

SF2995 Vesper Road, Kirkstall, Leeds

ARBORICULTURAL SURVEY REPORT | BS 5837:2012

Revision D - March 2021

SMEEEDEN FOREMAN

Landscape Architecture • Ecology • Arboriculture

Somerset House, Low Moor Lane, Scotton, Knaresborough, North Yorkshire, HG5 9JB
www.smeedenforeman.co.uk tel: 01423 863 369

Document Check Sheet

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		Prepared by:	Checked by:	Approved by:

Name:	Initial:	Status:
Mark Smeeden	MS	BA Dip Hort DipLA MIHort CMLI
Dan Robinson	DR	BA(Hons) DipLA CMLI DipArb MArborA



Arboricultural
ASSOCIATION

Professional Member

(Membership number PR04109)

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1.0 Introduction

Smeeden Foreman Ltd has been appointed to undertake an arboricultural survey of trees at Vesper Road, Kirkstall, Leeds.

The survey was undertaken on 11th October 2019 and was based upon topographical survey plan 190415 supplied by William Saunders. The trees have been surveyed in accordance with BS5837:2012. The limitations of survey techniques and analysis are included in Appendix A.

1.1 Site Description

The site is located at Vesper Road, Kirkstall, Leeds (see Figure 1). The site comprises an existing bungalow with a garden. There is a belt of mature trees adjacent to the eastern boundary.

1.2 Legal status of trees

The trees adjacent to the site are subject to a Tree Preservation Order (reference No.14 2004 G1) See Appendix D for details of TPO. The site is not situated within a Conservation Area (Checking digital mapping provided by Leeds City Council, accessed 21.10.2019).

Trees may be subject to legal protection under a range of legislation, which is aimed at wildlife and habitat protection, particularly nesting birds and bats.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.



Figure 1 – Location Plan

2.0 Aims and Methodology

2.1 Aims

The aims of the survey are to undertake a non-invasive survey of the identified trees and any trees which have the potential to be affected by future works within the vicinity. The Tree Constraints Plan shows the location and category of the surveyed trees.

2.2 Survey Methodology

The survey was carried out to British Standard 5837:2012 using the categories explained below:

2.2.1 The trees were assessed visually from ground level. Where potential problems were identified, further inspection by tree climbing is recommended. No digging or drilling methods were employed during this survey

2.2.2 The tree numbers or group numbers within the schedules refer to the order in which the trees were recorded and shown on the tree survey plan

2.2.3 The approximate height of each tree is measured from ground level to top of canopy using a clinometer;

2.2.4 The diameter of each tree is measured at 1.5m above ground level. Where a tree stem divides below 1.5m each stem is measured at 1.5m above ground level in accordance with Annex C of the British standard. The diameter of trees where the trunk was inaccessible have been estimated and marked as such within the schedules.

2.2.5 The age of each tree is based upon our experience and is divided into young, semi-mature, early-mature, mature, over-mature.

2.2.6 The water demand of each tree (As listed in table 12, appendix 4.2 – A, NHBC standard chapter 4.2) noted on or adjacent to the site is recorded. Shrinkable soils are subject to changes in volume as their moisture content is altered. Soil moisture content varies seasonally and is influenced by a number of factors including the action of tree roots. The resulting shrinkage or swelling of the soil can cause subsidence or heave damage to foundations, the structures they support or services.

Engineers should consider the soil condition and the potential impact of the species of the trees/hedges on and adjacent to the site when preparing building/structure design.

2.2.7 The physiological condition of the trees is based upon our experience and is an assessment of the health and vigour of the tree.

2.2.8 The structural condition and description is also based on our experience.

2.2.9 Estimated remaining contribution and category/rating of each tree is based on our experience;

2.2.10 The retention category of each tree or group of trees is based upon the information detailed above using the following categories:

- A Trees of high quality and estimated remaining life expectancy of at least 40 years (Light green on plan)
- B Trees of moderate quality and estimated remaining life expectancy of at least 20 years (Mid blue on plan)
- C Trees of low quality and estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm Grey on plan)
- U Trees cannot realistically be retained as living trees in context of current land use for longer than 10 years (Dark red on plan)

2.2.10 The following subcategories have been used in rating tree value:

- 1 Mainly arboricultural value
- 2 Mainly landscape value
- 3 Mainly cultural values, including conservation

2.3 **Key to Survey Schedules**

Tree no.	Tree number as recorded on the plan: T1, T2 etc and for tree groups: G1, G2 etc. Hedges: H1, H2 etc. Woodland: W1, W2 etc.
Species	Common name / Scientific name
Height	Overall estimated height of the tree in metres (rounded up to the nearest metre for trees over 10m high).
Stem Dia	Stem diameter measured in millimetres at 1.5m above ground (on sloping ground measured on the upslope of the stem) in accordance with Annex C of BS5837:2012.
Branch spread	Measured in metres (rounded up to the nearest half metre) along the four cardinal points: north, east, south and west to derive an accurate representation of the crown.
Ht crown clearance	The existing height, measured in metres, above ground level of: the first significant branch and direction of growth and the canopy.
Age class:	
Young (Y)	Recently planted or establishing tree. Typified by vigorous growth and distinct apical dominance (definite, discernible leader).
Semi-mature (SM)	Tree that has not reached its ultimate potential height. Phase includes considerable girth thickening and the start of crown spreading.
Early mature (EM)	A tree that is reaching its ultimate potential height. The growth rate is slowing down but the tree, will still increase in stem diameter and crown spread.
Mature (M)	The tree has attained its largest proportions and has reached its ultimate height. The tree is typified by thicker bark plates and a large spreading crown.
Over-mature (OM)	The tree has attained its maximum height and growth rate slows considerably. Characterised by the loss of large limbs, large amounts of deadwood and decay. Limited safe life expectancy.
Water Demand	High, Moderate, Low (As listed in table 12, appendix 4.2 – A, NHBC standard chapter 4.2)
Physiological condition	Good (G), moderate (M), poor (P), dead (D).
Structural condition	Overall form of tree, presence of any decay, any physical defects and observations
Preliminary Management Recommendations	Including any further investigations required, wildlife habitat potential, management or pruning works.
ERC	The estimated remaining contribution measured in years: <10, 10+, 20+, 20-30+, 40+
Cat	Category U or A to C grading as defined in Table 1 BS 5837: 2012
RPA	Root protection area measured in square metres, calculated according to BS 5837:2012

Other abbreviations used:

N	North
S	South
E	East
W	West
GL	Ground level
Asym.	Asymmetrical (crown shape)
OSB	Outside site boundary
MS	Multi-stemmed
#	Estimate
NWR	No works required

3.0 Tree Survey Schedules

Tree No.	Species	Top Height (crown height) m	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
			N	E	S	W								
T1 TPO	Quercus petraea (Sessile Oak)	17(4)	6	6	7	7	800	M	H	Good	Ivy on tree. Unable to inspect stem due to Retaining wall between garden and tree	40+	Sever Ivy. Carry out further Inspection.	A2
T2 TPO	Quercus petraea (Sessile Oak)	13(1.5)	5	6	6	6	750	M	H	Good	Ivy on tree. Unable to inspect stem due to undergrowth. Some moderate deadwood.	40+	Sever Ivy. Carry out further Inspection.	A2
T3	Acer pseudoplatanus (Sycamore)	7(2)	3	2	3	4	150	Y	M	Good	Young tree overhanging garden boundary	40+	NWR.	C2
T4 TPO	Quercus petraea (Sessile Oak)	15(2)	8	8	5	8	650	M	H	Good	Ivy on tree. Unable to inspect stem due to undergrowth.	40+	Sever Ivy. Carry out further Inspection.	A2
T5	Betula pendula (Silver Birch)	16(2)	6	1	5	5	300,300	EM	L	Good	Stem divides at ground level. Unbalanced crown shape.	20+		B2

Trees T1, T2 and T4 are subject to a Tree Preservation Order - See Appendix D

4.0 Above Ground Constraints

- 4.1 The potential for retaining trees on a development site includes the extent of the influence of the tree at the time of survey. Consideration is also given to the effects of future growth within the context of the proposed development. In addition, the potential nuisance caused by shading to new buildings both after construction and also once trees reach their ultimate size is also considered.
- 4.2 The extent to which a tree may represent a constraint to development will depend both upon the location of the trunk and size and nature of the canopy and also the extent of the roots below ground. The tree constraints drawing (SF2995 TC01) plots the location and extent of the tree above ground.

5.0 Below Ground Constraints

- 5.1 The Root Protection Area (RPA) represents a potential constraint to development which may be modified in pattern, although not overall area, by existing site conditions such as structures and surfaces, soil types and drainage, and an appreciation of the nature of particular tree species and root morphology.
- 5.2 Within the tree root protection area there should be a presumption against excavation, excess vehicular or pedestrian movement, storage of materials, construction, or changes in ground level unless consideration is given to the potential effects on the tree to be retained and the efficacy of any construction techniques designed to reduce adverse effects on the tree.
- 5.3 The tree constraints drawing (SF2995 TC01) plots the location and extent of the tree below ground through application of the calculation provided in section 4.6 of the BS5837:2012 Trees in relation to design demolition and construction – Recommendations.

6.0 Arboricultural Impact Assessment

6.1 The development proposals produced by William Saunders have been assessed in relation to the existing trees on drawing SF2995 AIA01- Arboricultural Impact Assessment Plan (Appendix D).

6.2 Trees T1, T2 and T4 (Oak- category A) are part of a group of mature specimens which are subject to a Tree Preservation Order (see Appendix D). These trees are located outside the site, however the canopy spread of trees T1 and T2 overhang the site boundary.

6.3 ROOT PROTECTION AREAS

6.3.1 It is considered that the existing raised level of the site and retaining wall will have restricted root growth into the site.

6.3.2 Trees T1 and T2 (oak- category A) are located 3m outside the site boundary. The trees are located below a retaining wall, 800/1000mm below the ground level inside the site - refer to sections A and B on drawing SF2995 AIA01. Two trial pits were hand excavated within the site garden to check for the presence of any tree roots growing into the site. The locations of the trial pits are shown in Figure 2.

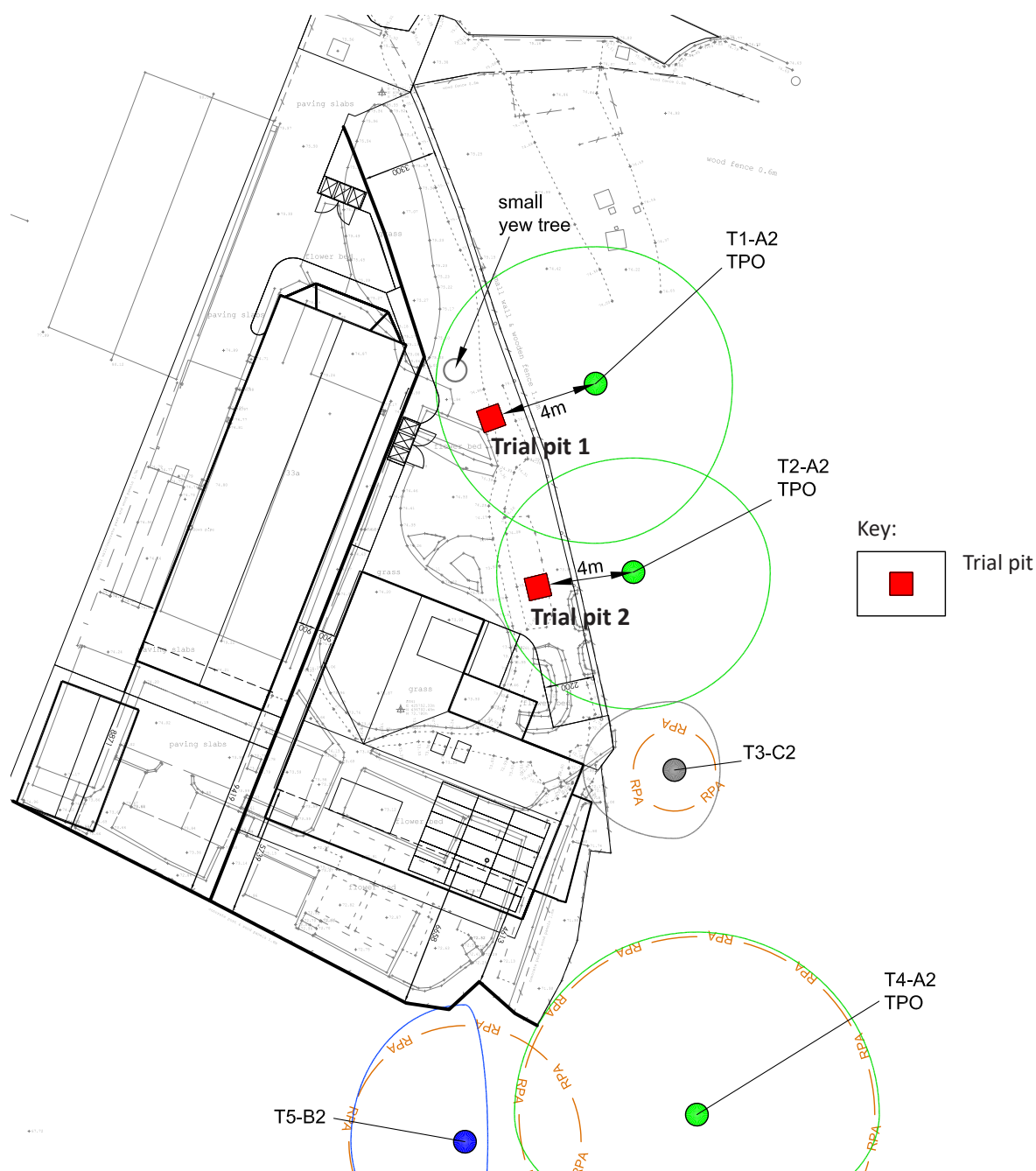


Figure 2- Showing the location of trial pits in relation to the TPO trees and the proposed development.

6.3.3

Trial pit 1: The first pit was excavated inside the site, 4m from the trunk of T1 (see photo 1). The pit was carefully excavated using hand tools, incrementally removing layers to check for roots. The pit was excavated to a depth of 800mm x 1000mm wide, which revealed one small 10mm diameter root and some fine fibrous roots (see photo 2). Based on the direction of growth and the fork in the root, it was determined that this root was coming from the adjacent small yew tree in the garden, located 2m from the trial pit (see photo 3). There was no sign of any roots growing from the east side of the pit, adjacent to the oak tree (see photo 4- there are no significant roots visible on the right side of the pit from the direction of the oak tree).



Photo 1



Photo 2



Photo 3



Photo 4

- 6.3.4 **Trial pit 2:** The second pit was excavated inside the site, 4m from the trunk of T2 (see photo 5). The pit was carefully excavated using hand tools, incrementally removing layers to check for roots. The pit was excavated to a depth of 800mm x 1000mm wide, which revealed one small 10mm diameter root and some fine fibrous roots (see photo 6). Based on the direction of growth and the forks in the root, it was determined that this root was coming from the adjacent shrub bed in the garden, located next to the trial pit. There was no sign of any roots growing from the east side of the pit, adjacent to the oak tree (see photo 6- there are no significant roots visible on the right side of the pit from the direction of the oak tree).



Photo 5



Photo 6

- 6.3.5 **Conclusion:** Based on the findings of the hand excavated trial pits, there does not appear to be any sign of any significant roots growing into the site from the adjacent oak trees. We have concluded that the existing raised level of the site and retaining wall has restricted root growth into the site. The shape of the RPA should be adjusted to suit the existing site conditions which have influenced root growth. Therefore, the circular shape of the RPA has been modified to a shape of equivalent area to provide adequate protection for the root system- as per section 4.6 BS 5837:2012.

The proposed development of the site will not have an adverse impact on the RPA of the TPO trees.

We would recommend that the proposed drive and parking is constructed with a flexible permeable surface and sub base to maintain drainage.

6.4 SHADE

- 6.4.1 The shade pattern of the mature oak trees T1, T2 and T4 has been plotted on drawing AIA01, based on methodology recommended in the BS5837:2012.
- 6.4.2 This indicates shade patterns throughout the day. Trees T1 and T2 will not cast any shade over the proposed buildings. Oak tree T4 would cast some early morning shade over the corner of the proposed house (during summer months), however the building would be in full sun throughout the majority of the day.

6.5 **PROPOSED CONSTRUCTION WORKING SPACE**

6.5.1 Pruning works to T2 will be required to allow sufficient working space to construct the house without damaging the tree. T2 has an existing crown clearance of 1.5m over the existing site. It is therefore recommended to carry out crown lifting to provide sufficient working space (subject to permission). The pruning works will be supervised on site and will only remove a minimal number of overhanging branches to facilitate the construction. The proposed pruning work will not adversely affect the amenity value or the long-term health of the tree.

6.5.2 There would be a minimum 1m clearance between tree T1 and the proposed house and the bungalow. T1 has an existing crown clearance of 4m over the proposed drive, therefore pruning will not be required and development could take place without damage to this tree.

6.6 **FUTURE TREE CANOPY GROWTH**

6.6.1 Consideration has been given to the effects of future growth within the context of the proposed development .

6.6.2 Trees T1 and T2 are both relatively mature trees with a full canopy which is unlikely to extend much further into the site.

6.7 **LCC GUIDELINE DISTANCES**

6.7.1 We have consulted the Leeds City Council Guideline Distances from Trees to Development. The findings are summarised in the table below, and the relevant dimensions have been added to the plan.

6.7.2 These guidelines should be considered in relation to the site specific adjustments to the RPAs (based on the existing retaining wall and raised level of the site) and the proposed crown lifting work to the canopy of tree T2.

6.7.3 **SUMMARY OF LCC GUIDELINE DISTANCES FROM DEVELOPMENT TO TREES**

Tree No.	Species	Distance from proposed development	LCC guideline distance
T1	Quercus patraea	8.4m (side of bungalow extension) 8.4 (front of proposed house)	8m (side) 14m (Front:main)
T2	Quercus patraea	5.4m (corner of proposed house)	8m (corner)
T3	Quercus patraea	14m (corner of proposed house)	8m (corner)

6.8 **PROPOSED DRAINAGE**

6.8.1 The plan indicates that the proposed drainage will run below the proposed drive to connect to existing drains in the public highway. The proposed drainage will not have an impact in the RPAs of the TPO trees.

APPENDIX A

Tree survey to BS 5837:2012 -Trees in relation to design demolition and construction limitation notes

This survey to BS 5837:2012 is a visual assessment undertaken from ground level without any physical investigation and should be regarded as a preliminary overview of the trees on site. 'This term [visual] describes a general approach to tree surveying using visual observation and recording, combined with experience and knowledge of tree biology and structure to draw conclusions about tree condition'p8[1]

Observations on structural condition, preliminary management recommendations, (e.g. pruning) and the estimated remaining contribution are based on visual indicators present at the time of inspection (i.e. a single point in time).

It should be noted that numerous potential defects may not be detectable dependent upon timing of inspection, in particular wood decay fungi which may only occasionally produce external fructifications or may not provide external symptoms until an advanced state of invasion is achieved.

Trees are long lived organisms with a significant proportion of growth below ground, (in addition to what is evident above ground) that naturally lose branches and may potentially fail in many ways.

Risk Assessments

Whilst hazards may be identified in this document e.g. a defect 'that may cause harm'. The risk, (i.e. 'the chance high or low) that somebody could be harmed by these and other hazards, together with an indication of how serious the harm could be' is not assessed. [2]

Requirements for ongoing inspections (to monitor observed defects) and risk assessments will be suggested as necessary in the body of the report. The level and frequency of assessment required (in line with HSE advice) will depend on a range of factors for example 'the frequency of public access to the tree' p4 [3]. A balanced and proportionate approach to tree safety management is advocated in the National Tree Safety Group publication 'Common sense risk management of trees'. [4]

The health, (condition) and resulting safety of trees for a risk assessment should be checked on a cyclical basis, alternating between early and late seasons to ensure a full picture of the trees current health is established. Therefore the assessment of risk that trees present on a particular site would be additional to the scope of this BS 5837:2012 tree survey.

Arboricultural Impact Assessments, Tree Protection Plans, Method Statements, Tree Management Plans

These items are additional services identified relating to design demolition and construction in BS5837:2012 which may form part of a strategy to manage risks.

NHBC Guidelines

The technical requirements of the National House Building Council Chapter 4.2 Building near trees are not fully met under the requirements of BS BS5837:2012 in relation to shrinkable soils and 'vegetation surveys' (which include hedgerows and shrubs.). p4 [5]

References/ Further reading

[1] The Arboricultural Association Guidance Note 7 Tree Surveys: A Guide to good Practice.

[2] Health and Safety Executive Guidance <http://www.hse.gov.uk/risk/risk-assessment.htm>

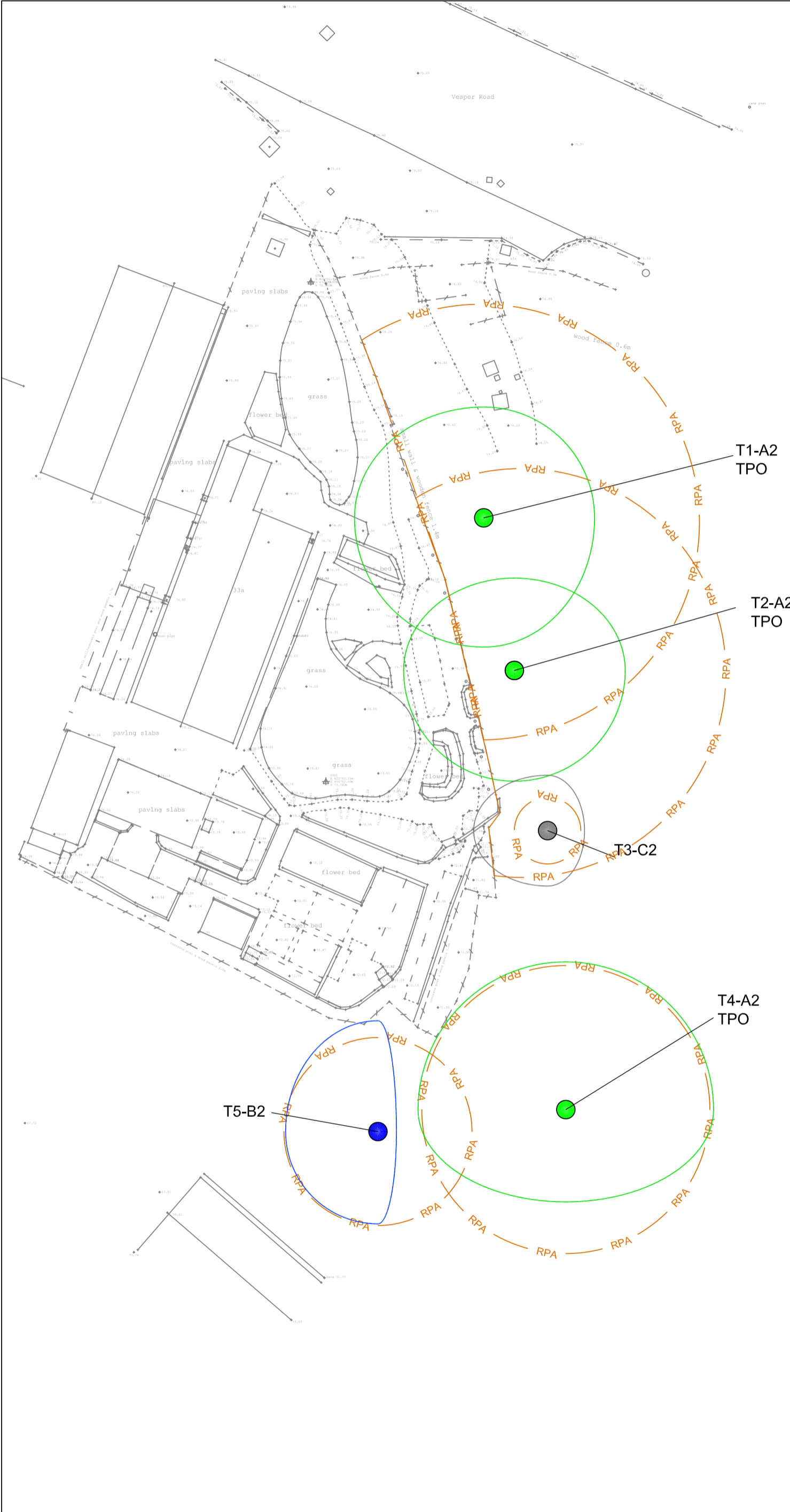
[3] HSE guidance on Tree Management SIM01/2007/05 Management of the risk from falling trees or branches.

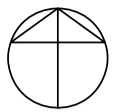
[4] National Tree Safety Group Guidance – Common Sense Risk Management of Trees.

[5] National House Building Council Chapter 4.2 Building near trees (Part 4 Foundations).

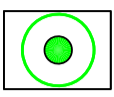
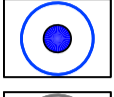
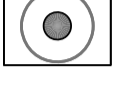
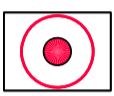

APPENDIX B

SF2995 TC01 Tree Constraints Plan





Key

-  **Tree retention category A**
High quality with an estimated life expectancy of at least 40 years
-  **Tree retention category B**
Moderate quality with an estimated life expectancy of at least 20 years
-  **Tree retention category C**
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
-  **Tree removal category U**
Poor condition with an estimated life expectancy of less than 10 years
-  **RPA**
minimum Root Protection Area

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

This drawing is to be reproduced in colour.

FOR INFORMATION

A	30.03.20	RPA T1 and T2 adjusted	DR	MS
Rev.	Date	Comments	Drawn	Chkd

SMEEDEN FOREMAN
Landscape Architecture • Ecology • Arboriculture

Somerset House, Low Moor Lane, Scotton, Knaresborough, North Yorkshire, HG5 9JB
www.smeedenforeman.co.uk tel: 01423 863 369

Project
Vesper Road, Kirkstall

Title
Tree Constraints Plan

Project No. SF 2995	Drawing No. TC01	Rev. A
Scale 1:200 @ A3	Date 21.10.19	
Drawn by DR	Checked by MS	

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All dimensions are in millimeters unless stated otherwise.
All dimensions should be verified on site prior to commencement of works.

Do not scale from this drawing.

All works must be in accordance with British Standards, EC Standards, Health & Safety at work act & all other relevant regulations & Bye Laws.
Any discrepancies should be brought to the attention of Smeeden Foreman Limited.

APPENDIX D

Tree Preservation Order

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

None

Trees specified by reference to an area
(within a dotted black line on the map)

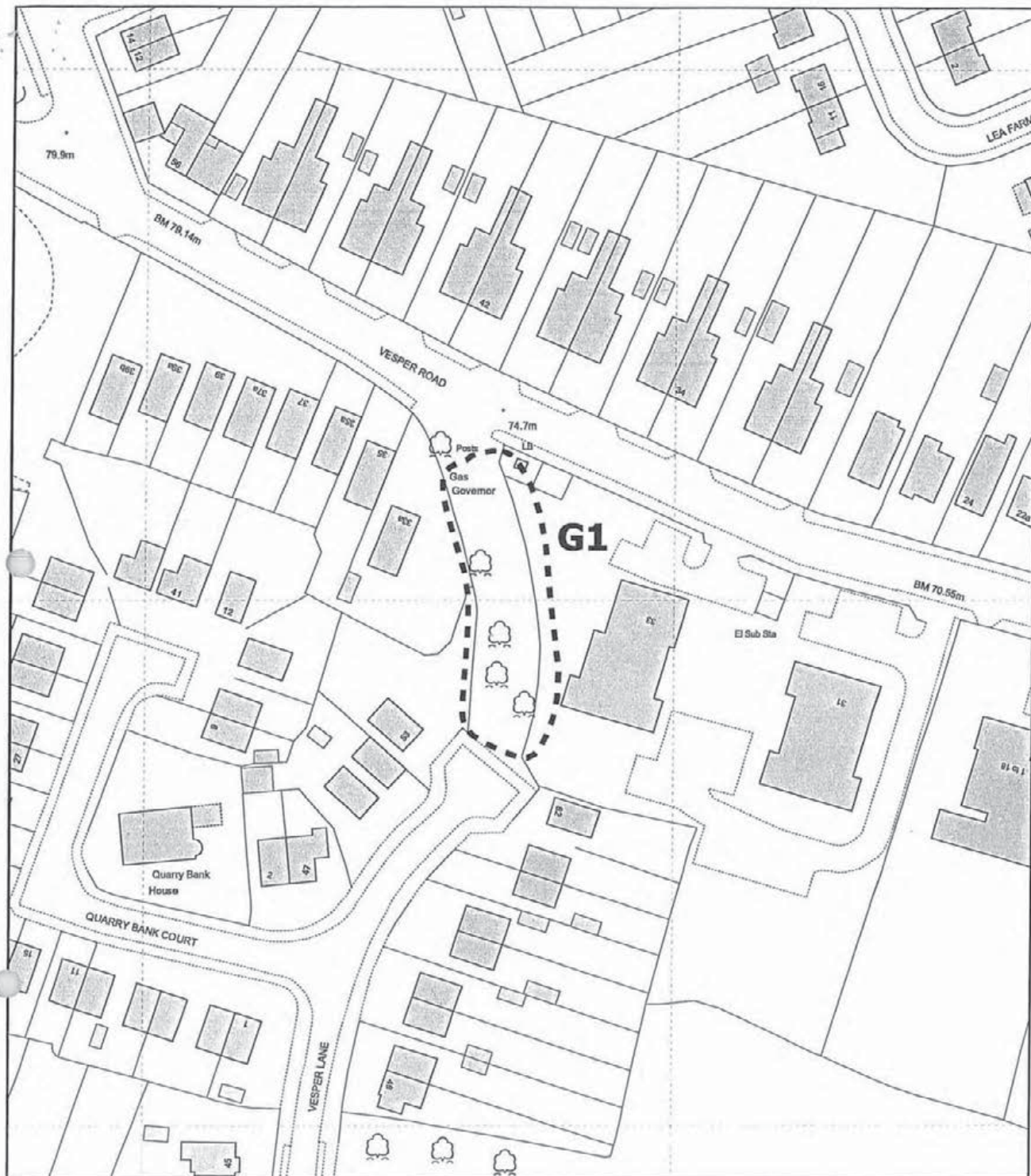
None

Groups of trees
(within a broken black line on the map)

G1 - 6 oak trees

Woodlands
(within a continuous black line on the map)


None



TOWN AND COUNTRY PLANNING ACT 1990
SECTION 198


CITY OF LEEDS TREE PRESERVATION ORDER
(No. 14) 2004

Vesper Lane / Sandy Lane / Vesper Road,
 Kirkstall,
 Leeds LS5.



LEEDS
CITY COUNCIL

PLAN No. _____ GIS 1295
 PREPARED BY _____ HMB
 CHECKED BY _____ NRL
 SCALE _____ 1:1000
 DATE _____ 09.06.2004
 O.S. GRID REFERENCE _____ SE 257367

NORTH 

DEVELOPMENT DEPARTMENT

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APPENDIX D

SF2995 AIA01 Arboricultural Impact Assessment Plan

ARBORICULTURAL IMPACT ASSESSMENT

ROOT PROTECTION AREAS

It is considered the existing raised level of the site and retaining wall will have restricted root growth into the site. Sections A and B show the retaining wall and the difference in levels between the site and the TPO trees outside the boundary. A trial pit was hand excavated inside the site adjacent to each TPO tree, to check for the presence of any roots growing into the site. The trial pits did not reveal any root growth that could be attributed to the oak trees. Based on the findings of the hand excavated trial pits, we have concluded that the shape of the RPA should be adjusted to suit the existing site conditions which have influenced root growth - see the arboricultural report for photographic details of the findings and conclusions. Therefore the circular shape of the RPA has been modified to a shape of equivalent area to provide adequate protection for the root system - as per section 4.6 BS 5837:2012.

The proposed development of the site will not have an adverse impact on the RPA of the TPO trees. We would recommend that the proposed drive and parking is constructed with a flexible permeable surface and sub base to maintain drainage.

PROPOSED CONSTRUCTION WORKING SPACE

There would be a minimum 1m clearance between tree T1 and the proposed house and the bungalow. T1 has an existing crown clearance of 4m over the proposed drive, therefore pruning will not be required and development could take place without damage to this tree.

Pruning works to T2 will be required to allow sufficient working space to construct the house without damaging the tree. T2 has an existing crown clearance of 1.5m over the existing site. It is therefore recommended to carry out crown lifting to provide sufficient working space (subject to permission). The pruning works will be supervised on site and will only remove a minimal number of overhanging branches to facilitate the construction. The proposed pruning work will not adversely affect the amenity value or the long-term health of the tree.

FUTURE TREE CANOPY GROWTH

Consideration has been given to the effects of future growth within the context of the proposed development.

Trees T1 and T2 are both relatively mature trees with a full canopy which is unlikely to extend much further into the site.

LCC GUIDELINE DISTANCES

We have consulted the Leeds City Council Guideline Distances from Trees to Development. The findings are summarised in the table below, and the relevant dimensions have been added to the plan.

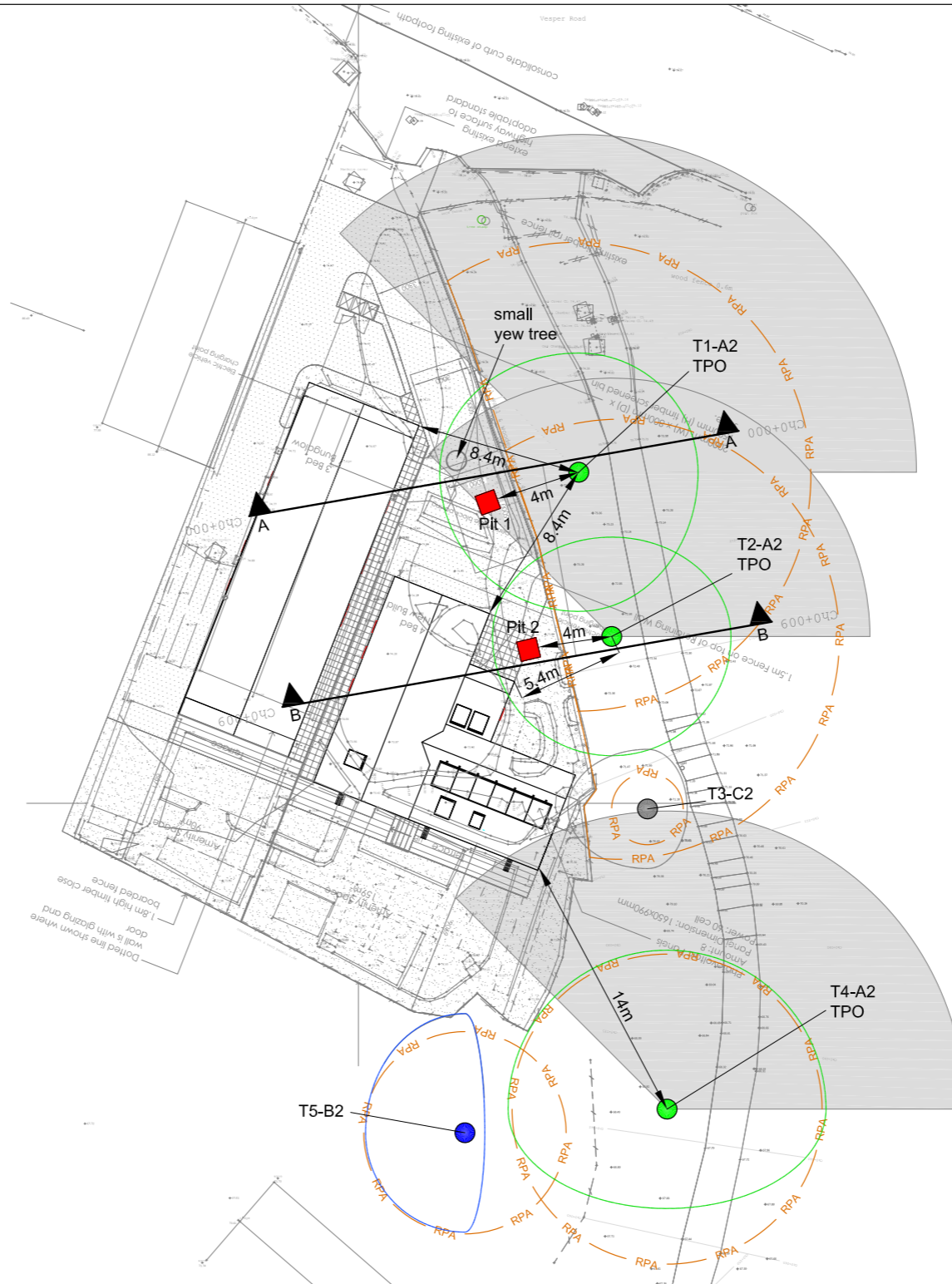
These guidelines should be considered in relation to the site specific adjustments to the RPAs (based on the existing retaining wall and raised level of the site) and the proposed crown lifting work to the canopy of tree T2.

SHADE

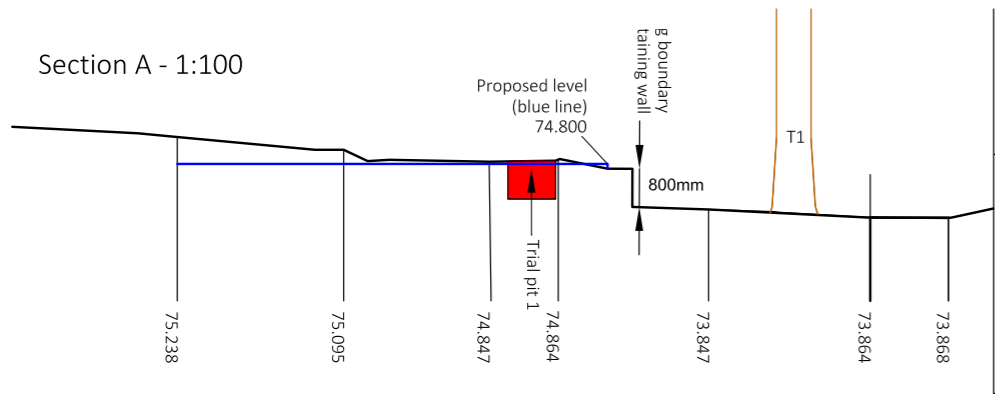
The shade pattern of the mature oak trees T1, T2 and T4 has been plotted on the plan, based on methodology recommended in the BS5837:2012. This indicates shade patterns throughout the day. Trees T1 and T2 will not cast any shade over the proposed buildings. Oak tree T4 would cast some early morning shade over the corner of the proposed house (during summer months), however the building would be in full sun throughout the majority of the day.

SUMMARY OF LCC GUIDELINE DISTANCES FROM DEVELOPMENT TO TREES

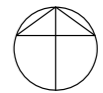
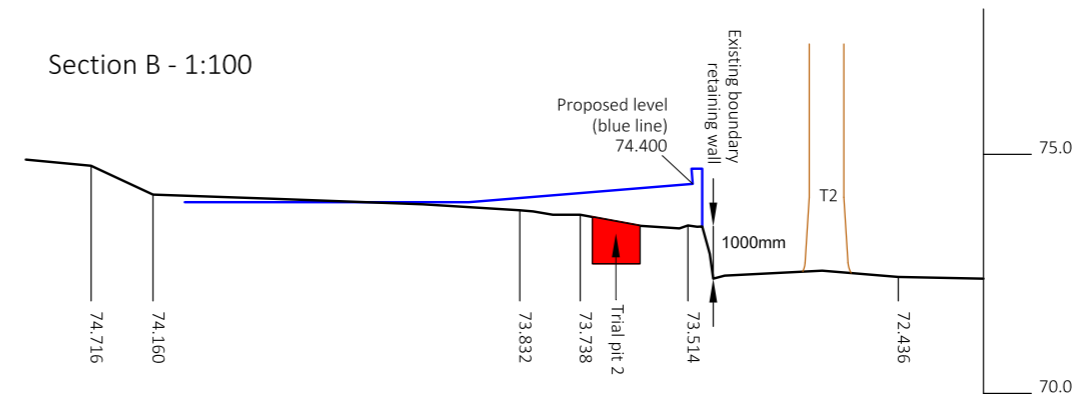
Tree No.	Species	Distance from proposed development	LCC guideline distance
T1	<i>Quercus patraea</i>	8.4m (side of bungalow extension) 8.4 (front of proposed house)	8m (side) 14m (Front:main)
T2	<i>Quercus patraea</i>	5.4m (corner of proposed house)	8m (corner)
T4	<i>Quercus patraea</i>	14m (corner of proposed house)	8m (corner)



Section A - 1:100



Section B - 1:100



Key

- Tree retention category A**
High quality with an estimated life expectancy of at least 40 years
- Tree retention category B**
Moderate quality with an estimated life expectancy of at least 20 years
- Tree retention category C**
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
- Tree removal category U**
Poor condition with an estimated life expectancy of less than 10 years
- RPA**
minimum Root Protection Area
- Shade pattern**
Based on methodology recommended in the BS5837:2012 to indicate shade patterns throughout the day.
- Trial pit**
The location of each trial pit. Hand excavated to check for tree roots within the site - see arboricultural report for details.

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

This drawing is to be reproduced in colour.

FOR INFORMATION

Rev.	Date	Comments	Drawn	Chkd

SMEEDEN FOREMAN
Landscape Architecture • Ecology • Arboriculture
Somerset House, Low Moor Lane, Scotton, Knaresborough, North Yorkshire, HG5 9JB
www.smeedenforeman.co.uk tel: 01423 863 369

Project **Vesper Road, Kirkstall**

Title **Arboricultural Impact Assessment**

Project No. SF 2995	Drawing No. AIA 01	Rev. B
Scale 1:200 @ A2	Date 25.03.20	
Drawn by DR	Checked by MS	

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APPENDIX E

Development Proposals produced by William Saunders

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RED LINE BOUNDARY



1 Proposed Site Plan colour
Scale 1 : 100

Rev	Description	Drn	Vfd	Date
P8	Amended to Leeds City Council Highways Team recommendations	LB	RCB	01.03.21
P7	Oriel windows to 4 bed house and stepped terrace for change in level	LB	RCB	10.12.20
P6	Existing garage omitted	LB	RCB	21.09.20
P5	House moved back	LB	RCB	09.09.20
P4	Electric vehicle charging point added	LB	RCB	03.09.20
P3	Amended to client comments	LB	RCB	02.09.20
P2	Alternate Scheme	LB	RCB	14.08.20
P1	Preliminary Issue	BB	PF	30.10.19

As outlined in section 2.3 of the CIB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus: **R**

No significant risks have been identified.

Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.

Refer to the current Designer's Risk Assessment sheets for further

Designer's PF Date 30.10.19

Drawing PLANNING

williamsaunders
architecture : engineering : building consultancy

Park Mews,
42A Park Place,
Leeds,
LS1 2RY

Tel: 0113 246 8208
W: wm-saunders.co.uk

Also at Newark, Cardiff & Wksworth

Project
33A Vesper Road
Leeds, West Yorkshire, LS5 3NU

Client
Rasool Bhamani

Title
Proposed Site Plan

WS Project No.	Drawn by	Date	Scale	
11977	BB	30.10.2019	1 : 100	@ A1

Drawing/Document Reference

Project	Originator	Zone	Level	Type	Role	Number	Status	Revision
11977	WMS	XX	XX	DR	A	10003	S8	P8