



# ARBORICULTURAL REPORT

to BS 5837:2012 at:

***Newall Carr Rd,  
Otley  
LS21 2ER***

Prepared for:  
***Johnson Mowatt***

Date: *June 2021*

Reference: AWA3792

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# 1. Introduction

## 1.1 Instructions and Brief

- 1.1.1 We have been instructed by Johnson Mowatt to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

## 1.2 Survey Details

- 1.2.1 The survey took place during May 2021.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principle and Director of AWA Tree Consultants Ltd. The tree survey and data collection were carried out by Mr Tom Readman Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within Appendix 1. Explanatory details regarding the survey methodology are included within Appendix 2. A full explanation of the tree data can be found at Appendix 3. Full details of all the trees surveyed are found in Appendix 4. For tree locations please refer to the Tree Constraints Plan at Appendix 5.

## 2. The Site

### 2.1 Location and Description

- 2.1.1 The site is located in Otley, a market town and civil parish in the City of Leeds Metropolitan Borough.
- 2.1.2 The surveyed area comprises Newall Church Hall and the associated grass field, which appeared to be unmanaged. Beyond the northern boundary there are a number of residential dwellings, with gardens backing onto the Church Hall grounds, to the east is a school playing field, to the south is a public open space, and to the west is Newall Cary Road.
- 2.1.3 The approximate area of the survey is highlighted in the image below (Google Earth, 2020):



## 3. The Trees

### 3.1 Legal

3.1.1 An online search has been carried out with Leeds City Council on 08/06/21 to ascertain whether any trees at the site are located within a Conservation area or are protected by a Tree Preservation Order (TPO). As of this date no trees within the site are legally protected. This is highlighted in the image below (Leeds City Council, 2021).



- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place. Statutory permission is not required for the removal of deadwood.
- 3.1.3 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.4 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations .

## 3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 30 items of woody vegetation, comprised of 26 individual trees and 4 groups of trees, hedges or shrubs.
- 3.2.2 Of the surveyed trees: 2 trees are retention category 'U', 9 trees are retention category 'B', and the remaining 19 trees and groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Significant tree cover is typically situated at or beyond the boundaries of the surveyed area, with the central areas of the site being mostly long, unmanaged grass and shrubs. Tree cover is predominantly Sycamore, with occasional Elm, Lime, Spruce, Whitebeam, and Willow, while groups and hedge are comprised of Cypress or Hawthorn, with occasional mixed self-set or shrub groups. Trees have good age diversity, with a mix of semi-mature, early-mature and mature trees.
- 3.2.4 Situated at the north-west boundary, close to the church, are Elms T1 and T2, Sycamore T3 and G4. T1 and T2 are in poor condition, with T1 appearing dead at time of survey with obvious dead wood and form consistent with Dutch Elm disease. T2 only has sporadic leaf cover in the upper canopy and occasional prominent sections of dead wood, and as such likely has very limited long-term value. T3 was in better condition, and so has moderate value and good long-term prospects.
- 3.2.5 Along the norther boundary are a number of smaller trees, T5 to T7, G8, T9 and T10. T5, T6 and G8, situated in neighbouring gardens, provide reasonable screening from the surveyed area. T7 has reasonable amenity value, being somewhat prominent in the site and from neighbouring gardens. T9 and T10 are small trees with negligible amenity value and prospects; T9 is situated in a boundary wall and close to a garage, with structural damage foreseeable, and T10 is an Ash tree that is likely to be impacted by Ash dieback.
- 3.2.6 Beyond the eastern boundary, situated in the school playing field, are Sycamores T11 to T15. These are large, prominent trees in the surveyed area and wider landscape, with good collectively amenity value. In the understory of T11 to T15, situated within the boundary of the surveyed area, is Hawthorn hedge group G16, which provides good screening.

- 3.2.7 Along the southern boundary are trees T17 to T23, T25 to T27, and shrub group G30. Collectively, the trees at the southern boundary provide reasonable screening from the adjacent public open space. T20, T26 and T27 are of more moderate individual value, with good long-term prospects. A number of the trees are situated close to a retaining wall, with T22 causing notable damage. Further damage is foreseeable in the longer term, and as such T22 has limited long-term value.
- 3.2.8 At the western boundary are Whitebeams T28 and T29. T28 has a significant lean at base, and while the canopy is growing to correct this imbalance, in the short or medium term failure is foreseeable. T29 has a number of tight unions with included bark, with limited reaction growth, and so partial failure is foreseeable.
- 3.2.9 Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.
- 3.2.10 T1 is dead, and T2 is in significant decline. Both trees should be removed regardless of any new development (as detailed in Appendix 4).
- 3.2.11 Some trees were covered in dense Ivy or were inaccessible (as detailed in appendix 4) in such cases measurements were estimated and the condition values are indicative only.
- 3.2.12 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.
- 3.2.13 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of the low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

### 3.3 Photographs



Photo 1: The site, as viewed from the highway to the west



Photo 2: T1, at the roadside, dead and covered in ivy



Photo 3: Unmanaged grass field to the east of the church



Photo 4: T11 to T15, with understory G16, at the eastern boundary



Photo 5: Trees at the southern boundary, as viewed from the adjacent public open space



Photo 6: Leaning tree T28



### 3.4 Arboricultural Development Advice

- 3.4.1 The central areas of the site have no significant trees and so are free of any significant arboricultural constraints on development. Where trees are situated beyond boundary or retaining walls, particularly those at significantly different ground levels, root development into the site will have been limited and their given RPA should not present a significant constraint on development.
- 3.4.2 The higher value retention category 'B' trees and groups should be retained, where possible, and incorporated into any new development design.
- 3.4.3 Where suitable, those category 'C' trees and groups with reasonable future prospects (as detailed at Appendix 4) should be retained as part of any new development. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.4.4 If required by the development proposals, occasional lower value, retention category 'C' trees and groups could be removed, and replacement planting would largely mitigate their losses.
- 3.4.5 The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 3.4.6 If construction of new buildings is required within the RPA of retained trees it may be possible to employ special foundation design such as mini/micro pile and suspended beam or a cantilevered foundation.
- 3.4.7 Construction of hard surfaces, for drives and paths, within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction method with a porous final surface.

- 3.4.8 The design of the new development should consider the trees crown position in relation to any new residential dwellings. The dappled shade of a tree is more pleasant than the deep shadow of a building, and some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. Whilst either shade or sunlight might be desirable, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light and should give adequate provision for future tree growth.
- 3.5 Protection of the Retained Trees
- 3.5.1 The retained trees may require protection by fencing in accordance with BS 5837:2012, during the development phase.
- 3.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

## 4. Signature

I trust this report provides all the required information.

Signed

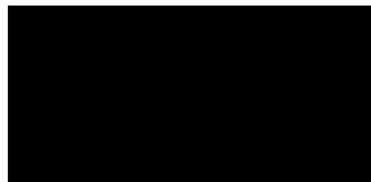
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**8<sup>th</sup> June 2021**

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# Appendices

- Appendix 1: Authors Qualifications and Experience
- Appendix 2: Survey Methodology and Limitations
- Appendix 3: Explanation of Tree Descriptions
- Appendix 4: Tree Data
- Appendix 5: Tree Constraints Plan

## Appendix 1: Authors Qualifications & Experience

Mr Adam Winson Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered Adam is the company Director and Principle Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the Crown Court.

Mr James Brown BSc (Hons) Arboriculture, MArborA, PTI (Lantra)

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James joined AWA in 2016, after previously working in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Dr Felicity Stout Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA, PTI (Lantra)

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

Mr Tom Readman Cert Arb L3, Level 4 Forestry and Arboriculture, Valid Tree Risk-Benefit Validator

Tom joined AWA from his previous role as a tree risk surveyor with Harrogate Borough Council, where he undertook tree risk surveys at a range of sites and prescribed suitable works. Tom also has extensive previous experience as a climbing arborist. Tom achieved at Distinction Star, and was recognised as the student of the year, in the Extended Diploma in Forestry and Arboriculture and is now completing a Foundation Degree in Arboriculture, while working at AWA. Tom's work focuses on tree risk surveys and accurate tree data collection for development projects to BS 5837:2012.

Mr James Godfrey BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA

James has extensive arboricultural experience working as a team leader in both the public and private sector. Achieving a Distinction Star in the Extended Diploma in Forestry and Arboriculture allowed James to utilise this knowledge in order to inform the maintenance and wellbeing of trees across the UK over the course of his career. During his time at Darlington Borough Council, James was responsible for on-site assessment and advising of remedial works for council owned trees. Currently, James is completing a Foundation Degree in Arboriculture and Tree Management, while working at AWA.

Mr David Miller BA (Hons), PGCE education, Dip Arboriculture Level 4

David joined AWA after having managed his own tree care team for 8 years and gained a wealth of experience in the tree care industry. Prior to this David spent 10 years working in secondary mainstream and special education. David has also travelled worldwide, mainly trekking and running. His main work at AWA consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

## Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using ‘Visual Tree Assessment’ (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS5837 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - ‘Tree Work: Recommendations’.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

## Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins and includes information of the first significant branch and direction of growth.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

### Retention Categories

A (marked in **green** on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in **blue** on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in **grey** on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in **red** on Appendix 5) = trees for removal. These trees are in such a condition that any existing value would be lost within 10 years.

ID	Tree Species		Health	Measurements				Crown (m)				Tree Condition						Value		Management	
	Common Name	Latin Name		DBH	Height	Spread	Canopy Density	N	E	S	W	Roots	Stem	Crown	Comments	Soil	Structure	Age	Quality	Works	
T1	Elm	<i>Ulmus sp.</i>	Dead	12	6	200 avg	Yes	4	4.5	4	2	4.5	Limited access around base	Multiple stemmed, Vertical, Tight union, Ivy covered	All dead / absent	Ivy prevented detailed inspection	Dead	Dead	n/a	U	Removal required regardless of development
T2	Elm	<i>Ulmus sp.</i>	Mature	16	4	400, 400, 350, 200	Yes	3	5	4	5.5	3.5	Limited access around base	Multiple stemmed, Vertical, Tight union, Ivy covered	Major dieback in upper crown, Moderate deadwood	Ivy prevented detailed inspection. Occasional active growth in lower crown with some potentially viable buds in upper crown, but likely limited long-term value	Poor	Poor	<10 yrs	U	Removal recommended regardless of development
T3	Sycamore	<i>Acer pseudoplatanus</i>	Mature	16	1	700	No	3	6	9	8	4.5	No visual defects	Single stemmed at base, Twin stemmed at 3m, Vertical, Tight union with partially included bark, Cup-like union collecting dirt/water	Slightly unbalanced	Good reaction at tight union	Good	Good	>40 yrs	B	No works required
G4	Elm, Sycamore	<i>Ulmus sp.</i> , <i>Acer sp.</i>	Young	4	10+	70 avg	Yes	1	See Plan			Shrubby, self-set group from adjacent trees. Multiple leaning and ivy-covered stems. Offers some screening			Good	Fair	20 to 40 yrs	C	No works required		



Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition						Value		Management	
	Common Name	Latin Name		Height (m)	DBH (cm)	Spreads (m)	Canopy Volume (m³)	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Age	CV	Works	
T5	Willow	<i>Salix fragilis</i>	Early-mature	9	4	200, 200, 200, 200	Yes	2.5	3.5	3.5	3.5	3.5	Limited access around base	Multiple stemmed at base, Vertical, Slight lean	Normal	Crack Willow. Access prevented detailed inspection. Situated in adjacent garden	Good	Fair	20 to 40 yrs	C	No works required
T6	Lilac	<i>Syringa sp.</i>	Semi-mature	3.5	6	70 avg	Yes	1	2	2	2.5	2	Limited access around base	Multiple stemmed at base, Tight union with partially included bark, Epicormic growths	Normal	Access prevented detailed inspection. Situated in adjacent garden. Screening val	Good	Fair	10 to 20 yrs	C	No works required
T7	Spruce	<i>Picea abies</i>	Semi-mature	9	1	350	Yes	1	3	3	3	3	Limited access around base	Single stemmed, Vertical	Normal	Access prevented detailed inspection	Good	Good	>40 yrs	C	No works required
G8	Cypress	<i>Cupressus sp.</i>	Semi-mature	3	10+	100 avg	Yes	0.5	See Plan				Managed hedge in adjacent garden, overhanging into the site				Good	Fair	20 to 40 yrs	C	No works required
T9	Gum	<i>Eucalyptus sp.</i>	Young	6.5	4	120, 100, 80, 70	No	2	3	3	2	1.5	Exposed roots west aspect	Multiple stemmed at base, Vertical	Unbalanced, Overhanging adjacent land, Crown leaning north	Situated in boundary, appears self-set. Very close to garage, limited long-term value	Good	Fair	20 to 40 yrs	C	No works required

TREE DATA

Tree ID	Tree Species		Age Class	Measurements				Crown (m)				Tree Condition						Value		Management	
	Common Name	Latin Name		DBH (cm)	Height (m)	Spread (m)	Canopy Density	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Age	Grade	Works	
T10	Ash	<i>Fraxinus excelsior</i>	Young	5	1	90	No	2.5	0.5	1.5	1.5	1	No visual defects	Single stemmed, Vertical, Stubs	Stubs, Unbalanced, Pruned to clear recent felling in adjacent garden	Occasional bark damage in crown from rubbing branches	Good	Good	20 to 40 yrs	C	No works required
T11	Sycamore	<i>Acer pseudoplatanus</i>	Mature	18	1	750	Yes	3.5	6	7	7.5	7.5	Limited access around base	Single stemmed at base, Twin stemmed at 4m, Vertical, Tight union with partially included bark, Ivy covered	Overhanging into the site	Access and ivy prevented detailed inspection	Good	Fair	>40 yrs	B	No works required
T12	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	16	1	600	Yes	3	5	7	5	7.5	Limited access around base	Single stemmed, Vertical	Overhanging into the site	Access prevented detailed inspection	Good	Good	>40 yrs	B	No works required
T13	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	17	1	650	Yes	3	5	7	5	7	Limited access around base	Single stemmed, Vertical	Minor deadwood	Access prevented detailed inspection	Good	Good	>40 yrs	B	No works required
T14	Sycamore	<i>Acer pseudoplatanus</i>	Mature	18	1	650	Yes	5	5.5	7	6	7	Limited access around base	Single stemmed, Vertical	Normal	Access prevented detailed inspection	Good	Good	>40 yrs	B	No works required

TREE DATA

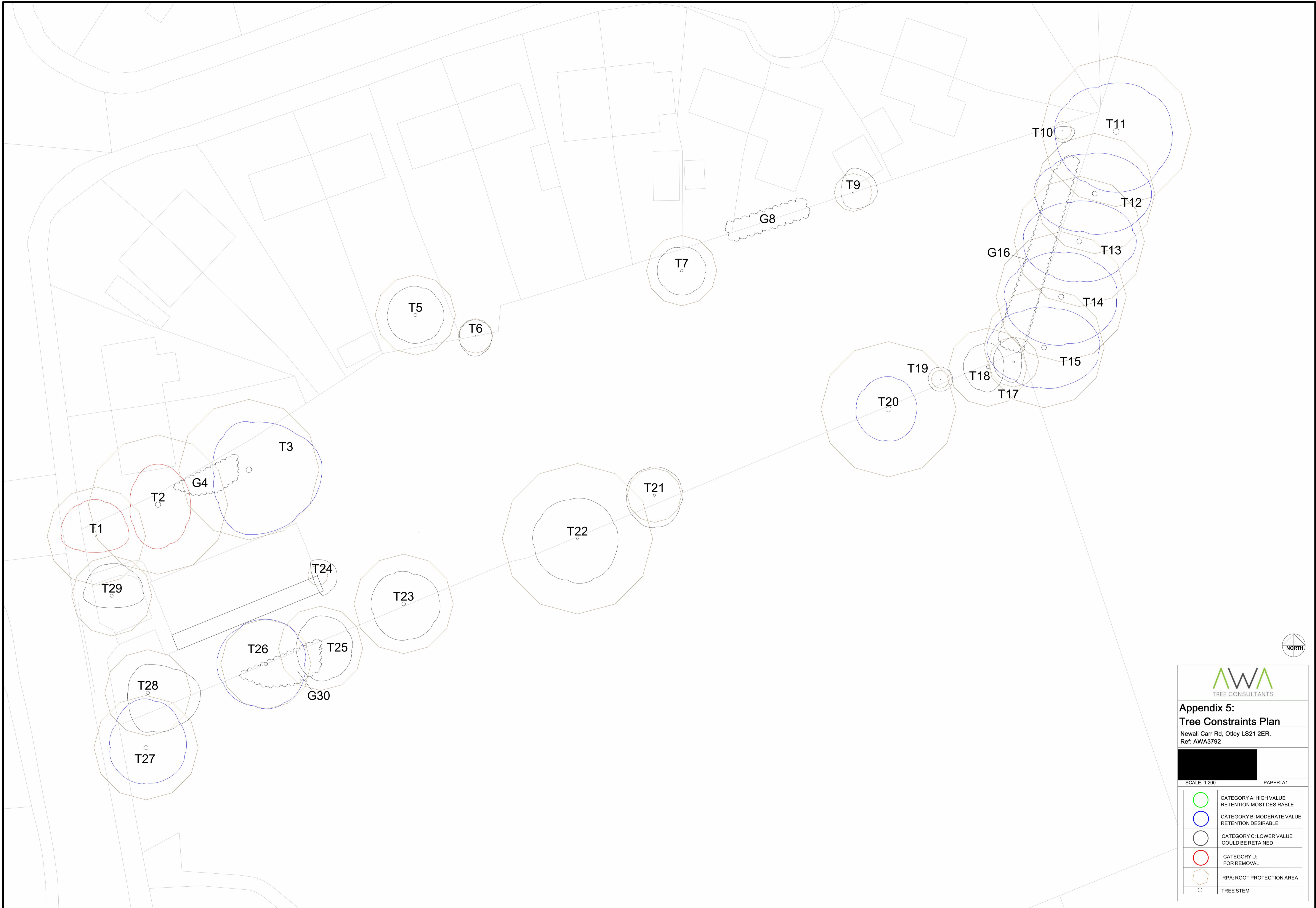
ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition						Value		Management	
	Common Name	Latin Name		DBH (cm)	Height (m)	Spreads (m)	Canopy %	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Age	Value	Works	
T15	Sycamore	<i>Acer pseudoplatanus</i>	Mature	17	1	600	Yes	4	5	7	5	7	Limited access around base	Single stemmed, Vertical	Normal	Access prevented detailed inspection	Good	Good	>40 yrs	B	No works required
G16	Hawthorn, Cherry, Sycamore	<i>Crataegus sp., Prunus sp., Acer sp.</i>	Semi-mature	4	10+	100 avg	Yes	0	See Plan				Linear Hawthorn group at boundary, with occasional younger Cherry and Sycamore, within curtilage of site. Offers good screening from adjacent school				Good	Good	20 to 40 yrs	C	No works required
T17	Sycamore	<i>Acer pseudoplatanus</i>	Semi-mature	12	1	250	Yes	3	3	1	2.5	2.5	Limited access around base	Single stemmed, Vertical	Slightly unbalanced	Access prevented detailed inspection, very high understorey	Good	Fair	>40 yrs	C	No works required
T18	Sycamore	<i>Acer pseudoplatanus</i>	Semi-mature	12	2	300, 250	Yes	4	3	2	3	3	Limited access around base	Single stemmed at base, Twin stemmed at 1m, Vertical, Tight union with partially included bark	Normal	Access prevented detailed inspection, very high understorey	Good	Fair	>40 yrs	C	No works required
T19	Sycamore	<i>Acer pseudoplatanus</i>	Young	5.5	1	90	No	1	1.5	1.5	1.5	1.5	No visual defects	Single stemmed, Vertical	Normal	One small failed stem, with epicormic growth. Wood ear fungus	Good	Good	20 to 40 yrs	C	No works required
T20	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	13	3	480, 340, 330	No	2	4	3.5	4	4	No visual defects	Multiple stemmed at base, Vertical, Ivy covered, Epicormic growths	Overhanging into the site	Situated at base of retaining wall	Good	Fair	20 to 40 yrs	B	No works required



Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition						Value		Management	
	Common Name	Latin Name		DBH (cm)	Height (m)	Spreads (m)	Volume (m³)	DBH (cm)	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Age	Value	Works
T21	Norway Maple	<i>Acer platanoides</i>	Early-mature	7.5	1	270	No	1	3.5	3.5	4	3.5	Exposed roots	Single stemmed at base, Twin stemmed, Vertical, Tight union with partially included bark, at 2m	Overhanging adjacent land	Situated at top of retaining wall. Twin stems fused up to 2.5m	Good	Fair	10 to 20 yrs	C	No works required
T22	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	12	9	250 avg	Yes	1	5	5	5.5	5.5	No visual defects	Multiple stemmed at base, Vertical, Slight lean, Tight union with partially included bark	Overhanging into the site	Situated at base of retaining wall, with notable damage. Outgrowing location, reduced safe useful life expectancy due to wall damage	Good	Fair	10 to 20 yrs	C	No works required
T23	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	11	1	410, 280	No	1	4	4.5	4.5	4	No visual defects	Single stemmed at base, Twin stemmed at 1m, Vertical, Stubs, Old pruning wounds, Minor decay	Normal	Large epicormic and suckering growth at base. Minor cavity at north aspect with good reaction growth	Good	Fair	20 to 40 yrs	C	No works required
T24	Elder	<i>Sambucus nigra</i>	Young	3.5	2	70, 70	Yes	1	2	2.5	2.5	0.5	Limited access around base	Multiple stemmed at base, Vertical, Slight lean	Normal	Access prevented detailed inspection. Very close to building	Good	Fair	20 to 40 yrs	C	No works required

ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition						Value		Management	
	Common Name	Latin Name		DBH	Height	Canopy Area	Canopy Volume	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Age	Value	Works	
T25	Birch	<i>Betula pendula</i>	Early-mature	12	1	420	No	3	4	4	4	3	No visual defects	Single stemmed, Slight lean east at base	Normal	Slightly suppressed by adjacent trees	Good	Good	20 to 40 yrs	C	No works required
T26	Lime	<i>Tilia x europaea</i>	Early-mature	12	1	450	Yes	2	5.5	5	5.5	6	Limited access around base	Single stemmed, Vertical, Minor cavity, Minor decay, Stubs	Normal	Stubs and cavity at north aspect. Good reaction growth	Good	Good	>40 yrs	B	No works required
T27	Lime	<i>Tilia x europaea</i>	Early-mature	14	1	520	No	2	6	5	4.5	4.5	Exposed roots, Minor girdled roots	Single stemmed, Slight lean east, Stubs	Overhanging adjacent land, Overhanging into the site	Stubs from low, broken branches, likely from mowers. Mower damage to roots	Good	Good	20 to 40 yrs	B	No works required
T28	Whitebeam	<i>Sorbus aria</i>	Early-mature	9	1	430	No	2	3.5	6.5	5	2.5	Exposed roots	Single stemmed, Significant lean, at base, Tight union with partially included bark	Unbalanced, Growth correcting lean	Mower damage to roots. Some parts of crown previously topped or failed	Good	Poor	10 to 20 yrs	C	No works required
T29	Whitebeam	<i>Sorbus aria</i>	Early-mature	9.5	1	400	No	2	4	4	1.5	3.5	Exposed roots	Single stemmed at base, Multiple stemmed at 1m, Tight union with partially included bark, Stubs, Pruning wounds from crown lifting	Slightly unbalanced	Tight unions fused, so measured low. Limited reaction at tight unions, partial failure likely in 10-20 years	Good	Fair	10 to 20 yrs	C	No works required

TREE DATA

ID	Tree Species		Measurements					Crown (m)				Tree Condition					Value		Management			
	Common Name	Latin Name	Age	DBH	Height	Spread	Spread	Spread	N	E	S	W	Roots	Stem	Crown	Comments	Health	Structure	Value	Notes	Works	
G30	Cherry, Dogwood, Hawthorn	<i>Prunus sp.</i> , <i>Cornus sp.</i> , <i>Crataegus sp.</i>	Young	4	10+	50 avg	Yes	0.5	See Plan				Shrubby, self-set group, situated in adjacent land. Offers some screening					Good	Fair	20 to 40 yrs	C	No works required



  
  
**Appendix 5:**  
**Tree Constraints Plan**  
 Newall Carr Rd, Otley LS21 2ER.  
 Ref: AWA3792  
 SCALE: 1:200 PAPER: A1