



**Arboricultural Impact Assessment
4 Hillhead Place
Wheelwright Drive
Dewsbury, WF13 4JB**

Report Reference: AIA-2718-1
6th August 2026

Table of Contents

1	Introduction	3
1.1	Instruction and Brief	3
1.2	Site Visit	4
1.3	Site Context	4
1.4	Planning Policy Framework	4
1.5	Tree Status	5
1.6	Soil Assessment	6
2	Tree Quality Assessment	6
3	Arboricultural Impact Assessment	7
3.2	Trees to be Removed for Development	7
3.3	Demolition	7
3.4	Below Ground Constraints	7
3.5	Hard Surfacing	9
3.6	Above Ground Constraints (Facilitation Pruning)	9
3.7	Indirect Impacts	9
3.8	Alterations to Ground Levels	9
3.9	Tree Protection	9
3.10	Services (Drainage & Utilities)	10
4	Conclusions	10
5	Appendices	11
	Appendix 1 - Explanation of Survey Details	
	Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)	
	Appendix 3 - Tree Schedule	
	Appendix 4 - Tree Constraint Plan	
	Appendix 5 - Tree Impact Plan	

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1 Introduction

1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by Mr A Ebrahim to prepare an Arboricultural Survey and Impact Assessment in support of a proposed ancillary timber building within the grounds of the above address. This report includes the following:
- A tree survey schedule (Appendix 3), undertaken in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.
 - A Tree Constraints Plan (TCP – Appendix 4) identifying the constraints posed by existing trees, together with a Tree Impact Plan (TIP – Appendix 5) illustrating the relationship between the proposed development and retained trees.
 - An Arboricultural Impact Assessment assessing the potential impact of the proposed development on surrounding trees.
- 1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture is detailed below.
- 1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative to a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.
- 1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.
- 1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck and Breloer (1994). VTA is a ground-level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' – Recommendations with Root Protection Areas (RPAs) based upon section 4.6 of the document.

1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Mike Shackleton on 27th July 2026. Mike has over 25 years' experience within the Arboricultural Industry. He has a Higher National Diploma in Arboriculture, is a Professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters. He is a VALID Tree Risk-Benefit Validator. He has been involved in dealing with proposed and active development sites, advice on trees in relation to structures, health and safety appraisals, tree inventories and planning appeals. As part of his continuing professional development, he regularly attends seminars and training events on issues relating to Arboriculture.
- 1.2.2 On the day of inspection, the weather conditions were dry and still with no visibility constraints.
- 1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.
- 1.2.4 Details explaining the criteria and methodology used in generating the tree survey schedule are included at Appendices 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.5 This survey should be read in conjunction with the TCP (Appendix 4) and TIP (Appendix 5) which have been prepared by overlaying tree survey data onto topographical and proposed site layout drawings, respectively. The author has relied on the accuracy of these drawings in the production of this report.

1.3 Site Context

- 1.3.1 The property comprises a large detached dwelling accessed via a shared private driveway to the west. The property frontage is entirely surfaced with semi-porous bound materials.
- 1.3.2 A band of mature trees occupies the northern part of the garden, forming prominent landscape features along the site's boundary. Further details regarding the site and development context are provided within the supporting information prepared by Richard Jagger Architectural Design.

1.4 Planning Policy Framework

- 1.4.1 This assessment has been prepared having regard to national planning policy and relevant local planning policy and guidance. The following paragraphs summarise the principal policies applicable to trees and development at this location.

- 1.4.2 Paragraph 136 of the National Planning Policy Framework (NPPF, 2023) requires that existing trees are retained wherever possible and that appropriate weight is given to their importance in planning decisions.
- 1.4.3 Paragraph 187(b & d) requires that planning policies and decisions contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and the wider benefits of trees and woodland, and by minimising impacts on biodiversity and providing net gains where possible.
- 1.4.4 Paragraph 193 states that development resulting in the loss or deterioration of irreplaceable habitats, including ancient or veteran trees, should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 1.4.5 This assessment has had regard to the following relevant local planning policy and guidance documents:
- Kirklees Local Plan: Strategy and Policies (adopted 2019) — Policy LP 33 Trees and Woodlands
 - Kirklees Local Plan: Strategy and Policies (adopted 2019) — Policy LP 24 Design

1.5 Tree Status

- 1.5.1 Kirklees Council's online interactive mapping indicates that the site is not located within a designated Conservation Area and that the trees included in the survey are subject to a Tree Preservation Order (TPO) (Ref. 70/93/T1-4).
- 1.5.2 In the case of trees that are subject to a TPO, Conservation Area controls or planning application procedures, it is essential the Local Planning Authority's advice is sought and, where necessary, consent obtained prior to undertaking any tree removal or pruning operations.



Figure 1: Extract from Kirklees Council's online - Tree Preservation Order Map on 29/07/26
The approximate site boundary has been identified by the red line. The green notation identifies the location of Tree Preservation Orders.

1.6 Soil Assessment

- 1.6.1 No soil testing was undertaken and no soil information was provided to the author. However, from studying the British Geological Survey 'Geoindex Onshore' the underlying geology is recorded as Birstall Rock-Sandstone.
- 1.6.2 With reference to National Soils Resources Institute information at Landis, "Soilscapes Viewer" this identifies the superficial layer to be 'slowly permeable seasonally wet acid loamy and clayey soils.'
- 1.6.3 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the subsoil to consist of a highly shrinkable clay is low.

2 Tree Quality Assessment

- 2.1.1 As summarised in Table 1 below, 3 No. individual trees were identified as high-quality Category A items. 1 No. individual tree was identified as a moderate-quality Category B item. No trees meet the criteria of either Category C or U.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	T1, T2 & T4
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T3
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	None
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	None
Total number of trees:		4 No. individual trees

- 2.1.2 The on-site tree cover, together with neighbouring T4, makes a positive collective contribution to the character and visual amenity of the surrounding area. Collectively, the trees provide screening, soften the appearance of the existing built form and form established landscape features within the local area.

3 Arboricultural Impact Assessment

- 3.1.1 The following section assesses the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Richard Jagger Architectural Design.
- 3.1.2 The proposal comprises the construction of an ancillary timber building within the footprint of a previously demolished garage.

3.2 Trees to be Removed for Development

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	T1, T2 & T4	None	None
'B'	T3	None	None
'C'	None	None	None
'U'	None	None	None

- 3.2.1 As detailed in Table 2 above, no tree removal is required as a direct consequence of the proposed development. All trees can be retained and appropriately safeguarded throughout the development process.

3.3 Demolition

- 3.3.1 No demolition works will be required to facilitate the proposed development. The existing retaining structures will remain in situ. The only site preparation required involves the removal of the existing crushed aggregate surfacing, which can be undertaken by hand.

3.4 Below Ground Constraints

- 3.4.1 The Root Protection Area (RPA) defines the ground around a tree that must be protected from disturbance during construction to minimise the risk of root damage.
- 3.4.2 In accordance with BS5837 recommendations, RPAs have been plotted (in magenta) onto the attached Tree Constraints Plan (TCP).

- 3.4.3 Although existing rooting constraints are present within the immediate vicinity of the surveyed trees, the RPAs have been plotted symmetrically. Given the extent of the existing constraints and the fact the trees pre-date the surrounding retaining structures and areas of hard surfacing, it is not possible to accurately predict root distribution. Based on the site's history and existing conditions, it is considered likely that the majority of feeder and fibrous roots are concentrated within the open soil environment to the north of the retaining structure.
- 3.4.4 To minimise potential impacts, the building will be supported on screw pile foundations. The piles will be installed using hand-held equipment without the need for heavy plant or machinery and will support a suspended timber frame above existing ground level. The suspended design will maintain gaseous exchange beneath the structure, helping to preserve the existing soil environment. Rainwater from the roof will also be discharged beneath the structure via perforated pipework, allowing infiltration into the underlying soil and helping to maintain existing soil moisture levels.



Figure 2 – Example of a hand-driven screw pile installed within an RPA



Figure 3 – Identifies the existing surfacing in the locality of the proposal

- 3.4.5 As a precautionary measure, the initial installation of the screw pile foundations within the identified RPAs shall be undertaken under the supervision of the Project Arboriculturist in accordance with BS5837:2012.
- 3.4.6 No further foreseeable conflicts have been identified between the retained trees and their rooting environments.

3.5 Hard Surfacing

- 3.5.1 No new hard surfacing is required within the designated RPAs.

3.6 Above Ground Constraints (Facilitation Pruning)

- 3.6.1 No facilitation pruning is anticipated to accommodate the proposed building. The trees have previously been pruned to maintain suitable clearance for the site's ongoing use. The crowns of T1 and T2 will partially overhang the proposed roof but will maintain a minimum clearance of approximately 3.5 m. The incorporation of leaf guards within the guttering would help minimise the potential for blockages.
- 3.6.2 Should future pruning become necessary, it is anticipated to be minor in extent and unlikely to materially affect the health, amenity or appearance of the retained trees. Any such works would remain subject to the provisions of the Tree Preservation Order.

3.7 Indirect Impacts

- 3.7.1 The buildability of the proposed development has been considered with regard to site access, available working space and the provision for the storage of materials in relation to the retained trees. No arboricultural constraints or foreseeable conflicts have been identified sufficient to prevent the development progressing.

3.8 Alterations to Ground Levels

- 3.8.1 A rise or reduction in soil level can have major implications on the health and longevity of trees. Existing levels will be retained within the RPAs of retained tree cover.

3.9 Tree Protection

- 3.9.1 Tree protection measures will be installed prior to the commencement of any site works, e.g. before demolition, machinery and materials are delivered to site. Tree protection fencing will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that NO WORKS are permitted within the CEZ. The tree protection fence will only be removed following completion of all construction works. It is anticipated that the Local Planning Authority would condition this as part of any detailed planning permission.

3.10 Services (Drainage & Utilities)

- 3.10.1 An indicative drainage layout has been included on the Tree Impact Plan at Appendix 5. The proposed foul drain would marginally encroach into the theoretical RPAs of both T1 and T2.
- 3.10.2 The excavation shall be undertaken using hand tools under the supervision of the Project Arboriculturist and in accordance with Street Works UK, Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026). Provided the works are completed in accordance with the above recommendations, they are unlikely to adversely affect the health or stability of either tree.

4 Conclusions

- 4.1.1 Although the proposed timber building is located within the theoretical RPAs of T1 and T2, the combination of existing rooting constraints, the proposed screw pile foundation system and sensitive construction techniques will minimise impacts on retained trees.
- 4.1.2 Provided the tree protection measures are implemented in accordance with an approved Arboricultural Method Statement and Tree Protection Plan, the existing tree cover can be adequately safeguarded throughout the construction process and thereafter.
- 4.1.3 It is hoped this report and its recommendations provide all the necessary information. However, should any queries arise or further clarification be required, please contact the report author.

Mike Shackleton

Mike Shackleton HND Arb, M.Arbor.A

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id: Each tree/group has been given a unique number, which coincides with the drawings located in Appendix 3.

Species and botanical name: where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m): measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems: the number of separate stems each individual tree has.

Stem diameter at 1.5m (mm): the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed, measurements will be recorded for each stem.

Spread: indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m): recorded as the first significant branch and direction of growth.

Life stage: described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P): an assessment of the tree's health. Considers vitality, dieback and the presence of disease. Described as: Good = no significant health problems; Fair = symptoms of ill health that can be remediated; Poor = significant ill health.

Structural condition (S): an assessment of the tree's structural condition. Described as: Good = no significant defects; Fair = significant defects that can be remediated; Poor = significant defects with no remedy.

Observations – negative and positive: narrative comments on general condition, significant defects and overall appearance (e.g., the presence of any decay).

Preliminary management recommendations: e.g. pruning or further investigation of suspected defects.

Life expectancy: an estimate of a tree's future life expectancy, recorded as 0–5, 5–20, 20+ and 40+ years.

Retention Category: Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

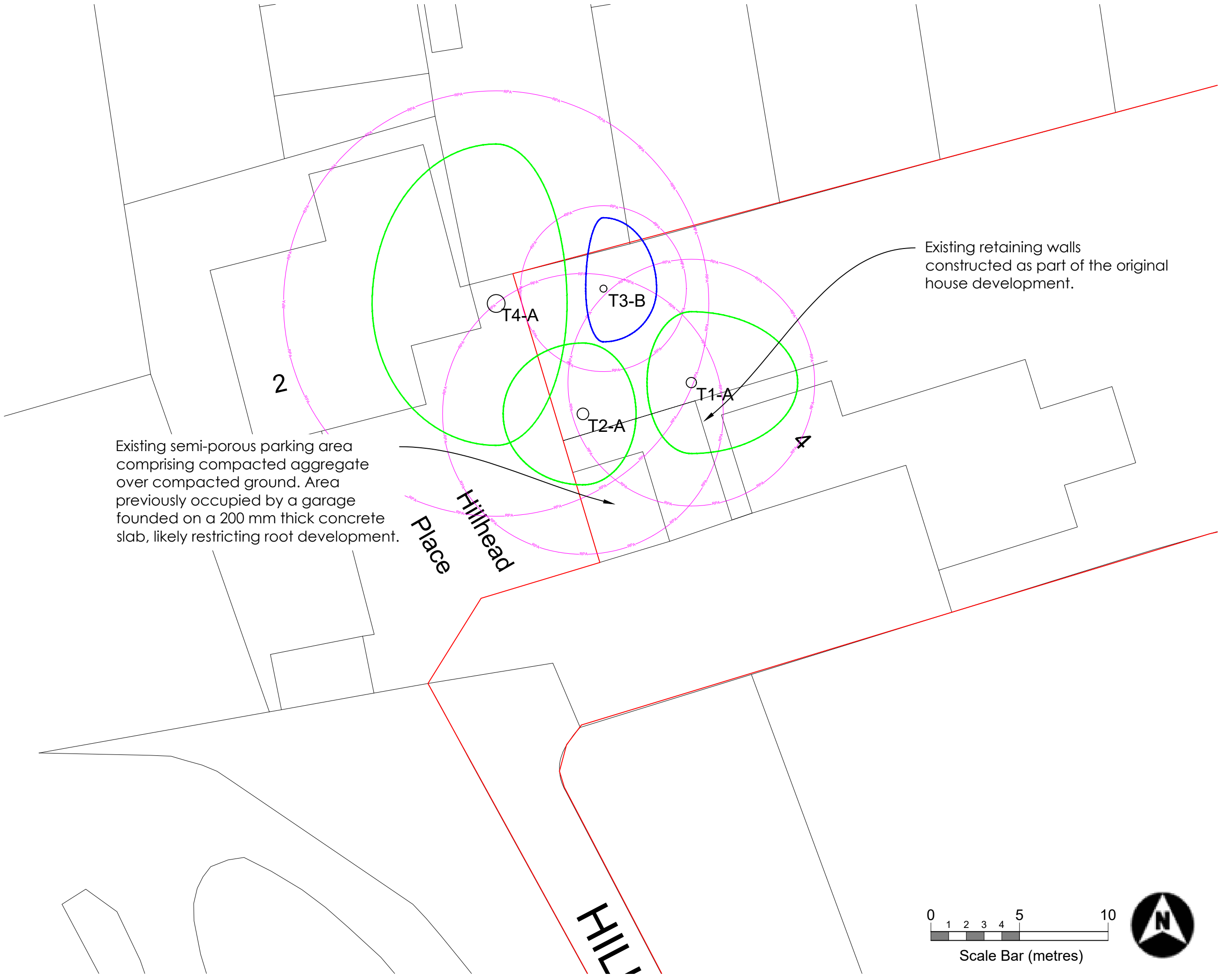
RPA radius (m): minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

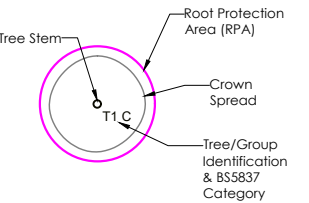
Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)Trees that are dead or are showing signs of significant, immediate, and irreversible overall declineTrees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3- Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem at 1.5m (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Common Lime (Tilia x europaea)	18	1	580	4	7	5	3	5-S	Mature	S=Good. P=Good. Well-formed item with a balanced crown and no notable defects identified. Forms part of a larger group. Previously topped with a well-reformed crown. Historic level alterations to the rooting environment and changes in surfacing appear to have been well tolerated.	Retain. Sympathetic construction required within the theoretical RPA required, to be undertaken under Project Arboriculturist supervision.	40+ yrs	A2	7.0
T2	Common Lime (Tilia x europaea)	19	1	660	4	7	5	3	5-S	Mature	S=Good. P=Good. Well-formed item with a balanced crown and no notable defects identified. Forms part of a larger group. Previously topped with a well-reformed crown. Historic level alterations to the rooting environment and changes in surfacing appear to have been well tolerated. Superficial stem wound to the northern aspect.	Retain. Sympathetic construction required within the theoretical RPA required, to be undertaken under Project Arboriculturist supervision.	40+ yrs	A2	7.9
T3	Common Lime (Tilia x europaea)	19	1	390	4	3	3	1	5-N	Mature	S=Fair. P=Good. Forms part of a larger group. Suppressed by dominant neighbours.	Retain, no action.	20+ yrs	B2	4.7
T4	Beech (Fagus sylvatica)	19	1	est 1000	9	4	8	7	7-N	Mature	S=Good. P=Good. Off-site item, no accurate inspection completed.	Retain, no action.	40+ yrs	A2	12.0



KEY



- Category A**
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-4

Tree Constraints Plan

Site Address:
4 Hillhead Place
Wheelwright Drive
Dewsbury

Client:
Richard Jagger Architectural Design

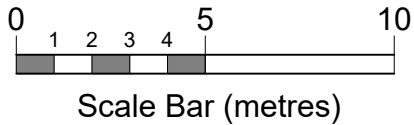
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28/07/2026

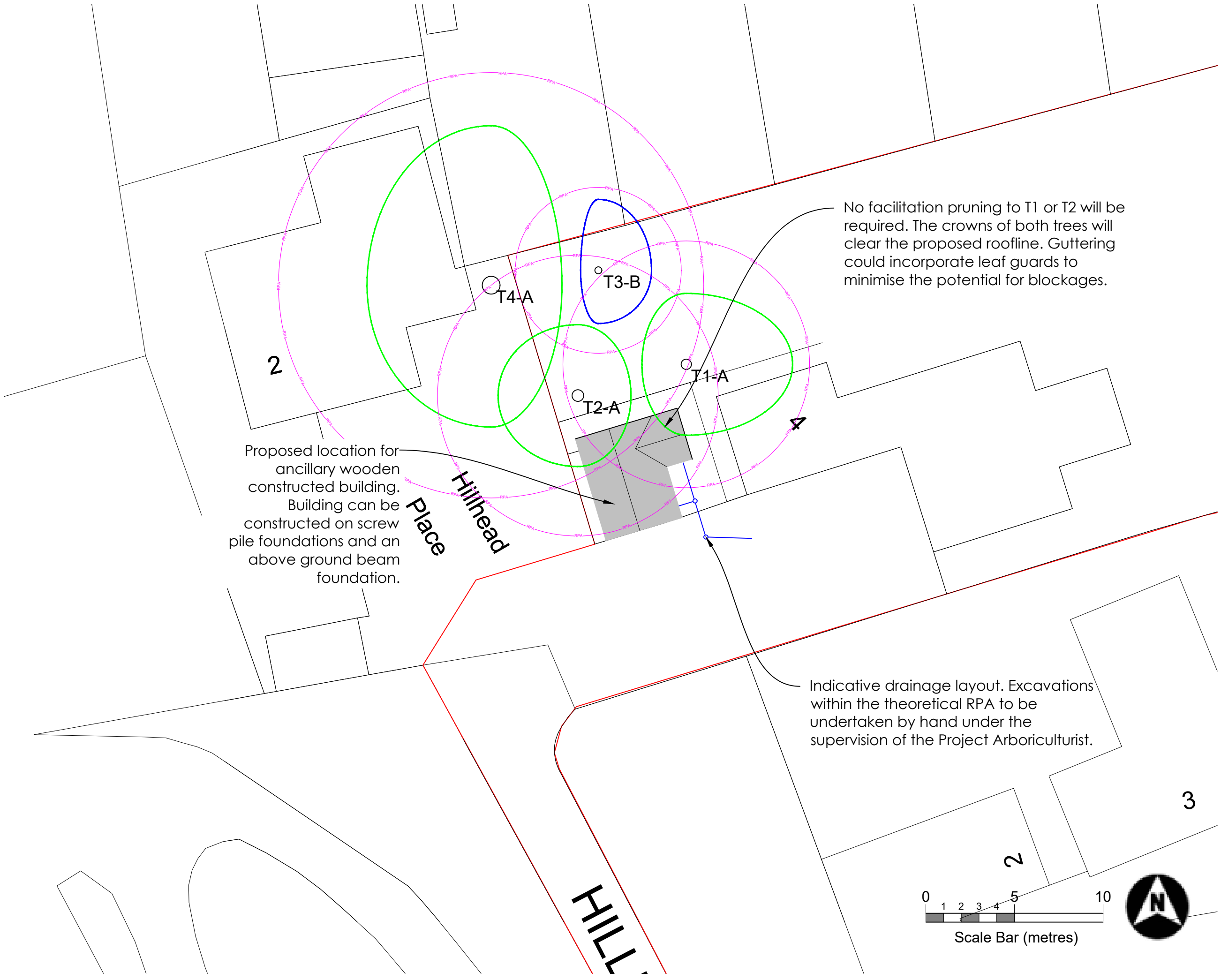
Job Ref:
TCC-2718-1

Scale:
1:200 at A3

Revision:
1

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KEY

Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-5

Tree Impact Plan

Site Address:
4 Hillhead Place
Wheelwright Drive
Dewsbury

Client:
Richard Jagger Architectural Design

Date: 28/07/2026	Job Ref: TCC-2718-1
Scale: 1:200 at A3	Revision: 1

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