

Arboricultural Impacts Assessment

SITE LOCATION

Shelley College
Huddersfield Road
HD8 8NL

ISSUE DATE

18 August 2026

OUR REFERENCE

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PREPARED FOR

Sports Labs

PRINCIPAL AUTHOR

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Arboricultural Impact Assessment

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1. Introduction

1.1 Terms of Instruction

- 1.1.1 Sports Labs (hereafter the 'Client') commissioned Wharton Natural Infrastructure Consultants Ltd ('Wharton') to undertake an arboricultural assessment and prepare an Arboricultural Impact Assessment (AIA). It is prepared in relation to the project, Shelley College Huddersfield Road Shelley HD8 8NL (hereafter referred to as the 'Site').
- 1.1.2 The Principal Author of this report is Michael Nicklin Msci Arboricultural Consultant At Wharton. The Principal Author is an associate member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. The Principal Author is LANTRA-certified to undertake Professional Tree Inspections.

1.2 Aims of the Arboricultural Assessment

- 1.2.1 Trees may form a constraint to the Proposed Development and therefore a detailed tree survey was undertaken following the methodology as set out in *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations* (The British Standards Institution, 2012) hereafter referred to as 'BS5837:2012'.
- 1.2.2 This AIA is required to fulfil the requirements of the Local Planning Authority (LPA), Kirklees Council, to make an informed decision on our client's planning application. This approach accords with best practice as set out in BS5837:2012, which is a planning policy requirement of most Local Planning Authorities (LPAs) in the UK.
- 1.2.3 The assessment has considered trees directly on Site or within influencing distance (a 15m buffer based on the surveyor's discretion, hereafter the 'Study Area') to ensure that arboricultural features which are outside the developable area but whose root protection areas or crowns extents extend into the developable area, are recorded, and considered.

1.3 Scope of the Project

- 1.3.1 The scope and level of detail included within this AIA is appropriate with that required for the adequate consideration of arboricultural features as part of an outline planning application.
- 1.3.2 Information provided complies with the requirements of BS5837:2012, Table B.1 and broadly comprises four stages, these are:
- Undertake a survey of trees on the Site and those within the Study Area to fulfil the requirements of BS5837:2012.
 - Provide a Tree Constraints Plan for the Site demonstrating the above and below-ground constraints including Root Protection Areas (RPA) and canopy spreads.
 - Provide an AIA to evaluate the impacts and effects which are likely to arise from the Proposed Development and identify mitigation for retained trees, where necessary.
 - Provide a draft Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) 'Heads of Terms'.
- 1.3.3 BS5837:2012 outlines guidance on how to assess an arboricultural feature's quality and advises on assessing both direct and indirect impacts. Neither a methodology for defining impacts nor specific criteria for determining an arboricultural feature's perceived sensitivity are provided.
- 1.3.4 If a disagreement arises regarding compliance with associated planning decisions, this document may be utilised as a reference. However, if the LPA grants planning approval, a formal AMS should be conditioned to ensure adequate protection of retained trees.



1.4 Caveats and Limitations

- 1.4.1 The contents of this report are valid for a period of one year (12 months) from the date of this survey, 15 July 2026.
- 1.4.2 This is a report which should be used to accompany a planning application and provides no detail specifically in relation to the health and safety of the trees. This report in no way constitutes a tree risk-benefit or health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.
- 1.4.3 Trees are growing dynamic structures. Whilst reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.
- 1.4.4 All tree inspections were undertaken from ground level and no climbing inspections were undertaken.
- 1.4.5 Where trees have been captured beyond the Site boundary, all dimensions of trees and their associated parts are based on estimation unless otherwise stated. If trees are located within the Site boundary, measurements will not be estimated unless otherwise stated within the comments of the Tree Schedule.
- 1.4.6 This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, or soil. Further, this is an arboricultural report and therefore does not rely on ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.
- 1.4.7 Assessment of statutory and non-statutory constraints have been carried out using publicly accessible third-party information and aerial imagery. While this is deemed to be broadly accurate, in some instances no specific date is given for the information and images used and Wharton cannot and will not accept liability for any deficiencies in third party information.
- 1.4.8 The survey has only been undertaken from land within the Client's ownership, from public land or from areas where formal access has been arranged.

1.5 Confidentiality

- 1.5.1 The report is for the sole use of the Client as named on this report and its reproduction or use by anyone else is forbidden unless written consent is given by the author. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Wharton.



2. Site Overview

2.1 Site Description

2.1.1 Table 1. provides a description of the Site, with the Site location, denoted by a red line boundary, presented at Appendix 1.

Table 1. Site Description and Overview

Item	Description
Site Name	Shelley College, Huddersfield Road, Shelley, HD8 8NL
Ordnance Survey National Grid Reference	SE 22030 10652
Site Description, surrounding land use and Topography	The Site is located to the west of Huddersfield Road and is accessed via Huddersfield Road. The Site comprises of a hard standing athletics track, including a running track and long jump pit. To the west of the athletics track is large grass mound and a grass sports pitch. Surrounding the Site to the north and south were grass sports pitches. To the east were buildings associated with Shelly College. To the west was a boundary group of trees and Shelly Woodhouse Lane.



3. Relevant Legislation, Policy, Statutory and Non-Statutory Designations

3.1.1 This report has been compiled with reference to the following legislation, policy, and guidance.

3.2 Legislation

- The Town and Country Planning Act 1990.
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
- The Forestry Act 1967

3.2.1 Other legislation that affords a lesser or indirect level of protection to trees includes the following:

- The Wildlife & Countryside Act 1981 (as amended).
- Conservation of Species and Habitat Regulations 2017 (as amended).
- Natural Environment and Rural Communities Act 2006 (Section 41 England and Section 42 Wales).
- Hedgerow Regulations (1997).

3.3 National and Local Planning Policy

- National Planning Policy Framework (NPPF), Updated December 2024¹
- Kirklees Local Plan 2019²

3.4 Related Guidance

- British Standards Institute. BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London.
- British Standards Institution. (2010). British Standard 3998:2010, Tree Work - Recommendations. British Standards Institution, London.
- Forestry Commission and Natural England, Ancient woodland, ancient trees, and veteran trees: protecting them from development (2018).
- Tree Council & Ancient Tree Forum Ancient Tree Forum, Lonsdale, D (ed.) (2013) Ancient and other Veteran Trees: Further Guidance on Management.
- Owen & Alderman (2008) and Reed, H. (2000), Veteran Trees: A Guide to Good Management.
- Royal Institute of British Architects, RIBA Plan of Work 2020 Overview, RIBA (2020).

3.4.1 Full details on the Legislation, Statutory and Non-Statutory Designations listed above have been provided in Appendix 6.

¹ Ministry of Housing, Communities & Local Government (December 2024) National Planning Policy Framework. [Online] Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Kirklees Local Plan (February 2019) [Online] Available at: <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx> - (Last accessed 06 August 2026)



4. Arboricultural Desk Study

4.1 Arboricultural Desk Study

4.1.1 A desk study has been undertaken as a means of identifying if any statutory and non-statutory constraints or designations are present within the Site or Study Area. This desk study includes consideration of the following environmental constraints:

- Tree Preservation Orders (TPO).
- Conservation Areas.
- Ancient Woodland and Ancient, Veteran, or Notable trees.

Tree Preservation Orders and Conservation Areas

4.1.2 It has been confirmed via the Kirklees Council TPO map³ that there were no TPO's present on-site. Additionally, the Site was not located within a Conservation Area.

4.1.3 Provisional Tree Preservation Orders (TPO) may be made whenever a LPA deems it appropriate with only those persons interested in the land served with a copy of the Order. A further search for the presence of TPOs should be carried out prior to the commencement of any tree works or removals specified within this report.

Ancient Woodland

4.1.4 The presence of ancient woodland designation within or bordering the Site was checked using Natural England's Multi-Agency Geographical Information for the Countryside (MAGIC) map⁴ on 6th August 2026.

4.1.5 The Site was absent of this non-statutory designation.

Ancient, Veteran and Notable trees

4.1.6 The presence of Ancient, Veteran, or Notable trees⁵ associated with the Site were checked using Woodland Trust's Ancient Tree Inventory on 6th August 2026.

4.1.7 The Site was absent of these non-statutory designations.

³ Kirklees Council TPO Map (Online) Available at: <https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders.aspx> (Last Accessed 6 August 2026)

⁴ Magic (DEFRA), 2018. Multi Agency Geographic Information for the Countryside (Online). Available at: <https://magic.defra.gov.uk/MagicMap.aspx> > (Last Accessed 6 August 2026).

⁵ Ancient Tree Inventory, 2018. Ancient Tree Inventory [Online]. Available at: <https://ati.woodlandtrust.org.uk> > (Last Accessed 6 August 2026).



5. Arboricultural Walkover Survey

- 5.1.1 The walkover survey and arboricultural assessment was undertaken on the 15th July 2026 by Michael Nicklin, Senior Arboricultural Consultant at Wharton. The weather at the time of the survey was clear and bright.
- 5.1.2 There were no limitations to the assessment.

5.2 Method of Data Collection

- 5.2.1 The arboricultural survey was undertaken in accordance with BS5837:2012, with OS master maps and a Topographical Survey forming the base mapping.
- 5.2.2 The trees on the Site were surveyed without reference to the Site layout as detailed in Clause 4.4.1.1 of BS5837:2012. However, for the purposes of this arboricultural assessment, the design proposal for the Site has been considered.
- 5.2.3 The survey recorded trees either as individual specimens or as groups, where these trees were aerodynamically, culturally, or visually important as groups. The tree numbers associated with each tree are cross-referenced within the schedule and plans at Appendix 3 and 4 respectively.
- 5.2.4 A specific methodology for identifying and documenting Ancient, Veteran, or Notable trees in the field is not provided by BS5837:2012. While the term 'Veteran' is defined in paragraph 3.12 of BS5837:2012, the term 'Ancient' or 'Notable' is not given. There are currently several published approaches that are available associated with defining and classifying Ancient, Veteran, or Notable trees. However, due to the intricacy and subjectivity of this subject, different definitions and methodologies exist.
- 5.2.5 For this BS5837:2012 survey, the methodology set out by the Recognition of Ancient, Veteran & Notable Trees – RAVEN⁶ has been adopted to survey and assess potential Ancient, Veteran or Notable trees.
- 5.2.6 It should be noted that Table 1 of BS5837:2012 only gives recommendations in relation to remaining years. A tree may be considered to have a longer remaining life, however, still be of a lower category given its maturity, condition, or overall impact to the application site.
- 5.2.7 Full details of the survey methodology used are provided in Appendix 2.

5.3 Arboricultural Survey Results

- 5.3.1 Full details of the trees are provided within the Tree Schedule and the location of each tree and their associated constraints including canopy spread and root protection areas are illustrated on the Tree Constraints Plan (TCP) at Appendix 4. A brief summary of recorded features can be seen below in Table 2.

Table 2. Arboricultural features recorded and quality categories in accordance with BS5837:2012

	Category A	Category B	Category C	Category U
Trees	0	1	0	0
Groups	1	5	4	0
Hedges	0	0	0	0
Total	1	6	4	0

⁶ J. Forbes-Laird. (2018). *Recognition of Ancient, Veteran & Notable Trees – RAVEN*. [Online]. FLAC. Last Updated: 2018. Available at: <https://www.flac.uk.com/wp-content/uploads/2018/08/RAVEN.pdf> [Accessed 10th July 2024].



- 5.3.2 A total of 11no. arboricultural features were surveyed across the wider Site (Arboricultural Study Area, as defined by a dashed blue line on the TCP) comprising 1no. individual tree and 10no. groups of trees.
- 5.3.3 These include 1no. category A, 6no. category B and 4no. category C arboricultural features.
- 5.3.4 High-quality arboricultural features should be retained and incorporated into the design of the Proposed Development. Often, the mature proportions, good structural and physiological condition and advantages associated with landscape amenity are the consequence of an established number of years of growth. The loss of high-quality arboricultural features would be seen as a significant negative impact that will last for the duration of any development, and beyond.
- 5.3.5 It is essential that the consequences on the arboricultural resource associated with such a negative impact is given full consideration during the feasibility stages and as part of the decision-making process. Replacement planting and other efforts cannot fully compensate for the loss of high-quality arboricultural features.
- 5.3.6 In line with BS5837:2012, the category A and B trees should be considered as providing a substantial contribution to a Site. Therefore, these trees should be retained and incorporated into the Proposed Development where possible and feasible.
- 5.3.7 Generally, category C and U trees are of low quality or are young specimens, which can be readily replaced, therefore, should not be considered a constraint to Proposed Development. However, it is understood that, wherever possible, trees will be retained for the benefits that they currently provide as well as helping to ensure a continuity of tree cover and providing a mature landscape to the Proposed Development.
- 5.3.8 The 1no. category A group of trees surveyed was located off-site to the north. It comprised of mature pedunculate oaks (*Quercus robur*), sycamore (*Acer pseudoplatanus*) and common beech (*Fagus sylvatica*). These trees provide significant arboricultural and ecological merit. Collectively and individually these trees contribute to the value of the Site and are an integral part of the wider landscape character.
- 5.3.9 There was 1no. individual tree considered category B. T1 was a silver birch (*Betula pendula*) located off-site to the south. It had a well-formed canopy with good vigour. There were 5no. category B groups of trees surveyed. These were all off-site, with G3 to the west, G6 to the south and G7, G8 and G9 to the north. These trees provide significant arboricultural and ecological merit. Collectively and individually these trees contribute to the value of the Site and are an integral part of the wider landscape character. Many of the individual B category trees have been downgraded due to previous canopy management, the presence of large previously failed limbs and significant decay. It was considered important to differentiate between these and other trees of higher value.
- 5.3.10 The final 4no. groups of trees have been assessed as being Category C. G1 and G2 were located off-site to the north, these were small groups of common hawthorn (*Crataegus monogyna*) and wych elm (*Ulmus glabra*). G4 and G6 were located off-site to the south. These were outgrown boundary hedges formed predominantly of common hawthorn. Although many of these features provide connectivity value across the Site, due to their younger age and historic management, they have been assigned as category C.



6. Arboricultural Impact Assessment

6.1 Purpose of the AIA

- 6.1.1 The purpose of the AIA is to assess the direct and indirect impacts and effects associated with construction of the Proposed Development on existing trees. Where necessary, the AIA further identifies necessary compensation and mitigation measures where these are deemed appropriate.

6.2 Proposed Development Description

- 6.2.1 The Proposed Development is for the replacement of the existing athletics track with a new sports pitch.

6.3 Reference Documents

- 6.3.1 As background information, the following documentation set out in *Table 3* below, has been referenced.

Table 3. Document and Plans Provided

Document Description	Reference No.	Prepared By	Date
Site Location Plan	3011 - Shelley College - Contract Drawings	Sports Labs	07/2026
Layout Proposal	3011 - Shelley College - Contract Drawings	Sports Labs	07/2026

6.4 Assumptions and Limitations

- 6.4.1 This AIA has been compiled based on the following assumptions and limitations:

Assumptions

- That all proposed site clearance, earthworks, and construction activities will be restricted to the immediate application area (as denoted by the red line boundary) and not into areas of third-party land beyond the development land.

Limitations

- Impacts arising to any trees beyond the Study Area have not been considered.
- The extent of earthworks across the Proposed Development has not been fully disclosed in detail, given this is an Outline application.
- Details on enabling works, such as the installation or diversion of services and utilities by statutory undertakers beyond the Site, were not considered during this Impact Assessment.
- Several arboricultural features subject to this AIA have been plotted using aerial imagery and on-site GPS location which cannot always be relied upon. The Tree Plans have features plotted with approximate locations only.



6.5 Arboricultural Impacts from the Proposed Development

- 6.5.1 The Proposed Development as illustrated on the Layout Proposal (3011 - Shelley College - Contract Drawings) has been overlaid on the TCP to allow for an assessment of the arboricultural features to be retained and removed, as shown on the Arboricultural Impact Plan and Tree Retention and Removals Plan provided at Appendix 4.
- 6.5.2 These plans illustrate the relationship between the RPAs associated with the trees and the Proposed Development and outlines any impacts, conflicts or mitigating effects. It has been recognised from the outset of the concept and framework plans being considered that the arboricultural features on Site are of significant value. This has been balanced with the requirement achieve suitable access and arterial highway routes through the Site.

6.6 Arboricultural Features to be Removed

- 6.6.1 There are no removals required to implement the Proposed Development.
- 6.6.2 Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It also states that misplaced tree retention can be detrimental on a Site where it will cause excessive pressure on those trees being retained and could necessitate their removal in the future.

6.7 Below Ground Constraints

Root protection areas

- 6.7.1 The below ground constraints are generally summarised as the Root Protection Areas (RPA). BS5837:2012 defines the root protection area as *'the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability'* and is an area within which the requirements of the tree *'must be given priority'*.
- 6.7.2 The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single-stemmed trees. For trees with more than one stem, one of two calculation methods should be used, dependent on the number of stems.
- 6.7.3 In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 6.7.4 The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s) and this is to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and existing ground conditions.
- 6.7.5 This does not mean that some works can't be proposed within the RPAs of retained trees however, this needs to be limited to as low as practicable. The BS5837:2012 states that incursion *"should not exceed 20% of any existing unsurfaced ground within the RPA"* and encroachment upon the RPA should be avoided, in general, with excavation avoided as this poses the greatest risk to root severance.

Existing RPA incursions

- 6.7.6 There were existing incursions within the southern RPA's of G7, G8, G9 and G10 associated with the existing athletics track.

New RPA incursions

- 6.7.7 The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available to prevent damage to the tree(s). Recommended within BS



5837:2012, paragraph 5.3.1.

6.7.8 To construct the Proposed Development, there will be a new incursion within the RPA of G7, as detailed below:

6.7.9 G7 – c.11.6m² of the total 166.3m² RPA, therefore a c.7% new incursion.

Underground Utilities

6.7.10 Due to the details provided for this application there is insufficient information relating to below ground infrastructure available at present.

6.7.11 However, there is sufficient space outside of the RPAs for services to be located. If services do enter RPAs the use of hand digging as detailed in the National Joint Utilities Group publication '*Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*' (NJUG 10, Volume 4, 2007) will be undertaken to minimise the impact on the tree roots.

6.8 Above Ground Constraints

Tree Crowns

6.8.1 The above ground constraints predominantly refer to the impact of the canopy of any retained tree on the Site either by size and form, shadowing, and nuisance factors. The above ground constraints imposed by tree(s), woodland(s) and hedge crowns should be considered in relation to the following:

- The crown's extent and its relationship to any structures. The primary consideration should be whether there will be enough space to prevent branches from damaging structures, post-construction and whether the proximity of the crown will appear oppressive to occupiers and visitors and result in future pressure for removal.
- The proportion of open space beneath the crown and if this will obstruct construction access or on-site activities and is it adequate for the passage of both vehicles and pedestrians.
- Seasonal nuisance (e.g., leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces).

6.8.2 Pruning urban trees to regulate their spatial requirements is a routine practice and might be used to address the issues raised above. However, pruning is not acceptable in all situations, and professional guidance should be obtained before depending on it to address any of the issues outlined.

Proposed Tree Works and Pruning

6.8.3 Precise details on any tree pruning and management should be detailed within a formal AMS, this should specify the final pruning operations to retain standing deadwood, based on the final use of an area.

6.8.4 All tree works undertaken must comply with *British Standard 3998:2010 – Tree Work Recommendations* and should therefore be carried out by skilled tree surgery contractors, ideally Arboricultural Association Approved Contractors.

6.8.5 All vegetation and, particularly, woody vegetation proposed for clearance, must be removed outside of the bird-breeding season (March - September inclusive). Birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. If this is not practicable, a qualified Ecologist should inspect the vegetation to be removed or pruned for the presence of nesting birds.



Shade and Proximity

- 6.8.6 The above-ground constraints predominantly refer to the impact of the canopy of any retained trees on the Site either by size and form, shadowing, and nuisance factors.
- 6.8.7 The possible influence of retained arboricultural features on future occupants' living conditions in terms of shade and fears of safety, breakage, or collapse must be assessed. Generally, occupied structures should not be positioned beneath tree canopies, and provisions should be made to ensure that the principal living spaces receive adequate direct sunlight.

Species Characteristics

- 6.8.8 Consideration is also given to species characteristics such as:
- Deciduous or evergreen.
 - Density of foliage.
- 6.8.9 The characteristics of individual tree species – such as whether they are likely to drop fruit, sticky sap, flowers, or cones- may be regarded as a nuisance by future owners or occupiers and may cause resentment towards trees.

Spatial Requirements for Contractors during Demolition and Construction

- 6.9.1 It is considered likely during both demolition and construction that contractors will require sufficient working room which may fall within the RPA of retained trees. This is particularly evident for those trees adjacent to the new access layout.
- 6.9.2 If this is required, construction scaffolding within the RPAs will be installed with ground protection as detailed in BS5837:2012 Clause 6.2.3.3 Note a. To ensure that the adjacent tree specimens are not negatively impacted, there will be a requirement for ground protection. This will be set out as per the notes within the BS5837:2012 Clause 6.2.3.3 Note a. It will comprise of either a suspended wooden walkway beneath the scaffolding or 100mm of woodchip laid onto a geotextile base overlaid with wooden boards. This will significantly reduce the likelihood of ground compaction

Tree Planting and Green Infrastructure

Compensation and Mitigation

- 6.10.1 The Proposed Development allows great opportunity for compensatory and mitigating planting.
- 6.10.2 From a general arboricultural perspective, new tree, woodland, and hedge planting should seek to achieve the following:
- Maintain or increase the overall area of canopy cover.
 - Increase species diversity to build future resilience into the local population.
 - Plant trees which are appropriate to the Proposed Development with an ambition to includes those species which will develop into large specimens with the capacity to contribute positively towards the urban forest, provisioning and regulating of ecosystem services, landscape character and public amenity.
- 6.10.3 The guidance of BS8545:2014 will be followed in relation to the aftercare of the trees to be planted. This will include amongst general irrigation, formative pruning:
- A formal assessment of young tree health and development should be carried out annually.
 - This assessment should include foliar appearance (i.e., lack of leaf chlorosis and/or necrosis), leaf size and leaf canopy density, extension growth and incremental girth development.

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- Continual assessment on an ad-hoc basis should be carried out throughout the year, to inform maintenance requirements



7. Arboricultural Method Statement (AMS) 'Heads of Terms'

- 7.1.1 This section outlines general precautionary measures that should be always taken.
- 7.1.2 Other than those specified in this method statement, no trees will be removed or pruned during demolition and/or construction. Any proposed deviation from the tree removal and retention guidelines outlined in this AIA must be discussed with the appointed Arboricultural Clerk of Works (ACoW) before being implemented.
- 7.1.3 Arboricultural features that will be removed in accordance with this report and the Proposed Development must be felled prior to the installation of protective barriers.
- 7.1.4 All tree works will be undertaken to British Standard 3998:2010 'Tree Work - Recommendations'.
- General protection measures for retained trees***
- 7.1.5 During construction, retained trees must be adequately protected. Most of the time, this protection will include the installation of mandatory tree protection barriers at the extent of the calculated Root Protection Areas (RPAs) to create construction exclusion zones (CEZ).
- 7.1.6 The tree-protection measures should adhere to the recommendations in BS5837:2012. The purpose of these measures should be understood and well-considered from the start, as they protect trees to be retained within and adjacent to the Site while allowing adequate access for the implementation of the Proposed Development.
- 7.1.7 Tree-protection fencing should be robust enough to restrict being breached from the type of construction activity taking place on Site and suitable for the degree and proximity of works to retained trees. Fencing to be installed must be periodically inspected to ensure that they remain fit for purpose and, where required, maintained, or improved throughout the duration of demolition and construction activities on Site.
- 7.1.8 Tree Protection Fencing should encompass a rigid wire mesh, metal fencing panel (Heras™). In most situations, these panels should be affixed to scaffold poles driven vertically into the ground. To offer additional resistance against impacts where construction activity is anticipated to be more intense, supporting struts; acting as a brace, should also be provided.
- 7.1.9 Barriers will be erected prior to the start of any demolition and/or construction work unless they already exist. When barriers are installed, the area is designated as a CEZ. Protective barriers will not be removed or altered unless the appointed Project Arboriculturist has been consulted and the acting local authority has agreed.
- 7.1.10 Site compounds, Portakabins, Containers, and other temporary structures may be used in root protection areas in some cases if prior consent is obtained from the acting local planning authority. Prior to installation, the method for installing the buildings and an assessment of whether temporary ground protection is required must be agreed upon and specified with the project Arboriculturist.
- 7.1.11 Loads that are wide or tall should not encounter retained trees. Oil, bitumen, cement, or any other potentially hazardous material to trees should not be stacked or discharged within 10 metres of a tree stem. Concrete should not be mixed within 10 metres of a tree.
- 7.1.12 No fires will be lit where flames are expected to extend to within 5m of tree foliage, branches, or trunk, taking wind direction and fire size into account. Any part of a retained tree should not have notice boards, telephone cables, or other services attached to it.



Ongoing arboricultural monitoring of retained trees

- 7.1.13 Any trees that are to be retained and have the potential to be impacted by development construction should be routinely monitored both during and after construction.
- 7.1.14 The goal of arboricultural monitoring is to ensure that all tree protection measures are fit for purpose, that they are implemented in accordance with any approved details, and that any previously unforeseen arboricultural issues are quickly identified and appropriately addressed. This is particularly relevant where there is public access, as recommended in section 8.8.3 of BS5837:2012 - Post Development Management of Existing Trees, to satisfy the landowner's duty of care.



8. Conclusions

- 8.1.1 A total of 11no. arboricultural features were surveyed across the wider Site (Arboricultural Study Area, as defined by a dashed blue line on the TCP) comprising 1no. individual tree and 10no. groups of trees.
- 8.1.2 These include 1no. category A, 6no. category B and 4no. category C arboricultural features.
- 8.1.3 There are no removals required to implement the Proposed Development.
- 8.1.4 To construct the Proposed Development, there will be a new incursion within the RPA of G7, as detailed below:
- 8.1.5 G7 – c.11.6m² of the total 166.3m² RPA, therefore a c.7% new incursion.
- 8.1.6 The Proposed Development will likely have no significant impact on the surrounding arboriculutral features. There are no removals required, and there is only one minor new RPA incursion.
- 8.1.7 There is no arboricultural justification to refuse this planning application.



9. Recommendations

- 9.1.1 In order to successfully implement the proposals on Site, a series of detailed Arboricultural Method Statements (AMS) should be produced as part of a robust planning condition prior to commencement and implemented throughout any future development.
- 9.1.2 The successful retention of those trees that will remain on the Site will be dependent upon the quality and maintenance of any protection system that is put in place. AMS's should be provided to detail how the necessary tree protection will be implemented, and this should include:
- Tree protective fencing
 - Tree works, including landscape operations within RPAs
 - ACoW – Arboricultural Clerks of Works
- 9.1.3 Any works within the RPAs must be undertaken with hand tools only and/or under the direct observation of the Arboricultural Clerk of Works.
- 9.1.4 Construction scaffolding within the RPAs will be installed with ground protection as detailed in BS5837:2012 Clause 6.2.3.3 Note a.
- 9.1.5 It is critical that all Tree Protective Fencing is installed and erected, and the Construction Exclusion Zone (CEZ) enforced prior to the commencement of any works on-site. Following installation of tree protection, a site meeting will be undertaken with the Tree Officer to ensure satisfaction of all parties prior to any on-site works commencing.
- 9.1.6 It is recommended that a suitable competent arboriculturist, undertakes the site supervision and monitoring works.
- 9.1.7 For tree and root protection measures to work effectively all personnel associated with the construction process must be familiar with a final Tree Protection Plan.



10. References

British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

British Standard 3998:2010 – Tree Work Recommendations

British Standard 8545:2014 Trees: from nursery to independence in the landscape – Recommendations

Recognition of Ancient, Veteran & Notable Trees – RAVEN (Julian Forbes-Laird, 2018)

Arboricultural Impact Assessment

VERSION: V1 **DATE:** August 2026
REF NO: 260806 2260 AIA V1



Appendix 1

Site Location Plan

Arboricultural Impact Assessment

VERSION: V1 DATE: August 2026
REF NO: 260807 2260 AIA V1





Appendix 2

BS5837:2012 Survey and Assessment Methodology

- i. The trees on the Site were originally surveyed without reference to site layout as detailed in paragraph 4.4.1.1 of BS5837:2012. However, for the purposes of the Arboricultural Impact Assessment the Proposed Development for the Site has been considered.
- ii. The position of each tree was plotted with reference to the supplied ordinance survey plan. Small trees with a stem diameter less than 75mm were generally not surveyed as they would either be easily replaced or relocated.
- iii. Each individual tree has been given a tree identification number, the groups and hedges clearly defined for the purpose of this report. Metal tags have not been used for this survey as identification on-site does not require this. The tree numbers associated with each tree are cross referenced within the schedule and plans at Appendix 3 and 4 respectively.
- iv. The tree species have been recorded with both common and botanical names.
- v. All tree heights have been assessed using a clinometer and were indicated in groups the height of the tallest tree was measured unless otherwise stated. Tree heights are given in metres.
- vi. All stem diameters were measured at 1.5 metres above ground level and are given in millimetre units (unless otherwise stated where "gl" is an abbreviation for ground level where diameter was measured just above root flare, "est" is an estimate and "av" is an average).
- vii. The canopy spread is recorded in either the four cardinal points or is given as an average diameter for the crown, especially in groups or where the crown is evenly weighted. Canopy spreads are measured in metres.
- viii. The height of the ground clearance is given in metres and is an estimate of the height of the first branch above ground level.
- ix. In absence of detailed information on the age the following classification has been used:

Young	Young trees aged less than 1/3 life expectancy.
Semi-Mature	Established specimen approaching 1/3 life expectancy.
Early-Mature	Middle age trees 1/3 – 2/3 life expectancy.
Mature	Mature trees over 2/3 life expectancy.
Over-Mature	Over-mature – declining or moribund trees of low vigour; and
Veteran	Veteran trees – specimens exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

***N.B.** Age class is indicative and will vary between species.*

- x. The structural condition of the trees has been assessed and is summarised as:

Good	Few minor defects of little overall significance.
Fair	A significant defect or several small defects.
Poor	Major defect present or many small defects.



- xi. The physiological condition has been recorded to provide an indication of the tree's general health and vitality. The trees have been described thus:

Good	Generally in good health typical of the species.
Fair	Reasonable health with few defects.
Poor	Trees that exhibit significant risk features which are irremediable or moribund tree.
Dead	Tree has died.

- xii. Each tree was individually assessed and comments, where appropriate, were recorded for the condition of each tree's roots, main stem, and crown.
- xiii. General comments have also been made where appropriate, with recommendations when relatively immediate works are given.
- xiv. Estimated remaining contribution has been categorised as: less than 10 years, 10-20 years, 20-40 years or over 40 years, based upon an assessment of the tree's potential safe useful life expectancy. The remaining contribution in years has not always been directly followed in relation to the retention categories of the trees as trees may have a long remaining life however be of little significance in terms of development.

Ancient Woodland, Ancient, Veteran and Notable trees

- xv. For this BS5837:2012 survey, the methodology set out by the Recognition of Ancient, Veteran & Notable Trees – RAVEN (Julian Forbes-Laird, 2018) has been adopted to survey and assess potential Ancient, Veteran or Notable trees.
- xvi. The Forestry Commission (FC) and Natural England (NE) have published guidance and recommendations to safeguard Ancient Woodland, Ancient, and Veteran trees against development. In summary this guidance advises on the use of semi-natural buffer zones as a means of protection with minimum distances identified as:
- Fifteen metres between any development and ancient woodland.
 - Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.

Arboricultural Impact Assessment

VERSION: V1 DATE: August 2026

REF NO: 260806 2260 AIA V1



Appendix 3

BS5837:2012 Tree Schedule

BS5837:2012 Tree Schedule

Client Name: Sports Labs
Site: Shelley College Huddersfield Road Shelley HD8 8NL
Ref No: 260717 2260 TS V1

Consultant: M. Nicklin
Survey Date: July 2026



Measurements		Age Class		Physiological Condition		Structural Condition	
Height	All tree heights have been assessed using a clinometer. Tree heights are given in metres.	Young	Establishing, good vigour, fast growth rates and strong apical dominance; < 1/3rd estimated life expectancy.	Good	Generally in good health typical of the species.	Good	Few minor risk features of little overall significance.
Stem Dia.	Diameter in millimetres (mm) in accordance with BS5837:2012 paragraph 4.6.1, Annex C.	Semi-Mature	Established specimen approaching 1/3 life expectancy.	Fair	Reasonable health with few risk features.	Fair	A significant risk feature or several small risk features.
Crown spread	Given as an average diameter or measured using a distometer. North (N), east (E), south (S) and west (W) provided.	Early-Mature	1/3 – 2/3 life expectancy, vigorous growth rate and increasing in height.	Poor	Trees that exhibit significant risk features which are irremediable or moribund tree.	Poor	Major risk feature present or many small risk features.
Crown Height	Height of ground clearance is given in metres. Estimate of the height of the first branch above ground level.	Mature	Over 2/3 life expectancy. Generally good vigour and achieving full height potential with crown still spreading.	Dead	Tree has died.	Collapsing	Feature has uprooted or the whole tree, or part of the tree has collapsed.
Species name	The tree species have been recorded with both common and scientific names.	Over-Mature	Declining or moribund trees of low vigour.	Abbreviations and Notes est - Estimated stem diameter av - Average stem diameter for multiple stems upto - Maximum stem diameter of a group erc - Estimated remaining contribution			
Tag no.	Where present, any metal tags attached to trees have been recorded.	Veteran	Exhibiting features of biological, cultural, or aesthetic value characteristic of species surviving beyond the typical age range.				

Root Protection Areas (RPA)

The below ground constraints are generally summarised as the root protection areas (RPA). The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012. Both RPA radius in metres from the main stem and total area for the RPA as square metres.

An average stem diameter is provided for tree groups, wooded areas and hedges. Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter or 5m beyond the crown whichever is greater.

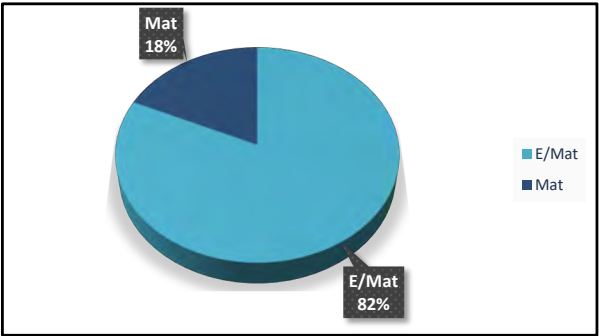
General Notes

Each tree was individually assessed and comments, where appropriate, were recorded for the condition of each tree's roots, main stem, and crown. The physiological condition has been recorded to provide an indication of the tree's general health and vitality. General comments have also been made where appropriate, with recommendations for tree work given, where applicable.

Each individual tree has been given an identification number. Metal tags have not been used for this survey as identification on-site does not require this. The tree numbers associated with each tree are cross referenced within the schedule and Tree Constraints Plan/s. Small trees with a stem diameter less than 75mm were not surveyed as they would either be easily replaced or relocated.

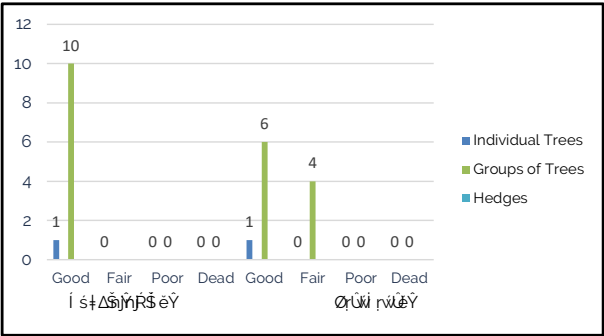


Age Distribution of the Tree Population



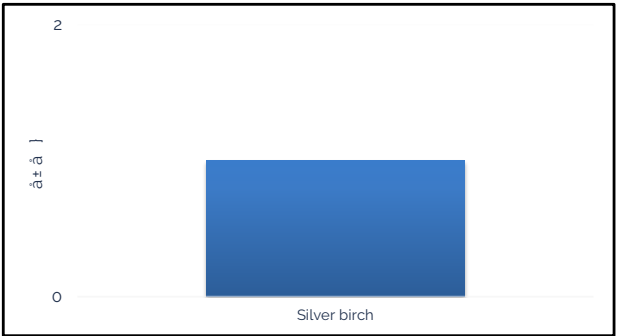
The distribution of age category across the tree population is useful for understanding expected longevity and can be used for determining mitigation, management and replacement.

Distribution of Physiological and Structural Conditions across the Tree Population



Physiological condition provides an indication of the vitality of the tree. Structural condition is related to the presence of defects that can lead to failures.

Species Composition of the Individual Tree Population



The proportions of any given family, genus, species, and cultivar which make up the total individually recorded tree population across the Site.

Ancient Woodland and Ancient, Veteran and Notable Trees

- Ancient Tree** - A tree that has passed beyond maturity and is old, or aged, in comparison with trees of the same species. Characterised by biological, cultural, or aesthetic features of interest.
- Ancient Woodland** - Any wooded area that has been continuously wooded since 1600 AD
- Veteran Tree** - Exhibiting features of biological, cultural, or aesthetic value characteristic of species surviving beyond the typical age range.
- Notable Tree** - mature trees which may stand out in the local environment because they are large in comparison with other trees around them.

Forestry Commission and Natural England Guidance for the protection of ancient woodland, ancient trees and veteran trees from development and the use of semi-natural buffer zones:

- Fifteen metres between any development and ancient woodland.
- Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.

Ancient Woodlands	Ancient Trees	Veteran Trees	Notable Trees
0	0	0	0

BS5837:2012 Tree Schedule



CATEGORY A		CATEGORY B		CATEGORY C		CATEGORY U	
Trees with an estimated remaining contribution of at least 40 years. Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features.		Trees 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 or trees lacking the special quality necessary to merit the category A designation.		Trees with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.		Trees 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.	
Sub-categories		Mainly arboricultural value	1	Mainly landscape value	2	Mainly cultural or conservation value	3
Summary of Individual trees, Groups, Woodlands and Hedges							
G10		T1 G3, G6, G7, G8, G9		G1, G2, G4, G5			
1		6		4		0	
Estimated Remaining Contribution (ERC)							
> 40 years		> 20 years		< 20 years		< 10 years	
Breakdown of Arboricultural Features for each BS5837:2012 Category							
Trees	0	Trees	1	Trees	0	Trees	0
Groups	1	Groups	5	Groups	4	Groups	0
Woodlands	0	Woodlands	0	Woodlands	0	Woodlands	0
Hedgerows	0	Hedgerows	0	Hedgerows	0	Hedgerows	0
Percentage of tree population	9.1%	Percentage of tree population	54.5%	Percentage of tree population	36.4%	Percentage of tree population	0.0%

In assigning the BS5837:2012 Category, particular consideration has been given to the presence of any structural defects for each feature, the size and form of each feature, its suitability within the context of a proposed development, and the location of each feature relative to existing site features e.g. its screening value or landscape amenity value.

BS5837:2012 Tree Schedule



Tree No.	Species (Common Name)	Species (Scientific Name)	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Estimated remaining contribution (erc)	Ret Cat	RPA (m²)	RPA Radius (m)
					N	E	S	W									
INDIVIDUAL TREES																	
T1	Silver birch	<i>Betula pendula</i>	7	360	5	5	5	5	2	E/Mat	Good	Good	Occluding mower wounds at base. Single stemmed with good form and vigour.	20 to 40 years	B1	55	4.2

BS5837:2012 Tree Schedule



Tree No.	Species (Common Name)	Species (Scientific Name)	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Estimated remaining contribution	Ret Cat	RPA (m²)	RPA Radius (m)
					N	E	S	W									
TREE GROUPS																	
G1	Common hawthorn, Wych elm	<i>Crataegus monogyna</i> , <i>Ulmus glabra</i>	3 - 8	60 - 210	3	3	3	3	0	E/Mat	Good	Fair	Maintained group. Multi stemmed from bases. Dense intertwining canopy. Forms a cohesive canopy.	10 to 20 years	C2	18	2.4
G2	Common hawthorn, Wych elm	<i>Crataegus monogyna</i> , <i>Ulmus glabra</i>	3 - 8	150 - 280	3	3	3	3	0	E/Mat	Good	Fair	Maintained group. Multi stemmed from bases. Dense intertwining canopy. Forms a cohesive canopy.	10 to 20 years	C2	34	3.3
G3	Common alder, Silver birch, Common hawthorn, Common beech, Common ash, Scots pine, Grey poplar, Wild cherry, Rowan	<i>Alnus glutinosa</i> , <i>Betula pendula</i> , <i>Crataegus monogyna</i> , <i>Fagus sylvatica</i> , <i>Fraxinus excelsior</i> , <i>Pinus sylvestris</i> , <i>Populus canescens</i> , <i>Prunus avium</i> , <i>Sorbus aucuparia</i>	4 - 18	90 - 680	5	5	5	5	0	Mat	Good	Good	Maintained boundary group. Understory of dense vegetation and self seeded trees. Standing dead individuals within the group. Majority of trees have tall drawn forms. Group forms a cohesive canopy. Ashe showing signs of ash dieback.	20 to 40 years	B2	206	8.1
G4	Common hawthorn, Blackthorn	<i>Crataegus monogyna</i> , <i>Prunus spinosa</i>	3 - 4.5	30 - 90	1	1	1	1	0	E/Mat	Good	Fair	Outgrown maintained boundary hedge. Brambles throughout. Forms a cohesive canopy. Good screening value.	10 to 20 years	C2	5	1.2
G5	Silver birch, Common hawthorn	<i>Betula pendula</i> , <i>Crataegus monogyna</i>	3 - 7.5	30 - 120	1	1	1	1	0	E/Mat	Good	Fair	Outgrown maintained boundary hedge. Brambles throughout. Standing dead individuals within. Forms a cohesive canopy. Good screening value.	10 to 20 years	C2	7	1.5
G6	Small-leaved lime	<i>Tilia cordata</i>	8 - 9	340 - 390	3	3	3	3	1	E/Mat	Good	Good	3no. Trees. Epicormic growth on stems. Multi stemmed. Forms a cohesive canopy. Good vigour.	20 to 40 years	B2	72	4.8
G7	Sycamore	<i>Acer pseudoplatanus</i>	8 - 9	350 - 410	3	3	3	3	1	E/Mat	Good	Good	5no. Trees. Located along slope. Hard standing sports pitch to the south. Forms a cohesive canopy.	20 to 40 years	B2	72	4.8
G8	Sycamore, Common beech	<i>Acer pseudoplatanus</i> , <i>Fagus sylvatica</i>	10 - 11	360 - 470	3	3	3	3	1	E/Mat	Good	Good	8no. Trees. Located along slope. Hard standing sports pitch to the south. Sycamore in west of group have large unoccluding wounds on their stems with severe hollowing within. Forms a cohesive canopy.	20 to 40 years	B2	102	5.7
G9	Silver birch, Whitebeam, Rowan	<i>Betula pendula</i> , <i>Sorbus aria</i> , <i>Sorbus aucuparia</i>	6 - 10	230 - 450	2	2	2	2	1	E/Mat	Good	Good	Maintained line of trees. Located along slope. Predominantly whitebeam. Multi stemmed. Forms a cohesive canopy.	20 to 40 years	B2	92	5.4
G10	Sycamore, Common beech, Pedunculate oak	<i>Acer pseudoplatanus</i> , <i>Fagus sylvatica</i> , <i>Quercus robur</i>	3 - 11	30 - 630	2	2	2	2	1	Mat	Good	Good	Maintained line of trees. Located along slope. Understory of hawthorn. Dense intertwining canopy. Minor to moderate diameter deadwood throughout the group. Forms a cohesive canopy. Prominent arboricultural feature.	>40 years	A2	177	7.5

Arboricultural Impact Assessment

VERSION: V1 DATE: August 2026

REF NO: 260806 2260 AIA V1



Appendix 4

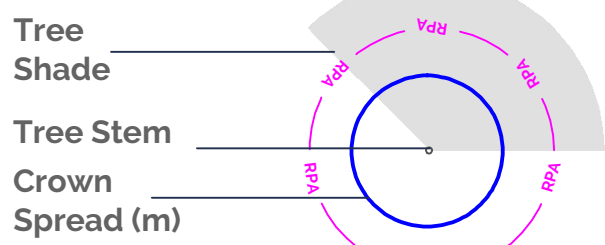
Tree Constraints Plan

Tree Retention and Removal Plan

Draft Tree Protection Plan

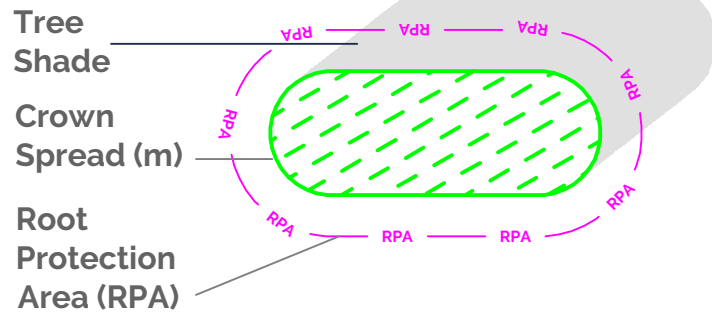


Individual Trees - Crown colour in accordance with BS:5837 (2012) category



Root Protection Area (RPA)

Groups and Hedgerows - Crown colour in accordance with BS:5837 (2012) category



BS:5837 (2012) Category Colours

Category A — Category C —
Category B — Category U —

Additional Attributes

Redline Boundary —

Arboricultural Study Area - - -

Existing RPA Incursion

Tree locations are based on aerial imagery and measurements taken onsite. No topographical survey has been provide. As such tree locations must not be taken as exact.

This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. An Arboricultural Impact Assessment or similar report will be required to inform the planning application which the TCP may form part of.

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Drawing Status:

S2 - Information / Reference

Date: July 2026 Drawn: MN Checked: BB

Client: Sports Labs

Project: Shelley College Huddersfield Road Shelley HD8 8NL

Title: Tree Constraints Plan

Drawing file reference

260717 2260 TCP V1

DWG No

1 of 1

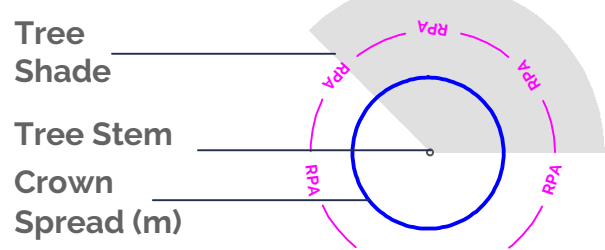
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6 Chestnut Court | Jill Lane | Sambourne | B96 6EW
E. hello@wnic.co.uk T. +44 (0)1789 459458
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Scale: 1:500 @ A1

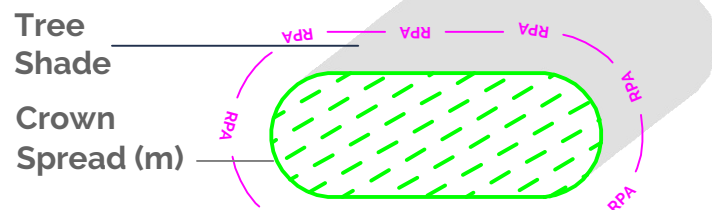


Individual Trees - Crown colour in accordance with BS:5837 (2012) category



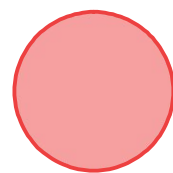
Root Protection Area (RPA)

Groups and Hedgerows - Crown colour in accordance with BS:5837 (2012) category



Root Protection Area (RPA)

Arboricultural feature to be removed to facilitate the development



BS:5837 (2012) Category Colours

Category A — Category C —
Category B — Category U —

Additional Attributes

Redline Boundary —

Arboricultural Study Area - - -

Existing RPA Incursion ■

New RPA Incursion ■

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Drawing Status:

S2 - Information / Reference

Date: August 2026 Drawn: MN Checked: BB

Client: Sports Labs

Project: Shelley College Huddersfield Road Shelley HD8 8NL

Title: Tree Retention and Removal Plan

Drawing file reference

260806 2260 TRRP V1

DWG No

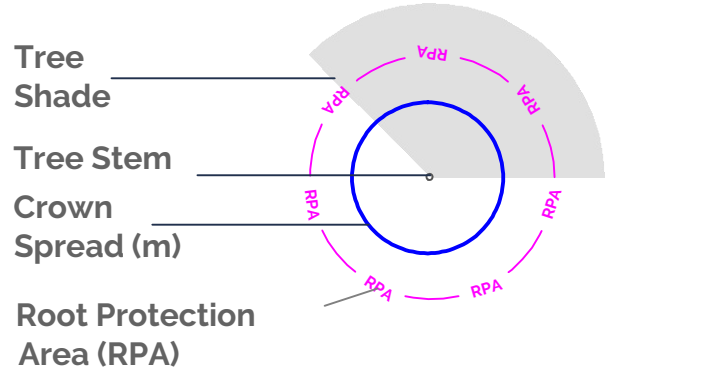
1 of 1

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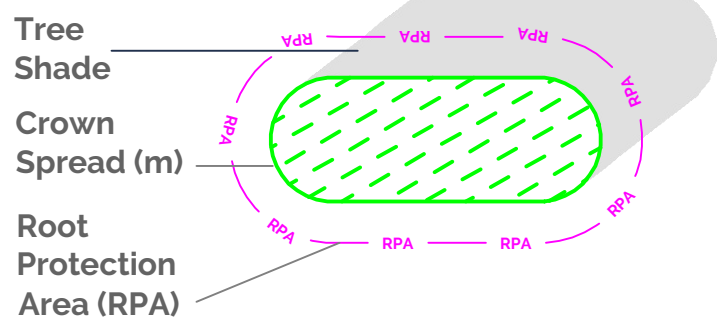
6 Chestnut Court | Jill Lane | Sambourne | B96 6EW
E. hello@wnic.co.uk T. +44 (0)1789 459458
www.wnic.co.uk



Individual Trees - Crown colour in accordance with BS:5837 (2012) category



Groups and Hedgerows - Crown colour in accordance with BS:5837 (2012) category



BS:5837 (2012) Category Colours

Category A (green line) Category C (grey line)
Category B (blue line) Category U (red line)

Additional Attributes

Redline Boundary (red line)
Arboricultural Study Area (blue dashed line)

Tree Protection Measures

Tree Protection Fencing (orange line)
Work to be done under ACoW (hatched area)

DRAFT

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Drawing Status:

S2 - Information / Reference

Date: August 2026 Drawn: MN Checked: BB

Client: Sports Labs

Project: Shelley College Huddersfield Road Shelley HD8 8NL

Title: Tree Protection Plan

Drawing file reference

260806 2260 TPP V1

DWG No

1 of 1

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Appendix 5

Glossary of Terms

Term	Acronym	Definition
Amenity Clearance Zone	ACZ	An ACZ is used to consider the impact of the proximity of retained trees to structures. The ACZ is defined as an area surrounding the tree that enables a satisfactory relationship to exist between the property and the tree, and as such is equal to two-thirds of the tree's expected mature height. The ACZ is a combination of factors such as shading, future pressure for removal and seasonal nuisance.
Ancient Tree	-	A tree that has passed beyond maturity and is old, or "aged", in comparison with trees of the same species. Characterised by biological, cultural, or aesthetic features of interest.
Ancient Woodland	AW	Any wooded area that has been continuously wooded since 1600 AD.
Arboricultural Clerk of Works	ACoW	The ACoW is a competent arboriculturist that is employed to oversee all construction matters relating to trees. Typical site monitoring tasks include but not limited to: checking tree protection fencing is installed and positioned correctly, oversee excavation works that are within the RPA of trees and deliver toolbox talks.
Arboricultural Impact Assessment	AIA	An element of the British Standard 5837:2012 '<i>Trees in Relation to Design, Demolition and Construction - Recommendation</i>'. An AIA is a report intended to inform the Local Planning Authority of the impacts of a proposed development to the surrounding trees. The report acknowledges the direct and indirect impacts that the development will (or may, in relation to outline applications) have on the trees and conversely, the trees on the development. The aim is to establish if the trees can co-exist in harmony with the development and continue to contribute to the site for many years.
Arboricultural Method Statement	AMS	Part of British Standard 5837:2012 ' <i>Trees in Relation to Design, Demolition and Construction - Recommendation</i> ' the AMS specifies what works are required in relation to tree protection and retention and details any alternative construction methods necessary to protect and avoid foreseeable damage to retained trees.

Arboricultural Impact Assessment

VERSION: V1 DATE: August 2026
REF NO: 260806 2260 AIA V1



Term	Acronym	Definition
Arboriculturist	-	A person who has, through relevant education, training, and experience, gained professional expertise in the field and study of trees.
British Standard 5837:2012	BS5837:2012	The nationally recognised British Standard for the integration of trees and development, providing guidance and recommendations on the relationship between trees and design, demolition, and construction processes. It sets out principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures and is to be interpreted by an arboriculturist.
Construction Exclusion Zone	CEZ	The CEZ is a designated area decided by the project arboriculturist. It is where pedestrians, storage of materials and vehicular movement is prohibited during the construction period. This is identified on a tree protection plan, where lines are annotated onto the site plan, indicating where fencing must be installed onsite to form an exclusion zone.
Root Protection Area	RPA	The RPA provides the minimum amount of space deemed sufficient to sustain a trees viability. This area is typically calculated by measuring the diameter of a trees stem at 1.5m from ground level in millimetres and multiplied by 12. This equals the radius in metres and is used to create a circular radius centred off the stem. There are external factors that means there are sometimes variations to this method.
Tree Constraints Plan	TCP	The initial stage of a BS5837:2012 tree survey. A site assessment of all trees on or within influencing distance of the site, trees are denoted on a plan overlaid with the existing context of the site, often in the form of a topographical survey or OS map. Trees are superimposed onto the plan to show their reference number (e.g., T1), canopy spread, retention categorisation and RPA.
Tree Retention and Removals Plan	TRRP	A plan denoting which trees will be lost because of the development and the trees that can viably be retained within the proposed setting. Trees are often denoted in green and red, for retention and removal.

Arboricultural Impact Assessment

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Term	Acronym	Definition
Tree Protection Plan	TPP	A plan showing the retained trees will be protected through construction of the proposed development. Various annotations are added to demonstrate what mitigation and protection is required; pre, during and post development.
Veteran Tree	-	Trees exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.



Appendix 6

Legislation and Policies

Legislation

Town and Country Planning Act 1990

Section 197 places a duty on the local planning authority to ensure that, where appropriate, planning conditions are imposed which require the preservation or planting of trees.

Section 198 provides local planning authorities with the powers to impose Tree Preservation Orders where it is expedient in the interests of amenity.

The role of a TPO is to protect specific trees, groups of trees and woodlands for the purpose of amenity. In the Secretary of State's view *'Orders should be used to protect trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public'*.

Town and Country Planning (Tree Preservation) (England) Regulations 2012

These Regulations govern the administration of Tree Preservation Orders. They make it a statutory offence to undertake specified activities without the formal consent of the local planning authority.

Prohibited activities include:

- cutting down;
- topping;
- lopping;
- uprooting;
- wilfully damaging; and,
- wilfully destroying.

Exemptions for the need to obtain formal consent include, but are not limited to:

- Dead trees.
- The removal of dead branches.
- Works necessary to remove a risk of serious harm.
- Works necessary to implement a planning permission (excluding outline planning permission) or where permission is granted under the *Town and Country Planning (General permitted Development Order 1995)* (as amended).



Legislation

Forestry Act 1967

Tree felling is also restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ..."

If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

If permission is granted on the reserved matters application, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 (as amended)

Provides statutory protection of birds, bats and other species that can inhabit trees. The Natural Environment and Rural Communities Act 2006 (Section 41 England and Section 42 Wales) also places a duty on Local Planning Authorities to consider biodiversity when carrying out their duties. The Conservation of Habitats and Species Regulations 2017 specifically provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now that the UK has left the European Union.

Great care is required to avoid an offence under the above legislation, and consideration should be given to the potential presence of protected species within a tree subject to future works. Where the presence of protected species is suspected, the project ecologist or Natural England should be contacted for advice before works proceed.



National Planning Policy

National Planning
Policy Framework
(NPPF) (December
2024)

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles from the NPPF:

Paragraph 136

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵², that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

Paragraph 187 (B & D)

" Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;"

Paragraph 193 (A, C & D)

"When determining planning applications, local planning authorities should apply the following principles::

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."



Local Planning Policy

Kirklees Local Plan
(February 2019)

The Kirklees Local Plan 2019 is issued as informal planning guidance.

Policy LP24

Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits

Policy LP31

Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure

- i) the function and connectivity of green infrastructure networks and assets are retained or replaced;
 - (ii) new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;
 - (iii) the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
 - (iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.
- The council will support proposals for the creation of new or enhanced



Local Planning Policy

green infrastructure provided these do not conflict with other Local Plan policies

Policy LP32

Landscape

Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular:

- a. the need to protect the setting and special qualities of the Peak District National park, views in and out of the park and views from surrounding viewpoints;
- b. the setting of settlements and buildings within the landscape;
- c. the patterns of woodland, trees and field boundaries;
- d. the appearance of rivers, canals, reservoirs and other water features within the landscape.

Policy LP33

Trees

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity

. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

Guidance

Forestry Commission and Natural England, Ancient woodland, ancient trees, and veteran trees: protecting them from development (2018)

The Forestry Commission and Natural England published guidance giving information for the protection of ancient woodland, ancient trees and veteran trees from development. In summary this guidance advises on the use of semi-natural buffer zones as a means of protection with minimum distances identified as:

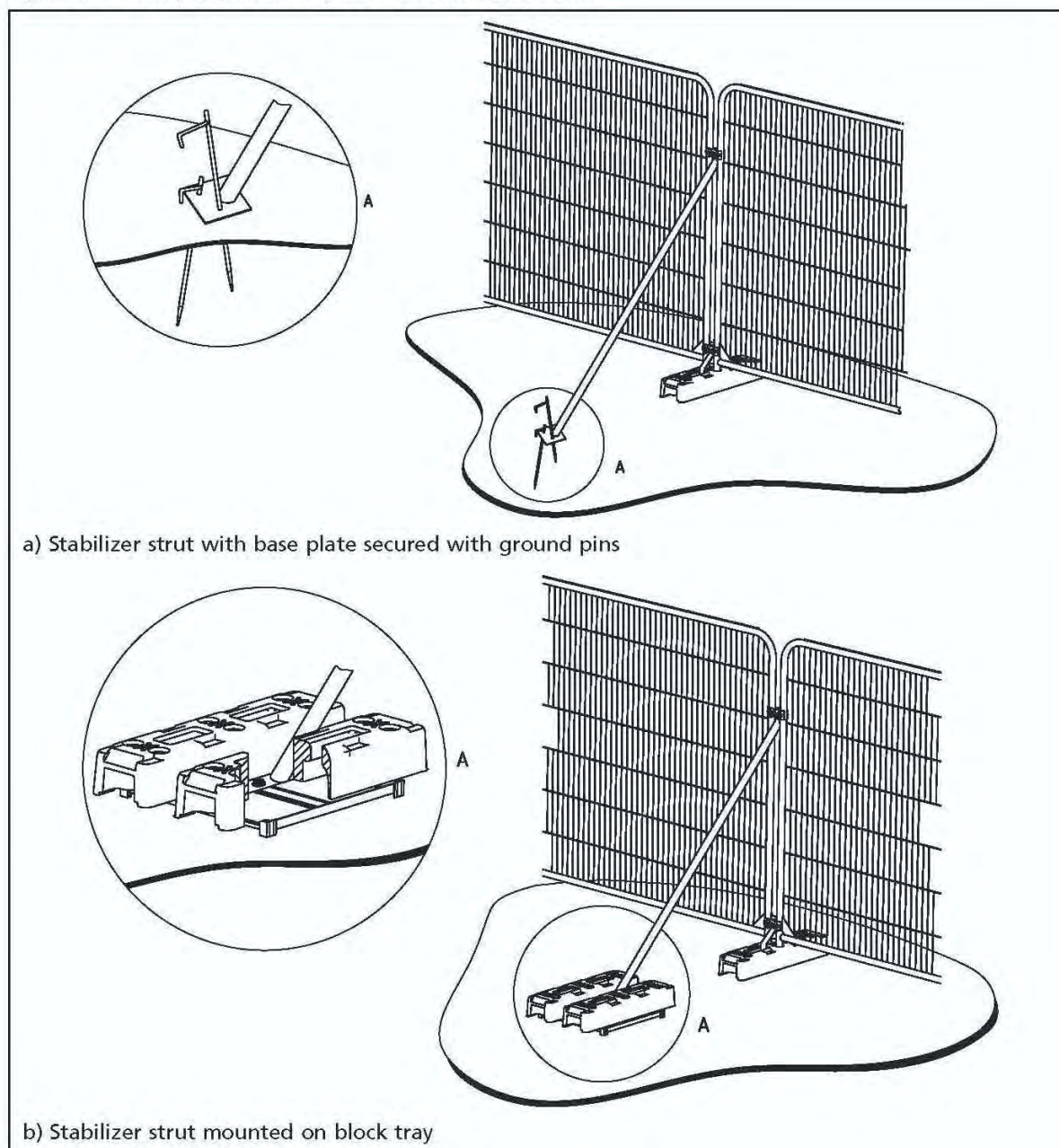
- Fifteen metres between any development and ancient woodland.
- Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.

Further guidance is provided on the compensation measures which may be applied should adverse impacts arise.

Appendix 7

Tree Protective Fencing Specification

Figure 3 Examples of above-ground stabilizing systems



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