



Arboricultural Impact Assessment

at
Westfield Lane
Wyke



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1 Purpose and scope of report

This report has been created in accordance with BS5837:2012 to assess the impacts of proposed development as shown at Appendix 2, and also incorporates information taken from our tree survey Ref 230204/TS. This impact assessment should be read in conjunction with the tree survey, and as required by BS5837, it includes consideration of:

- The tree survey
- Trees selected for retention
- Trees selected for removal
- Trees to be pruned
- Areas designated for structural landscaping which need soil protection
- Evaluation of impact of tree losses
- Evaluation of tree constraints and tree protection plan
- Issues to be addressed by an arboricultural method statement

2 General information

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:2010 - '*Recommendations for tree work*' unless otherwise specified, and by a suitably qualified, experienced and insured contractor.

3 Trees selected for removal, retention and/or pruning

New tree planting will be undertaken along the East and North boundaries of the site, as well as at the site entrance. The quantity of new tree planting will far exceed the amount of tree cover lost.

Tree T10 will require pruning away from new buildings – otherwise, pruning of retained trees will not be required as part of this development.



4 Evaluation of impact of tree losses

New tree planting will be undertaken along the East and North boundaries of the site, as well as at the site entrance. The quantity of new tree planting will far exceed the amount of tree cover lost.

Pruning of significant trees will not be required as part of this development.

No trees protected by a Tree Preservation Order or Conservation Area will be pruned or removed as a result of this development.

Through new tree planting, this development will increase the amount, the diversity and the value of tree cover in the local area.

5 Evaluation of tree constraints and tree protection plan

With the exception of the approved access and T10 – which is a low value tree in need of pruning – all development activity is located well outside the canopies of retained trees.

With the exception of the approved access all development activity is located well outside the root protection areas of retained trees.

To the East of the site a public footpath is to be widened, this will result in the existing right of access being relocated closer to retained trees on that boundary. The existing ground conditions within the root protection areas of these trees are either compacted ground or hard surfaces. As part of this project these ground conditions will be replaced with permeable surfaces on a cellular confinement system. This will serve to improve the rooting environment for these trees, leading to better tree health and longevity.

The layout is such that retained trees are very unlikely to cause nuisance to the final users of this development. This has been assessed in accordance with section 5.4 of BS5837:2012.

6 Issues to be addressed by an arboricultural method statement

The preliminary tree protection plan as attached shows retained trees as adequately protected during development in accordance with BS5837:2012. A detailed and specialist arboricultural method statement is unlikely to be required.

Cellular confinement systems should be installed in accordance with manufacturer's instructions.



7 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over twenty years experience in arboriculture, forestry, and urban forestry, of which the last 12 years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

In addition, this experience has included work as a tree officer in local authority planning departments, expert witness work for the courts, subsidence investigation works for loss adjusters and insurance companies, and undertaking the role of president of the Consulting Arborist Society.

Academic qualifications include:

MSc Arboriculture and Urban Forestry,
BSc (Hons) Forestry.

Recent professional development courses have included:

Tree Preservation Order Workshop *by the Consulting Arborist Society*,
Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*,
Professional Tree Inspection *by LANTRA Awards*,
BS5837:2012 Workshops *by the Arboricultural Association*,
The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*,
Trees and Subsidence *by OCA Ltd*,
CTLA Tree Valuation Seminar *by the Consulting Arborist Society*,
Expert Witness Training *by Bond Solon*
THREATS training *by Julian Forbes-Laird*.
Homebuyers Tree Reports *by the Consulting Arborist Society*

Professional associations have included:

Professional member of the Arboricultural Association and the Consulting Arborist Society.
Chartered Environmentalist.
Trustmark Approved Consultant – Working to Government Approved Standards.



8 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

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Report completed 5th July 2024



Appendix 1 Tree works



Tree Number	Common Name	Botanical Name	Pre-development tree works	Reason for works
G2	Mix	<i>Mix</i>	None	NA
T2	Ash	<i>Fraxinus excelsior</i>	None	NA
T3	Ash	<i>Fraxinus excelsior</i>	None	NA
T4	Ash	<i>Fraxinus excelsior</i>	None	NA
T5	Lime	<i>Tilia sp.</i>	None	NA
T6	Ash	<i>Fraxinus excelsior</i>	None	NA
T7	Lime	<i>Tilia sp.</i>	None	NA
T8	Lime	<i>Tilia sp.</i>	None	NA
T9	Ash	<i>Fraxinus excelsior</i>	None	NA
T10	Ash	<i>Fraxinus excelsior</i>	Prune to give 2m clearance to new building	Better quality development
T11	Ash	<i>Fraxinus excelsior</i>	None	NA
T12	Ash	<i>Fraxinus excelsior</i>	None	NA
T13	Ash	<i>Fraxinus excelsior</i>	None	NA
T14	Ash	<i>Fraxinus excelsior</i>	None	NA
T15	Lime	<i>Tilia sp.</i>	None	NA
T16	Ash	<i>Fraxinus excelsior</i>	None	NA
T17	Ash	<i>Fraxinus excelsior</i>	None	NA
T18	Ash	<i>Fraxinus excelsior</i>	None	NA
T19	Ash	<i>Fraxinus excelsior</i>	None	NA
T20	Ash	<i>Fraxinus excelsior</i>	None	NA
NA	Mixed	<i>Mixed</i>	Throughout the site are the stumps of trees removed in the past. These stumps are to be removed by stump grinder in accordance with the recommendations of BS3998.	Better quality development. Prevention of tree disease.

Appendix 2 Tree Protection Plan





Within green hatched areas:
Existing foot path and access to be improved and widened using a cellular confinement system in accordance with section 3-4 and Appendix 4 of this Method Statement

To allow access for construction:
Tree roots in the green shaded area to be protected by suitable boards over a non compressible layer (such as a 200mm depth of wood-chip)

- Native Shrub Mix 8 species (0.75ctr)
- 16nr Cornus sanguinea
- 21nr Crataegus monogyna
- 16nr Hedera helix
- 16nr Ilex aquifolium
- 5nr Lonicera periclymenum
- 11nr Rosa arvensis
- 5nr Sambucus nigra
- 16nr Viburnum opulus

- Native Shrub Mix 8 species (0.75ctr)
- 23nr Cornus sanguinea
- 31nr Crataegus monogyna
- 23nr Hedera helix
- 23nr Ilex aquifolium
- 8nr Lonicera periclymenum
- 15nr Rosa arvensis
- 8nr Sambucus nigra
- 23nr Viburnum opulus

Westfield Lane

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Tree Protection Plan to BS5837:2012 at: Westfield Lane, Wyke

1:500 PAPER SIZE A3

Key	
	Tree to be retained
	Tree to be removed
	Root Protection Area (RPA) shown as a circle as an approximate guide
	Location of tree protective fencing
	Area of special tree protection measures. See annotations and method statement for further details.

Note: Plans are for guidance only. These drawings should not be used for scaling.

