

ARBORICULTURAL METHOD STATEMENT
to BS 5837:2012
at
Park Farm
Hopton Hall Lane
Mirfield
West Yorkshire
WF14 8EP

Client:
Mr & Mrs Hobson

Client Address:
Park Farm
2 Hopton Hall Lane
Mirfield
West Yorkshire
WF14 8EP

JCA Ref:
22345-A/AJB

Contents

1. Introduction.....	3
2. Tree Works Prior, During and Post Construction.....	4
3. The Protective Barrier Prior, During and Post Construction	5
4. Demolition Phase / Construction Phase.....	7
4.1 Demolition Works.....	7
4.2 Ground Level Changes.....	7
4.3 Construction of Hard Surfaces.....	7
4.4 Construction of New Building.....	8
4.5 Excavations and Services	8
4.6 Location of the Site Facilities	8
5. Post Construction Phase	9
5.1 Post Construction Landscaping.....	9
6. Timescale of Works.....	10
7. Relevant Contact Details.....	10
Appendix 1: Tree Works Schedule.....	12
Appendix 2: Protective Barrier	13
Appendix 3: Utilities and Drainage	15
Appendix 4: Permanent Hard Surfaces	17
Appendix 5: Tree Protection Plan.....	18

1. Introduction

1.1 Purpose of the Method Statement

- 1.1.1 This Arboricultural Method Statement has been prepared to ensure good practice in the protection of retained trees during the development at **Park Farm, Hopton Hall Lane, Mirfield**.

1.2 Terms of Reference

- 1.2.1 JCA Limited is instructed by **Mr & Mrs Hobson** to prepare an Arboricultural Method Statement for the proposed development, based on our arboricultural report dated 1st October 2024 (JCA Ref: **22345/AJB**). The arboricultural survey and report conform to the most recent specifications outlined in BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*.
- 1.2.2 It is proposed to construct a detached residential dwelling.
- 1.2.3 The following drawings have been provided and these are the basis of the Arboricultural Method Statement and the Tree Protection Plan at **Appendix 5**:
- Topographical Survey.
 - Development Layout.

1.3 Status of the Method Statement

- 1.3.1 This Arboricultural Method Statement should be included as part of the specification and schedule of works issued to the building contractor and can form part of the contract.
- 1.3.2 This Arboricultural Method Statement should be available on site for inspection by the local authority, contractors and other relevant persons.

2. Tree Works Prior, During and Post Construction

2.1 Tree Works Prior to Construction

- 2.1.1 Prior to any construction activity, the first operation on site will be the undertaking of the necessary arboricultural works, as described at **Appendix 1**.
- 2.1.2 The tree works include the removal of **H3** and **H4**, to facilitate the proposed development.

2.2 Tree Works During or Post-Construction

- 2.2.1 In this case, no above ground tree works are envisaged to be required during or after the construction phase.
- 2.2.2 Damage to trees during the construction phase should be entirely prevented by the installation of the temporary protective fencing, to create a Construction Exclusion Zone (CEZ). All persons on site must be aware of limitations that apply within the CEZ (please refer to **Section 3.1.3**).
- 2.2.3 If any trees on site are damaged, this must be immediately reported to JCA to agree on appropriate remedial action. Contact numbers for all parties can be found at **Section 7**.
- 2.2.4 Root pruning is required to enable the construction of an access driveway within the RPA of **T1** in the area shown in blue shade on the plan at **Appendix 5**. This operation will be undertaken during the construction phase and will be supervised throughout by the appointed arboriculturalist.
- 2.2.5 For this method, the closest point of the proposed access driveway in relation to the **T1** will be marked on-site by an appointed engineer or another qualified person, using an appropriate method (e.g. temporary, biodegradable spray paint or pegs and lines). A hand-dug trench will then be excavated along this line, to the required depth. Any roots exposed during this operation will be cleanly severed using appropriate hand tools (e.g. sanitised hand saws or bypass secateurs).

2.3 Recommendations For Tree Works

- 2.3.1 All work must be undertaken to BS 3998: 2010 - *Recommendations for tree work* and carried out by qualified, experienced and, ideally, Arboricultural Association approved contractors who must be adequately insured.
- 2.3.2 Any defects seen by a contractor or the client that were not apparent to the consultant must be brought to the attention of JCA immediately.
- 2.3.3 No liability can be accepted by JCA in respect of the trees unless the recommendations of this Method Statement are carried out under our supervision.

3. The Protective Barrier Prior, During and Post Construction

3.1 Protective Barrier Prior to Construction

- 3.1.1 The installation of the temporary protective fencing will be the very first job to be undertaken on site following the completion of the tree works (**Section 2.1**).
- 3.1.2 The protective fencing must be constructed in accordance with BS 5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* and will be located as shown in a purple line on the Tree Protection Plan at **Appendix 5**. Where possible, the protective barrier will enclose the entire Root Protection Area (RPA) of the trees to make a Construction Exclusion Zone (CEZ); **this area is to be considered a restricted area; no pedestrians, vehicles, equipment or machinery are allowed within the CEZ and the storage of materials is not permitted, unless specified within this Method Statement.**
- 3.1.3 The protective fencing will be installed in accordance with BS 5837: 2012 and will comprise of weld mesh panel fencing, situated in rubber or concrete feet. Panels will be joined together using a minimum of two anti-tamper couplers, positioned so that they can only be removed from inside the barrier. The fencing will be supported at each joint (where two panels meet) with a stabiliser strut, attached to the fencing at one end and a base plate at the other, which will be secured with ground pins, driven into the underlying soil. Please refer to **Appendix 2** protective fencing details.
- 3.1.4 Once the fencing is installed, waterproof signs with the sentence '*Protected tree zone, no storage or operations within this area*' are to be placed at 3m intervals to ensure that all personnel are aware of the restrictions that apply to the cordoned off area. A prepared sign is available at **Appendix 2**.

3.2 Ground Protection

- 3.2.1 Ground protection measures are not required for retained trees on this occasion.

3.3 Checking the Protective Fencing Prior to Construction

- 3.3.1 Once installed, the appointed arboriculturalist will be invited on site to inspect the protective fencing, ensuring that it is located in the correct position and that it has been constructed in accordance with this Method Statement. No other work, including soil stripping, excavation, or the bringing onto site of materials or machinery, shall commence until the barrier is installed and confirmed to be acceptable by the appointed arboriculturalist.

- 3.3.2 It is important that the protective fencing is checked by an arboricultural consultant and signed off by the LPA prior to any construction works being carried out on site.

3.4 Protective Fencing During Construction

- 3.4.1 No operations shall take place which require the removal of part of the protective fencing without prior agreement with the Local Planning Authority.
- 3.4.2 **If at any time during construction the protective fencing is setback or removed without permission, or if it does not comply with BS 5837: 2012, this could result in damage being caused to trees and consequently, a stop notice may be served by the LPA.**
- 3.4.3 The protective fencing must be inspected for faults or damage by the site manager or other responsible named person on a regular basis and a written record kept. Any faults or defects must be repaired or replaced as soon as is reasonably practicable. Details of the site manager and relevant contact details can be found at **Section 7**.

3.5 Removal of the Protective Fencing

- 3.5.1 When the development phase is complete and the main site machinery has been removed, the protective fencing may be dismantled and removed from site.
- 3.5.2 It should be noted the same restrictions apply to all RPAs as the CEZ (please refer to **Section 3.1.2**).

4. Demolition Phase / Construction Phase

4.1 Demolition Works

- 4.1.1 The partial demolition of the existing dry-stone wall to the east of the site boundary is required in order to facilitate the proposed access driveway. In order to minimise the potential of damage to the roots of **T1**, it is recommended that this operation is undertaken manually.

4.2 Ground Level Changes

- 4.2.1 With the exception of the no-dig surface which is to be installed within the rooting zone of **T1** and the area which is proposed to be root pruned within the rooting zone of **T1**, no further ground level changes are required within the RPA of retained trees. As such no mitigation actions are considered necessary.

4.3 Construction of Hard Surfaces

- 4.3.1 A proposed access driveway is located within the calculated RPA of **T1** in the area shown in blue shade on the plan at **Appendix 5**. Within this area the access driveway encroaches into RPA minimally and as such no specialist construction detail will be required. However, root pruning will be utilised to prevent any ‘ripping’ damage, a problem associated with mechanical excavations. See **Section 2.2** for more details.
- 4.3.2 Where shown in brown shade on the plan at **Appendix 5**, a driveway is proposed within the RPA of **T1**. A no-dig method of construction will therefore be implemented to prevent damage to tree roots. It is recommended that this surfacing be constructed as an initial stage of construction, in order to afford the maximum protection throughout the construction phase.
- 4.3.3 First, any minor undulations in ground levels (e.g. pot holes) will be filled-in using suitable top soil or sharp sand, to create a level surface. No excavation will be utilised to achieve a level surface.
- 4.3.4 Following this, a thin geotextile membrane will be placed on the soil and pegged/pinned into position. A three dimensional, cellular confinement system will be installed over the geotextile membrane and filled with no-fines, washed angular stone, no less than 4mm in diameter and to a minimum depth of 100mm. This may then be compacted using a plate compactor (wacker-plate) and utilised as ground protection for the retained trees.
- 4.3.5 In order to retain the surfacing in place, edging supports may be required. Such supporting systems will minimize disturbance to the underlying soil and will not utilise continual trenching within the RPA. Acceptable methods include peg and board edging, gabions or sleepers which may be pinned in place if required.

- 4.3.6 The final surface treatment must be porous to enable the percolation of water through the surfacing to the tree roots beneath. This method is considered to be appropriate in terms of minimising damage to retained trees. However, a structural engineer should be consulted to ensure that the mechanical needs of the chosen design are adequately met.

4.4 Construction of New Building

- 4.4.1 In this case, the proposed building is located at a sufficient distance from retained trees that no specialist foundation methods are required for arboricultural purposes.

4.5 Excavations and Services

- 4.5.1 Details on service routes are not available at this time. As such, no provision for the routing of utilities within the RPAs is made within the scope of this report.
- 4.5.2 All utilities should ideally be located outside the RPA of retained trees; this should be achievable as the trees to be retained are located around the site periphery.
- 4.5.3 If, for whatever reason, incursions into the RPAs are considered unavoidable, the consulting arboriculturalist and/or the LPA must be consulted immediately, to prevent a breach of planning conditions and/or damage to retained trees.
- 4.5.4 Guidance and methodologies on the installation of underground services whilst minimising damage to tree roots is provided at **Appendix 3**.

4.6 Location of the Site Facilities

- 4.6.1 The site facilities, typically including the toilets, storage of materials and parking, must be located away from, and outside the RPA of retained trees.
- 4.6.2 Those areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils must also be located away from, and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

5. Post Construction Phase

5.1 Post Construction Landscaping

- 5.1.1 Following completion of the main construction phase, the protective fencing may be removed, and the landscaping phase can commence.
- 5.1.2 The proposals may include for the installation of boundary fences and gate posts. Where these are located within the RPA of a retained tree, post holes will be dug by hand, and they are to be as small as practically possible. They may be driven in either by hand or using mechanical means. However, if construction plant is to be used, it must work from outside of the RPA at all times.
- 5.1.3 The retained trees on site may be subject to some form of landscaping or seeding beneath their canopies after the development phase. At this stage the protective barrier will have been removed and the property may be occupied.
- 5.1.4 Landscaping works must be carried out in such a way as to avoid ground level changes or deep digging within RPAs. Tractor mounted rotovation or other mechanised cultivation methods must not be used within the RPAs of retained trees.
- 5.1.5 Heavy machinery is not permitted in the vicinity of retained trees, unless otherwise stated in this method statement.
- 5.1.6 Herbicides should be appropriate for the purpose and should not be used in such a way as to damage any retained trees or vegetation.

6. Timescale of Works

6.1.1 The timescales for arboricultural requirements are summarised below:

Timescale	Action	✓	Initial
Stage 1	All requirements listed in the planning consent are approved by the Local Authority planning office.		
Stage 2	Undertake the tree works (as detailed at Appendix 1).		
Stage 3	Install the temporary protective fencing around the trees (as detailed at Appendix 2 and as shown on the Tree Protection Plan at Appendix 5).		
Stage 4	Have the Arboricultural Consultant inspect the fencing and ground protection measures prior to any on site construction. Once inspected, the protective fencing and ground protection must not to be moved or breached.		
Stage 5	Undertake the manual demolition of the existing dry-stone wall (as detailed in Section 4).		
Stage 6	Construction Phase: Install permanent hard surfaces whilst undertaking suitable measures to avoid root damage and soil compaction (as detailed in Section 2.2, Section 4 and at Appendix 4.3).		
Stage 7	Following the completion of the construction phase and when all site traffic and machinery has left, the protective fencing can be removed.		
Stage 8	Undertake any proposed landscaping in line with Section 5 .		

7. Relevant Contact Details

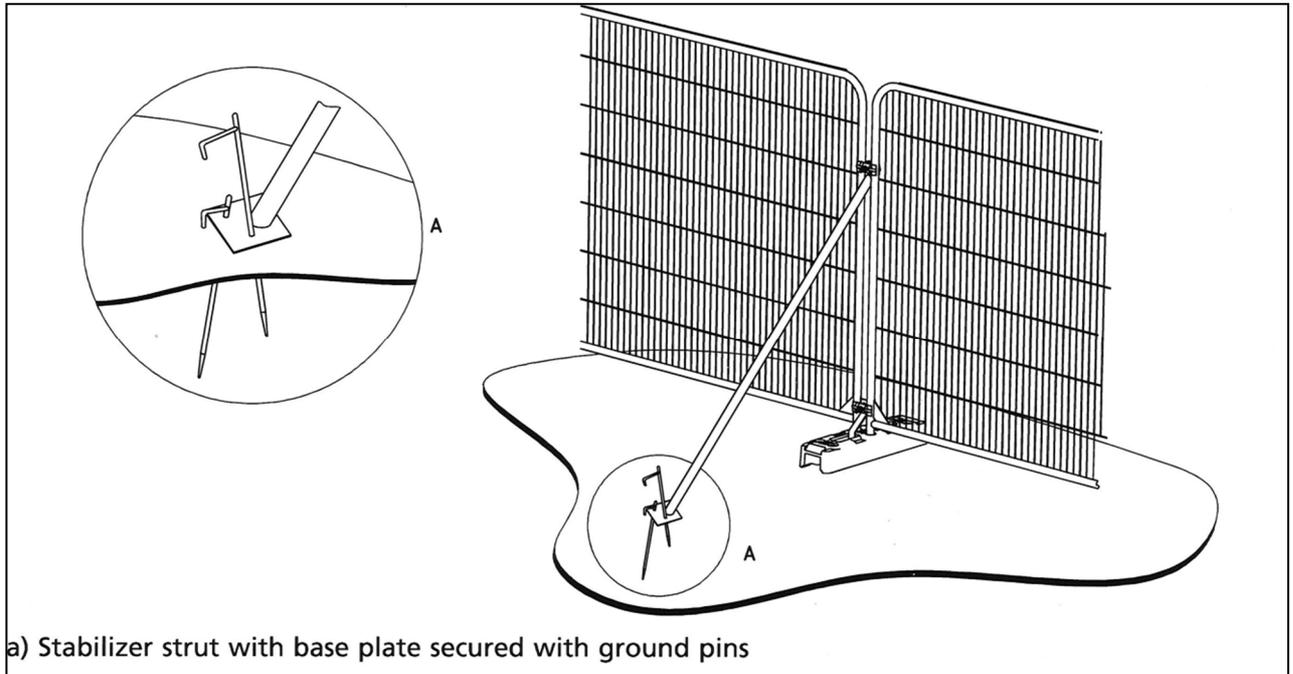
Contact Name	Organisation/Detail	Contact Number
Andrew Bussey Arboricultural Consultant	JCA Limited	
Tree Officer	Kirklees Metropolitan Borough Council	
TBC Site Manager	TBC	TBC

Appendices

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread			Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name					W	N	E								
T 1	Early-mature Common Lime <i>Tilia x europaea</i>	16	4	5 n/a	48	4	4	5 4.5	Overhanging the road. Single-stemmed and vertical with a balanced crown. Occasional pruning wounds. No major visible defects.	Root prune the area shown in blue shade on the plan at Appendix 5 under arboricultural supervision.	GOOD	GOOD	MOD	MOD	40+	B 1
G 2	Semi-mature Birch <i>Betula sp</i>	To 8	2+	2+ n/a	To 12	See plan			A Downy Birch and a Himalayan Birch of a reasonable form. No major visible defects.	No action required at present.	GOOD	GOOD	LOW	LOW	40+	C 2
H 3	Early-mature Cherry Laurel <i>Prunus laurocerasus</i>	To 1.8	0+	0+ n/a	To 10	See plan			A maintained hedge.	Remove to facilitate the proposed development.	GOOD	GOOD	LOW	MOD	40+	C 2
H 4	Early-mature Leyland Cypress <i>X Cupressocyparis leylandii</i>	To 4.5	0+	0+ n/a	To 10	See plan			A maintained hedge.	Remove to facilitate the proposed development.	GOOD	GOOD	LOW	HIGH	40+	C 2

Appendix 2: Protective Barrier

A2.1 An example of the above-ground stabilisation system recommended for use within this report.



TREE PROTECTION ZONE

KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY STRICT PLANNING CONDITIONS

ANY DAMAGE CAUSED TO THESE TREES MAY
RESULT IN CRIMINAL PROSECUTION

RESTRICTED AREA:

- THE PROTECTIVE FENCE MUST NOT BE MOVED OR BREACHED
- NO PERSON, MACHINERY, VEHICLE OR PLANT IS PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO MATERIALS SHALL BE STORED WITHIN THE TREE PROTECTION ZONE
- NO EXCAVATIONS ARE PERMITTED WITHIN THE TREE PROTECTION ZONE
- NO SPOIL IS TO BE DEPOSITED WITHIN THE TREE PROTECTION ZONE
- NO FIRES ARE TO BE LIT WITHIN THE TREE PROTECTION ZONE

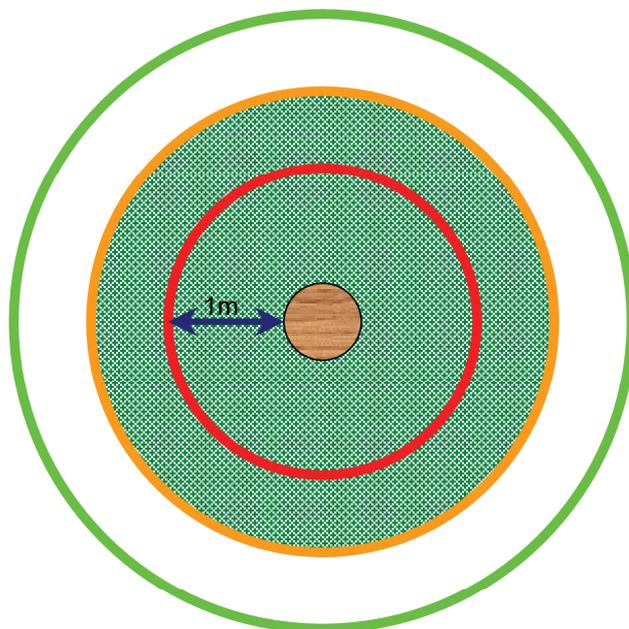
REPORT TREE DAMAGE TO JCA LIMITED

Appendix 3: Utilities and Drainage

- A3.1 Over-ground services should be routed away from areas where they are likely to interfere with the crowns of trees. Similarly any landscaping should take account of over-ground services and mature tree size.
- A3.2 Underground services must be routed outside the RPA of retained trees, unless otherwise specified within this report. NJUG Volume 4 Issue 2 (on the next page) is a set of accepted guidelines for installing services in the proximity of trees. Please note that this is not a substitute for site-specific advice by an arboriculturalist and consultation should be made wherever incursions of RPAs are envisaged. The contents of this report, specifically **Section 4.5**, supersede the set of guidelines on the next page, which are only included for reference.



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2



TREE PROTECTION ZONE

Key to Diagram



Trunk of Tree



Spread of canopy or branches



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.



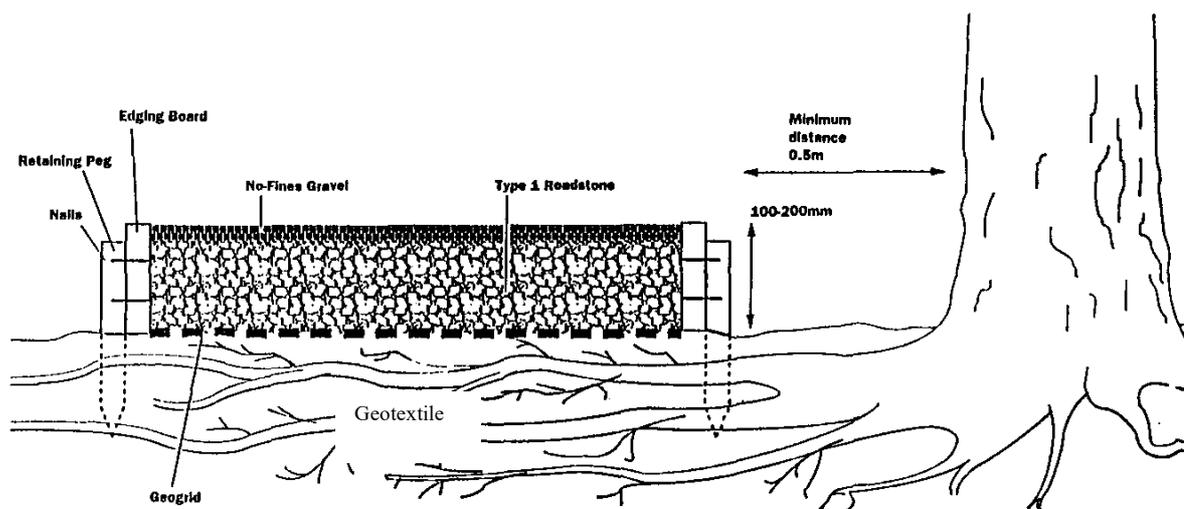
PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.



PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Appendix 4: Permanent Hard Surfaces

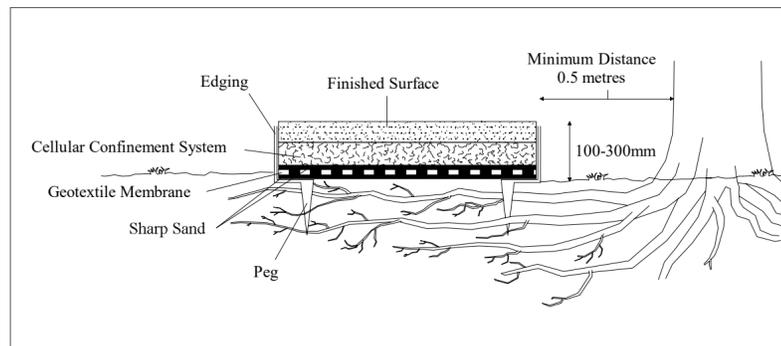
- A4.1 This Appendix outlines the options available for constructing No-Dig hard surfaces within the RPA of a tree. The design of such a construction needs to be sensitive to the requirements of tree roots, substantial enough to withstand the expected levels of traffic and practicable in terms of ease of fabrication (See **Section 4.4** for details)
- A4.2 We are not qualified to recommend any particular construction method in terms of durability or structural integrity and any proposed construction should be approved by a qualified structural engineer prior to implementation. However, with regards to trees, we make the following comments:
- Severance of roots and soil compaction should be avoided. However, if it is necessary to sever roots or if they are severed accidentally we must be informed so that we are able to assess and recommend accordingly.
 - Air and water must be able to diffuse into the soil beneath the engineered surface. Toxic substances which could leach into the ground must be avoided, as should substances which affect the pH value of the soil, for example limestone.
- A4.3 **The No-Dig Method:** This involves construction of a surface with no excavation, soil stripping or site grading. All construction takes place above ground level. Preparation is as follows:
- A4.4 Ground vegetation is killed using a suitable herbicide. Care must be taken to select a herbicide which does not damage the tree roots within the treated area. Once the vegetation has died, the dead organic matter should be removed. This helps prevent the future build up of anaerobic conditions or settlement due to decomposition.



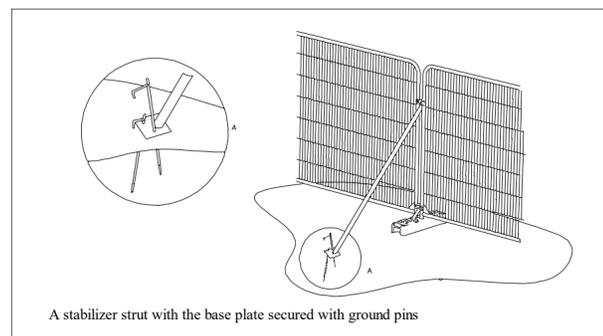
A light duty drive constructed using the *No Dig Method*.



An example of a 'no dig' hard surface construction



An example of an above-ground stabilizing system



G2: OUTSIDE THE INFLUENCING DISTANCE OF CONSTRUCTION ACTIVITIES. NO TREE PROTECTION MEASURES ARE REQUIRED

Appendix 5: Tree Protection Plan

ADDRESS: Park Farm, Hopton Hall Lane, Mirfield, West Yorkshire, WF14 8EP.
JCA REF: 22345-A/AJB

SCALE: 1:200 PAPER SIZE: A2

SURVEYED BY: AJB DRAWN BY: AJB APPROVED BY: EW

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA (RPA)
	AREA OF RPA ENCRoACHED BY THE PROPOSED DRIVEWAY WHERE THE NO-DIG METHOD OF CONSTRUCTION MUST BE IMPLEMENTED
	PROTECTIVE FENCE LINE (CEZ)
	LOCATION WHERE ROOT PRUNING MUST BE UNDERTAKEN UNDER ARBORICULTURAL SUPERVISION

TREE PROTECTION MEASURES

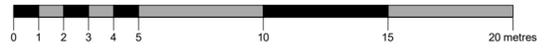
THE ROOT PROTECTION AREA (RPA) SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

UNLESS OTHERWISE STATED IN THE ARBORICULTURAL METHOD STATEMENT, THE RPA NEEDS TO REMAIN UNDISTURBED.

TO ACHIEVE THIS, PROTECTIVE FENCING WILL BE INSTALLED TO ENCLOSE THE RPA TO MAKE A CONSTRUCTION EXCLUSION ZONE (CEZ);

THIS AREA IS TO BE CONSIDERED A RESTRICTED AREA; NO PEDESTRIANS, VEHICLES, THE STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY ARE ALLOWED WITHIN THE CEZ, UNLESS SPECIFIED WITHIN THE ARBORICULTURAL METHOD STATEMENT.

IT IS IMPORTANT THAT THE PROTECTIVE FENCING IS CHECKED BY THE LPA OR THE ARBORICULTURAL CONSULTANT PRIOR TO ANY CONSTRUCTION WORKS BEING CARRIED OUT. IF THE TREE PROTECTION MEASURES ARE NOT CORRECTLY INSTALLED OR IF THEY DO NOT COMPLY WITH BS 5837: 2012, THIS COULD RESULT IN DAMAGE BEING CAUSED TO TREES AND CONSEQUENTLY A STOP NOTICE MAY BE SERVED BY THE LPA.



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22345-A/AJB)



I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed

.....

Andrew Bussey *LANTRA Accredited PTI.*

10th December 2024

For and on behalf of **JCA Ltd**

Registered Office:

**Unit 80
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD**

JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

Unit 80 Bowers Mill,
Branch Road,
Barkisland,
Halifax, HX4 0AD.

