



# **Arboricultural Constraints Appraisal**

in Relation to Proposed Residential Development at



**Land off Wakefield Road, Pontefract,  
West Yorkshire, WF8 4HW**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

February 2021

# ARBORICULTURAL CONSTRAINTS APPRAISAL LAND OFF WAKEFIELD ROAD, PONTEFRACT

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## Contact Details

Bowland Tree Consultancy Ltd  
Unit Two  
First Floor  
11 Cannon Street  
Preston  
Lancashire  
PR1 3NR

T: 01772 437150  
E: [info@bowlandtreeconsultancy.co.uk](mailto:info@bowlandtreeconsultancy.co.uk)

**ARBORICULTURAL CONSTRAINTS APPRAISAL  
LAND OFF WAKEFIELD ROAD, PONTEFRACT**

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**Project Details**

**Project No.:** BTC2149

**Site:** Land off Wakefield Road, Pontefract, WF8 4HW

**Client:** Mr Duffy, Mr Duffy and Mr Davies

**Council:** Wakefield Metropolitan District Council

**Survey Date:** 1 & 5 November 2018

**Reviewed:** 22 May 2019 & 26 January 2021

**Surveyed by:** Ryan Gledhill FdSc MArborA

**Reviewed by:** Joseph Lambert BSc(Hons) FdSc MArborA

**Prepared by:** Joseph Lambert BSc(Hons) FdSc MArborA

**Checked by:** Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

**Date of Issue:** 5 February 2021

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## **DISCLAIMER**

**Survey Limitations:** Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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**Statutory Tree Protection:** It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

TREE SURVEY SCHEDULE FOR DRAFT TREE IMPACT ASSESSMENT						
<b>Site:</b>	Land off Wakefield Road, Pontefract, West Yorkshire, WF8 4HW					
<b>Clients:</b>	Mr Duffy, Mr Duffy, Mr Davies					

<b>Surveyors:</b>	Joseph Lambert BSc(Hons) FdSc MArborA & Ryan Gledhill FdSc MArborA
<b>Survey Dates:</b>	1 & 5 November 2018 (Reviewed 22 May 2019 & 26 January 2021)
<b>Job Ref:</b>	BTC2149

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Common Hawthorn	10	1x290 1x140 (ts)#	N 5 E 3.5 S 0 W 3.5	2 1.5	M	M	<ul style="list-style-type: none"> <li>Unable to access and inspect in detail due to fencing and vegetation around base.</li> <li>Located within fence line with dense ivy around base and as such ownership unclear.</li> <li>Located immediately adjacent to stone pillar to north with stem evidently in contact with and projected to displace wall to north onto footpath adjacent to Wakefield Road.</li> <li>Canopy moderately-highly biased to north over Wakefield Road.</li> </ul>	<ul style="list-style-type: none"> <li>Client to identify tree ownership.</li> <li>If within boundaries tree to be removed due to projected displacement of wall.</li> <li>If outside ownership boundaries, then inform tree owner of report findings and ensure protection of RPA throughout development using temporary protective fencing (See appended specification).</li> </ul>	<10	U	47	3.86
T2	Common Beech	21.5	500	N 6 E 8 S 7 W 6	2-SE 2	EM	G	<ul style="list-style-type: none"> <li>Located in area between stone edge of previous track and dilapidated wooden boundary fencing and as such ownership unclear and unable to access to fully inspect in detail.</li> <li>Main stem bifurcates at a height of approximately 3m with wide union.</li> </ul>	<ul style="list-style-type: none"> <li>Client to identify tree ownership.</li> <li>Prune canopy to reduce by approximately 3m on east side to allow clearance to proposed building.</li> <li>Ensure protection of RPA throughout development using Temporary Protective Fencing to form a CEZ.</li> <li>Construct proposed footpaths adjacent to building, where within RPA, using 'no dig' methods and materials in accordance with BS5837: 2012.</li> </ul>	20+	B1	113	6

#### Headings and Abbreviations:

<b>No.</b>	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
<b>Species:</b>	Common name
<b>Height:</b>	In metres, to nearest half metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
<b>Stem Diam.:</b>	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
<b>Branch Spread:</b>	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
<b>Branch &amp; Canopy Clearances:</b>	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
<b>Life Stage:</b>	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
<b>PC:</b>	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
<b>General Observations and Comments:</b>	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
<b>Management Recommendations:</b>	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
<b>ERC:</b>	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
<b>Cat. Grade:</b>	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
<b>RPA m²:</b>	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to avoid root damage
<b>RPA Radius (m):</b>	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
<b># (Estimated Dimensions):</b>	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a '#' symbol

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T3	Sycamore	21	920#	N E S W	9 9 9 9	4-E 7	M	M	<ul style="list-style-type: none"><li>▪ Located on neighbouring land on ground higher than within site and therefore not accessed to inspect in detail.</li><li>▪ Stem bifurcates at a height of approximately 2m.</li><li>▪ Dense ivy cover to main stem extending into upper canopy</li></ul>	<ul style="list-style-type: none"><li>▪ Ensure protection of RPA throughout development using Temporary Protective Fencing to form a CEZ.</li><li>▪ Construct proposed footpaths adjacent to building and parking spaces, where within RPA, using 'no dig' methods and materials in accordance with BS5837: 2012.</li></ul>	20+	B1	383	11.04
T4	Apple	9	300#	N E S W	2 2 2 2	N/A 2	PM	P	<ul style="list-style-type: none"><li>▪ Located on neighbouring land beyond brick boundary wall and not accessed to inspect in detail.</li><li>▪ Very dense ivy extending into and evidently shading out canopy which is showing a moderately significant reduction in vitality.</li><li>▪ Not projected to be impacted by proposed development.</li></ul>	<ul style="list-style-type: none"><li>▪</li></ul>	<10	U	41	3.6
T5	Unknown	≈ 5	N/A	N E S W	1 1 1 1	N/A 0	M	D	<ul style="list-style-type: none"><li>▪ Stump of a height of approximately 4m densely clad with ivy which is evidently growing into and around adjacent streetlight.</li></ul>	<ul style="list-style-type: none"><li>▪ Remove tree due to evident condition and proximity to street light.</li></ul>	<10	U	N/A	N/A
T6	Sycamore	19	910	N E S W	5 5 3.5 8	5-W 5	M	G	<ul style="list-style-type: none"><li>▪ Located on steep slope.</li><li>▪ Ivy evidently previously severed and since died back with majority of larger sections having fallen from stem, but dense ivy growth around base restricted detailed inspection.</li><li>▪ Bifurcates at a height of approximately 6m.</li><li>▪ Canopy showing significant to severe reduction in vitality with moderately significant deadwood throughout up to approximately 90mm diameter and significantly short annual shoot extension.</li></ul>	<ul style="list-style-type: none"><li>▪ Remove tree in order to construct proposed retaining structure to south projected to extend into RPA, with resultant ground level changes.</li></ul>	10+	C1	375	10.92
T7	Common Lime	17	560	N E S W	4 4 4 5.5	2.5-W 4	M	G	<ul style="list-style-type: none"><li>▪ Located atop steep slope.</li><li>▪ Dense ivy cover to main stem and extending into upper canopy, inhibiting clear visual inspection.</li><li>▪ Biased canopy west.</li><li>▪ Branches protruding from ivy cover exhibit a moderately significant reduction in vitality.</li></ul>	<ul style="list-style-type: none"><li>▪ Sever Ivy to allow detailed inspection.</li><li>▪ Retain tree in context of proposed development.</li><li>▪ Ensure protection of RPA throughout development using Temporary Protective Fencing to form a CEZ.</li></ul>	10+	C1	142	6.72



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T8	Sycamore	6	380	N E S W	1 1 1 1	-	SM	D	<ul style="list-style-type: none"><li>Tree is evidently dead.</li><li>Not projected to be impacted by proposed development.</li></ul>		<10	U	65	4.56
T9	Sycamore	8	350	N E S W	1 1 1 1	-	SM	D	<ul style="list-style-type: none"><li>Tree is evidently dead.</li><li>Not projected to be impacted by proposed development.</li></ul>		<10	U	55	4.2
T10	Sycamore	22	850	N E S W	7 7 7 7	6-E 5	M	M/G	<ul style="list-style-type: none"><li>Partially occluded basal cavity at a height of approximately 0.5m and of approximately 400mm length and 50mm width.</li><li>Dense ivy cover to upper canopy largely dead due to severance, however, still restricting detailed inspection and fresh Ivy cladding base of tree to a height of approximately 1m.</li></ul>	<ul style="list-style-type: none"><li>Remove tree in order to construct development as proposed.</li><li>NB: Retention not considered appropriate due to proposed significant ground level changes and retaining structures necessary to facilitate development of site.</li></ul>	20+	B1	327	10.2
T11	Sycamore	19	650	N E S W	6 7 5 5	6 6	M	M	<ul style="list-style-type: none"><li>Slight stem lean north.</li><li>Dense ivy cover to main stem and extending into upper canopy, inhibiting clear visual inspection.</li><li>Multi-stemmed from a height of approximately 6m</li><li>Unable to access tree base due to canopy of failed Ash to south around tree base.</li><li>Several branches broken on south-west side of canopy up to approximately 150mm diameter from adjacent tree failure to south.</li><li>Small dead stub indicating possible decay pocket around main bifurcation, however, unable to tell due to dense Ivy.</li></ul>	<ul style="list-style-type: none"><li>Remove tree in order to construct development as proposed.</li><li>NB: Retention not considered appropriate due to proposed significant ground level changes and retaining structures necessary to facilitate development of site.</li></ul>	20+	B1	191	7.8
T12	Common Ash	15	300#	N E S W	15 1 0 1	N/A 0	EM	D	<ul style="list-style-type: none"><li>Dense ivy covered stem which has failed at rootplate to north.</li></ul>	<ul style="list-style-type: none"><li>Remove tree due to evident condition.</li></ul>	<10	U	N/A	N/A
T13	Sycamore	20	660	N E S W	4 2.5 2.5 2.5	6-S 5	M	P	<ul style="list-style-type: none"><li>Dense ivy cover to upper canopy, inhibiting clear visual inspection.</li><li>Stem trifurcates at a height of approximately 5m.</li><li>Exhibiting poor canopy vigour and a significant reduction in vitality.</li></ul>	<ul style="list-style-type: none"><li>Remove tree in order to construct proposed development.</li></ul>	10+	C1	197	7.92

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T14	Common Ash	10	1x250 1x170 (ts)	N 4 E 4 S 4 W 4	2-N 2	Y	M	<ul style="list-style-type: none"> <li>Tree located outside redline boundary.</li> <li>Growing out of a retaining concrete wall, evidently causing significant structural displacement.</li> <li>Stem bifurcates at base.</li> <li>Limited future growth potential.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure protection of RPA throughout development using Temporary Protective Fencing to form a CEZ.</li> </ul>	<10	U	28	3
T15	Sycamore	16.5	490	N 1 E 2.5 S 4.5 W 2	4-S 4	EM	G	<ul style="list-style-type: none"> <li>Moderate stem lean south.</li> <li>Severe basal decay indicative to a height of approximately 1.5m, predominantly concentrated to the tensile north stem side.</li> <li>High risk of full stem failure anon.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree due to identified stem decay and subsequent increased risk of failure.</li> </ul>	<10	U	109	5.88
T16	Sycamore	18	550	N 2 E 2 S 8 W 3	3 2	M	M	<ul style="list-style-type: none"> <li>Significant stem wound on north side from ground level to a height of approximately 3m with decay around approximately 50% stem circumference on north side.</li> <li>Decay extends up to main bifurcation at a height of approximately 3m with branch stub of approximately 220mm diameter arising to the north evidently dead and decayed.</li> <li>Multiple old fruiting bodies present within decayed area of brown rot decay causing Chicken of the Woods (<i>Laetiporus sulphureus</i>).</li> <li>Moderate lean south over boundary wall with moderately biased canopy to south.</li> <li>Considered to have a high risk of failure onto boundary wall and into adjacent land.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree due to identified stem decay and subsequent increased risk of failure.</li> </ul>	<10	U	137	6.6
T17	Sycamore	18	430#	N 2 E 2 S 5 W 3	6-SE 5	EM	M	<ul style="list-style-type: none"> <li>Located to back of woodland W1 south of palisade fence and possibly on neighbouring land, not accessed to inspect in detail.</li> <li>Canopy biased to south-west due to suppression from neighbouring trees.</li> <li>Not projected to be impacted by proposed development.</li> </ul>		20+	C1	84	5.16
T18	Ash, Sycamore	16	2x400 1x250 (ts)	N 5 E 5 S 5 W 5	2-S 5	EM	G	<ul style="list-style-type: none"> <li>One Ash and One Sycamore growing from same location and forming single tree canopy.</li> <li>Stem trifurcates at base with very tight unions.</li> <li>Growing in very close proximity to boundary wall, evidently not touching at time of survey but projected to rub during stem oscillation.</li> <li>Dense ivy cover to upper crown.</li> <li>West primary leader of Ash has a significant kink to west at a height of approximately 3.5m, with increased risk of shear failure due to substantial stresses on this area.</li> <li>Not projected to be impacted by proposed development.</li> </ul>		10+	C1	173	7.42



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T19	Sycamore	17	640	N 5.5 E 5 S 5 W 4.5	3-S 3	M	G	<ul style="list-style-type: none"> <li>Stem kinks south at a height of 2.5m but corrects after a substantial 3m curvature.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	20+	B1	185	7.68
T20	Poplar	18	550	N 4.5 E 4.5 S 4.5 W 4.5	N/A 3	EM	P	<ul style="list-style-type: none"> <li>Located in grounds of neighbouring residential flats, not accessed to inspect in detail.</li> <li>Canopy showing a severe reduction in vitality with significant amount of deadwood to upper canopy up to approximately 90mm diameter.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>Recommend tree owner removes due to evident condition.</li> </ul>	<10	U	137	6.6
T21	Common Ash	18	470	N 3 E 3 S 3 W 3	12-S 15	M	P	<ul style="list-style-type: none"> <li>Moderately severe stem lean south.</li> <li>Dense ivy cover from base to upper crown, inhibiting clear visual inspection.</li> <li>Severe bark necrosis throughout stem, visible to a height of approximately 6m.</li> <li>Subsequent of bark necrosis, majority of visible stem has lost its bark which has exposed frequent deformations of wood bulging around significant depressions throughout stem; projected to be resultant of <i>Pseudomonas savastanoi</i> pv. <i>fraxini</i> (bacterial canker of ash).</li> <li>Small canopy to height ratio due to neighbouring suppression and ivy cover.</li> <li>Increased risk of full stem failure.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree due to evident risk of stem failure.</li> </ul>	<10	U	100	5.64
T22	Sycamore	5	550	N 1 E 1 S 18 W 1	-	M	D	<ul style="list-style-type: none"> <li>Evidently succumbed to full root plate failure.</li> <li>Now laying south, approximately 2.5m over footpath.</li> </ul>	<ul style="list-style-type: none"> <li>Remove tree due to evident condition.</li> </ul>	<10	U	137	6.6
T23	Common Beech	18	520	N 4 E 4 S 4 W 4	4-E 3	M	G	<ul style="list-style-type: none"> <li>Slender form and slightly attenuated crown due to neighbouring close spaced trees.</li> <li>Not projected to be impacted by development proposals.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	20+	B1	122	6.24
T24	Common Ash	16	630	N 4 E 4 S 6 W 4	3.5-W 3	M	M	<ul style="list-style-type: none"> <li>Dense ivy cover to upper crown, inhibiting clear visual inspection.</li> <li>Frequent instances of epicormic shoots along branches and a significant reduction in vitality; indicative of a moderate stage of progressive decline due to <i>Hymenoscyphus fraxineus</i> (Ash dieback disease).</li> <li>Not projected to be impacted by development proposals.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	10+	C1	180	7.56

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T25	Sycamore	12	260	N E S W	5 4 3 4	1-W 1	SM	G	<ul style="list-style-type: none"><li>▪ Moderate stem lean north.</li><li>▪ Located approximately 2m from south retaining wall.</li><li>▪ Frequent instances of bark damage throughout crown, indicative of animal damage caused by squirrels.</li><li>▪ Not projected to be impacted by development proposals.</li></ul>	▪	10+	C1	31	3.12
T26	Sycamore	8	1x220 1x180 (ts)	N E S W	5 3 1 4	3-N 3	Y	G	<ul style="list-style-type: none"><li>▪ Stem bifurcates at base.</li><li>▪ Moderate stem lean north and associated biased canopy due to suppression from close spaced adjacent group.</li><li>▪ Not projected to be impacted by development proposals.</li></ul>	▪	10+	C2	37	3.41
T27	Sycamore	15	520	N E S W	5 5 5 5	3.5-S 3	EM	G	<ul style="list-style-type: none"><li>▪ Stem bifurcates at a height of approximately 4m.</li><li>▪ Union evidently included and exhibiting early stages of failure progression, exhibited by evident splitting of lateral branch bark ridge.</li><li>▪ Projected substantial failure within 10 years.</li><li>▪ Not projected to be impacted by development proposals.</li></ul>	▪	<10	U	122	6.24
T28	Wild Cherry	13	1x450 1x290 1x200 1x140 (ms)	N E S W	4 4 4 4	2.5-W 4	M	M	<ul style="list-style-type: none"><li>▪ Multi-stemmed from base.</li><li>▪ Dense ivy cover from base to upper crown, inhibiting a clear visual inspection.</li><li>▪ Significantly small photosynthetic area able to protrude from ivy foliage.</li><li>▪ Not projected to be impacted by development proposals.</li></ul>	▪	10+	C1	157	7.06
G1	Sycamore, Hawthorn, Holly	≤ 15	≤ 2x280 (ts)	N E S W	≤ 5 ≤ 5 ≤ 5 ≤ 5	N/A ≥ 1	Y-EM	M-G	<ul style="list-style-type: none"><li>▪ Closely spaced linear group.</li><li>▪ Early mature Sycamores located further west into neighbouring land on raised border area with young and semi mature Holly and Hawthorn located along and within old stone boundary wall and dilapidated fence.</li></ul>	<ul style="list-style-type: none"><li>▪ Ensure protection of RPA throughout development using Temporary Protective Fencing to form a CEZ.</li></ul>	10+	C2	≤ 71	≤ 4.75
G2	4no. Sycamore	≤ 17	≤ 550#	N E S W	≤ 4 ≤ 7.5 ≤ 7.5 ≤ 4	4-S ≥ 2	EM	G	<ul style="list-style-type: none"><li>▪ Located on neighbouring land behind partially retaining boundary wall; Root Protection Area (RPA) offset accordingly (see TCP).</li><li>▪ Moderately spaced group.</li><li>▪ Dense ivy cover to upper canopies of north and central trees.</li><li>▪ Southern tree located immediately adjacent to boundary fencing.</li></ul>	<ul style="list-style-type: none"><li>▪ Ensure protection of RPA throughout development using Temporary Protective Fencing to form a CEZ.</li><li>▪ Construct proposed access road and parking bays, where within RPAs, using 'no dig' methods and materials in accordance with BS5837: 2012.</li></ul>	10+	C2	≤ 137	≤ 6.6

TREE SURVEY SCHEDULE FOR DRAFT TREE IMPACT ASSESSMENT							
<b>Site:</b> Land off Wakefield Road, Pontefract, West Yorkshire, WF8 4HW							
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<b>Surveyors:</b>	Joseph Lambert BSc(Hons) FdSc MArborA & Ryan Gledhill FdSc MArborA
<b>Survey Dates:</b>	1 & 5 November 2018 (Reviewed 22 May 2019 & 26 January 2021)
<b>Job Ref:</b>	BTC2149

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G3	Sycamore, Wild Cherry, Holly, Hazel, Elder, Lawsons Cypress, Wych Elm, Common Whitebeam, Mitchell's Whitebeam, Spotted Laurel, Cotoneaster, Berberis	≤ 15	≤ 330	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1-E ≥ 0	Y-SM	M-G	<ul style="list-style-type: none"> <li>Very close spaced group and subsequent significantly conflicting canopies.</li> <li>Group is evidently partly self set and partly outgrown ornamental planting of historically managed garden area.</li> <li>Frequent instances of debris and litter round stem bases and tent positioned to north-east with large amounts of litter around which restricted access around this part of group for surveyor.</li> <li>Unable to access full extents due to dense ground cover and very steep terrain.</li> <li>Sycamore to centre of group has evidently failed to north at rootplate adjacent to tree T8.</li> <li>Several young Sycamore and Ash trees have evidently been coppiced near ground level on bank sloping steeply to north-east adjacent to neighbouring residential gardens</li> </ul>	<ul style="list-style-type: none"> <li>Remove approximately 50% of group to north-west and section adjacent to T10 and T11 in order to construct development as proposed.</li> <li>Retain remaining section in context of proposed development.</li> <li>Ensure protection of RPAs of remaining group throughout development using temporary protective fencing (See appended specification).</li> </ul>	10+	C1	≤ 49	≤ 3.96
G4	1no. Sycamore, 1no. Ash	≤ 20	≤ 650	N ≤ 4.5 E ≤ 6 S ≤ 4 W ≤ 4	6-E ≥ 5	M	M-MD	<ul style="list-style-type: none"> <li>Closely spaced pair.</li> <li>Very dense ivy cover to main stems and extending into upper canopies of trees inhibiting clear visual inspection.</li> <li>Sycamore has a basal cavity to approximately 200mm x 2.5m, but unable to see full extents.</li> <li>Canopy of Sycamore showing signs of a reduction in vitality.</li> <li>Larger Ash to north-east has dense ivy to main stem restricting inspection, however, evidently has large areas of necrotic bark around entire lower stem which can be peeled away revealing white fungal mycelium sheets on north-east side and south-west side, where gaps in ivy allowed.</li> <li>Bark in these visible areas also has numerous dark stains.</li> <li>Canopy out of leaf but projected to be largely dead.</li> </ul>	<ul style="list-style-type: none"> <li>Remove group due to evident condition.</li> </ul>	<10	U	≤ 191	≤ 7.8
G5	6no. Sycamore, 1no. Beech	≤ 20	≤ 600	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	7-N ≥ 4	EM-M	P-M	<ul style="list-style-type: none"> <li>Frequent instances of basal bark damage throughout group.</li> <li>Beech tree exhibiting basal cavity to approximately 200mm x 4m.</li> <li>Bark necrosis up stems throughout group, where visible.</li> <li>Moderate to severe reductions in vitality.</li> <li>Limited projected life expectancy.</li> </ul>	<ul style="list-style-type: none"> <li>Remove group due to evident condition and resultant limited future life expectancy.</li> </ul>	<10	U	≤ 163	≤ 7.2

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<b>Surveyors:</b>	Joseph Lambert BSc(Hons) FdSc MArborA & Ryan Gledhill FdSc MArborA
<b>Survey Dates:</b>	1 & 5 November 2018 (Reviewed 22 May 2019 & 26 January 2021)
<b>Job Ref:</b>	BTC2149

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G6	9no. Sycamore, 7no. Ash	≤ 20	≤ 580	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	4-S ≥ 4	EM	M-MD	<ul style="list-style-type: none"> <li>Close spaced group, partly indicated to be outside redline boundary.</li> <li>Located within heavily compacted vehicle access area, with hardstanding ground cover abutting stem bases.</li> <li>Frequent instances of severe stem damage and subsequent partially occluded cavities to a size of approximately 400mm x 12m.</li> <li>Enveloping surrounding structures and debris.</li> <li>Three trees located to the east are located on a raised soft surface planting area which has evidently collapsed due to the structural displacement caused by incremental root growth.</li> <li>Significant to severe envelopment of surrounding debris and structures.</li> <li>Limited future growth potential and subsequent projected short remaining life expectancy.</li> </ul>	<ul style="list-style-type: none"> <li>Remove trees in group that are within site in order to construct development as proposed.</li> <li>Ensure protection of RPAs of retained trees that are located on neighbouring land throughout development using Temporary Protective Fencing to form a CEZ.</li> </ul>	<10	U	≤ 152	≤ 6.96
G7	approx. 2no. Sycamore, 2no. Ash,	≤ 16	≤ 300	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	N/A ≥ 0	SM	M-G	<ul style="list-style-type: none"> <li>Closely spaced linear group of self-set trees on soft surface area adjacent to hard standing site access the majority of which are multistemmed from ground level.</li> <li>Not able to fully access due to stacked vegetation to ground around trees.</li> <li>Stems located adjacent to garages and sheds on neighbouring land to north.</li> <li>One stem has evidently been recently removed to east and has evidently progressively displaced concrete block wall of garage and dislodge edge of flat roof prior to removal.</li> <li>Several stems within group have evidently been removed up to approximately 200mm diameter between ground level and a height of approximately 0.5m on south side.</li> <li>Tree to east has flush pruning cut of approximately 250mm diameter on north side immediately adjacent to garage roof where branch has evidently been removed.</li> <li>Ash canopies showing a moderate reduction in vitality.</li> </ul>	<ul style="list-style-type: none"> <li>Retain trees in context of proposed development.</li> <li>Prune canopies on south-east side by approximately 2.5m in order to allow clearance to proposed adjacent building.</li> <li>Ensure protection of RPA throughout development using temporary protective fencing (See appended specification).</li> </ul>	10+	C1	≤ 43	≤ 3.72

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G8	Ash, Sycamore, Whitebeam, Wild Cherry	≤ 18	≤ 620	N ≤ 5 E ≤ 4 S ≤ 4 W ≤ 5	1-N ≥ 2	Y-M	M-G	<ul style="list-style-type: none"> <li>Close spaced group.</li> <li>Group is partially located on sloped embankment adjacent to site access track.</li> <li>South extents of group have main stems located atop an approximately 8-10m sheer drop, with evident primary, secondary and tertiary roots exposed down the cliff face.</li> <li>Debris and litter dumped throughout group.</li> <li>Dense ivy cover to upper canopies on majority of western group extents, inhibiting clear visual inspection.</li> <li>Frequent instances of bark damage and partially occluded cavities to a diameter of approximately 300mm where visible through ivy with evident saprophytic decay within several of these.</li> </ul>	<ul style="list-style-type: none"> <li>Remove north-eastern extent of group, where within redline boundary, in order to construct development as proposed.</li> <li>Retain remaining section in context of proposed development.</li> <li>Ensure protection of RPAs of remaining section throughout development using temporary protective fencing (See appended specification).</li> </ul>	10+	C2	≤ 174	≤ 7.44
G9	Approx. 6no Sycamore, 1no. Wych Elm	≤ 18	≤ 630	N ≤ 4 E ≤ 5 S ≤ 4 W ≤ 4	4-E ≥ 1	SM-EM	M-G	<ul style="list-style-type: none"> <li>Moderate to close spaced group on steep embankment.</li> <li>Frequent instances of debris and litter piled around tree bases.</li> <li>Significantly lifted root architecture of trees, increasing in severity up the ascending embankment; signs indicative of possible unstable ground conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Remove section to north where within redline boundary.</li> <li>Retain remaining section in context of proposed development.</li> <li>Ensure protection of RPAs of remaining section throughout development using temporary protective fencing (See appended specification).</li> </ul>	10+	C2	≤ 180	≤ 7.56
G10	2no. Sycamore	≤ 16	≤ 480	N ≤ 4 E ≤ 2 S ≤ 4 W ≤ 5	3.5-S ≥ 3	SM	P	<ul style="list-style-type: none"> <li>Fungal fruiting bodies of <i>Ganoderma australe</i> (white rot decay causing fungus) present on the stem base of the north tree.</li> <li>South tree has a partially occluded basal cavity to a diameter of approximately 400mm, exhibiting severe internal decay.</li> <li>Frequent instances of bark necrosis to a height of approximately 5m.</li> <li>Both tree exhibit signs of a significant reduction in vitality.</li> <li>Not projected to be impacted by proposed development.</li> </ul>		<10	U	≤ 104	≤ 5.76
G11	3no. Sycamore, 1no. Hawthorn	≤ 14	≤ 370	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	SM	G	<ul style="list-style-type: none"> <li>Moderate to closely spaced group.</li> <li>Dense ivy cover to upper crown on west tree.</li> <li>Significant stem leans and kinking throughout group; projected to be due to groups location and subsequent exposure to wind during young growth.</li> <li>Not projected to be impacted by proposed development.</li> </ul>		10+	C2	≤ 62	≤ 4.44

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G12	2no. Ash, 1no. Alder	≤ 14	≤ 220	N E S W	1.5 2 4 3	N/A 3	SM	M	<ul style="list-style-type: none"><li>Linear group located in grounds of neighbouring residential flats, not accessed to inspect in detail.</li><li>Canopies significantly biased to south and all showing a moderate reduction in vitality due to suppression by neighbouring trees.</li><li>Not projected to be impacted by proposed development,</li></ul>	<ul style="list-style-type: none"><li></li></ul>	10+	C1	≤ 22	≤ 2.64
G13	Sycamore, Ash, Wych Elm	≤ 18	≤ 570	N E S W	≤ 4 ≤ 4 ≤ 4 ≤ 4	5-E ≥ 4	SM-EM	P-G	<ul style="list-style-type: none"><li>Located atop and on steep sloped embankment.</li><li>Majority of group have dense ivy cover to upper crown, inhibiting clear visual inspection and are located to bank side and top with a semi mature Elm and Elder located to base of bank.</li><li>Frequent instances of bark damage and partially occluded cavities with evident decay to approximately 400mm x 6m.</li><li>Majority of group exhibiting signs of at least a moderate reduction in vitality.</li><li>Not projected to be impacted by proposed development.</li></ul>	<ul style="list-style-type: none"><li></li></ul>	10+	C2	≤ 147	≤ 6.84
G14	2no. Ash, 1no. Sycamore	≤ 16	≤ 1x400 1x350 1x300 (ms)	N E S W	≤ 2 ≤ 3 ≤ 5 ≤ 3	4-S ≥ 4	SM	G	<ul style="list-style-type: none"><li>West Sycamore tree bifurcates at base.</li><li>Eastern Ash tree trifurcates at base.</li><li>Biased canopies south from neighbouring suppression.</li><li>Not projected to be impacted by proposed development.</li></ul>	<ul style="list-style-type: none"><li></li></ul>	20+	B2	≤ 168	≤ 7.32
G15	Sycamore, Beech, Ash	≤ 20	≤ 610	N E S W	≤ 5 ≤ 5 ≤ 5 ≤ 5	5-S ≥ 10	SM-M	P-G	<ul style="list-style-type: none"><li>Close spaced group.</li><li>Dense ivy cover to upper crowns throughout group, inhibiting clear visual inspection.</li><li>Frequent instances of basal bark damage, resulting in partially occluded cavities and barkless strips to approximately 500mm x 3m.</li><li>Tall, slender forms due to close proximity and sheltering by adjacent trees.</li><li>Numerous instances of significant damage to trees by several previously failed trees.</li><li>Signs of at least a moderate reduction in vitality throughout group.</li></ul>	<ul style="list-style-type: none"><li>Ensure protection of RPAs where within redline boundary throughout development using temporary protective fencing (See appended specification).</li></ul>	10+	C2	≤ 168	≤ 7.32
G16	2no. Ash 2no. Sycamore	≤ 8	≤ 560	N E S W	≤ 4 ≤ 3 ≤ 3 ≤ 3	1.5-E ≥ 3	SM-EM	MD-D	<ul style="list-style-type: none"><li>All trees are evidently largely dead or showing severe reductions in vitality.</li><li>Tree to west has partially failed into tree to east with branch arising to east at a height of approximately 6m and 180mm diameter resting on tree to east.</li><li>Both Ash have significant stem leans south-east and stem curvatures over evident desire line to south.</li><li>Not projected to be impacted by proposed development.</li></ul>	<ul style="list-style-type: none"><li></li></ul>	<10	U	≤ 142	≤ 6.72



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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G17	4no. Poplar	≤ 25	≤ 750	N ≤ 7 E ≤ 7 S ≤ 7 W ≤ 7	7-E 8	M	M	<ul style="list-style-type: none"> <li>Very closely spaced linear group located on neighbouring land to south and a such not accessed to inspect in detail.</li> <li>Dense ivy to a height of approximately 1m and dead severed ivy cladding stems above this.</li> <li>Canopies showing a slight reduction in vitality and all have slight stem leans to east.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	▪	20+	C1/2	≤ 254	≤ 9
G18	Ash, Sycamore	≤ 14	≤ 300	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	2-S ≥ 3	Y-SM	G	<ul style="list-style-type: none"> <li>Close spaced self-set group.</li> <li>Group runs around periphery of an area densely covered in brambles.</li> <li>Group is predominantly young, with the more established trees located along the eastern extents.</li> <li>Smaller section of young closely spaced trees runs along top of bank sloping steeply to north-east towards adjacent properties.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	▪	10+	C2	≤ 41	≤ 3.6
G19	3no. Goat Willow	≤ 13	≤ 240	N ≤ 5 E ≤ 4 S ≤ 3 W ≤ 4	2-N ≥ 2	SM	G	<ul style="list-style-type: none"> <li>Close spaced self-set group.</li> <li>Growing out of dense bramble understorey.</li> <li>Significantly conflicting canopies.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	▪	10+	C2	≤ 26	≤ 2.88
G20	2no. Sycamore	≤ 15	≤ 660	N ≤ 7 E ≤ 8 S ≤ 3 W ≤ 6	3-N ≥ 3	M	G	<ul style="list-style-type: none"> <li>Close spaced group.</li> <li>Dense ivy cover from base to upper crowns, inhibiting clear visual inspection.</li> <li>East tree bifurcates at a height of approximately 2m.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	▪	20+	B2	≤ 197	≤ 7.92
G21	2no. Sycamore	≤ 17	≤ 830	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 4	4.5-N ≥ 4.5	M	G	<ul style="list-style-type: none"> <li>Loose spaced group.</li> <li>North tree exhibiting moderate instances of partially occluded and occluded cavities, to a diameter of approximately 150mm, on west stem side from historic branch failures, possibly due to close proximity to woodland W1 and the subsequent branch shading.</li> <li>South tree has moderate ivy cover to upper crown; evidently severed at base but still retaining residual foliage cover.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	▪	20+	B2	≤ 312	≤ 9.96
W1	Sycamore, Ash, Hawthorn, Elder	≤ 21	≤ 670	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	3-E ≥ 4	SM-M	G	<ul style="list-style-type: none"> <li>Closely spaced woodland group of little biodiversity.</li> <li>Tall, slender forms due to close proximity and sheltering by adjacent trees along north extents.</li> <li>Several trees showing moderate reductions in canopy vitality.</li> <li>Not projected to be impacted by proposed development.</li> </ul>	▪	20+	B2	≤ 203	≤ 8.04

**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

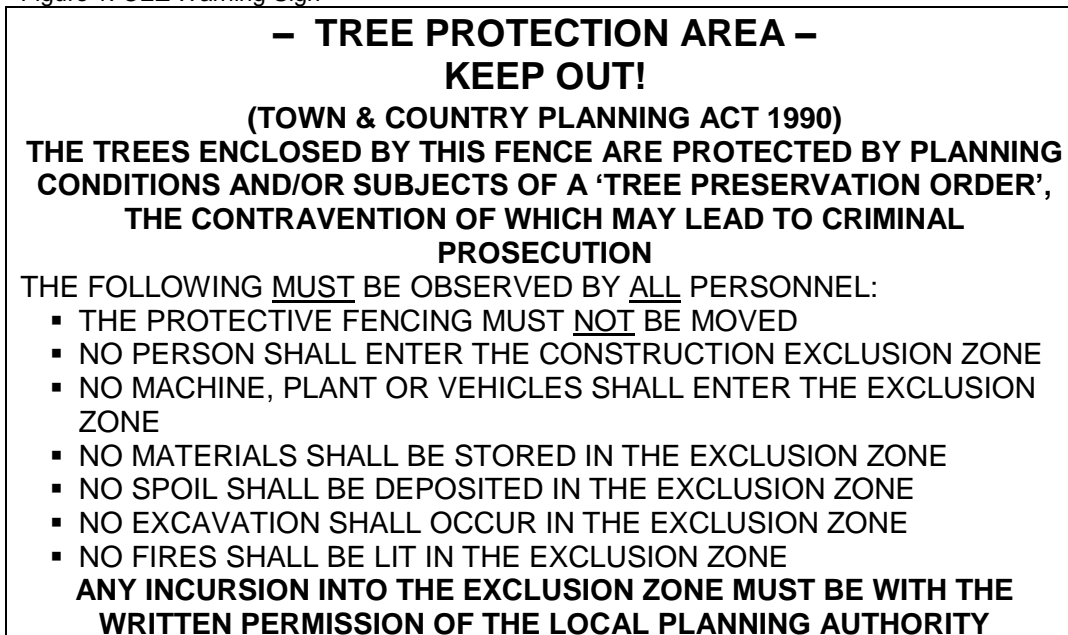
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<b>Category U</b>  Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"><li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
<b>Category A</b>  Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
<b>Category B</b>  Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
<b>Category C</b>  Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

## **- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -**

**Construction Exclusion Zones (CEZs)**, shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

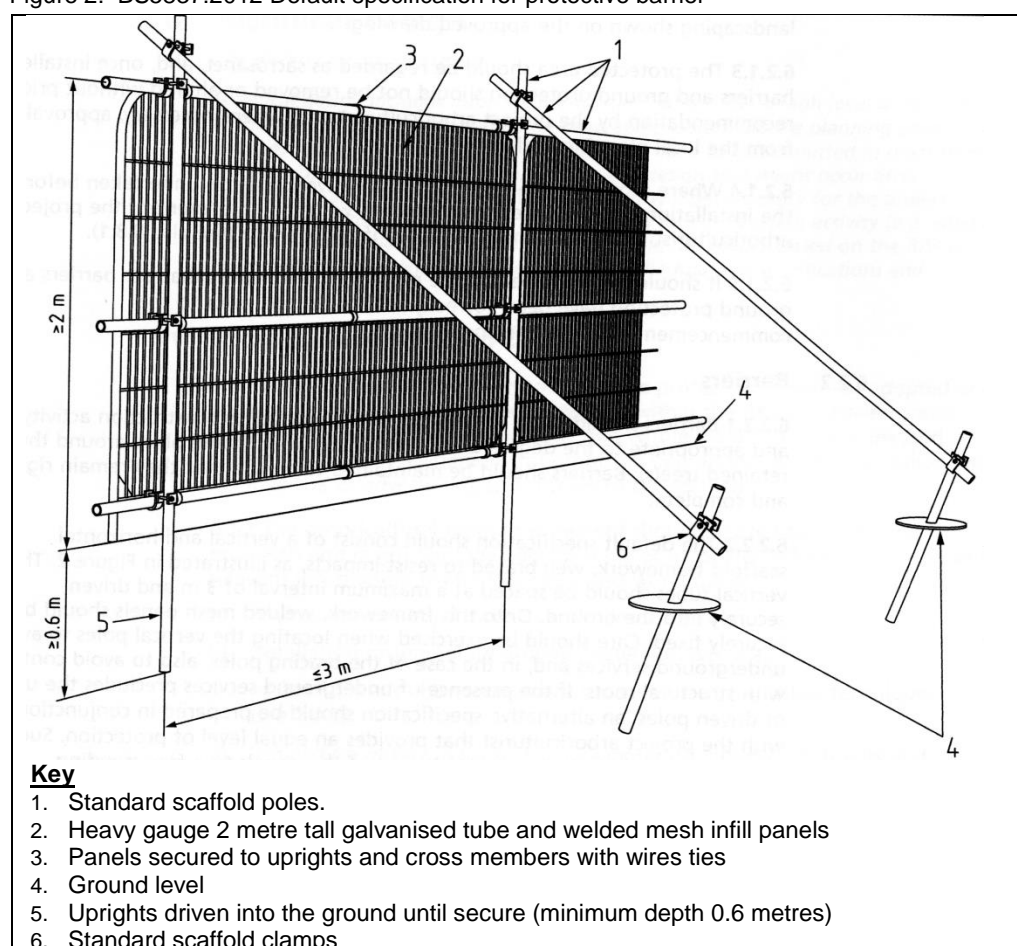
Figure 1: CEZ Warning Sign



**Type 1 (i.e. 'Default') Temporary Protective Fencing Construction** (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

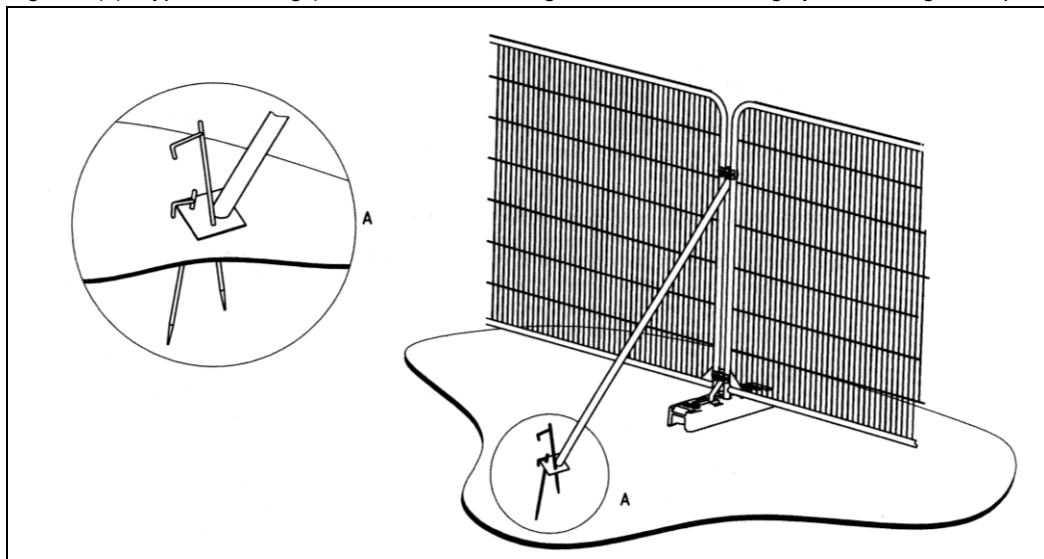
Figure 2: BS5837:2012 Default specification for protective barrier



### **Type 2 Temporary Protective Fencing Construction** (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)

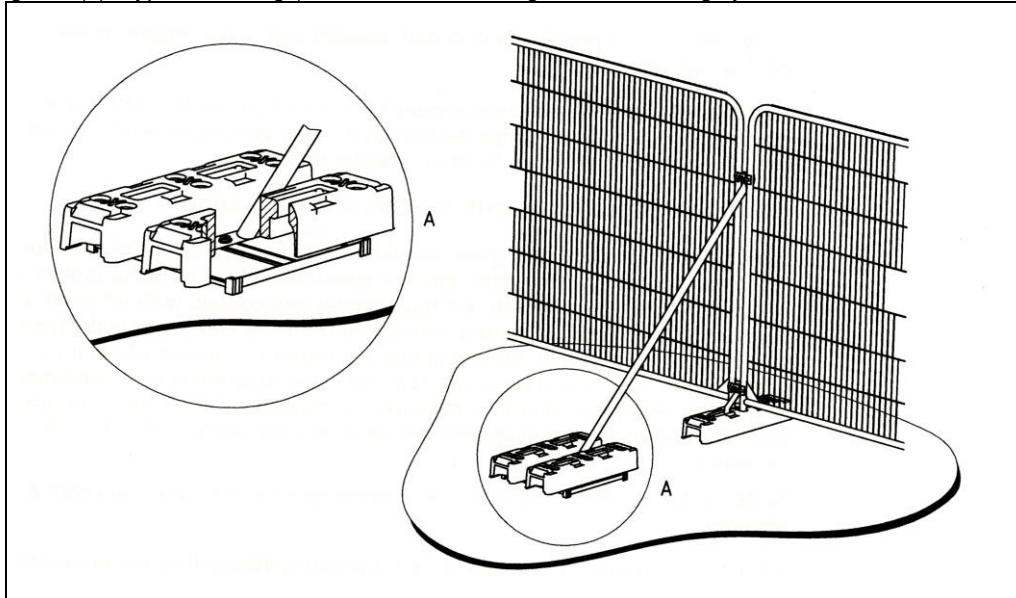


### **Type 3 Temporary Protective Fencing Construction** (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.



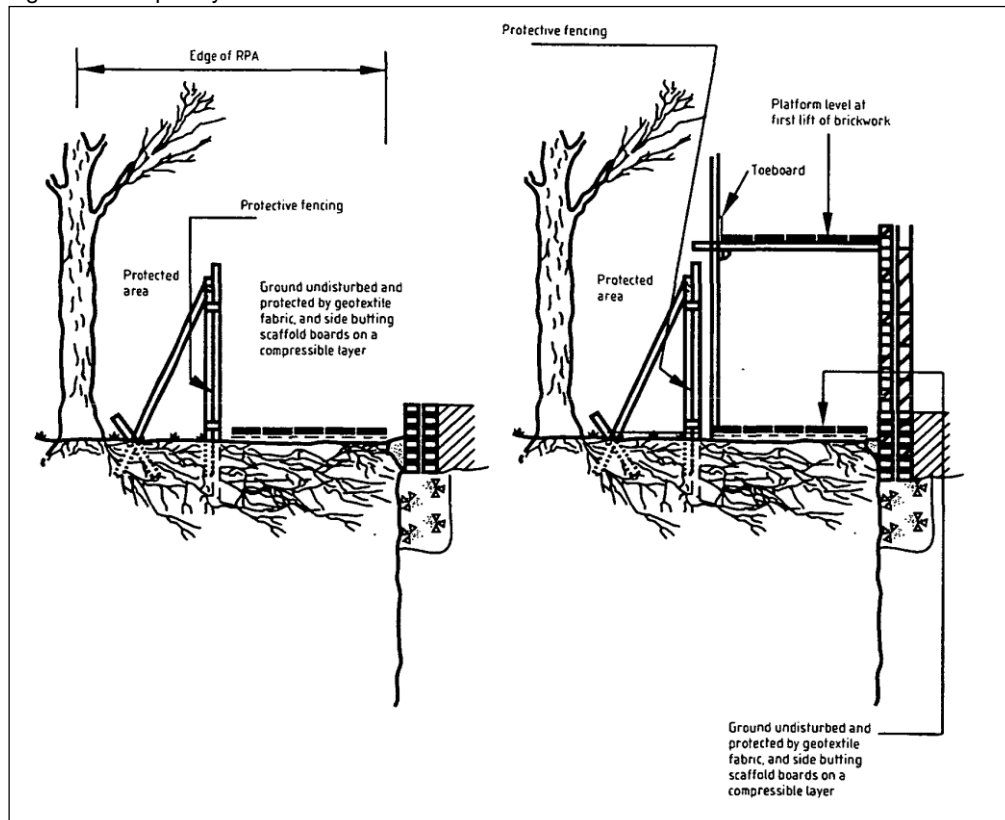
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



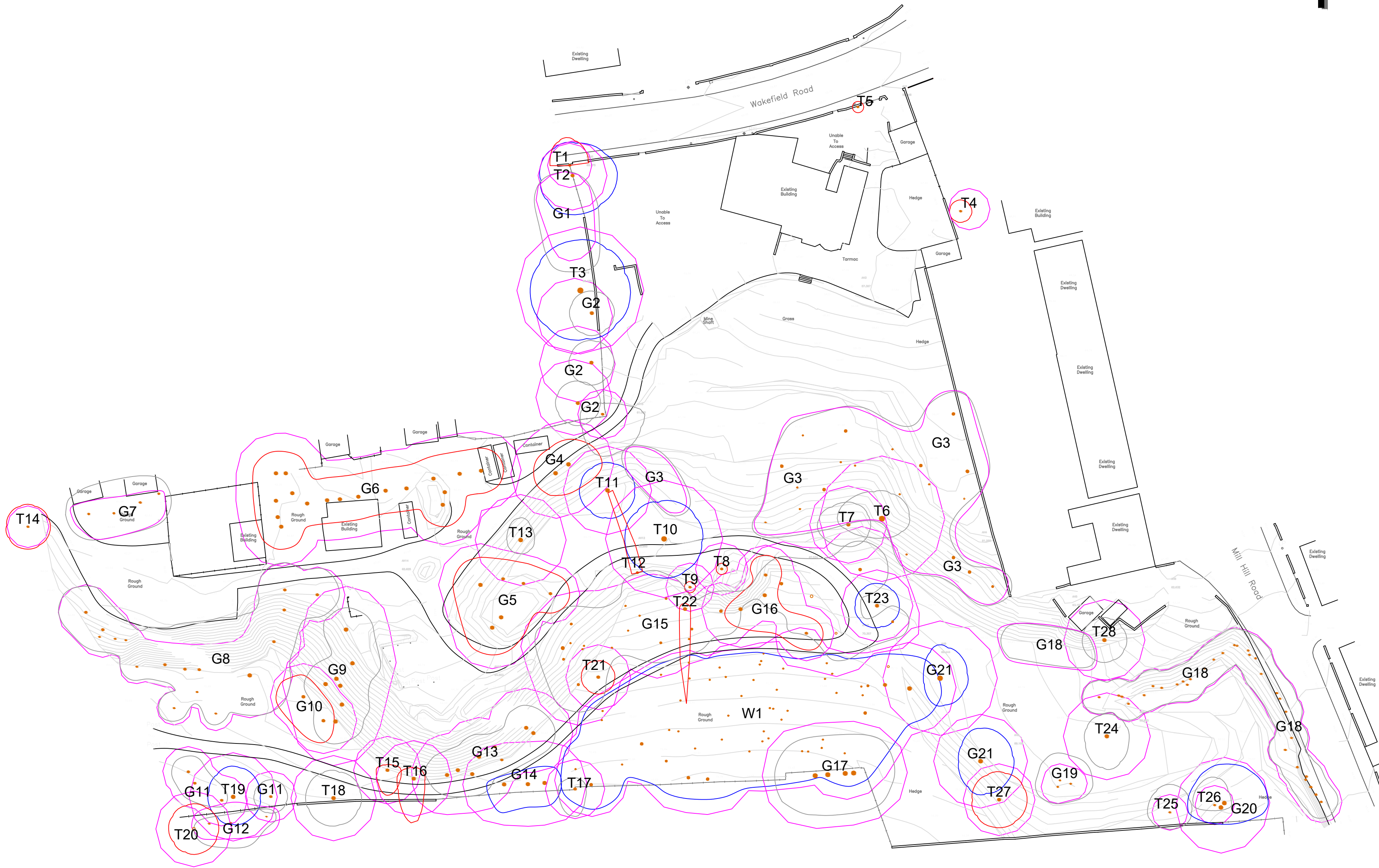
### Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction







Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree  
G = Group of Trees  
W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A'  
Tree/Group/Woodland  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B'  
Tree/Group/Woodland  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C'  
Tree/Group/Woodland  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U'  
Tree/Group/Woodland  
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of trees T1, T2, T4, T5, T17, T20 and T22, and the locations and full extents of groups G1, G2, G3, G7, G8, G11, G12, G15, G17 and G18, were not plotted on the topographical survey based site plan provided, and were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of the trees and group extents cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

- RPAs  
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

**Project:**  
LAND OFF WAKEFIELD ROAD  
PONTEFRAC  
WEST YORKSHIRE  
WF8 4HW

**Clients:**  
MR DUFFY, MR DUFFY, MR DAVIES

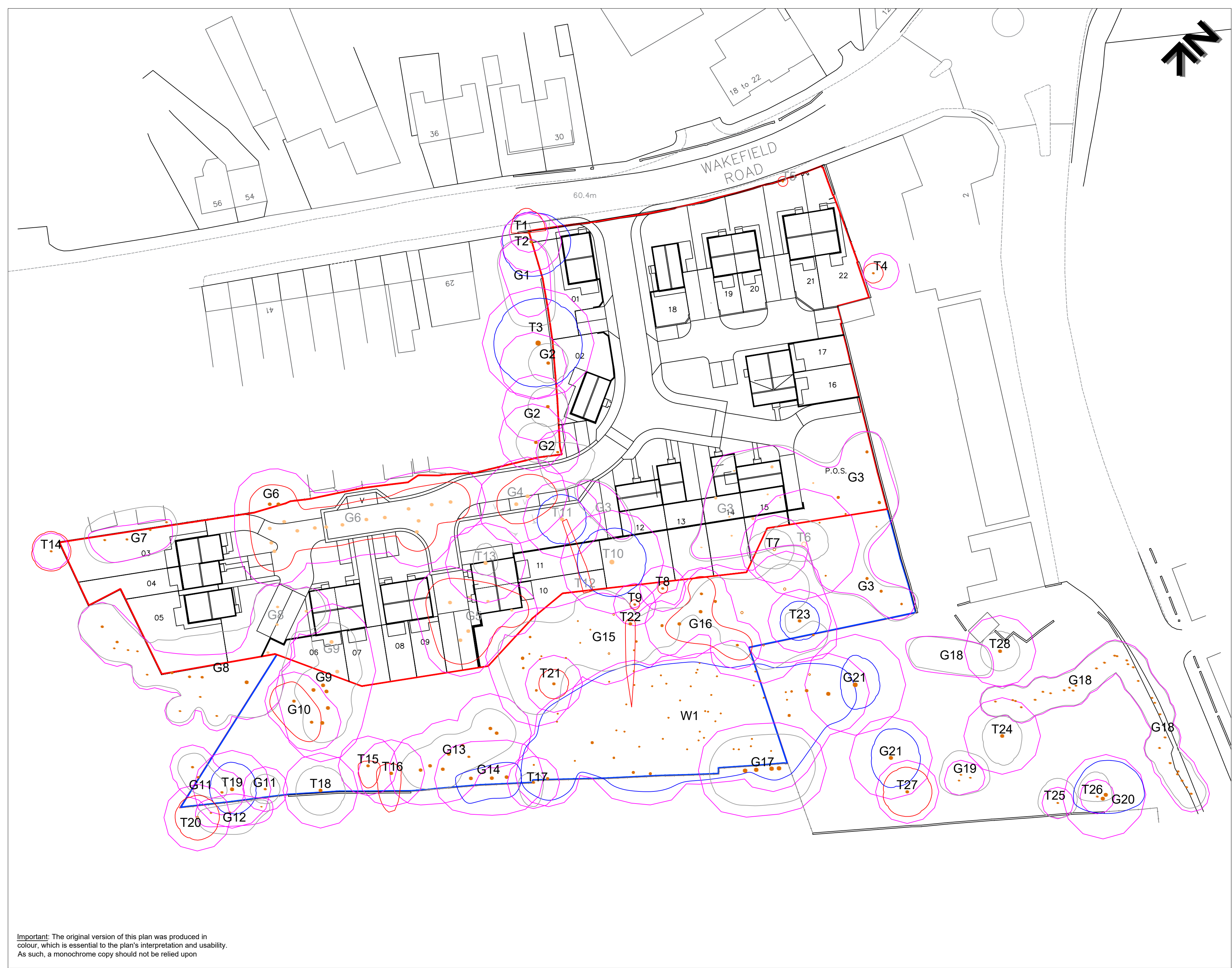
**Title:**  
**TREE CONSTRAINTS PLAN**  
in Relation to Proposed Residential Development

Scale: 1:500@A2  
Date: January 2021  
Drawn by: JL & RG  
Checked by: PH



Ref: BTC2149-TCP Rev:





Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

**KEY**

T = Individual Tree  
G = Group of Trees  
W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

**Tree Categorisations:**

Those to be Considered for Retention:

- Category 'A'  
Tree/Group/Woodland  
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B'  
Tree/Group/Woodland  
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C'  
Tree/Group/Woodland  
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U'  
Tree/Group/Woodland  
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note 1: The stem locations of trees T1, T2, T4, T5, T17, T20 and T22, and the locations and full extents of groups G1, G2, G3, G7, G8, G11, G12, G15, G17 and G18, were not plotted on the topographical survey based site plan provided, and were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of the trees and group extents cannot therefore be considered to be wholly accurate.  
Note 2: Trees with their identifying numbers labelled in grey are proposed for removal in the context of the proposed development

**Root Protection Areas (RPAs):**

- RPAs  
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

**Project:**  
LAND OFF WAKEFIELD ROAD  
PONTEFRACT  
WEST YORKSHIRE  
WF8 4HW

**Clients:**  
MR DUFFY, MR DUFFY, MR DAVIES

**Title:**  
**DRAFT TREE IMPACT PLAN**  
in Relation to Proposed Residential Development

Scale: 1:500@A2  
Date: February 2021  
Drawn by: JL & RG  
Checked by: PH

**Bowland**  
Tree Consultancy Ltd  
e: info@bowlandtreeconsultancy.co.uk  
t: 01772 437150

Ref: BTC2149-TIP

Rev: