elevation.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development
T15	Sycamore	*Acer pseudoplatanus*	Early-mature	20	1	540	No	4.5	7	6	4	6	No visual defects	Single stemmed. Old pruning wounds. Vertical	Minor deadwood. Minor dieback. Old pruning wounds	Hard standing up against stem to north	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development

AWA TREE CONSULTANTS

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G16	Rowan, Laurel, Holly, Norway Maple, Oak	*Sorbus sp, Prunus sp, Ilex sp, Acer sp, Quercus sp*	Semi-mature	6	10+	150 avg	Yes	0.5	See Plan				Limited access around base	Multiple stemmed at base. Vertical. Slight lean. Significant lean	Minor deadwood. Minor dieback. Moderate dieback	Mixed species group. Dense vegetation prevents detailed inspection. Stem diameter ranges from 80mm to occasional 250mm	Fair	Good	>40 yrs	Low	C	No works required to facilitate development
T17	Holly	*Ilex aquifolium*	Semi-mature	6	1	150	No	2	2	2	2	2	No visual defects	Single stemmed. Cracks. Decay	All dead / absent	Standing dead tree	Dead	Dead	n/a	Dead	U	Removal recommended regardless of development
T18	Holly	*Ilex aquifolium*	Semi-mature	6	2	150, 180	Yes	2	2	2	2	2	No visual defects	Single stemmed. Cracks. Decay. Slight lean	All dead / absent	Standing dead tree	Dead	Dead	n/a	Dead	U	Removal recommended regardless of development
T19	Yew	*Taxus baccata*	Early-mature	12	1	430	No	3	4	3	5	5	No visual defects	Single stemmed. Vertical. Old pruning wounds. Epicormic growths	Minor deadwood. Minor dieback. Old pruning wounds	Hard standing 0.5m to south	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development
T20	Oak	*Quercus robur*	Mature	22	1	650	Yes	6	6	7	7	7	Limited access around base. Ground level changes	Single stemmed. Old pruning wounds. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Adjacent tree. Slight lean to east. Located on approx. 3m lower elevation.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T21	Horse Chestnut	*Aesculus hippocastanum*	Semi-mature	8	1	300	Yes	2	6	5	5	5	Limited access around base. Ground level changes	Single stemmed. Old pruning wounds. Significant lean	Minor deadwood. Minor dieback. Old pruning wounds. Overhanging into the site. Small / sparse	Leans south. Located on approx 1m lower elevation.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate development
T22	Oak	*Quercus robur*	Mature	20	1	900	No	5	7	10	6	9	No visual defects	Single stemmed. Vertical. Old pruning wounds	Minor deadwood. Minor dieback. Old pruning wounds	Deadwood of up to 120mm diameter in crown. Hard standing within 30cm of stem to south	Good	Good	>40 yrs	High	A	No works required to facilitate development
G23	Holly	*Ilex aquifolium*	Semi-mature	6	3	210, 190, 200	No	2	See Plan				No visual defects	Single stemmed. Slight lean. Old pruning wounds	Minor deadwood. Moderate dieback. Major dieback. Minor dieback	X3 stems. One is standing dead to north of group adjacent low target area	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate development
T24	Horse Chestnut	*Aesculus hippocastanum*	Mature	20	1	890	No	3	7	8	7	6	Limited access around base	Single stemmed. Slight lean. Old pruning wounds. Co-dominant stems at 6m	Minor deadwood. Minor dieback. Old pruning wounds	Leans east. Some slime flux on lower stem to southeast. Hard standing within 30cm of base to north. No advanced bleeding canker symptoms	Good	Good	>40 yrs	High	A	No works required to facilitate development
T25	Horse Chestnut	*Aesculus hippocastanum*	Semi-mature	13	1	300	Yes	2.5	8	5	3	2	Limited access around base	Single stemmed. Slight lean. Ivy covered	Minor deadwood. Minor dieback. Old pruning wounds. Overhanging into the site	Adjacent tree. Lean and habit to east. Dense vegetation prevents detailed inspection.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G26	Holly	*Ilex aquifolium*	Semi-mature	6	10+	180 avg	Yes	1	See Plan				Limited access around base	Single stemmed. Twin stemmed. Vertical. Slight lean. Significant lean. Old pruning wounds	Minor deadwood. Minor dieback. Old pruning wounds	Boundary group. Dense vegetation prevents detailed inspection. Some stems have leaning habits. Occasional Laurel and Sycamore in group	Good	Good	>40 yrs	Low	C	No works required to facilitate development
T27	Goat Willow	*Salix caprea*	Semi-mature	6	2	130, 200	No	1.5	5	5	2	5	No visual defects	Twin stemmed at 1m. Slight lean	Minor deadwood. Minor dieback. Old pruning wounds	Leans north	Good	Good	>40 yrs	Low	C	No works required to facilitate development
T28	Copper Beech	*Fagus sylvatica 'Purpurea'*	Mature	19	1	800	Yes	1.5	12	12	12	12	Limited access around base	Single stemmed. Slight lean. Ivy covered	Minor deadwood. Minor dieback	Desne vegetation prevents detailed inspection. Slight lean south.	Good	Good	>40 yrs	High	A	No works required to facilitate development
T29	Elm	*Ulmus sp*	Early-mature	15	1	450	Yes	7	6	4	2	3	Limited access around base	Single stemmed. Significant lean	Minor deadwood. Minor dieback	Lean and habit to north. Suppressed. Growing up against boundary wall	Fair	Good	10 to 20 yrs	Low	C	No works required to facilitate development
T30	Holly	*Ilex aquifolium*	Semi-mature	9	1	230	Yes	1.5	3	3	3	3	Limited access around base	Single stemmed. Slight lean	Minor deadwood. Minor dieback	Adjacent tree. Slight lean west. 1m from boundary wall	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development
G31	Laurel	*Prunus laurocerasus*	Semi-mature	5.5	10+	90 avg	Yes	1.5	See Plan				Limited access around base	Multiple stemmed at base. Old pruning wounds	Old pruning wounds. Overhanging into the site	Adjacent group. Restricted access and visibility prevents detailed inspection. Crown close to building at west end of group.	Good	Good	>40 yrs	Low	C	No works required to facilitate development

T30
Mixed shrubs 3m
G31
G31
G31
T29
T28
G26
T27
G26
G1
G16
Mixed shrubs 5m
G23
T22
T17
T18
T19
T24
Mixed shrubs 3m
T25
Mixed shrubs 2m
T10
T11
T9
T21
Holly 3m
T5
T6
T15
G1
G2
T13
T20
T7
Mixed shrubs 2m
T14
Mixed shrubs 2m
T12
T4
T8
T3

NORTH

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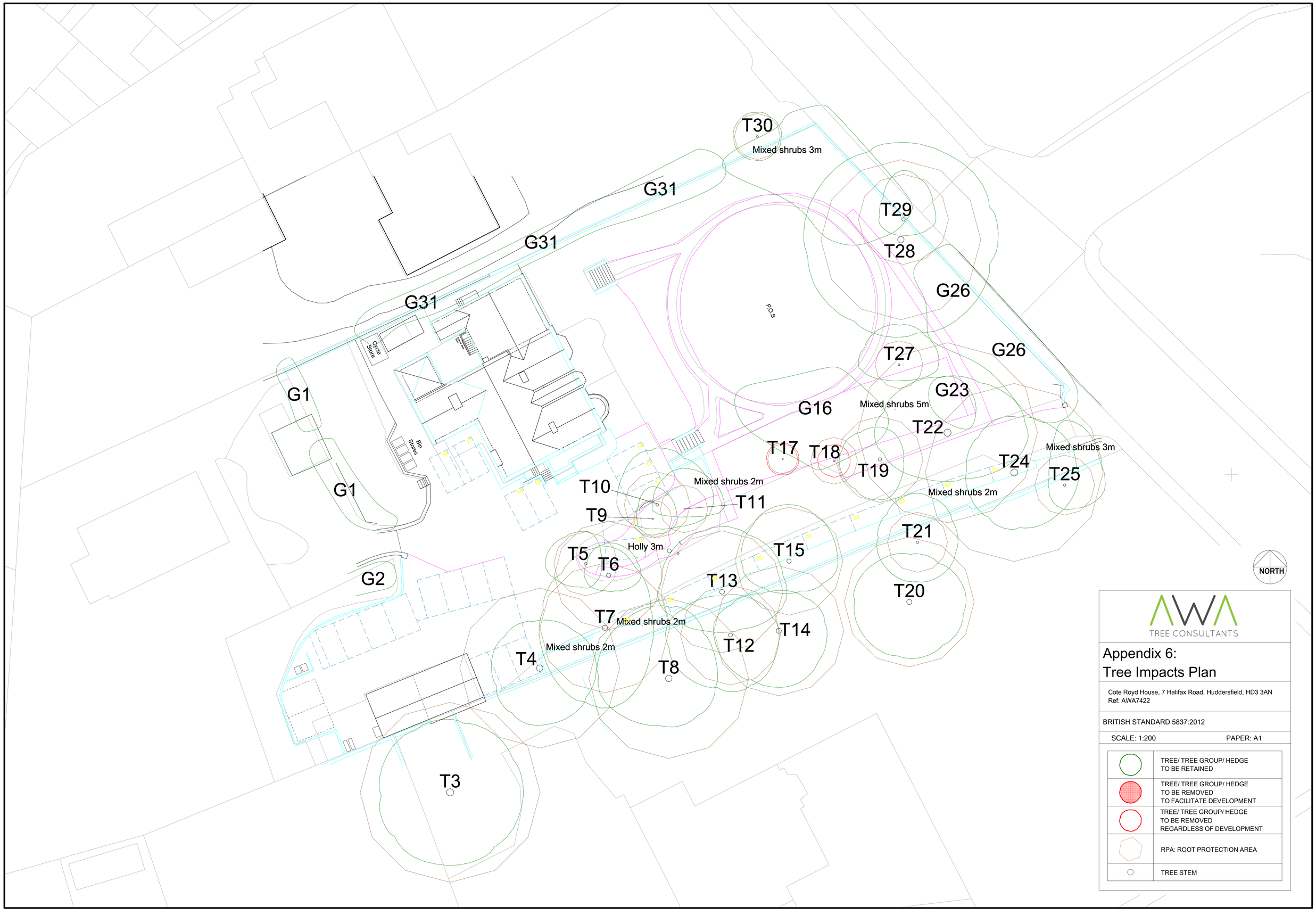
Appendix 5:
Tree Constraints Plan

Cote Royd House, 7 Halifax Road, Huddersfield, HD3 3AN
Ref: AWA7422

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A1

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM


T30
Mixed shrubs 3m
G31
G31
G31
T29
T28
G26
P.O.S
T27
G26
G23
G16
Mixed shrubs 5m
T22
T17
T18
T19
T24
Mixed shrubs 3m
T25
Mixed shrubs 2m
T10
T11
T9
Holly 3m
T5
T6
T15
T21
T13
T20
T7
Mixed shrubs 2m
T14
T12
Mixed shrubs 2m
T4
T8
T3
G1
G2
Cycle Store
Bin Stores
NORTH
AWA
TREE CONSULTANTS
Appendix 6:
Tree Impacts Plan
Cote Royd House, 7 Halifax Road, Huddersfield, HD3 3AN
Ref: AWA7422
BRITISH STANDARD 5837:2012
SCALE: 1:200
PAPER: A1
TREE/ TREE GROUP/ HEDGE TO BE RETAINED
TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT
TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT
RPA: ROOT PROTECTION AREA
TREE STEM