



**Arboricultural Impact Assessment
Land at Fenay Lane
Almondbury
Kirklees, HD8 0LL**

Report Reference: AIA-2531-1
1st July 2026

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1 Introduction

1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by Vesta Property Group Ltd to prepare an Arboricultural Survey and Impact Assessment in support of a proposed residential development at Fenay Lane, Almondbury. The resulting report includes the following information:
- 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 (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 9th March 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 Description

- 1.3.1 The site comprises paddock fields located on the north side of Fenay Lane. The surrounding area comprises a mix of residential properties and open farmland. Pony Park is situated immediately to the north of the site.
- 1.3.2 Most of the tree cover included within the survey is located off-site, forming prominent landscape features along the site's eastern and northern boundaries. Further details regarding the site and development context are provided within the supporting information prepared by Wildblood Macdonald.

1.4 Tree Status

- 1.4.1 Kirklees Council's online interactive mapping indicates that the site is not located within a designated Conservation Area and that the off-site trees along the northern boundary are protected by an Area Tree Preservation Order (TPO) (Ref. 38/89/A3).
- 1.4.2 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 30/06/26
The approximate site boundary has been identified by the red line. The green notation identifies the location of Tree Preservation Orders.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken and no soil information was provided to the author. However, from studying the British Geological Survey 'Geindex Onshore' the underlying geology is recorded as Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone.
- 1.5.2 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.'
- 1.5.3 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, 2 No. tree groups were identified as high-quality Category A items. 2 No. individual trees and 1 No. tree group were identified as moderate-quality Category B items. 3 No. tree groups were identified as low-quality Category C items. 9 No. trees were identified as Category U items due to their poor condition.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	G1 & G7
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T6, T13 & G16
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	G2, G3 & G12
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T4, T5, T8, T9, T10, T11, T14, T15 & T17
Total number of trees:		11 No. individual trees and 6 No. tree groups

- 2.1.2 On-site tree cover (G2, G3, T4, T5 and T6 on plan) is limited to a former field boundary, assumed to comprise a lapsed hedgerow. Species include semi-mature Holly, Hawthorn and Ash. Collectively, the trees are of lower arboricultural and landscape value than the mature tree belts located along the eastern and northern boundaries.
- 2.1.3 The off-site eastern tree cover (G1 on plan) forms a mature belt of trees that provides effective screening between the site and neighbouring residential properties. Collectively, the trees make a significant contribution to the character and visual amenity of the surrounding area.
- 2.1.4 The northern tree belt forms a prominent and well-established landscape feature, making a significant contribution to the character of the surrounding area and a key component of the wider landscape.
- 2.1.5 Various trees have been identified as seriously defective or in poor physiological condition and have therefore been categorised as Category U items. The majority are located off-site and it is recommended that, where they are under third-party ownership, the owners are informed of their condition.

- 2.1.6 The removal of trees protected by Tree Preservation Orders on arboricultural grounds does not constitute development as defined by Section 55 of the Town and Country Planning Act 1990 (as amended). Accordingly, a separate Tree Works Application will be submitted seeking consent for works to trees within the applicant's ownership that are subject to the TPO.
- 2.1.7 Where practicable, the trees should be retained in a reduced form for habitat purposes.

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 Wildblood Macdonald.
- 3.1.2 The proposal comprises the construction of six detached dwellings served by a single access road constructed to adoptable standards.

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'	G1 & G7	None	None
'B'	T13 & G16	T6	None
'C'	G3 & G12	G2 (partial loss)	None
'U'	None	T4 & T5	T8, T9, T10, T11, T14, T15 & T17

- 3.2.1 As demonstrated in Table 2, the proposed development has been carefully designed to integrate with the existing tree cover, allowing the majority of trees to be safely retained.
- 3.2.2 Partial removal of the northern section of G2 will be required to facilitate the proposed road. In this context, the trees requiring removal make only a limited individual contribution to amenity and their loss would not significantly diminish the overall contribution provided by the group. T4 and T5 require removal irrespective of the proposed development due to their condition.

- 3.2.3 T6 (Oak) is a small establishing tree that currently provides little contribution to the wider landscape. Its removal can be readily mitigated through replacement planting in a more prominent location.
- 3.2.4 All remaining tree cover identified within this report can be retained and adequately safeguarded throughout the development process.

3.3 Below Ground Constraints

- 3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).
- 3.3.2 In accordance with BS 5837:2012 recommendations, the RPAs (shown in magenta) have been plotted onto the attached Tree Constraints Plan (TCP), taking into account surrounding topographical factors, tree condition and likely root disposition.
- 3.3.3 The proposed garage of Plot A marginally encroaches into the RPA of G1 by approximately 1.5%. Any root loss is anticipated to be limited to fibrous roots with a high regenerative capacity. Given the limited extent of the encroachment, no material adverse impact on the long-term retention of G1 is anticipated.
- 3.3.4 As a precautionary measure, it is recommended that the initial excavation within the prescribed RPA is undertaken under the supervision of the Project Arboriculturist. The foundation trench should also be lined with an appropriate impermeable membrane to prevent concrete leachate entering the rooting environment. The retaining wall located immediately north of the proposed garage, on the extremity of G1's RPA, should be constructed using the same methodology.
- 3.3.5 No further foreseeable conflicts have been identified between the trees recommended for retention and their prescribed RPAs.

3.4 Above Ground Constraints (Facilitation Pruning)

- 3.4.1 No pruning will be required to accommodate the proposed buildings or associated infrastructure.

3.5 Indirect Impacts

- 3.5.1 The site's tree cover has been assessed in relation to the proposal, with specific consideration given to shading and future growth. As such, it is not anticipated that the trees will give rise to high levels of shading resulting in pressure for future pruning.
- 3.5.2 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.

3.6 Alterations to Ground Levels

- 3.6.1 Changes in ground level can have significant implications for the health and long-term retention of trees. All proposed level changes are located outside the prescribed RPAs, as demonstrated on the Tree Impact Plan (Appendix 5). The proposed levels generally follow the existing topography and are not anticipated to adversely affect local ground water or drainage conditions within the rooting environments of retained trees.

3.7 Tree Protection

- 3.7.1 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.

3.8 Material Storage & Site Compound

- 3.8.1 No material storage or plant movement will be required within CEZs. The existing site entrance will serve the development and be used for the duration of the proposed construction work. A targeted space for materials and cement mixing can be accommodated within the open ground well clear of designated CEZs.

3.9 Services (Drainage & Utilities)

- 3.9.1 All utility services will be connected to the existing network within Fenay Lane, outside the prescribed RPAs. With the exception of a single surface water outfall pipe, all drainage infrastructure has been designed to avoid the RPAs of retained trees.
- 3.9.2 The surface water outfall pipe will discharge into the watercourse located to the north of the site. It should be installed using the techniques and methods described in Section 4.1 of the current edition of the National Joint Utilities Group (NJUG) *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*. Where this is not practicable, excavations shall be undertaken using compressed air excavation tools under the supervision of the Project Arboriculturist and shall not be mechanically excavated.

3.10 Landscaping

- 3.10.1 A Landscape Scheme has been prepared by Studio 413 Landscape Architects (Drawing No. LDP-26-P317), comprising a diverse mix of native and non-native tree species, including large-growing trees capable of providing substantial long-term canopy cover. The majority of the planting is concentrated along Fenay Lane, where it will soften the appearance of the proposed development whilst mitigating the identified tree loss.

4 Conclusions

- 4.1.1 As demonstrated, the proposed development will result in minimal arboricultural impact, requiring only the removal of a single Category B tree and part of a Category C tree group. The proposal also presents an opportunity to enhance the landscape through the introduction of replacement tree planting, helping to create a more balanced age structure and secure the long-term continuity of tree cover.
- 4.1.2 Provided tree protection measures are implemented in accordance with an agreed Arboricultural Method Statement and Tree Protection Plan, the existing tree cover can be adequately protected throughout the construction phase and beyond.
- 4.1.3 It is hoped that this report and recommendations provide all necessary information, however, should there be any queries, or should clarification of any points 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, die back 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 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., requires pruning or further investigation of suspected defects is needed.

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)

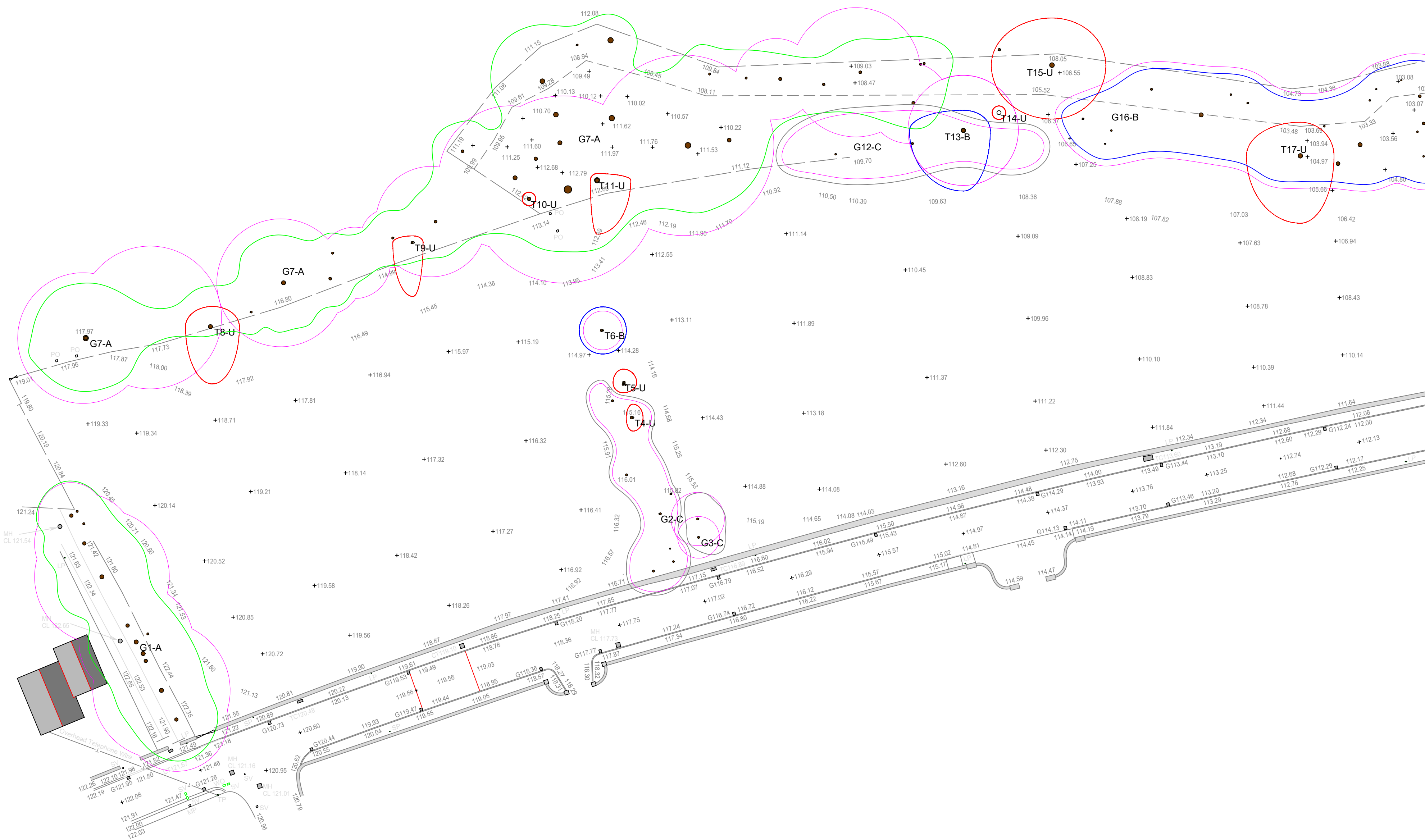
Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, 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 decline - Trees 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 NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			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

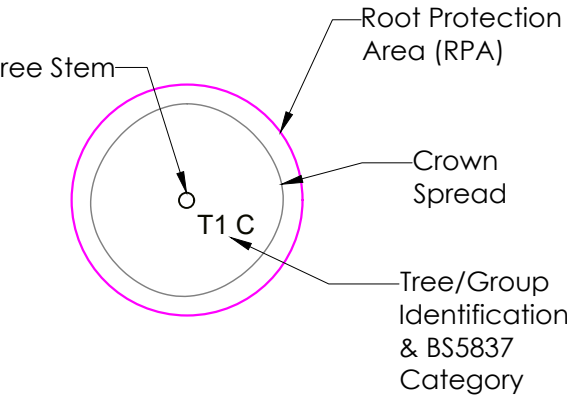
Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
G1	Group of Sycamore, <i>Acer pseudoplatanus</i> & Horse Chestnut, <i>Aesculus hippocastanum</i>	20	1	ave 500	see plan	2-e	Mature	S=Good, P=Good. Off-site boundary feature. Horse Chestnuts display symptoms of Bleeding Canker (<i>Pseudomonas syringae</i> pv. <i>Aesculi</i>) and evidence of previous branch failures. The roadside tree exhibits apical dieback. Collectively they form a dominant landscape feature with the potential to provide a lasting contribution.	Retain, no action.	40+ yrs	A2	6
G2	Group of Holly, <i>Ilex aquifolium</i> , Sycamore, <i>Acer pseudoplatanus</i> , Ash, <i>Fraxinus excelsior</i> , Elder, <i>Sambucus nigra</i> & Hawthorn, <i>Crataegus monogyna</i>	10	1	ave 150	see plan	g/l	Semi-mature	S=Fair, P=Good. Mixed group, possibly the remnants of a former field boundary hedgerow. Of limited stature or significance in the wider landscape context.	Partial development loss. The majority can be retained.	10+ yrs	C2	1.8
G3	2 Ash, <i>Fraxinus excelsior</i>	11	1	330 & 260	see plan	2.5-s	Semi-mature	S=Good, P=Fair. Establishing items, separate from G2. No obvious symptoms of Ash Dieback (<i>Hymenoscyphus fraxineus</i>) infection.	Retain, no action.	10+ yrs	C2	4
T4	Hawthorn, <i>Crataegus monogyna</i>	9	6	110	2 1.5 2 1	2-e	Dead	S=Poor, P=Poor. Dead, or in a state of irreversible decline.	Remove irrespective of development.	<10 yrs	U	1.3
T5	Ash, <i>Fraxinus excelsior</i>	10	3	200 150 170	2 2 1.5 1.5	2-n	Semi-mature	S=Fair, P=Poor. Displays obvious crown symptoms of Ash dieback, consistent with Class 3–4 infection.	Remove irrespective of development.	<10 yrs	U	3
T6	Common Oak, <i>Quercus robur</i>	8	1	240	3.5 3.5 3.5 3.5	g/l	Semi-mature	S=Good, P=Good. Well-formed, establishing tree with no notable features.	Development loss.	20+ yrs	B1	2.9

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 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)
G7	Group of Beech, <i>Fagus sylvatica</i> , Sycamore, <i>Acer pseudoplatanus</i> , Ash, <i>Fraxinus excelsior</i> , Wych Elm, <i>Ulmus glabra</i> , Common Oak, <i>Quercus robur</i> & Small-leaved Lime, <i>Tilia cordata</i>	22	1	ave 500	see plan				2-s	Mature	S=Good, P=Good. Off-site woodland material defining the northern boundary. Significant landscape feature. Trees of poor structural or physiological condition have been individually identified. RPAs have been plotted based on dominant edge trees.	Retain, no action.	40+ yrs	A2	6
T8	Wych Elm, <i>Ulmus glabra</i>	15	1	550	3	4	8.5	4	1-s	Dead	S=Poor, P=Poor. Standing dead item, likely succumbed to Dutch Elm Disease (<i>Ophiostoma novo-ulmi</i>).	Inform owner of its condition. Suitable for retention in a reduced form for habitat purposes.	<10 yrs	U	6.6
T9	Sycamore, <i>Acer pseudoplatanus</i>	14	1	390	1	1.5	8	3	4-s	Early-mature	S=Poor, P=Fair. Extensive basal decay, with only columns of functional wood remaining. Heavily suppressed and crown growth biased towards the site.	Inform owner of its condition. Suitable for retention in a reduced form for habitat purposes.	<10 yrs	U	4.7
T10	Ash, <i>Fraxinus excelsior</i>	9	1	540	1	1	1	1	n/a	Early-mature	S=Poor, P=Poor. Decaying stem with extensive cavities and features, providing potential bat roosting habitat. Potentially retainable in the short term for habitat purposes.	Reduce to a suitable height for retention as a habitat snag. Consent will be required via a separate Tree Works Application.	<10 yrs	U	6.5
T11	Beech, <i>Fagus sylvatica</i>	15	1	770	1	5	8	1	5-e	Mature	S=Poor, P=Fair. Decaying stem with extensive cavities and features, providing potential bat roosting habitat. <i>Kretzschmaria deusta</i> colonising dysfunctional basal wood. One functional limb remains. Potentially retainable in the short term for habitat purposes.	Reduce to a suitable height for retention as a habitat snag. Consent will be required via a separate Tree Works Application.	<10 yrs	U	9.2

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 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)
G12	Group of Hawthorn, Crataegus monogyna, Beech, Fagus sylvatica, Ash, Fraxinus excelsior, Common Oak, Quercus robur & Holly, Ilex aquifolium	11	1	ave <100	see plan	g/l	Semi-mature	S=Fair, P=Fair. Group of understorey trees, likely influenced by the recent removal of a significant tree in the locality.	Retain, no action.	10+ yrs	C2	1.2
T13	Common Oak, Quercus robur	19	1	680	3 4 9 8	2.5-s	Early-mature	S=Fair, P=Fair. Unbalanced form due to historic suppression. Symptoms of reduced vitality to crown extremities.	Retain, no action.	20+ yrs	B2	8.2
T14	Sycamore, Acer pseudoplatanus	14	1	600	1 1 1 1	6-e	Dead	S=Poor, P=Poor. Standing dead item.	Reduce to a suitable height for retention as a habitat snag. Consent will be required via a separate Tree Works Application.	<10 yrs	U	7.2
T15	Ash, Fraxinus excelsior	20	1	est 800	7 8 8 9	7-e	Mature	S=Fair, P=Poor. Displays obvious crown symptoms of Ash dieback, consistent with Class 3–4 infection.	Reduce to a suitable height for retention as a habitat snag. Consent will be required via a separate Tree Works Application.	<10 yrs	U	9.6
G16	Group of White Willow, Salix alba, Alder, Alnus glutinosa, Sycamore, Acer pseudoplatanus & Wild Cherry, prunus avium	18	6	ave 100	see plan	g/l	Early-mature	S=Fair, P=Good. Distinct change in character and species diversity from G7. Predominantly composed of pioneer species. Forms a collective feature, although the individual trees are of limited individual merit.	Retain, no action.	20+ yrs	B2	2.9
T17	Ash, Fraxinus excelsior	20	1	840	5 5 10 8	2-w	Mature	S=Fair, P=Poor. Displays obvious crown symptoms of Ash dieback, consistent with Class 3–4 infection.	Inform owner of its condition. Suitable for retention in a reduced form for habitat purposes.	<10 yrs	U	10.1



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

Drawing Title:
Tree Constraints Plan

Site Address:
**Land at Fenay Lane
Almondbury**

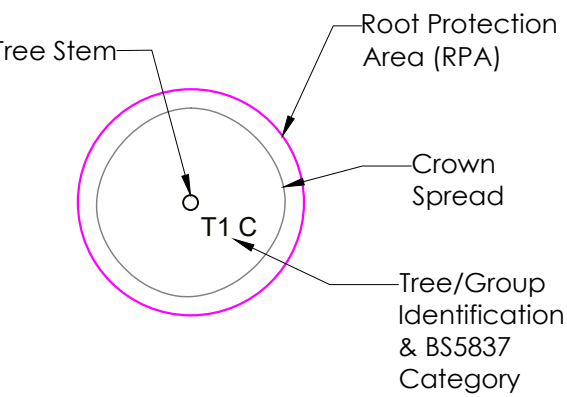
Client:
Vesta Property Group

Date: **30/06/2026** Job Ref: **TCC-2531-1**

Scale: **1:400 at A1** Revision: **1**

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS
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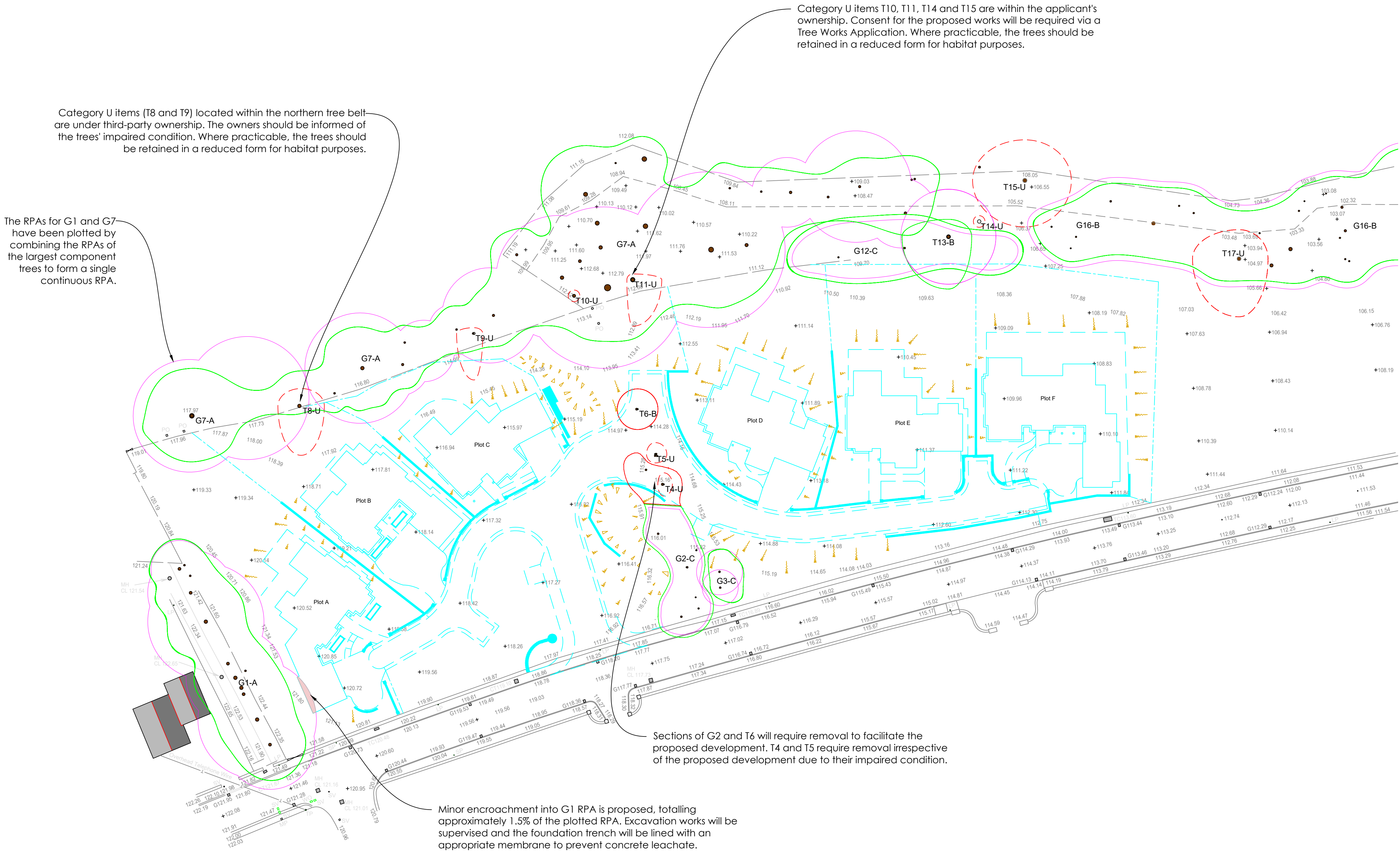
KEY



Retain
Tree/group to be retained

Development Loss
Tree/group to be removed to facilitate development

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

Drawing Title:
Tree Impact Plan

Site Address:
**Land at Fenay Lane
Almondbury**

Client:
Vesta Property Group

Date: **30/06/2026** Job Ref: **TCC-2531-2**

Scale: **1:400 at A1** Revision: **1**

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