

JAMES BLAKE

A S S O C I A T E S

Outline Arboricultural Impact Assessment

Paddock Lane and Moor Lane,
Kirkburton

on behalf of

Persimmon Homes West Yorkshire

8th September 2026

JBA 25/203 AR01 – REV B

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Project	Paddock Lane and Moor Lane, Kirkburton
Report	Outline Arboricultural Impact Assessment
Date	8 th September 2026
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1 SUMMARY

- 1.1 This Arboricultural Impact Assessment has been commissioned by Persimmon Homes West Yorkshire to accompany their planning submission for the construction of 134 properties.
- 1.2 This report has been prepared in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. This document provides best practice advice, assessment and guidance with regards to the design, planning and implementation of new developments.
- 1.3 This report concludes that the proposal is acceptable and that it is recommended that the proposal is subject to a planning condition requiring a detailed arboricultural method statement, scheme of new tree planting and a successful tree protection and construction methodology.

2 INSTRUCTIONS

- 2.1 James Blake Associates Ltd has been instructed to carry out a survey of trees and significant vegetation within and directly adjoining land at Paddock Lane and Moor Lane, Kirkburton. in relation to the application for development of the site.
- 2.2 Our assessment was carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
- 2.3 All trees were visually inspected from ground level only. No diagnostic equipment was used, or detailed decay investigation carried out, during the survey.
- 2.4 This survey is intended for planning purposes only and does not include all shrubs, vegetation and small trees on site. The survey is not intended to inform the detailed design of foundations (further information on vegetation can be provided upon request).
- 2.5 Our report is prepared to provide supporting evidence and justification for redevelopment in relation to the existing trees and vegetation within and neighbouring the site.
- 2.6 The survey is not intended to be a detailed tree hazard assessment. Where significant faults that pose an immediate risk to persons or property are observed recommendations will be made; however the lack of any management recommendations within the survey schedule does not infer that a detailed health and safety assessment has been made and it is recommended that a formal management and inspection plan is considered.
- 2.7 The contents of this report are copyright of James Blake Associates Ltd and may not be copied without the author's permission. James Blake Associates Ltd's Terms and Conditions apply to this report and all associated works in conjunction with this project.

Documents Provided

- 2.8 This report has been prepared with reference to the following documentation:
 - Topographical survey reference 4313 – Persimmon Homes – Kirkburton provided by the client; and
 - Proposed site layout reference P25-1724_DE_002_H - Kirkburton- Illustrative Masterplan by Pegasus Group.

3 OBSERVATIONS

Site Visit

- 3.1 The site was surveyed by Ian Clarke – Senior Arboricultural Consultant, on 15/08/2025 to identify, measure and locate trees and significant vegetation within, and directly adjoining, the site.

Site and Context

- 3.2 The site is an open field used for grazing of horses on the northern side of Kirkburton. Located approx. 6.5km southeast of the centre of Huddersfield. The site is surrounded by roads on 3 sides with Burton acres lane to the south, Paddock Road to the east and Moor Lane to the North. Gregory playing fields are on the western side of the site which has residential properties to the south and west with open fields extending north and east.
- 3.3 The trees are situated along the remains of the field boundaries and drystone walls that used to divide up the site.
- 3.4 The trees are scattered across the middle of the site with a slightly denser concentration on the eastern side where it meets Paddock Road. There was the full range of Category trees, but it was predominantly Category B trees with only 2 category A trees out of the 75 records taken on the survey. The remaining trees contribute to the wider landscape. However, the overall quality varied considerably and many were of low value as individuals due to structural defects, poor historical management or other reasons.



Fig 1. Approximate site boundary in relation to its surroundings

4 VIEWS OF TREES



Photograph 1 (above). T014, Oak, located centrally to the site, Viewed looking towards the east.



Photograph 2 (above). T051, Sycamore, located on the western boundary, Viewed looking towards the south.



Photograph 3 (above). T045, Sycamore, located midway between the north and south of the site towards the eastern boundary, Viewed looking towards the north west.



Photograph 4 (above). T047, Oak, located in the northern half of the site near the middle, Viewed looking towards the south east.



Photograph 5 (above). T011, Oak, located centrally in the site, Viewed looking towards the north.



Photograph 6 (above). T019, Ash, located in the southern half towards the eastern boundary, Viewed looking towards the east.



Photograph 7 (above). T055, Goat willow, located on the northern boundary, Viewed looking towards the north.

5 TECHNICAL INFORMATION

Statutory Protection

- 5.1 According to Kirklees Council website no trees, within or adjacent to the site, are within the Conservation Area nor are they the subject of a Tree Preservation Order (TPO).

Soils and Geology

- 5.2 This information is obtained from The British Geological Survey (online) 'BGS Geology Viewer' but is provided only as a guideline to assist with assessment of site conditions in relation to rooting habits of trees.
- 5.3 Soil conditions have the potential to affect tree growth, rooting depth and extent, species selection and foundation design and therefore a detailed soil assessment should be carried out by a competent person.
- 5.4 Bedrock geology is described as 1 of 2 types.
1. Clifton Rock-Sandstone. These sedimentary rocks are fluvial in origin.
 2. Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone.



5.5

Planning Policy

- 5.6 The Town and Country Planning Act 1990 is a central part of English land law in that it concerns town and country planning in the United Kingdom. Section 197 of the Act states that:

‘it shall be the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees’.

- 5.7 The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how these should be applied. First published in March 2012, the NPPF superseded all previous national planning policy statements and guidance and has last been updated in August 2026.
- 5.8 The NPPF supports and puts a greater focus on sustainable development, which it defines as having three dimensions; social, economic and environmental. It goes on to state that these three dimensions are mutually dependent and, to achieve beautiful sustainable places, they must be sought simultaneously.
- 5.9 The document sets out the important contribution trees make to the character and quality of urban environments. It requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.
- 5.10 It also sets out a requirement that appropriate measures are in place to secure the long-term maintenance of newly planted trees and existing trees are retained wherever possible.
- 5.11 Specifically, NPPF paragraph N6 (2) states that “development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.”.
- 5.12 No ancient or veteran trees were identified, within or adjacent to the development, during the survey.
- 5.13 Checks of the Woodland trust Ancient Tree Inventory and the Multi-Agency Geographic Information for the Countryside “magic” map from Natural England showed no ancient, veteran or ancient woodlands on or adjacent to the site with the closest being approx. 700m away from the site.

6 ARBORICULTURAL APPRAISAL

- 6.1 Dimensions, comments and information gathered for each survey entry are provided in the tree schedule JBA 25 203 TS01 Rev B in **Appendix 1**. The location, root protection area, crown spread and BS5837:2012 categorisation is shown on the tree survey drawing JBA 25 203 TPP01-02 in **Appendix 2**.
- 6.2 Of the 75 survey entries, 13 were assessed as being young, 42 were assessed as being semi-mature, 4 were early mature, 7 were mature and the remaining 9 were dead.
- 6.3 The survey assessed the tree population as consisting predominantly of moderate and high-quality trees. Of the 75 survey entries 25 were of low quality and value (Category C), 37 were assessed as being moderate quality and value (Category B) and 2 were assess as being high quality (Category A), with the remaining 11 being assessed as unsuitable for retention (Category U)

Identified Impacts

- 6.4 Drawing JBA 25 203 TRP 01-02 in **Appendix 2** shows the proposed layout and tree removals necessary to implement the proposed development.
- 6.5 The arboricultural impacts have been assessed and are deemed to be acceptable. In respect of the proposal the following have been identified as being of most significance:
- Tree removals/tree pruning;
 - No dig construction;
 - Supervised excavation;
 - Tree protection requirements; and

Tree Removals / Tree Works

- 6.6 In order to implement the proposal, it will be necessary to remove a total of **32** trees, hedges or groups, specified in **Table 1** below:

- 6.7 To implement the proposed development, it will be necessary to undertake the tree work specified in **Table 1** below:

Table 1

Tree Number	Species	Work Requirements	Reason(s) for works
T002	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
G003	Mixed Species	Fell to ground level and remove stump	Conflict with proposed properties.
G004	Mixed species	Fell to ground level and remove stump	Conflict with proposed properties.
T006	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T007	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T008	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T009	Hawthorn	Fell to ground level and remove stump	Conflict with proposed road.
T010	Elder	Fell to ground level and remove stump	Conflict with proposed properties.
T015	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T016	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T017	Ash	Fell to ground level and remove stump	Conflict with proposed properties.
T018	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T019	Ash	Fell to ground level and remove stump	Conflict with proposed properties.
T020	Ash	Fell to ground level and remove stump	Conflict with proposed properties.
T021	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.

Tree Number	Species	Work Requirements	Reason(s) for works
T044	Hawthorn	Fell to ground level and remove stump	Conflict with proposed properties.
T046	Sycamore	Fell to ground level and remove stump	Conflict with proposed properties.
T047	Oak	Fell to ground level and remove stump	Conflict with proposed properties.
T048	Elder	Fell to ground level and remove stump	Conflict with proposed properties.
T049	Sycamore	Fell to ground level and remove stump	Conflict with proposed properties and road.
T050	Sycamore	Fell to ground level and remove stump	Conflict with proposed properties and road.
T052	Ash	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T053	Sycamore	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T054	Sycamore	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T055	Willow	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T056	Ash	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T057	Ash	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T058	Ash	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T059	Ash	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.

Tree Number	Species	Work Requirements	Reason(s) for works
T060	Rowan	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T061	Ash	Fell to ground level and remove stump	Conflict with proposed road widening for new vehicle access.
T075	Hawthorn	Fell to ground level and remove stump	Conflict with proposed road.

- 6.8 Tree work recommendations, irrespective of development, based on good arboricultural practice are listed in the Tree Management Recommendations column in the Tree Survey Schedule in **Appendix 1**.
- 6.9 Whilst the internal vegetation to be removed is numerous its loss to public amenity is considered to be negligible due to its overall condition, lack of visual presence and the ability to replace with high quality planting.
- 6.10 Drawing JBA 25 203 TPP 01-02 in **Appendix 2**. shows all vegetation to be retained and the intended location of tree protection measures.
- 6.11 Tree work should be the first activity on site to prevent accidental damage during construction and to enable sufficient clearance for vehicle access. All tree works will be carried out in accordance with the recommendations made within the current BS3998:2010.
- 6.12 It is recommended that tree work contractors are accredited with the Arboricultural Association Approved Contractor Scheme: [Arboricultural Association - ARB Approved Contractor Directory \(trees.org.uk\)](https://www.trees.org.uk) and provide evidence that they are competent to carry out the required works and are adequately insured. The contractor should also provide a site-specific risk assessment prior to the commencement of any tree works

Wildlife and Habitat Legislation

- 6.13 All tree work will be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.

These regulations make it an offence to:

- intentionally or deliberately kill, injure or capture protected species;
- deliberately disturb protected species;
- damage, destroy or obstruct access to a structure used for shelter or protection by a protected species;
- take, damage, disturb or destroy the nest of any wild bird while it is in use or being built;
- take or destroy the egg of any wild bird; or
- damage, destroy or obstruct access to bat roosts whether or not bats are using roosts at the time.

No Dig Construction

- 6.14 There are 2 points within the development where no dig is being recommended, the main place is where a footpath is planned for the RPA of T037 & T035 on the eastern boundary of the site it is approx.
- 6.15 Existing and proposed levels will have to be reviewed, and engineers engaged to clarify if a no dig method of construction is feasible.

Path and Road Construction under Supervised Excavation

- 6.16 A Path and roads within the site encroach into the precautionary root protection areas of the 3 trees located centrally to the site, T011, T063 and T064.
- 6.17 The path and road are located to the north of the trees and is currently shown encroaching slightly into the RPA of the retained trees with the biggest impact being on T011 with approx. 13% of the RPA being impacted on the northern side of the tree.
- 6.18 The plan for this area would be to undertake the construction by vac ex under direct arboricultural supervision with root pruning up to a maximum diameter of 50mm being allowed before recommending a redesign of the road.

Excavation for Underground Services and Level Changes – General Information

- 6.19 At the time of writing this report we have no information on proposed routes for underground services or associated level changes for structures, highways, built form and development. It is recommended that when service route locations and level changes are known these are submitted to the project arboriculturist for approval.
- 6.20 All service runs and level changes should be designed to avoid RPAs if possible. In the event that services must pass through any RPA, priority must be given to alternatives to trench excavation such as thrust boring.
- 6.21 Guidelines in Street Works UK: Publications Volume 4 – Guidelines for the Planning, Installation, and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3: 2026), must be adhered to wherever practicable.
- 6.22 If excavation is required, and no alternatives are feasible, service runs must pass through the outer third of the RPA radius, where root loss is less critical for tree stability and long-term retention.
- 6.23 If this is not feasible, passing directly below the stem parallel to the radial root spread rather than across it.
- 6.24 All excavation must be carried out using hand tools only, or alternatively air-spades or vacuum excavation systems, with all roots above 25mm diameter being retained unless approved for removal by the project arboriculturist.

Tree Protection

- 6.25 Drawing JBA 25 203 TPP 01-02 in **Appendix 2** shows the position and extent of tree protection that will be required during construction.
- 6.26 With the exception of the no dig footpaths and arboricultural supervision of T011, T063 and T064 access road, no other specialised construction methods are required, and all other works are outside the precautionary RPAs of retained trees.
- 6.27 Tree protection will therefore consist of robust fencing secured to a solid framework as recommended within BS5837:2012.
- 6.28 Where there is a significant build-up of dust on the foliage, it might be necessary to hose down the tree regularly with water during the demolition and construction works.

7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The constraints that existing trees and vegetation pose to development have been assessed in accordance with BS5837:2012 and through ongoing liaison between the design team and James Blake Associates.
- 7.2 This continuing involvement has culminated in a proposal that seeks to improve and enhance the tree scape of the site and the wider area whilst offering a sustainable approach to development.
- 7.3 All trees to be removed are of medium, low quality or unsuitable for retention and are predominantly located internally to the site thereby minimising the impact of development on the local landscape.
- 7.4 Due to the fact that the site use and the targets will change it is strongly recommended, to discharge the landowner's duty of care to people using the site, that a tree condition survey should be undertaken for all trees on site.
- 7.5 Minor encroachment into root protection zones has been designed to ensure the health and stability of affected trees is not compromised and these details can be adequately secured through the use of appropriately worded planning conditions.
- 7.6 A pre-commencement meeting and arboricultural supervision for key stages in the development, that have a potentially detrimental impact on trees, is recommended to ensure that the tree removal and protection, and other methodology, is clearly understood and correctly implemented.
- 7.7 This report concludes that the proposal is acceptable and that it is recommended that the proposal is subject to a planning condition requiring a detailed arboricultural method statement, scheme of new tree planting and a successful tree protection and construction methodology.

8 REFERENCES AND BIBLIOGRAPHY

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APPENDIX 1: TREE SURVEY SCHEDULE

Tree Survey Schedule - Key

Life Stage	Description	Key		BS Category		Description
NP	Newly planted	Stem Ø (mm) at 1.5m	Diameter of stem(s) in millimetres measured at 1.5m above ground level in accordance with BS 5837:2012.	A		Tree(s) of high quality with an estimated remaining life expectancy of at least 40 years.
Y: Young	An establishing tree that could be easily transplanted.			B		Tree(s) of moderate quality with an estimated remaining life expectancy of at least 20 years.
SM: Semi Mature	An established tree still to reach its ultimate height and spread and with considerable growth potential. Up to 25% of attainable age.	Height of (FSB)	Height of first significant branch above ground level	C		Tree(s) of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
EM: Early Mature	A tree reaching its ultimate height and whose growth is slowing however it will still increase in stem diameter and crown spread. Up to 50% of attainable age.	Crown Spread	Crown spread at the four cardinal points, North, South, East and West.	U		Unsuitable for retention. 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.
M: Mature	A tree with limited potential for further significant increase in size although is likely to have a long safe useful life expectancy. Over 50% of attainable age.	Condition	Assessment of the physiological and structural condition of the tree observed at the time of surveying.	RPA radius (m)		Radius of Root Protection Area (RPA) in metres based on relevant calculation in BS5837:2012 section 4.6.
OM: Over Mature	A senescent or moribund tree with a limited useful life expectancy.	ERC (Years)	Estimated Remaining Contribution in Years (<10, 10+, 20+, 40+)	RPA Area (m2)		A layout design tool indicating the minimum area surrounding the tree that contains sufficient rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Size and shape based on calculations and constraints noted in BS5837:2012 section 4.6.
V: Veteran	A tree older than typical for its species and of significant ecological, cultural or aesthetic value.					

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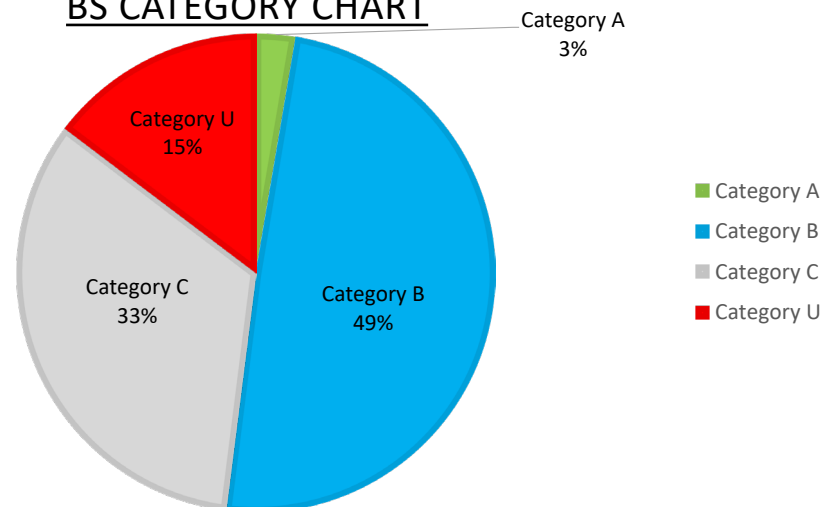
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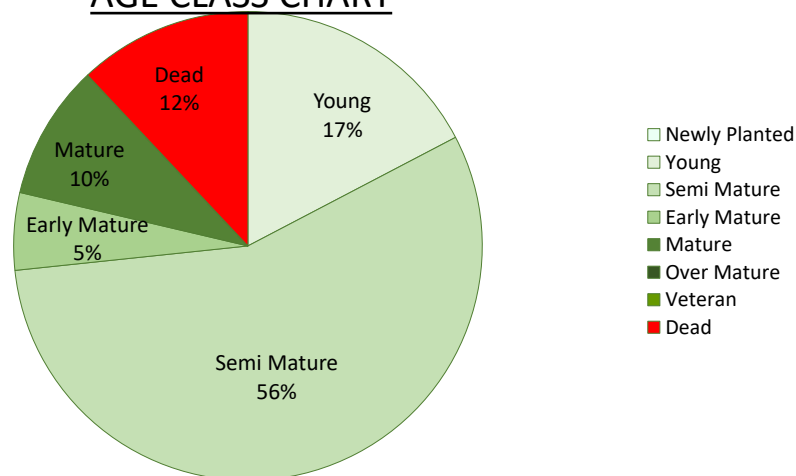
BS Category	Total
Category A	2
Category B	37
Category C	25
Category U	11
	75

Age Class	Total
Newly Planted	0
Young	13
Semi Mature	42
Early Mature	4
Mature	7
Over Mature	0
Veteran	0
Dead	9
	75

BS CATEGORY CHART



AGE CLASS CHART



Tree Survey Schedule

Site name: Paddock Lane and Moor Lane, Kirkburton

Client: Persimmon Homes (West Yorkshire)

Job Number: 25/203 - Rev A

Survey Date: 15/08/2025

Surveyor: Ian Clarke

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T001	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	560	9.0	4.0	3.0	4.0	4.0	Good	Good	Root plate showing signs of compaction and disturbance from livestock but the tree has grown with this and is not showing I'll health because of it. Stem is alongside drystone wall and in field that is lower than the adjacent road. Crown breaks at 2m above ground level and has good form and vitality. Crown has been reduced and lifted over the road side. With stem alongside the wall and change in ground levels the RPA will need to be modified to better represent the likely extent of roots.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 137 sq m.
T002	Common hawthorn (<i>Crataegus monogyna</i>)	Early Mature	220	4.0	2.0	2.0	2.0	3.0	Good	Good	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Stem forks at just above ground level. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 5.9m. Area: 109 sq m.

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Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
G003	Common hawthorn (<i>Crataegus monogyna</i>) Dogrose (<i>Rosa canina</i>) Mixed species x20 (<i>Mixed species</i>) Holly (<i>Ilex sp.</i>)	Semi Mature	350	6.0	2.0	2.0	2.0	2.0	Good	Fair	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at just above ground level and has good form and vitality. Crown has been reduced in the past to give space toniverhead power lines. Some dead stems present within the group.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Area: 120 sq m.
G004	Common holly (<i>Ilex aquifolium</i>) Common hawthorn (<i>Crataegus monogyna</i>) Dogrose (<i>Rosa canina</i>) Mixed species x20 (<i>Mixed species</i>)	Semi Mature	350	6.0	2.0	2.0	2.0	2.0	Good	Fair	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at just above ground level and has good form and vitality. Crown has been reduced in the past to give space toniverhead power lines. Some dead stems present within the group.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Area: 126 sq m.
G005	Mixed species (<i>Mixed species</i>)	Young	300	7.0	2.0	2.0	2.0	2.0	Good	Good	Group of trees on 3rd party land. Included as they are within 12m of the boundary as recommended in BS:5837. Root plate not showing signs of disturbance. Stem is free from wounds. Crown breaks at 2m above ground level and has good form and vitality. With the age of the trees and the drystone wall separating the private garden from the field, I am confident there roots will predominantly be within the garden and not in the field the RPA will be shown to reflect this.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Area: 395 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T006	Common hawthorn (<i>Crataegus monogyna</i>)	Semi Mature	150	3.0	1.0	2.0	1.5	1.0	Good	Good	Root plate inspection restricted by vegetation and foliage. Stem inspection not possible due to vegetation and foliage. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C2	Radius: 1.8m. Area: 10 sq m.
T007	Common hawthorn (<i>Crataegus monogyna</i>)	Dead	150	5.0	0.5	0.5	0.5	0.5	Dead	Poor	Tree location estimated as not on original topo. Standing dead stems with bramble at the base.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	Dead	U	Radius: 4.4m. Area: 61 sq m.
T008	Common hawthorn (<i>Crataegus monogyna</i>)	Dead	150	3.0	0.5	0.5	0.5	0.5	Dead	Poor	Tree location estimated as not on original topo. Standing dead stem with dogrose at the base.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	Dead	U	Radius: 1.8m. Area: 10 sq m.
T009	Common hawthorn (<i>Crataegus monogyna</i>)	Semi Mature	150	4.0	1.0	1.0	1.0	1.0	Fair	Fair	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Stem is alongside a drystone wall on the north side running north away from the tree. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Radius: 1.8m. Area: 10 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T010	Elder (<i>Sambucus nigra</i>)	Young	100	3.0	1.0	1.0	1.0	1.0	Poor	Poor	Elder shrub between wall and vehicle in fair to poor condition.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	C1	Radius: 2.7m. Area: 23 sq m.
T011	Pedunculate oak (<i>Quercus robur</i>)	Mature	830	11.0	5.0	7.0	6.0	4.0	Fair	Fair	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Stem is in the line of a dry stone wall. Crown breaks at 2m above ground level and has good form and vitality. Crown has dieback on the southeast and west, which appears to have been caused by fire, there are signs of regrowth with bright green leaves growing from the damaged areas.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1,2	Radius: 10.0m. Area: 314 sq m.
T012	Common hawthorn (<i>Crataegus monogyna</i>)	Dead	200	4.0	2.0	2.0	2.0	2.0	Poor	Poor	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has fair form and poor vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	U	Radius: 2.4m. Area: 18 sq m.
T013	Common hawthorn (<i>Crataegus monogyna</i>)	Dead	200	4.0	2.0	2.0	2.0	2.0	Poor	Poor	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has fair form and poor vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	U	Radius: 2.4m. Area: 18 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T014	Pedunculate oak (<i>Quercus robur</i>)	Mature	890	12.0	6.0	6.0	6.0	6.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	40+ Years	A1	Radius: 10.7m. Area: 360 sq m.
T015	Common hawthorn (<i>Crataegus monogyna</i>)	Dead	200	4.0	2.0	2.0	2.0	2.0	Poor	Poor	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has fair form and poor vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	U	Radius: 2.4m. Area: 18 sq m.
T016	Common hawthorn (<i>Crataegus monogyna</i>)	Young	200	4.0	1.0	1.0	1.0	1.0	Poor	Poor	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has fair form and poor vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 4.2m. Area: 55 sq m.
T017	Common ash (<i>Fraxinus excelsior</i>)	Young	250	6.0	2.0	2.0	2.0	2.0	Poor	Fair	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at 1m above ground level and has fair form and poor vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 4.2m. Area: 55 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T018	Common hawthorn (<i>Crataegus monogyna</i>)	Young	200	4.0	1.0	1.0	1.0	1.0	Poor	Poor	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has fair form and poor vitality. Tree is smothered by dogrose.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 4.2m. Area: 55 sq m.
T019	Common ash (<i>Fraxinus excelsior</i>)	Young	250	6.0	1.5	1.5	1.5	1.5	Fair	Poor	Root plate inspection not possible due to vegetation, foliage and dumped hay bales. Stem inspection restricted by vegetation and foliage. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 3.0m. Area: 28 sq m.
T020	Common ash (<i>Fraxinus excelsior</i>)	Young	250	7.0	2.0	2.0	2.0	2.0	Fair	Poor	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at 2 m above ground level and has good form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 3.0m. Area: 28 sq m.
T021	Common hawthorn (<i>Crataegus monogyna</i>)	Young	250	5.0	2.0	2.0	2.0	2.0	Fair	Poor	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at just above ground level and has good form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 3.0m. Area: 28 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T022	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	380	7.0	2.5	2.5	2.5	2.5	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. The wall shows a bulge which indicates root presence. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B2	Modified Root Protection Area: 66 sq m.
T023	Common ash (<i>Fraxinus excelsior</i>)	Young	100	5.0	1.0	1.0	1.0	1.0	Fair	Fair	Self set ash trees in unused gateway of drystone wall.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 1.2m. Area: 5 sq m.
T024	Common ash (<i>Fraxinus excelsior</i>)	Young	100	5.0	1.0	1.0	1.0	1.0	Fair	Fair	Self set ash trees in unused gateway of drystone wall.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C2	Radius: 1.2m. Area: 5 sq m.
T025	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	320	7.0	1.0	2.0	4.0	4.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 45 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T026	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	320	7.0	3.0	2.0	1.0	3.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 45 sq m.
T027	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	340, 220	7.0	3.0	3.0	4.0	3.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 77 sq m.

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Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T028	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	290	7.0	2.0	2.0	2.0	2.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 77 sq m.
T029	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	320	7.0	1.0	2.0	2.0	2.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 45 sq m.
T030	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	320	7.0	1.0	3.0	1.0	4.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 45 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T031	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	320	7.0	1.0	3.0	1.0	4.0	Poor	Fair	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with poor occlusion. Crown breaks at 1m but has been pruned to highways specification. Crown has dieback of the foliage and is in a poor physiological state.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 45 sq m.
T032	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	450	9.0	4.0	4.0	4.0	4.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 3m and has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 93 sq m.
T033	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	350	8.0	2.0	3.0	4.0	2.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m and has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 110 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T034	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	320	8.0	2.0	3.0	3.0	2.0	Good	Good	Tree outside of drystone wall between this and the road. Tree will have restricted rooting area underneath the road and will likely have the majority of its roots within the field alongside. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m but has been pruned to highways specification.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 93 sq m.
T035	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	500	12.0	3.0	5.0	6.0	4.0	Fair	Fair	Root plate not showing signs of disturbance. Stem inspection not possible due to vegetation and ivy. Crown breaks at 3m above ground level and has fair form and vitality.	Pre construction: Sever ivy from base to 2m above ground level. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 119 sq m.
T036	Elm (<i>Ulmus sp.</i>)	Dead	750	13.0	3.0	3.0	3.0	3.0	Dead	Poor	Standing dead stem.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	Dead	U	Modified Root Protection Area: 324 sq m.
T037	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	600	7.0	4.0	1.0	4.0	4.0	Poor	Poor	Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 3m above ground level and has poor form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C1	Radius: 7.2m. Area: 163 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T038	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	450	9.0	2.0	3.0	2.0	1.0	Fair	Fair	Root plate inspection not possible due to vegetation and foliage. Stem inspection not possible due to vegetation and foliage. Stem is smothered in ivy and leans over the road. Crown breaks at just above ground level and has poor form and fair vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Radius: 5.4m. Area: 92 sq m.
T039	Common ash (<i>Fraxinus excelsior</i>)	Young	220	6.0	2.0	1.0	1.0	2.0	Fair	Fair	Selfset ash tree. Root plate not showing signs of disturbance. Stem inspection restricted by foliage. Crown breaks at just above ground level and has fair form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C1	Radius: 2.6m. Area: 21 sq m.
T040	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	480	8.0	4.0	4.0	2.0	4.0	Poor	Fair	Root plate not showing signs of disturbance. Stem inspection not possible due to ivy. Crown breaks at 3m above ground level but all leaves have turned brown and are falling off or shrivelled up. The tree appears to be in decline.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 106 sq m.
T041	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	380	10.0	3.0	3.0	1.0	3.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at 3m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 67 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T042	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	380	8.0	3.0	3.0	1.0	3.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 72 sq m.
T043	Elder (<i>Sambucus nigra</i>)	Semi Mature	200	4.0	2.0	1.0	1.0	2.0	Fair	Fair	Elder on edge of field. Root plate inspection not possible due to vegetation and foliage. Stem inspection not possible due to vegetation and foliage. Crown breaks at 1m above ground level and has fair form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	U	Radius: 2.4m. Area: 18 sq m.
T044	Common hawthorn (<i>Crataegus monogyna</i>)	Early Mature	220	4.0	2.0	2.0	2.0	3.0	Good	Good	Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Stem forks at just above ground level. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 5.9m. Area: 109 sq m.
T045	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	350	8.0	3.0	3.0	3.0	3.0	Good	Good	Tree is in line of a drystone wall. Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 5.9m. Area: 109 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T046	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	420	8.0	3.0	3.0	4.0	4.0	Good	Good	Tree is in line of a drystone wall. Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 5.0m. Area: 79 sq m.
T047	Pedunculate oak (<i>Quercus robur</i>)	Mature	760	12.0	5.0	5.0	5.0	5.0	Good	Good	Tree is alongside a line of drystone wall. With the wall being directed around it. Root plate not showing signs of disturbance. Stem inspection restricted by vegetation and foliage. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 9.1m. Area: 260 sq m.
T048	Elder (<i>Sambucus nigra</i>)	Semi Mature	150	3.0	1.0	1.0	1.0	1.0	Poor	Fair	Tree location estimated as not on original topo. Elder shrub alongside drystone wall. Root plate inspection restricted by Stem has historical pruning wounds with fair occlusion. Crown breaks at just above ground level and has fair form and poor vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	U	Radius: 1.8m. Area: 10 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T049	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	350	8.0	3.5	3.5	3.5	3.5	Good	Good	Tree location estimated as not on original topo. Tree is located alongside a drystone wall and is multi stem from about 0.5m above ground level. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 5.9m. Area: 109 sq m.
T050	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	480	8.0	3.0	3.0	3.0	3.0	Good	Good	Tree location estimated as not on original topo. Tree is located alongside a drystone wall. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 5.8m. Area: 106 sq m.
T051	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	950	17.0	6.0	4.0	6.0	6.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion and vegetation and foliage around the base. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	40+ Years	A1,2	Modified Root Protection Area: 428 sq m.
T052	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	300	7.0	2.0	3.0	1.0	1.0	Good	Good	Tree outside of drystone wall between this and the road. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 41 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T053	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	80, 80, 80, 140	7.0	1.0	1.0	1.0	1.0	Good	Good	Tree outside of drystone wall between this and the road. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 20 sq m.
T054	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	80, 80, 140	7.0	1.0	1.0	1.0	1.0	Good	Good	Tree outside of drystone wall between this and the road. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 2.2m. Area: 15 sq m.
T055	Goat willow (<i>Salix caprea</i>)	Semi Mature	250	7.0	3.0	3.0	3.0	3.0	Good	Good	Tree outside of drystone wall between this and the road. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 85 sq m.
T056	Common ash (<i>Fraxinus excelsior</i>)	Dead	200	5.0	1.0	1.0	1.0	1.0	Dead	Poor	Tree outside of drystone wall between this and the road. Standing dead stem.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	Dead	U	Radius: 2.4m. Area: 18 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T057	Common ash (<i>Fraxinus excelsior</i>)	Dead	200	5.0	1.0	1.0	1.0	1.0	Dead	Poor	Tree outside of drystone wall between this and the road. Standing dead stem.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	Dead	U	Radius: 2.4m. Area: 18 sq m.
T058	Common ash (<i>Fraxinus excelsior</i>)	Young	150	6.0	1.0	2.0	2.0	1.0	Fair	Fair	Tree outside of drystone wall between this and the road. Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion and is multi stem from just above ground level. Crown breaks at 1m above ground level and has fair form and vitality.	Pre construction: No action required. During construction: No action required. Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 61 sq m.
T059	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	80	5.0	1.0	1.0	1.0	1.0	Poor	Poor	Tree outside of drystone wall between this and the road. 7 small stems Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at 1m above ground level and has poor form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	C2	Modified Root Protection Area: 20 sq m.
T060	Rowan (<i>Sorbus aucuparia</i>)	Semi Mature	380	5.0	1.0	1.0	1.0	1.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at just above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 66 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T061	Common ash (<i>Fraxinus excelsior</i>)	Semi Mature	80	5.0	1.0	1.0	1.0	1.0	Poor	Poor	Tree outside of drystone wall between this and the road. 5 small stems Root plate not showing signs of disturbance. Stem has historical pruning wounds with fair occlusion. Crown breaks at 1m above ground level and has poor form and vitality.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	<10 years	C1	Modified Root Protection Area: 14 sq m.
G062	Mixed species (<i>Mixed species</i>)	Young	300	7.0	2.0	2.0	2.0	2.0	Good	Good	Group of trees on 3rd party land. Included as they are within 12m of the boundary as recommended in BS:5837. Root plate not showing signs of disturbance. Stem is free from wounds. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Area: 144 sq m.
T063	Common lime (<i>Tilia x vulgaris</i>)	Mature	600	15.0	5.0	4.0	3.0	5.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 7.2m. Area: 163 sq m.
T064	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	600	10.0	4.0	2.0	3.0	5.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 7.2m. Area: 163 sq m.

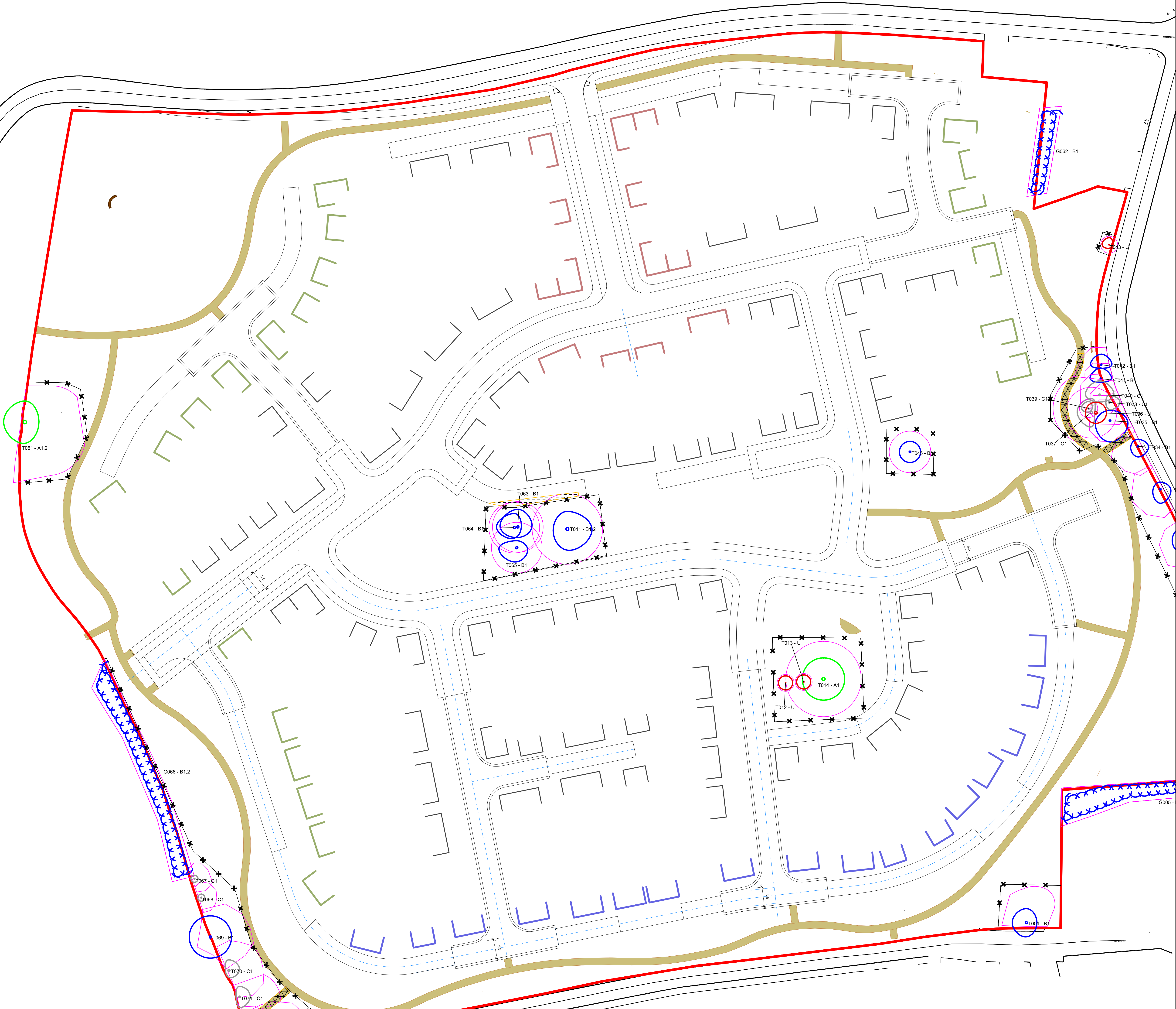
Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T065	Common ash (<i>Fraxinus excelsior</i>)	Mature	600	15.0	2.0	3.0	4.0	5.0	Good	Good	Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Radius: 7.2m. Area: 163 sq m.
G066	Norway maple x2 (<i>Acer platanoides</i>) Whitebeam x2 (<i>Sorbus aria</i>) Silver birch x2 (<i>Betula pendula</i>) Sycamore x2 (<i>Acer pseudoplatanus</i>) Pedunculate oak x2 (<i>Quercus robur</i>)	Semi Mature	450	10.0	4.0	4.0	4.0	4.0	Good	Good	Group of trees on 3rd party land there is a drystone wall between these trees and the field, this would restrict the roots from being on the field side and they are more likely to be on the other side but this is part of the playing field and has had development aswell near to the trees.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1,2	Area: 384 sq m.
T067	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	280	7.0	1.0	1.0	1.0	1.0	Good	Good	The tree is located directly alongside a drystone wall and the field it is likely that the roots will be predominantly in the field rather than under the wall. Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 36 sq m.

Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T068	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	280	7.0	1.0	1.0	1.0	1.0	Good	Good	The tree is located directly alongside a drystone wall and the field it is likely that the roots will be predominantly in the field rather than under the wall. Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 1m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 36 sq m.
T069	Sycamore (<i>Acer pseudoplatanus</i>)	Mature	260, 310, 340, 390	10.0	6.0	6.0	6.0	6.0	Good	Good	Tree on 3rd party property. The tree is located directly alongside a drystone wall and there is a gap in the wall, it is likely that the roots will be in the field as well as on the playing field side. Root plate not showing signs of disturbance. Stem has historical pruning wounds with good occlusion. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	B1	Modified Root Protection Area: 199 sq m.
T070	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	280	10.0	3.0	3.0	2.0	1.0	Good	Good	The tree is located directly alongside a drystone wall and the field it is likely that the roots will be predominantly in the field rather than under the wall. Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 141 sq m.

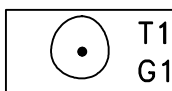
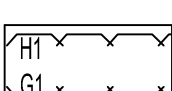
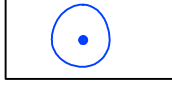
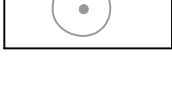
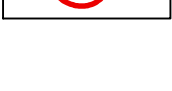
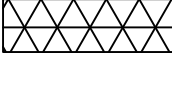
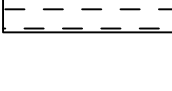
Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T071	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	280, 360	10.0	3.0	3.0	3.0	1.0	Good	Good	The tree is located directly alongside a drystone wall and the field it is likely that the roots will be predominantly in the field rather than under the wall. Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 3m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 100 sq m.
T072	Sycamore (<i>Acer pseudoplatanus</i>)	Early Mature	430	12.0	3.0	5.0	6.0	1.0	Good	Good	Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 6m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	20+ Years	B1	Modified Root Protection Area: 86 sq m.
T073	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	330, 330, 250, 300	7.0	1.0	4.0	4.0	4.0	Good	Good	The tree is located directly alongside a drystone wall and a road it is likely that the roots will be predominantly in the field rather than under the road. Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 3m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	B1	Modified Root Protection Area: 168 sq m.

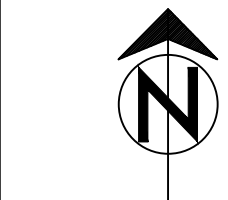
Reference	Species	life Stage	Stem Diameters	Height	Crown Spread				Physiological Condition	Structural Condition	General Observations	Recommendations	life Expectancy	Retention Category	RPA
					north	east	south	west							
T074	Sycamore (<i>Acer pseudoplatanus</i>)	Semi Mature	220	7.0	1.0	2.0	2.0	1.0	Good	Good	The tree is located directly alongside a drystone wall and a road it is likely that the roots will be predominantly in the field rather than under the road. Root plate inspection restricted by vegetation and foliage. Stem inspection restricted by vegetation and foliage. Crown breaks at 2m above ground level and has good form and vitality.	Pre construction: No action required. During construction: Protect trees with protective barriers - as shown on plans. Post construction: No action required.	10+ Years	C1	Modified Root Protection Area: 21 sq m.
T075	Common hawthorn (<i>Crataegus monogyna</i>)	Dead	150	3.0	0.5	0.5	0.5	0.5	Dead	Poor	Standing dead stem with dogrose at the base.	Pre construction: Remove tree. During construction: No action required. Post construction: No action required.	Dead	U	Radius: 1.8m. Area: 10 sq m.

APPENDIX 2: JBA DRAWINGS



KEY

-  T1 G1 Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below.
-  HT GL Existing hedge or group. colour coded as above in accordance with BS 5837:2012.
-  Green - Category A tree of high quality and value.
-  Blue - Category B tree of moderate quality and value.
-  Grey - Category C tree of low quality and value.
-  Red - Category U tree in irreversible decline or dead.
-  HT GL Blue - Cat B Groups/hedges of moderate quality and value.
-  Root Protection Area as calculated in accordance with BS 5837:2012.
-  Area of 'No-Dig' construction methods
-  Hand dig or vac ex excavation to confirm extent of roots; in accordance with BS 5837:2012.
-  Site Boundary.



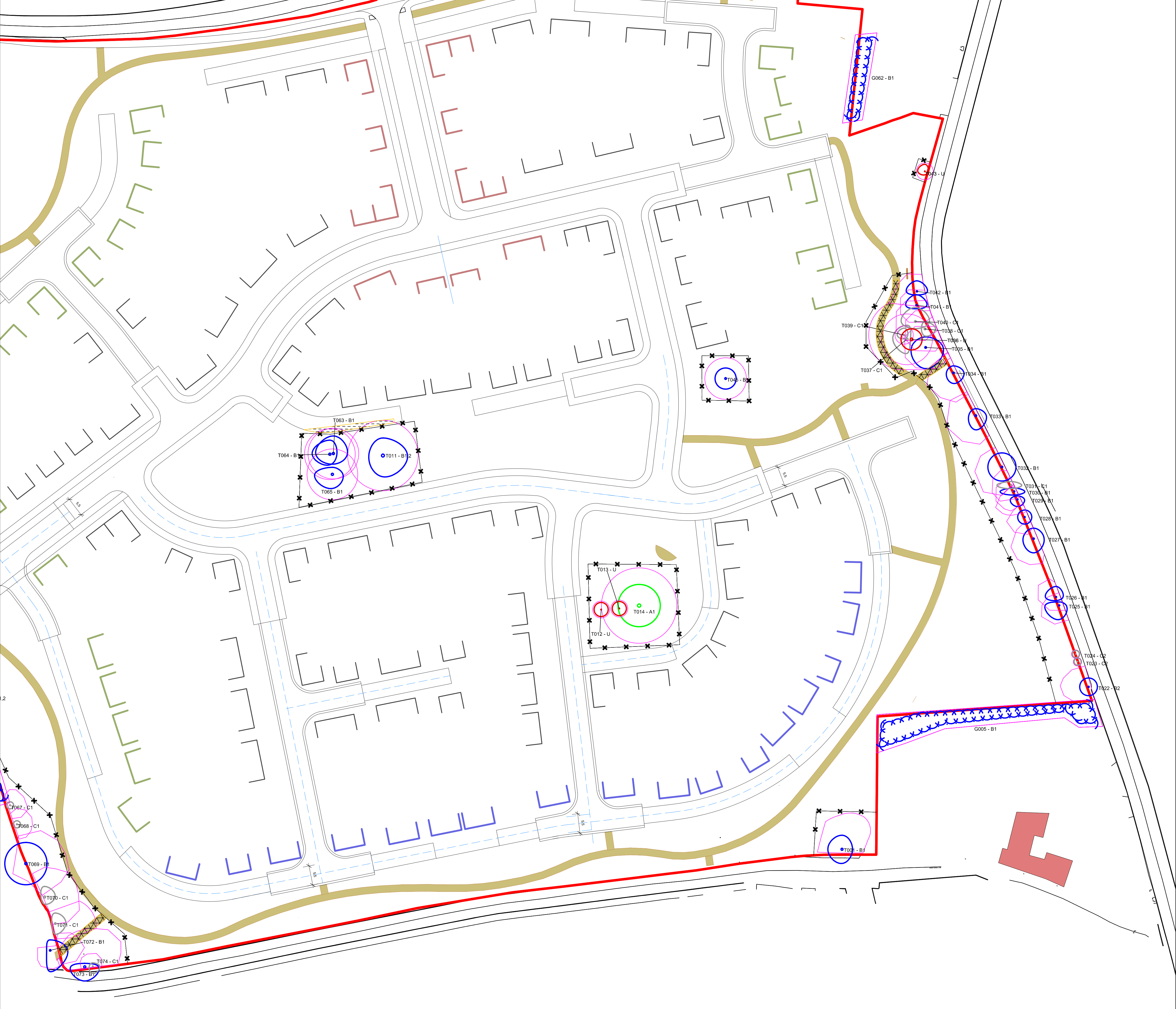
GENERAL NOTES
-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE
(J)JAMES BLAKE ASSOCIATES LTD 2026

REV		DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1	01/01/2026	JBA	001	ISSUED FOR TENDER LAYOUT			
2	01/01/2026	JBA	002	ISSUED FOR TENDER LAYOUT			
CLIENT				DWG. TITLE			
Preston Homes (West Yorkshire)				Tree Protection Plan			
SITE							
Preston Lane And Moor Lane, Kirkstall							
PURPOSE OF ISSUE							
Planning							
DRG BY	CHECKED	AUTHD	SCALE	DATE	DWG NO.	REV.	
IC	JBA	JBA	1:500 @A1	May 2026	2503 TPP 01	A	

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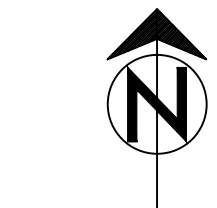
34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA
Tel: Head Office: (01284) 335797 South West Office: (01884) 288430
jamesblake@jamesblake.co.uk www.jamesblake.co.uk

LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY



KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below.
- Existing hedge or group. colour coded as above in accordance with BS 5837:2012.
- Green - Category A tree of high quality and value.
- Blue - Category B tree of moderate quality and value.
- Grey - Category C tree of low quality and value.
- Red - Category U tree in irreversible decline or dead.
- Blue - Cat B Groups/hedges of moderate quality and value.
- Root Protection Area as calculated in accordance with BS 5837:2012.
- Area of 'No-Dig' construction methods
- Hand dig or vac ex excavation to confirm extent of roots; in accordance with BS 5837:2012.
- Site Boundary.



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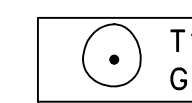
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CLIENT					DWG. TITLE
Preston Homes (West Yorkshire)					New Preston Plan
SITE					
Preston Lane And Moor Lane, Kirkstall					
PURPOSE OF ISSUE					
Planning					
DRG BY	CHECKED	AUTHD	SCALE	DATE	DWG NO.
JBA	JBA	JBA	1:500 (A1)	May 2025	25203 TPP 02
IC					REV. A

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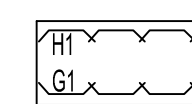
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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

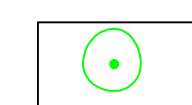
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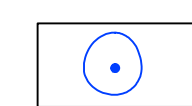
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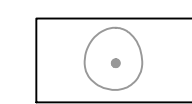
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Green - Category A tree of high quality and value.



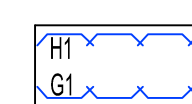
Blue - Category B tree of moderate quality and value.



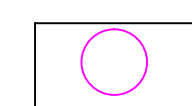
Grey - Category C tree of low quality and value.



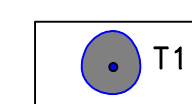
Red - Category U tree in irreversible decline or dead.



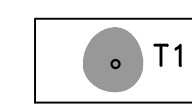
Blue - Cat B Groups/hedges of moderate quality and value.



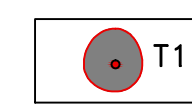
Root Protection Area as
calculated in accordance with
BS 5837:2012.



Category B - Tree of moderate quality and value to be removed.



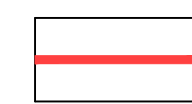
Category C - Tree of low quality and value to be removed.



Category U - Tree in irreversible decline or dead to be removed.



Existing hedge or group. Colour coded as above in accordance with BS 5837 to be removed.



Site Boundary.



A	13/08/2020	SCD	UPDATED TO NEW LAYOUT			
REV	DATE	BY	NO	DESCRIPTION		
		WJH/AS	01/01/20			

CIENT	DWG. TITLE
Parsonage Homes (West Yorkshire)	Tree Removal Plan

SITE
Paddock Lane And Moor Lane, Kirksturt

PURPOSE OF ISSUE
Planning

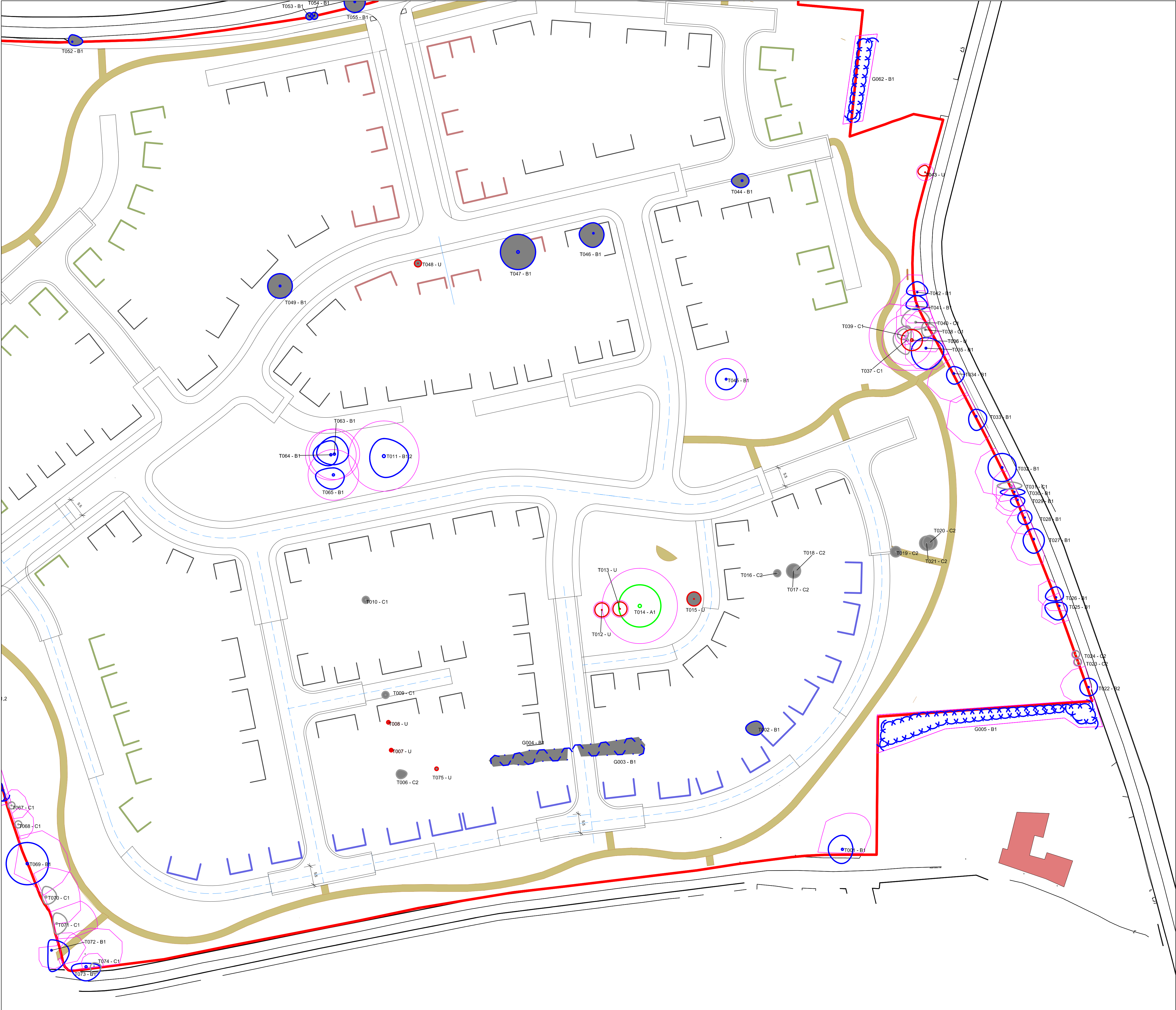
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JC	JBA	JBA	1:500 @A1	May 2020	25/203 TRP 01	

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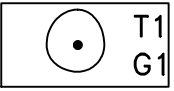
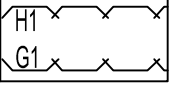
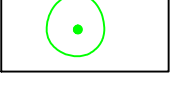
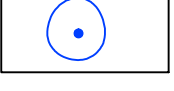
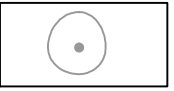
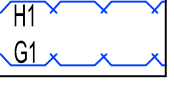
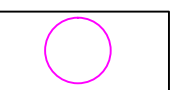
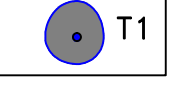
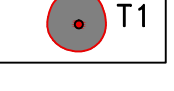
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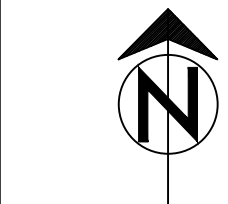
- ALL DIMENSIONS IN MILLIMETRES
- DO NOT SCALE OFF THIS DRAWING
- ALL DIMENSIONS TO BE CHECKED ON SITE

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KEY

-  Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below.
-  Existing hedge or group. colour coded as above in accordance with BS 5837:2012.
-  Green - Category A tree of high quality and value.
-  Blue - Category B tree of moderate quality and value.
-  Grey - Category C tree of low quality and value.
-  Red - Category U tree in irreversible decline or dead.
-  Blue - Cat B Groups/hedges of moderate quality and value.
-  Root Protection Area as calculated in accordance with BS 5837:2012.
-  Category B - Tree of moderate quality and value to be removed.
-  Category C - Tree of low quality and value to be removed.
-  Category U - Tree in irreversible decline or dead to be removed.
-  Existing hedge or group. Colour coded as above in accordance with BS 5837 to be removed.



GENERAL NOTES
-ALL DIMENSIONS IN MILLIMETRES
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-ALL DIMENSIONS TO BE CHECKED ON SITE
(C)JAMES BLAKE ASSOCIATES LTD 2026

REV		DATE		BY		DESCRIPTION	
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CLIENT				DWG. TITLE			
Preston Homes (West Yorkshire)				Tree Removal Plan			
SITE							
Preston Lane And Moor Lane, Kirkstall							
PURPOSE OF ISSUE							
Planning							
DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.	
IC	DBA	DBA	1:500 @A1	May 2026	25203 TRP 02	A	

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