



Arboricultural Impact Assessment

in Relation to Proposed Full Planning Application for
Demolition of Existing Vicarage and
Erection of 10no. Apartments at



**The Vicarage, Spen Lane,
Gomersal, West Yorkshire,
BD19 4LS**

Prepared by:

Bowland 
Tree Consultancy Ltd

January 2026

**ARBORICULTURAL IMPACT ASSESSMENT
THE VICARAGE, SPEN LANE, GOMERSAL**

CONTROL SHEET

Project No.: BTC3439

Site: The Vicarage, Spen Lane, Gomersal, West Yorkshire, BD19 4LS

Agent: Coral Projects Ltd

Council: Kirklees Council

Survey Date: 01 April 2025

Surveyor: Quants Environmental

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DISCLAIMER

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

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

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

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

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings. **It is noted that a third party (Quants Environmental Ltd.) undertook the initial tree survey which has been supplied for the purposes of this report and, as such, any tree survey data is deemed to have been collected in accordance with their own survey limitations and disclaimers. Bowland Tree Consultancy Ltd. cannot be held liable for any inaccuracies or misrepresentations in the tree survey data collected and supplied by a third party source, and any subsequent outcomes dependent upon the accuracy of the data supplied.**

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

**ARBORICULTURAL IMPACT ASSESSMENT
THE VICARAGE, SPEN LANE, GOMERSAL**

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1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- 1) Annotate the existing and proposed site plans to produce a Tree Impact Plan and Tree Protection Plan, based on pre supplied tree survey data from Quants Environmental Ltd.;
 - 2) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - 3) Advise on removal, retention and management options for the trees in the current context, and in the context of the proposed development;
 - 4) Advise on suitable retained tree protection measures required during development and produce an Arboricultural Method Statement; and
 - 5) Produce an Arboricultural Impact Assessment report in regard to the above.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Kirklees Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.
- 1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out by Quants Environmental Ltd, in accordance with BS 5837:2012 in April 2025, in which all tree data collected on site has been set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.5 The survey identified 30 individual trees (prefixed 'T'), five groups of trees (prefixed 'G'), and one hedge (prefixed 'H'), which have been numbered accordingly on the Tree Constraints Plan (TCP), Tree Impact Plan (TIP) and Tree Protection Plan (TPP), as appended.
- 1.6 The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP and TPP are based on the development proposal plan supplied. In this regard, both the plans were provided in electronic format by the client, and, for the purpose of this report, we presume the provided plans' details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

- 2.2 According to Kirklees Council's website, checked on 05 January 2026, the site does not stand within a CA or contain any trees with an extant TPO within the site boundaries. That said, online information cannot always be guaranteed to be up to date and it is imperative that the presence and extents of any statutory TPO protection be checked and verified directly with the council prior to scheduling or undertaking tree works that are not authorised by a full planning permission granted under the Town and Country Planning Act 1990.

Protected Species

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be undertaken under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.
- 2.7 A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site is located adjacent to Spen Lane, approximately 0.4 kilometres west of Gomersal town centre and is an existing vicarage and grounds, currently inhabited by residential occupants (see TCP).
- 3.2 There is currently a single vehicular access point to the site off Spen Lane to the northeast of the site (see TCP).
- 3.3 The site is bordered to the north by Spen Lane, to the east and to the south by adjacent residential dwellings and their associated private gardens, and to the west by the grounds of St Mary's Church.

- 3.4 According to the topographical survey plan provided, and as detailed on the TCP, ground levels across the site vary by up to approximately 2, metres between the highest point to the northeast, down to the lowest point to the southwest.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of 30 individual trees, five groups of trees, and one hedge were surveyed by Quants Environmental Ltd. and subsequently supplied to Bowland Tree Consultancy Ltd. for the purpose of this appraisal.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	T2, T4, T11*, T12*, T15*, T16*, T17*, T19*, T20*, T21*	10 Trees
	'B'	T7, T22	2 Trees
Those of a low quality that should not be considered a significant constraint to development	'C'	T1, T3, T5, T6, T8, T9, T10, T11, T14, T18*, T23*, T25*, T26*, T27*, T28*, T29*, T30*, G1, G2*, G3, G4, H1	17 Trees 4 Groups 1 Hedge
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	'U'	T24 G5	1 Tree 1 Group
			30 Trees, 5 Groups & 1 Hedge in total

*Denotes vegetation located on or partially on areas of land outside red-line boundary, and subsequently understood to be under third party ownership

- 4.4 As detailed in Table A, ten trees were categorised as high quality (i.e. 'A' category), two trees were categorised as moderate quality (i.e. 'B' category), and 17 trees, four groups, and one hedge were categorised as low quality (i.e. 'C' category). Additionally, one tree and one group were categorised as unsuitable for retention ('U' category), regardless of the proposals, due to various structural and/or physiological reasons.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plan and the appended TIP, the proposal is for the demolition of existing vicarage and erection of 10no. apartments, along with vehicular access, car parking spaces and surrounding associated landscaping (see TIP).
- 5.2 A new vehicle access point is proposed to the north of the site off Spen Lane, with the existing vehicle access to be redeveloped as a pedestrian access point.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	T7, T22	-	2 Trees
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	T1, T3, T6, T8, T9, G1, G3 (part), G4 H1		5 Trees 2 Groups 1 Part Group 1 Hedge
Those that should be removed for sound management reasons regardless of plans	'U'	-	T24 G5	1 Tree 1 Group
Totals		8 Trees 2 Groups 1 Part Group 1 Hedge	1 Tree 1 Group	8 Trees, 3 Groups, 1 Part Group & 1 Hedge in Total

- 5.3 From the information provided to date it is projected that, as detailed in Table B, above, construction of the development as proposed is projected to require the removal of two trees of moderate quality and five trees, two groups, one part removal of a group and one hedge of low quality.
- 5.4 Additionally, one tree and one group within the redline application boundary are considered unsuitable for retention regardless of the proposals, and subsequently recommended for removal for arboricultural management reasons (see TIP).
- 5.5 To facilitate the installation of a root bridge system to allow for the subsequent retention of high-quality Category A trees, and improvement of existing soil conditions, it is concluded that tree T7 will be required to be removed, to allow for areas of vehicle access which do not require root bridge systems. It is concluded that the removal of one moderate quality Category B tree to allow for the retention and betterment of five high quality Category A trees, is acceptable mitigation.

Compensation for Projected Arboricultural Losses

- 5.6 Although vegetation removal is required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for extensive new tree planting as a component of a high-quality landscaping scheme, both within areas of designated green infrastructure surrounding the proposed development as well as in the private gardens of the proposed properties.
- 5.7 Consequently, specific details regarding new tree planting as part of a landscape scheme should be prepared by a suitably qualified and experienced landscape architect in accordance with the guidance at paragraphs 7.5 and 7.6, and based on the project ecologist's BNG assessment of the development. Accordingly, the provision of and adherence to a detailed landscape proposal plan for the development, inclusive of suitable compensatory tree planting, can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 5.8 Landscaping will be a reserved matter and, as such, the provision of and adherence to a detailed landscape proposal plan for the development, inclusive of suitable compensatory tree planting, can be assured through the imposition of a suitably worded condition attached to a planning approval requiring landscaping details to be provided as part of a subsequent reserved matters application.

Biodiversity Net Gain (BNG) and Ecological Mitigation

- 5.9 In regard to the above it is noted that there will be a requirement for the application under consideration to meet the requirements of Biodiversity Net Gain (BNG). BNG is an approach to development to ensure that habitats for wildlife are left in a measurably better state than they were before the development (10% BNG increase) and is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 5.10 As such, it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated for under suitable on or off-site mitigation measures.

Retained Trees in Relation to the Development Proposals

- 5.11 From the plans provided it was also identified that various elements of the proposals encroach within a number of trees that are proposed for retention, with resultant associated potential to impact upon the roots of some of the applicable retained trees.
- 5.12 The proposed cycle shelters will require excavation for the foundations. It is envisaged that there is likely to be some form of minimal encroachment into the site from roots of trees T13 and T15 with an approximate encroachment of up to 6% of the total RPA.
- 5.13 The footpath to the southeast corner of the site will require excavation for the foundations, in which it is envisaged that there is likely to be some form of minimal encroachment into the site from roots of trees T27, T28 and T29, with an approximate encroachment of up to 8% of the total RPA.
- 5.14 The proposed new vehicle access point will require excavation for the foundations, in which it is envisaged that there is likely to be some form of minimal encroachment into the site from roots of tree T11.
- 5.15 Pruning back of roots to the above trees is concluded to be acceptable due to the structural and physiological insignificance these roots will possess due to such minimal encroachment.
- 5.16 Whilst some minor encroachment may have occurred, the roots are considered likely to be of smaller diameter, and relatively insignificant in relation to maintaining the overall structural and physiological condition of the trees. As such, minor pruning works to any such roots, if/where required, is not projected to cause any significant long term structural and/or physiological impacts to retained trees, providing this is undertaken in accordance with the details set out at Table C, overleaf.
- 5.17 The proposed boundary wall and adjacent footpath to the west of the site will require excavation for the foundations in which there is expected to be encroachment from roots of tree T15 envisaged to be up to approximately 5% of the total RPA. Whilst the foundations will encroach towards the stem of T15, the direction of the excavation will be in a radial position, as opposed to requiring excavation intersecting across the entirety of the RPA area. Due to this positioning of the trenches required, the extent of root severance is expected to be acceptable, with only a small volume of roots likely to be severed.
- 5.18 Boundary fencing around the residential garden areas, and the site itself along the south boundary is proposed within the RPAs of several trees. For the impact to trees to be concluded acceptable, post holes will need to be hand dug, and potentially adjusted in location to avoid severing roots >25mm in diameter. Post holes should then be lined with visqueen, or similar impermeable membrane, to prevent leaching of concrete into the surrounding ground.

Special Design, Construction & Protection Considerations in Relation to Retained Trees

- 5.19 The appraisal identified that there are a number of site development works proposed in close proximity to and within the RPAs of various retained trees as detailed on the TIP. Nonetheless, it should be noted that such works are permissible under current industry guidance (i.e. BS5837:2012), providing that they are planned and implemented whilst affording a suitable level of protection to the trees in question, such as through the use of appropriate working methods and procedures.
- 5.20 It is understood, from information provided, that the existing hard surfacing within the RPA of trees T2 and T4 is to be removed and replaced with landscaped areas. As such, removal of surfacing within the existing access will be required. Nonetheless, it is emphasised that these works can be implemented in accordance with current industry guidance (i.e. BS5837:2012).
- 5.21 Construction of the vehicle access, parking, and bin storage will require the encroachment into RPAs of T2, T4, T11, T12 and T13. Due to these encroachments, the construction of these will comprise of root bridges, with pile foundations drilled into the ground, in which the floors will be suspended above ground level, removing the need for the typical trench foundations which would be required. The specification chosen will allow water and air transport underneath the root bridge systems, which will not inhibit the potential future root spread of these mature trees.
- 5.22 Furthermore, the use of root bridge systems will replace some areas of existing hard standing which currently reside within the RPAs of trees T2 and T4, which will ultimately improve the soil conditions and allow for a positive impact to both trees' root growth potential.
- 5.23 In light of the above, it will subsequently be necessary to ensure that the identified trees above are suitably protected in strict accordance with BS5837:2012 through the use of special working procedures, construction methods, and protection measures, the aspects of which are given in Table C, below. In turn, as also detailed in Table C, it will be necessary for the responsible applicable professional(s) to provide further detailed information regarding the proposed works and the special measures to be utilised, the provision of which can be assured through the imposition of a suitably worded condition attached to a planning approval.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Removal of Existing Hard surfacing and reinstatement of grass area	T2, T4	- Existing hard standing access to be retained in situ until new access is formed and in operation to afford generic RPA adequate ground protection - Hard surfacing to be removed from closest point to tree working backwards with all plant and machinery positioned onto existing hard standing or outside generic RPA - Areas of removed hard standing to be backfilled with good quality top soil to pre works levels	7	Contractor responsible for removal of existing hard standing access and reinstatement to provide: 1. Details of proposed finished levels in comparison to existing levels; and 2. Method statements for works
Construction of car parking, vehicle access and bin storage within RPAs of trees	T2, T4, T11, T12, T13	- Construction within RPAs to utilise root bridge systems which comprise of screw pile foundations to suspend floors above retained existing ground levels - Initial investigations in proposed locations of screw piles to be carried out by hand, under arboricultural supervision, to ensure absence of tree roots in areas under consideration for excavation. In turn, should significant roots be encountered then alterations to design will be necessary in order to ensure tree root protection	7.5	Specific details and locations of screw piles to be provided by specialist contractor / structural engineer, inclusive of existing and finished ground and floor levels Specialist contractor to provide method statement of construction, including access for building materials and necessary machinery

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Construction of pedestrian access to rear of gardens	T15, T16, T17, T19, T20, T21, T23, T28, T29, G3,	- Construction within RPAs to utilise root bridge systems which comprise wooden posts to suspend floors above retained existing ground levels - Initial investigations in proposed locations of post holes to be carried out by hand, under arboricultural supervision, to ensure absence of tree roots in areas under consideration for excavation. In turn, should significant roots be encountered then alterations to design will be necessary in order to ensure tree root protection	7.5	Specialist contractor to provide method statement of construction, including access for building materials and necessary machinery
Excavation for foundations of cycle shelters, footpaths and brick walls	T13, T15, T27, T28, T29	Excavation for should be dug by hand tools only under arboricultural supervision, with careful pruning back of roots which may have grown underneath the foundations of existing retaining wall and into site area	7	Project arboriculturist to supervise excavation of foundations for wall supports and any discovered roots to be pruned back to the extent of excavation
Fencing and gates installed within RPAs of trees	Where applicable	- All fence post holes to be hand dug where within retained tree RPAs and re-sited to allow retention of tree roots >25mm diameter - All post holes to be lined with visqueen, or similar impermeable membrane, to prevent leaching of concrete into surrounding ground prior to curing - Fencing to be micro-sited and extents adjusted to facilitate tree retention	7 & 8	Landscape and fencing contractor to provide detailed method statement with regard to their work processes and procedures in relation to tree protection
Implementation of new landscaping, inclusive of tree and shrub planting, within retained trees' RPAs and canopies	Where applicable	Any landscaping to be carried out within and close to retained trees' RPAs should be undertaken in strict accordance with guidance detailed in section 8 of BS5837:2012	8	Landscape Contractor to provide detailed method statement with regard to their work processes and procedures in relation to tree protection

*All documentation and information supplied by the stated professional(s) should afford a suitable level of protection for the tree(s) under consideration in accordance with BS5837:2012

5.24 It is emphasised that specific details of demolition, working methods and construction details will be required to be discussed with applicable contractors to ensure successful tree retention. Such contractors have not been appointed at the preapproval stage and subsequently construction details will need to be considered as part of a subsequent discharge of conditions, to ensure tree protection is assured.

5.25 Consequently, in order to ensure adequate protection of retained trees then any special working methods and or protection measures for the proposed development have been included in the development specific Arboricultural Method Statement and Tree Protection Plan appended to this report, in which the adherence to can be conditioned to a planning permission.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS

(see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.

- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta-coloured circles on the TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of retained trees. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.
- 6.7 An AMS and TPP have been produced and are appended to this report to ensure that the retained trees are adequately protected throughout the development process. The adherence to the appended AMS and TPP can be conditioned to a planning approval.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the consultant.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Thirty individual trees, five groups and one hedge were surveyed by Quants Environmental Ltd in April 2025, with tree survey data subsequently supplied to Bowland Tree Consultancy Ltd., in respect of the proposed residential development, consisting of the development of residential dwellings, along with vehicle access and surrounding landscaping works.
- 8.2 Ten trees were categorised as high quality, two trees were categorised as moderate quality, and 17 trees, four groups, and one hedge were categorised as low quality. Additionally, one tree and one group were categorised as unsuitable for retention regardless of the proposals, due to various structural and/or physiological reasons.
- 8.3 An appraisal of the proposal documentation provided to date identified that, excluding trees considered unsuitable for retention regardless of the proposals, construction of the development as proposed will require the removal of one tree of moderate quality and seven trees, two groups, one part group and one hedge of low quality.

- 8.4 Although vegetation removal is required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for new tree planting as a component of a high-quality landscaping scheme.
- 8.5 In regard to the above it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application (in this case the project ecologist) in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated.
- 8.6 Consequently, specific details regarding new tree planting as part of a landscape scheme should be prepared by a suitably qualified and experienced landscape architect in accordance the provision of and adherence to which can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 8.7 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.
- 8.8 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.
- 8.9 Several elements of the proposals are projected to be within or in close proximity to retained trees, and subsequent specialist working methods have been detailed in order to minimise the potential negative impacts of these works upon retained trees.
- 8.10 Accordingly, in order to ensure adequate protection of retained trees a suitably detailed Arboricultural Method Statement and Tree Protection Plan have been appended to this report, the adherence to which can be conditioned to a planning approval.
- 8.11 It is emphasised that specific details of demolition, working methods and construction details will be required to be discussed with applicable contractors to ensure successful tree retention. Such contractors have not been appointed at the preapproval stage and subsequently construction details will need to be considered as part of a subsequent discharge of conditions, to ensure tree protection is assured.
- 8.12 Finally, it is emphasised that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines for The Planning, Installation and Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES



No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	Preliminary Management Recommendations Updated Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T1	Wild Cherry	5	250, 250	N E S W	2 1 2 0.5	N/A 2	EM	G/ F	▪ Topped at 4m	▪ None ▪ Remove due to conflict with proposed development	10+	C1	4.2	56.69
T2	Common Lime	16	790	N E S W	6 6 6 4	N/A 3	M	G/ F	▪ In good condition and form. ▪ Unable to inspect stem due to undergrowth. ▪ Suckers around stem base. ▪ Small volume of deadwood in crown.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A1	9.5	282.34
T3	Holly	2.5	140	N E S W	2 2 2 2	N/A 1	SM	F/ F	▪ Unable to inspect stem due to Ivy. Stem divides below 1.5m. ▪ Two stems have been pruned to ground level	▪ None ▪ Remove due to conflict with proposed development	10+	C1	1.7	8.87
T4	Sycamore	16	790	N E S W	6 6 6 4	N/A 3	M	G/ F	▪ In good condition and form. ▪ Small volume of deadwood in crown. ▪ Branches encroaching onto highway light	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A1	9.5	282.34
T5	Cherry Plum	3	170	N E S W	1 2 2 2	N/A 1	SM	G/ F	▪ Ivy on tree ▪ Cavity on stem.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	2	13.07

Headings and Abbreviations

Tree/ Group Ref No. – tree/group number, to be recorded on tree survey plan where necessary.
Species – common and scientific names where possible.
Height – overall height of tree in metres.
Stem Dia – stem diameter, in millimetres at 1.5m above adjacent ground level (on sloping ground to the taken on the upslope of the tree base) or immediately above the roof flare for multi-stemmed trees.
Branch spread – in meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
Height of cc – height of crown clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
Age class – young (Y), semi mature (YM), mature (M), over mature (OM) and veteran (V).
Physiological condition – e.g. good (G), fair (F), poor (P) and dead (D).
Structural condition – e.g. collapsing, the presence of decay and any physical defect.
Preliminary Management Recommendations (Quants) - including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat.
Updated Management Recommendations (Bowlands) - In Consideration of the proposal
ERC – estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
Cat grade – category grade – U or A to C, to be recorded in plan on the tree survey plan where possible.
RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.
* - Denotes estimated measurement where access to tree stems was restricted or not accessible

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:	St Mary's Vicarage, Spen Lane, Gomersal, West Yorkshire, BD19 4LS						
Agent:	Coral Projects Ltd						

Surveyor:	Quants Environmental Ltd
Survey Date:	April 2025
Job Reference:	BTC3439

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	Preliminary Management Recommendations Updated Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T6	Apple	4.5	240	N E S W	2 2 4 3	N/A 1	SM	G/ F	- Ivy on tree. - Cavity on stem.	- None - Remove due to conflict with proposed development	10+	C1	2.9	26.06
T7	Sycamore	16	570	N E S W	8 7 9 5	N/A 3	M	G/ F	- Small volume of deadwood in crown. - Broken branches in crown - Unbalanced crown shape. - Branches encroaching onto highway light	- None - Remove due to conflict with proposed development	20+	B1	6.8	146.9 8
T8	Field Elm	4	120	N E S W	3 3 4 3	N/A 1	Y	F/ F	- Unable to inspect stem due to Ivy. - Stem divides below 1.5m.	- None - Remove due to conflict with proposed development	10+	C1	1.4	6.51
T9	Cherry plum 'pissardii'	3	180	N E S W	3 5 1 0.5	N/A 0	SM	F/ F	- Leaning East. - Ivy on tree. - Unable to inspect stem due to Ivy.	- None - Remove due to conflict with proposed development	10+	C1	2.2	14.66
T10	Field Elm	4	150	N E S W	4 4 1 3	N/A 1	Y	F/ F	- Crown distorted due to group pressure. - Growing adjacent to wall	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	1.8	10.18
T11	Small-leaved Lime	19	590	N E S W	6 7 5 5	N/A 3	M	G/ G	Small volume of deadwood in crown.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7.1	157.4 8
T12	Small-leaved Lime	19	580	N E S W	4 7 4 6	N/A 2	M	G/ G	Small volume of deadwood in crown.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7	152.1 8

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC/SC	General Observations and Comments	Preliminary Management Recommendations Updated Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T13	Small-leaved Lime	19	620	N E S W 4 7 4 7	N/A 3	M	G/ G	▪ Small volume of deadwood in crown.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7.4	173.9 0
T14	Small-leaved Lime	19	220	N E S W 2 7 3 4	N/A 2	M	G/ G	- Suppressed form due to adjacent tree. - Leaning on wall	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	2.6	21.90
T15	Small-leaved Lime	19	650	N E S W 4 7 4 7	N/A 2	M	G/ F	▪ Large volume of deadwood in crown.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7.8	191.1 3
T16	Small-leaved Lime	19	720	N E S W 5 7 5 7	N/A 1	M	G/ F	- Unable to inspect stem due to undergrowth. - Stem divides above 1.5m. - Large volume of deadwood in crown.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	8.6	234.5 2
T17	Small-leaved Lime	19	620	N E S W 5 6 5 7	N/A 1	M	G/ F	- Large volume of deadwood in crown. - Major deadwood in crown	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7.4	173.9 0
T18	Small-leaved Lime	6	150	N E S W 4 7 3 2	N/A 1	M	G/ F	- Leaning East. - Small volume of deadwood in crown.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	1.8	10.18

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Survey Date:	April 2025
Job Reference:	BTC3439

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	Preliminary Management Recommendations Updated Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T19	Small-leaved Lime	19	630	N E S W	5 6 8 7	N/A 1	M	G/ F	▪ Large volume of deadwood in crown ▪ Major deadwood in crown.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7.6	179.5 5
T20	Small-leaved Lime	19	650	N E S W	5 6 5 7	N/A 1	M	G/ F	▪ Large volume of deadwood in crown. ▪ Major deadwood in crown.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	7.8	191.1 3
T21	Small-leaved Lime	19	720	N E S W	5 7 5 6	N/A 1	M	G/ F	▪ Large volume of deadwood in crown ▪ Major deadwood in crown.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	40+	A2	8.6	234.5 2
T22	Norway Maple	8	370	N E S W	4 6 5 4	N/A 3	SM	G/ F	▪ Leaning South-East. ▪ Unable to inspect stem due to undergrowth.	▪ None ▪ Remove due to conflict with proposed development	10+	C1	4.4	61.93
T23	Goat Willow	3	120*	N E S W	4 3 1 1	N/A 2	Y	F/ F	▪ Third party tree.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	1.4	6.51
T24	Wild Cherry	6	350	N E S W	2 1 1 1	N/A 0	SM	P/ P	▪ Dead. ▪ Unable to inspect stem due to Ivy.	▪ None ▪ Remove due to conflict with proposed development	<10	U	4.2	55.42
T25	Sycamore	12	250*	N E S W	1 1 3 4	N/A 5	SM	F/ F	▪ Third party tree. ▪ Unable to inspect stem due to Ivy. ▪ Unbalanced crown shape.	▪ None ▪ Retain tree in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	3	28.27

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC/SC	General Observations and Comments	Preliminary Management Recommendations Updated Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T26	Sycamore	14	200*	N E S W 1 0 3 4	N/A 6	SM	F/ F	- Third party tree. - Unable to inspect stem due to Ivy. - Unbalanced crown shape.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	2.4	18.10
T27	Sycamore	14	200*	N E S W 2 3 3 4	N/A 6	SM	F/ F	- Third party tree. - Unable to inspect stem due to Ivy. - Unbalanced crown shape.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	2.4	18.10
T28	Field Elm	6	160*	N E S W 1 1 3 4	N/A 3	Y	F/ F	- Third party tree. - Unbalanced crown shape.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	1.9	11.58
T29	Norway Maple	6	110*	N E S W 0.5 0.5 3 3	N/A 2	Y	F/ F	- Third party tree. - Unbalanced crown shape.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	1.3	5.47
T30	Field Elm	10	270	N E S W 5 5 3 5	N/A 1	Y	F/ F	- Third party tree. - Stem divides above 1.5m.	- None - Retain tree in context of proposed development. - Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C1	3.2	32.98
G1	Sycamore	3	75	N E S W 1 1 1 1	N/A 0	Y	F/ F	Several shoots sprouting from base of felled tree.	- None - Remove due to conflict with proposed development	10+	C1	0.9	2.54

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	Preliminary Management Recommendations Updated Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G2	Small-leaved Lime, Wild Cherry	6	160	N E S W	3 5 2 5	N/A 1	EM	F/ F	▪ Two third party trees close together forming continuous canopy	▪ None ▪ Retain group in context of proposed development. ▪ Tree protection can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C2	1.9	11.58
G3	Wild Cherry, Norway Maple	6	180	N E S W	4 4 4 4	N/A 0	EM	F/ F	▪ Unable to inspect stem due to undergrowth. ▪ Area of trees in southwest corner of garden	▪ None ▪ Partial removal due to conflict with proposed development ▪ Tree protection of retained trees within group can be assured through adherence to the attached site and development specific AMS and TPP, which can be assured through the imposition of a suitably worded planning condition attached to a planning approval.	10+	C2	2.2	14.66
G4	Wild Cherry, Norway Maple	6	100	N E S W	4 4 4 4	N/A 0	EM	F/ F	▪ Unable to inspect stem due to undergrowth. ▪ Area of trees in southwest corner of garden	▪ None ▪ Remove due to conflict with proposed development	10+	C2	1.2	4.52
G5	Field Elm	4	140	N E S W	2 2 2 2	N/A 0	Y	P/ P	▪ Unable to inspect stem due to Ivy. ▪ Two dead trees	▪ None ▪ Remove due to conflict with proposed development	<10	U	1.7	8.87
H1	Holly	2	150	N E S W	0.5 0.5 0.5 0.5	N/A 0	EM	F/ F	▪ Sparse holly hedgerow ▪ Topped at 4m	▪ None ▪ Remove due to conflict with proposed development	10+	C2	1.8	10.18

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

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

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

Figure 1: CEZ Warning Sign

**- TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

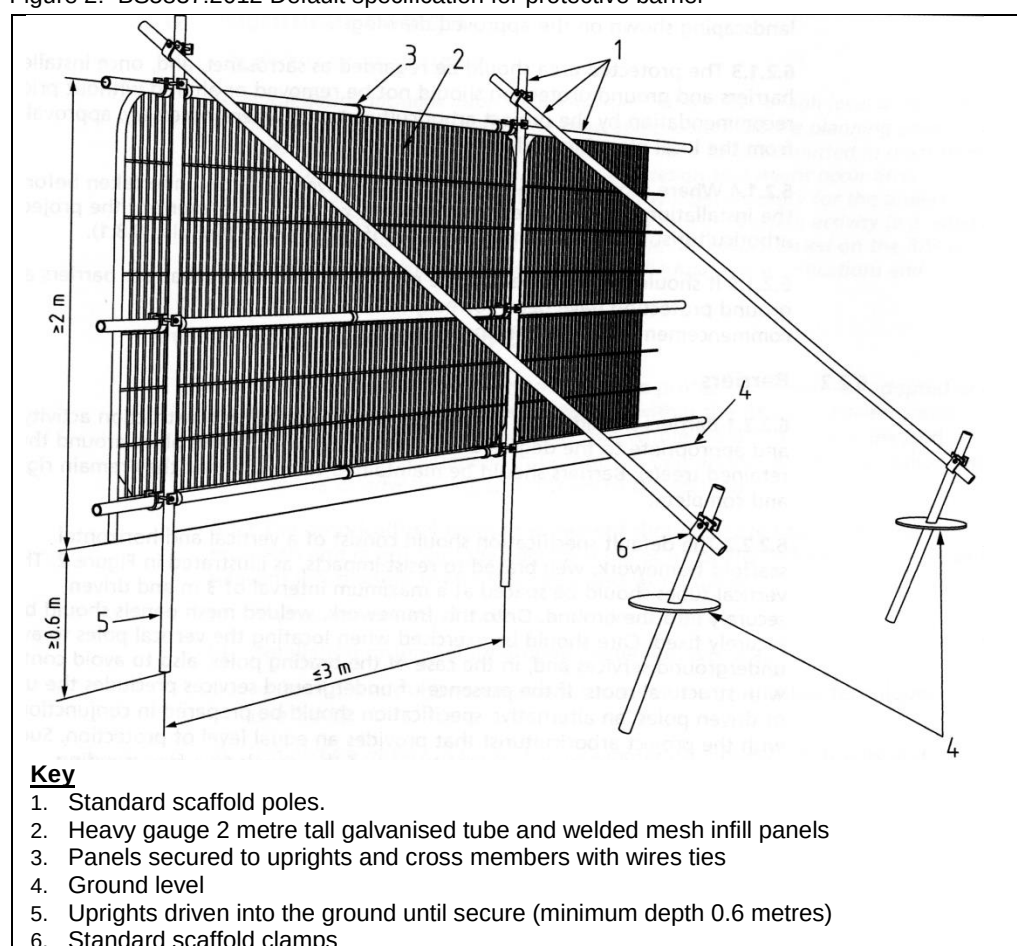
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

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

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

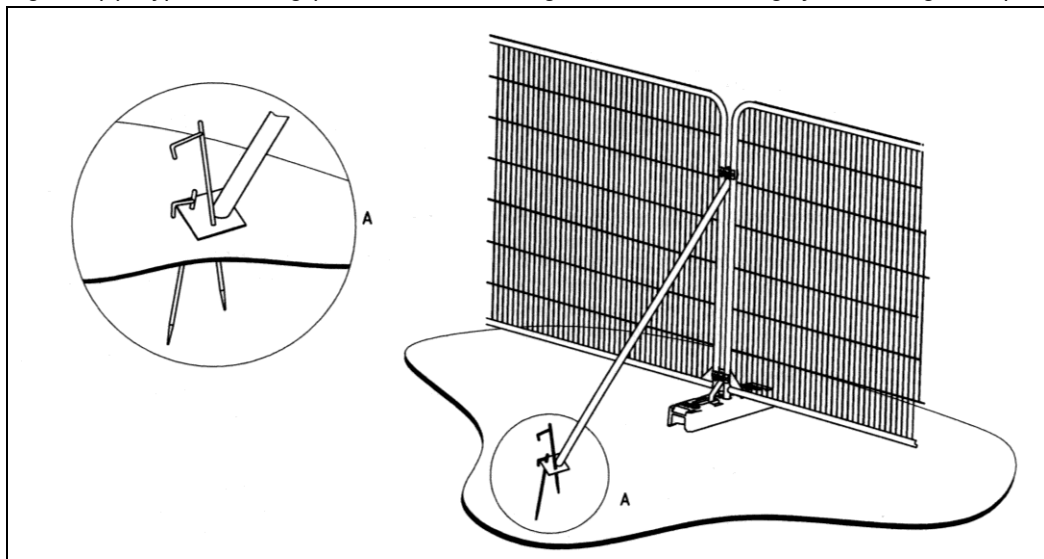
Figure 2: BS5837:2012 Default specification for protective barrier



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

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

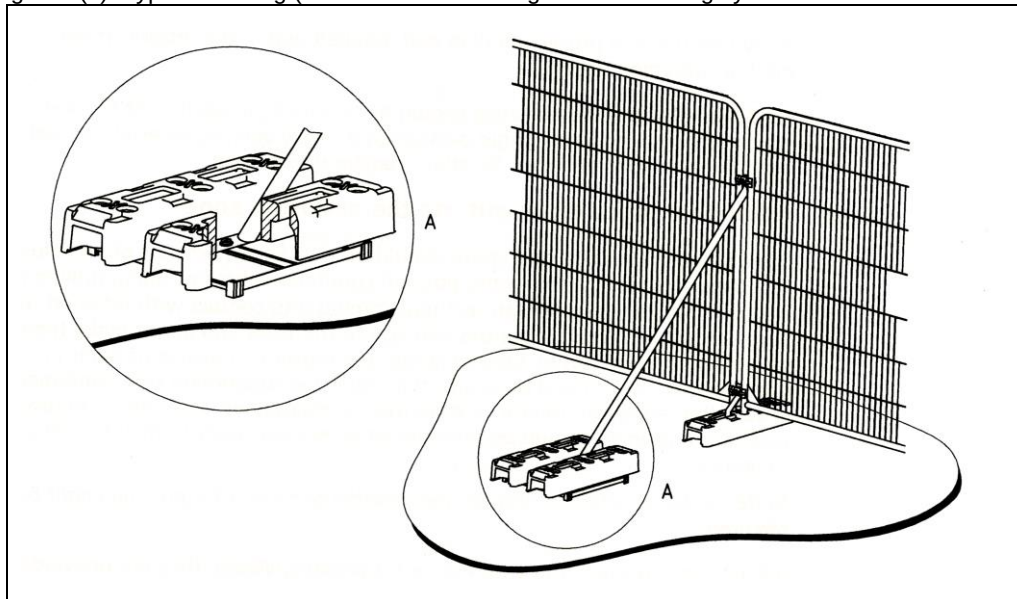
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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

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

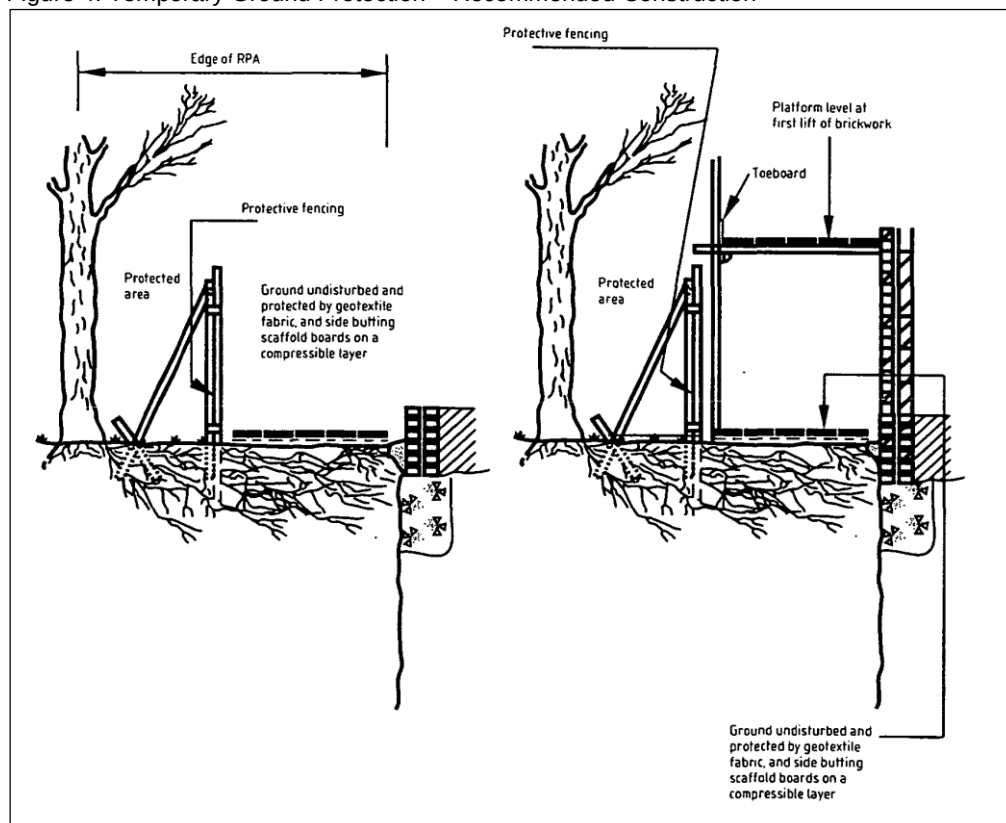
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

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

Figure 4: Temporary Ground Protection – Recommended Construction



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Scope of Arboricultural Method Statement

- This Arboricultural Method Statement (AMS) relates specifically to the construction works at the above existing site, as detailed on the appended Tree Protection Plan (TPP).
- The purpose of the AMS is to consider the potential effects of the proposed development operations on the retained trees, and sets out how any identified adverse impacts are, as far as is practicable, to be avoided.
- From commencement of the development, and throughout the site works until completion, the methodology shall be implemented in the sequence and manner detailed in the Sequence of Works.
- As part of the tendering process, the client/client's agent shall provide the site contractor(s) with the AMS and the TPP.
- In turn, the appointed contractor shall be required to review the documents in detail and shall take the requirements of the AMS into consideration when pricing for the works.
- It shall be the contractor's responsibility to ensure that the works are carried out in strict accordance with the obligations and responsibilities of the AMS and, in turn, they will be accountable for any breaches of the obligations and responsibilities.
- Directly following the appointment of a building contractor, the specifics of the AMS and TPPs shall be reviewed by the contractor's Site Manager in consultation with the Tree Consultant. In turn, the AMS and TPPs shall be updated, by the Tree Consultant, in accordance with any changes in the development design that may have occurred subsequent to this AMS and TPPs being issued, or any issues that may have arisen as a result of the review.
- As soon as is practicable the amended documents shall then be issued to the LPA for review – NB: it shall be the client's/client's agent's responsibility to arrange this review with the Tree Consultant immediately following the granting of planning permission.

Site Inspections & Reporting by Tree Consultant

- Prior to the commencement of the development, all personnel who might be charged with overseeing development related works shall be provided with the contact details of the Tree Consultant.
- In turn, it is the responsibility of the contractor's Site Manager to report any tree related issues, including deviations from the AMS, directly to the Tree Consultant, who will then visit the site and make recommendations to the Site Manager on how best to rectify the situation.
- The Tree Consultant will be engaged to carry out site inspections for the duration of the works, and a minimum of two monitoring visits should be undertaken during works to review works when ongoing in close proximity to identified trees. Site inspections will be agreed with the Local Planning Authority (LPA) and client.
- Subsequent to each site inspection the Tree Consultant shall complete a monitoring report detailing any problems encountered and breaches of the agreed working methods or tree related planning conditions, and any measures required to rectify such problems or breaches.
- The report shall be forwarded to the LPA's Tree Officer, the Site Manager, and the client or client's agent, by email. In the event of the client terminating the contract with the Tree Consultant, the Tree Consultant shall notify the LPA before the end of the next working day following termination.
- The Tree Consultant shall report any tree related issues and/or breaches of the AMS that they consider to be significant in relation to retained tree health and/or structural stability directly to the Tree Officer.
- In the event that the Tree Consultant's site monitoring contract is terminated, then the client/client's representative shall issue a written notice to all relevant parties to this effect, inclusive of Tree Officer.

LPA Tree Officer

- The Tree Officer shall have free access to the site and, should they visit the site and note any tree related issues, they will then report any problems directly to the Site Manager and, in turn, the Tree Consultant, who will then visit the site and make recommendations to the Site Manager on how best to rectify the situation.

Site Personnel

- All personnel engaged in the execution of the development works shall be provided with a copy of the AMS and the TPPs.
- In turn, all such personnel shall be instructed in the protection of trees, as set out in this AMS.

Sequence of Works & Revisions

- The development works shall be carried out in strict accordance with the 'Sequence of Works' detailed in the table overleaf.
- Any proposed deviations from the 'Sequence of Works' shall be reported to the Tree Consultant, who will then review and comment on the modifications accordingly.
- Where the amendments are considered acceptable in relation to retained trees, then the Tree Consultant shall prepare and issue a revised version of the AMS to the LPA Tree Officer for comment.
- Should the Tree Officer consider the revised AMS to be acceptable, then the Tree Consultant shall issue the report to all pertinent persons, inclusive of the Site Manager, the client/client's agent, and the project engineer.

Acknowledgment of Obligations and Responsibilities of Arboricultural Method Statement

- The Site Manager shall provide a written acknowledgement, to the client/client's agent, the Tree Consultant, and the Tree Officer, that they shall abide by the obligations and responsibilities of the AMS, and that they will be accountable for any breaches of the obligations and responsibilities.

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Table of Sequence of Works:

No.	Operation*	Timing	Responsible Professional	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
1	Pre-commencement site meeting between: - Site Contractor's Manager - Project Manger - Tree/landscape contractor - Project Tree Consultant; and - Any sub-contractor representatives	To be completed prior to any other works, including deliveries of material, plant, etc.	Project Manager in conjunction with Site Contractor's Site Manager to arrange pre-commencement suite meeting	Tree Consultant to brief relevant parties where applicable prior to site meeting, attend site meeting to discussed pertinent tree related matters relating to works and clarify any points/issues raised during and following site meeting, including production of supplementary report if/ where applicable	None - however, specific methods of tree protection and working methods around retained trees (i.e. in areas of close proximity to RPAs or canopy spreads) shall be discussed in detail between the parties present. If identified as necessary, a schedule of supplementary recommendations shall be agreed between the parties and subsequently prepared and distributed to said parties by the Site Contractor's Site Manager Areas of works to be walked over and marked up and any specific working areas or concerns relating to tree retention and protection discussed in detail Tree removals to be identified and marked up and any subsequent necessary facilitation pruning works/hedge trimming to be identified and discussed
2	Carry out approved tree works (i.e. pruning and/or removals) in accordance with written permission from Local Planning Office (LPA)	Only to commence on completion of Item 1	Tree/landscape Contractor overseen by Project Manager	Tree Consultant to verbally advise Tree Contractor with regard to tree works where necessary	No vehicular or plant access within retained trees' RPAs under soft surfaces All pruning works to be carried out in strict accordance with BS3998:2010 and undertaken by qualified and competent tree contractor Any hedge trimming works to take place outside of bird nesting season and/or in accordance with advice and guidance of the project ecologist
3	Mark up, on site, accurate locations and extents of all proposed Temporary Protective Fencing and Temporary Ground Protection	To be erected and installed immediately on completion of Item 2	Building Contractor's Site Manager overseen by Tree Consultant	Tree Consultant to verbally advise Fencing Contractor and Building Contractor with regard to siting and construction of fencing and ground protection	No vehicular or plant access within retained trees' RPAs under soft surfaces No storage of site materials within RPAs under soft surfaces
4	Erect Temporary Protective Fencing and Ground Protection to protect RPAs of specific retained trees, in locations identified on the demolition phase TPP (TPPDEMO) ^o	To be erected and installed immediately on completion of Item 3	Fencing Contractor overseen by Building Contractor's Site Manager on advice of Project Tree Consultant	Tree consultant to visit site following installation of tree protection measures in locations as detailed on the TPP and in accordance with appended specifications, and provide evidence to the LPA within 7 working days of erection and installation	No vehicular or plant access within retained trees' RPAs under soft surfaces The temporary protective fencing and ground protection shall be installed in strict accordance with the Temporary Protective Fencing Specification with specific types to be installed agreed at item 1. above (see Specification) (NB: any proposed deviations from a standard Specification should be discussed with the LPA Tree Officer at Operation 1, and, where necessary, agreed in writing

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

#Note 2: The General Recommendations in Respect of Works, detailed at page 6, shall also be adhered to by all site operatives during all work operations

^oNote 3: Refer to appended Temporary Protective Fencing & Ground Protection Specification

continued overleaf

ARBORICULTURAL METHOD STATEMENT

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Table of Sequence of Works (cont.):

No.	Operation*	Timing	Responsible Professional	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
5	Undertake removal and demolition of existing buildings, structures and hard surfacing, with exception to the existing vehicle access	Only to commence on completion of Item 4	Building Contractor's Site Manager on advice of Tree Consultant	Tree Consultant to verbally brief Building Contractor's Site manager prior to commencement of works if necessary	All surplus material and arisings to be removed from site working area following demolition works and loaded and processed outside of retained tree canopies and RPAs No storage of site materials within RPAs under soft surfaces No vehicular or plant access within retained trees' RPAs under soft surfaces All works involving plant with booms, jibs and counterweights were adjacent to retained trees, groups or hedges to be undertaken under supervision of banksman to ensure adequate canopy clearances are maintained Hard surfacing within RPAs to be removed is to be dug out with hand tools only, retaining subbase materials where possible to avoid disturbance of roots Where it is not possible to retain subbase materials, any roots <25mm diameter discovered during removal shall be pruned with a clean cut using a hand held saw or sharp secateurs on advice of Project Arboriculturist Any roots uncovered, whilst exposed, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping/covering should be removed prior to backfilling, which should take place as soon as possible.
6	Adjust Temporary Protective Fencing and Ground Protection where applicable following demolition of existing hard surfacing and structures to suitably protect soft surfaced areas within applicable RPAs in accordance with construction phase TPP (TPPCON)°	Only to commence on completion of Item 5	Building Contractor's site manager on advice of project Tree Consultant	Tree consultant to verbally advise building contractor prior to adjustment of protective measures if necessary. Tree Consultant to visit site following revision of tree protection measures in locations as detailed on the TPP and in accordance with appended specifications, and provide evidence to the LPA within 7 working days of erection and installation	No vehicular or plant access within retained trees' RPAs under soft surfaces The temporary protective fencing and ground protection shall be installed in strict accordance with the Temporary Protective Fencing Specification with specific types to be installed agreed at item 1. above (see Specification) (NB: any proposed deviations from a standard Specification should be discussed with the LPA Tree Officer at Operation 1, and, where necessary, agreed in writing

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

#Note 2: The General Recommendations in Respect of Works, detailed at page 5, shall also be adhered to by all site operatives during all work operations

°Note 3: Refer to appended Temporary Protective Fencing & Ground Protection Specification

continued overleaf

ARBORICULTURAL METHOD STATEMENT

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Table of Sequence of Works (cont.):

No.	Operation*	Timing	Responsible Professional	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
7	Commence main phase of construction works	Only to commence on completion of Items 6	Building Contractor's Site Manager, overseen by Project Manager where applicable	Tree consultant to verbally advise contractors where applicable, and undertake site meeting should any tree related issues arise that require arboricultural input.	No vehicular or plant access within retained trees' RPAs directly onto soft surfaces Excavation within RPAs to be hand dug by groundwork contractors whilst under the supervision of the appointed arboriculturist. Roots <25mm diameter are to be pruned back cleanly beyond extent of excavation. All material and equipment to be offloaded and stored in compound areas off work site and away from retained trees, with material brought into working areas only as and when needed All machinery workings and movements (including vehicle movement and delivery of site materials) close to retained trees shall be supervised by a banksman to ensure no machinery parts come into contact with any above ground tree parts (i.e. stems and/or canopies and branches) when manoeuvring and/or working and machinery is positioned onto existing hard standing, or temporary ground mats if/where required
8	Complete main construction phase and remove all associated operational materials except the Temporary Protective Fencing	Only to commence on completion of Item 7	Building Contractor's Site Manager overseen by Project Manager	LPA Tree Officer to visit site following completion of construction works and prior to Operation 9, below (NB: it shall be the Site Manager's responsibility to arrange the Tree Officer's site visit/inspection)	No vehicular or plant access within retained trees' RPAs under soft surfaces No storage of site materials within RPAs under soft surfaces
9	Remove Temporary Protective Fencing	Only to commence on completion of Item 8	Fencing Contractor overseen by Site Manager	Project Tree Consultant to verbally brief Fencing Contractor prior to removal of Temporary Protective Fencing	No vehicular or plant access within retained tree's RPA under soft surfaces No storage of site materials within RPAs under soft surfaces

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

#Note 2: The General Recommendations in Respect of Works, detailed at page 6, shall also be adhered to by all site operatives during all work operations

°Note 3: Refer to appended Temporary Protective Fencing & Ground Protection Specification

continued overleaf

ARBORICULTURAL METHOD STATEMENT

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Table of Sequence of Works (cont.):

No.	Operation*	Timing	Responsible Professional	Arboricultural Supervision	Specific Tree Protection Measures During Operation#
10	Commence landscaping works, within and in close proximity to retained trees' RPAs, including installing boundary fencing for garden areas Removal of existing vehicle access within RPAs Installation of new vehicle access, car parking spaces and garden paths within RPAs including installation of root bridge Systems	Only to commence on completion of Item 9	Landscaping Contractor overseen by Project Manager in consultation with Project Tree Consultant	Tree Consultant to verbally advise landscaping contractor if/where necessary Landscaping contractor to retain record of works carried out within retained tree's RPAs to demonstrate works in accordance with sections 7 & 8 of BS5837:2012	Landscaping Contractor to provide Project Manager and Project Tree Consultant with a detailed schedule in regards to the maintenance of any newly planted trees in accordance with Section 8 BS5837:2012 All landscaping works to be undertaken in accordance with Section 7 BS5837:2012 including no significant level changes within RPAs. No vehicular or plant access within retained trees' RPAs under soft surfaces No storage of site materials within RPAs under soft surfaces Hard surfacing within RPAs to be removed is to be dug out with hand tools only, retaining subbase materials where possible to avoid disturbance of roots Where it is not possible to retain subbase materials, any roots <25mm diameter discovered during removal shall be pruned with a clean cut using a hand held saw or sharp secateurs on advice of Project Arboriculturist Any roots uncovered, whilst exposed, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping/covering should be removed prior to backfilling, which should take place as soon as possible. Root bridge systems to be installed within RPAs of trees on site where required (See TPPCON) Any post holes to be repositioned to avoid and retain any encountered tree roots >25mm diameter All fence post holes, where within RPAs, to be hand dug and lined with visqueen, or similar impermeable material, to prevent leaching of concrete into soil prior to curing Where it is not possible to reposition post holes, any roots <25mm diameter shall be pruned with a clean cut using a hand held saw or sharp secateurs on advice of Project Arboriculturist Existing soft surface ground levels must be retained (+100mm) within RPAs of all trees

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

#Note 2: The General Recommendations in Respect of Works, detailed at page 6, shall also be adhered to by all site operatives during all work operations

°Note 3: Refer to appended Temporary Protective Fencing & Ground Protection Specification

continued overleaf

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General Recommendations in Respect of Works:

- All tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule
- All tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TPPs.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed in the Arboricultural Method Statement.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed in the Arboricultural Method Statement.
- All construction equipment and materials should be stored outside RPAs.
- Ground levels must be retained (+/-100mm) within RPAs of all trees
- No fires should be lit within 15m of any tree crown.
- Deliveries by crane should be supervised by the Site Manager, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10m of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Tree Consultant and the Tree Officer.

Introducing a modular
load supporting system that
integrates into any development
to protect existing trees.

ROOTBRIDGE

Green Grid Systems

Mapping a Greener Future for Construction



GREEN GRID SYSTEMS
INNOVATIVE TREE ROOT PROTECTION

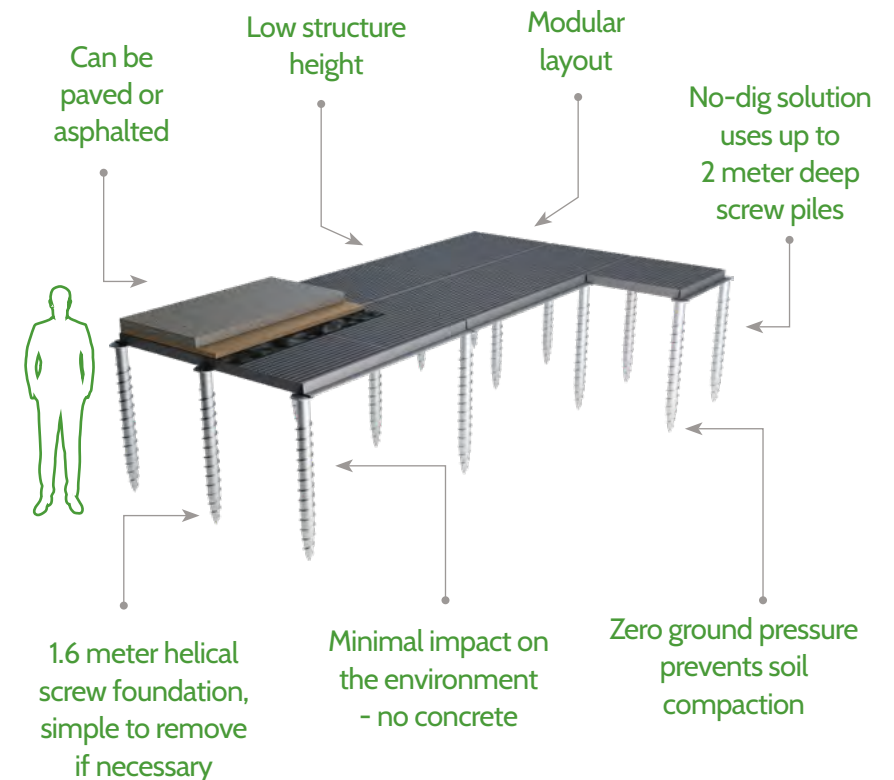


Enhance value and reduce liability

Green Grid Systems place tree preservation at the heart of responsible construction by providing a low impact, no dig solution, no concrete solution that prevents soil compaction.

Consisting of an adaptable modular steel lattice construction that is supported on robust foundation screws. A network of piles is typically fixed two meters into the substrate and carefully positioned between the main roots in the RPA.

With a low structure height, the system can be implemented with minimal impact. Subsequent loads of up to 57kN are then absorbed by the structure rather than the roots.



The innovative, load supporting system, RootBridge, delivers credible protection in urban developments where TPOs currently exist, helping move projects through planning.

Typical applications:

- Carparks
- Walkways
- Driveways
- Access roads
- Ramping onto a geocellular system



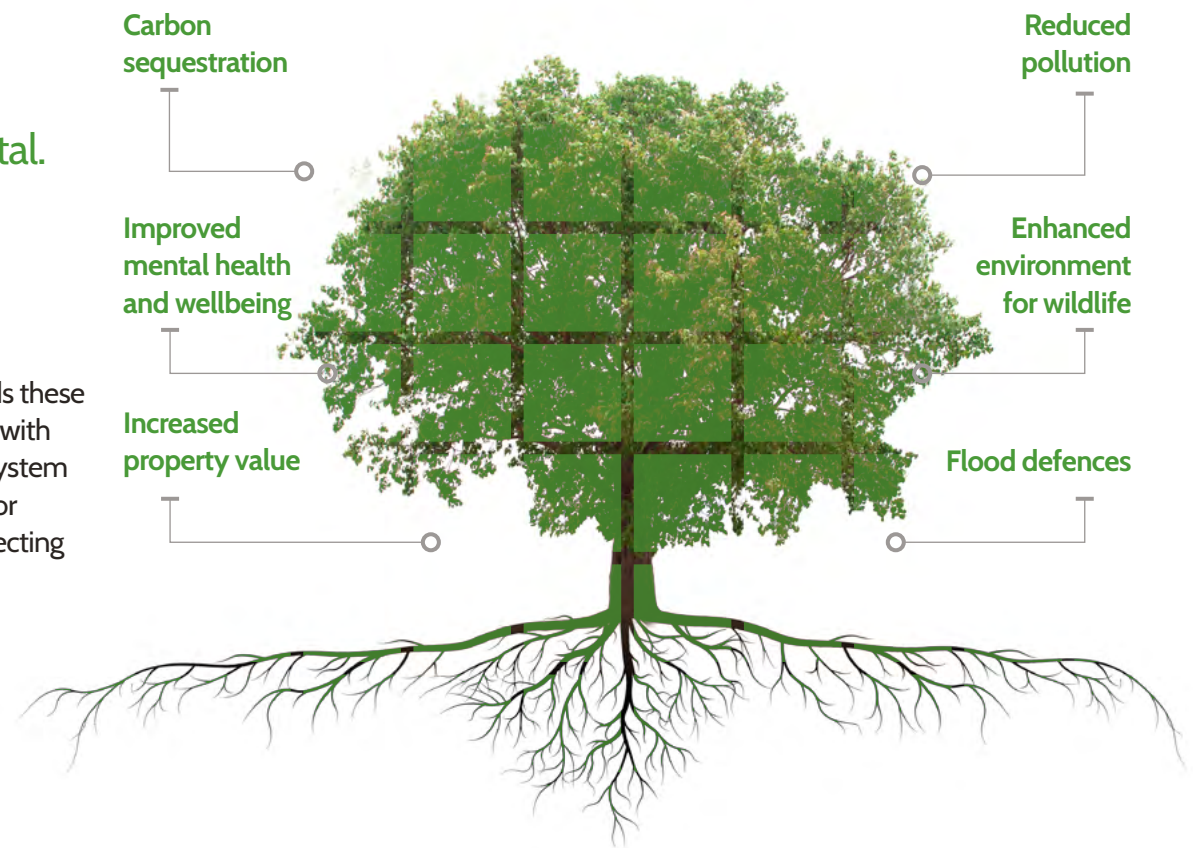
Laying the foundation for tree preservation

Appreciating the value of trees and understanding the long-term benefits that they bring to the environment and the local community is fundamental. The risk of soil compaction poses a real threat to the longevity of trees, which in turn can have serious impact on your construction project.

Any urban site furnished with mature trees brings enormous environmental benefits, the trees rightly deserve protection. Systems like CAVAT and iTree have helped to calculate the asset value of trees. Failure to comply with TPO requirements can be incredibly costly; proven negligence can land developers with substantial fines.

Implementing RootBridge avoids these issues, providing peace of mind with its easy to install solution. Our system uniquely satisfies the demand for housing and services while protecting the high amenity value of trees.

Trees are an essential natural asset. Their presence in urban areas is priceless.





Pedestrian Duty - SS7.5

Designed for use in pedestrianised areas and to create pedestrian access across otherwise underutilised space in the RPA. This variant is the thinnest option, adding just 65mm to the existing ground level. It can be finished with heel-safe mesh grids for a contemporary look or can be overlaid with paving or asphalt.

Possible scenarios are as follows:

- Walkways between trees
- Around trees in paved areas such as city centres
- Use in pavements
- Benches and seating



Depth	65mm
Configuration	1m x 1m sections
Loading capacity	up to 3.5kN or bespoke
Surface finish	Heel-safe mesh, pave over or resin bound, timber benching

Light Duty - SS15

Designed for light traffic of vehicles up to 4 ton. This system is primarily used for parking spaces and driveways. This version is the most cost effective, balancing capability and price.

Possible scenarios are as follows:

- Car only access roads between trees
- Car parking spaces
- Pedestrianised areas that need vehicular capability



Depth	85mm
Configuration	1m x 1m sections
Loading Capacity	15kN point load / 3 ton axle load
Surface Finish	Heel-safe mesh or pave over



Heavy Duty - SS50

Designed to take a point load of 50kN (approx. 5 ton). This makes it best suited to access roadways through trees or in pedestrianised areas that require emergency vehicle access.

Possible scenarios are as follows:

- Access roads between trees
- Pedestrianised areas requiring emergency vehicle access



Depth	111mm
Configuration	1m x 1m sections
Loading capacity	50kN point load / 10 ton axle load
Surface finish	Pave or Asphalt over

Extra Heavy Duty - SS57

The heaviest variant available, able to take axle loading vehicles of up to 11.5 ton. This capability makes it suitable for articulated lorries up to 40 ton.

Possible scenarios are as follows:

- All heavy duty access requirements
- Access roads between trees
- Site entrances



Depth	112mm
Configuration	1m x 1m sections
Loading capacity	57kN point load / 11.5 ton axle load
Surface finish	Pave or Asphalt over



Technical data

Grid Finishes

Standard 30 x 30mm Mesh

Heel-safe 11 x 33mm Mesh

The system is finished with press-lock grating panels. The 30x30mm mesh grids can be covered with a membrane, and an extra surface finish such as asphalt can be laid on top. Alternatively, heel-safe grating can be supplied with anti-slip serrations as the final finish.

Compliance information:

- BS5837:2012 Trees in relation to design, demolition, and construction
- Eurocode 1: BE EN 1991-1-1:2002 Actions on structures
- Eurocode 3: BS EN 1993-1-1:2005 Design of steel structures
- BS 4592-1:2006 Industrial type flooring and stair treads





Case Studies

Innovation tree protection in action

York development access road

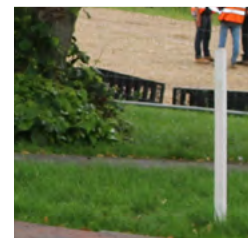
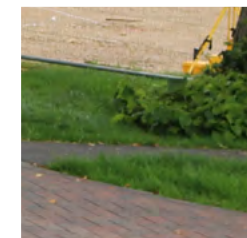
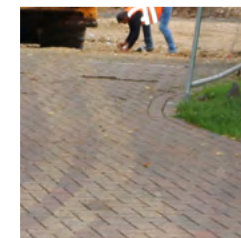
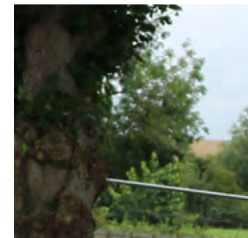
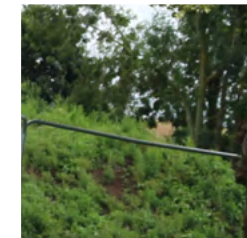
RB heavy duty used to create a new access road for nine dwellings and a public house in York

At this development in Yorkshire, planning constraints called for the protection of three mature and established lime trees. The project required a heavy duty solution where the new access roads connected the existing highway. It consists of two 10m sections at a slight gradient into the site.

Due to the gradient, a pivot system was used which allows flexible adjustment in the final angle (based on the pile heights) and contributes to greater flexibility in the pile placement.

Consisting of 148 piles with an approx. combined weight of 10 ton, the entire structure was raised off of the ground to ensure there is no compaction in the RPA. This robust system of anchoring ensures the roadway will not be pushed by growing tree roots. Following the install, the steel frame was overlaid with block paving. Curved edging was supplied to support the paving and provide the form for the finished road.

Here are projects where RootBridge has been successfully integrated in the UK. You can find further case studies online - www.greengridsystems.com/case-studies



RESULTS

The final structure is completely porous - water can flow between the joints in the paving, through the grit base and the membrane, then out through the mesh grids that sit on the beams. This ensures the construction has minimal impact on the trees and their environment.



Case Studies

Innovation tree protection in action

New Driveway for Housing Development

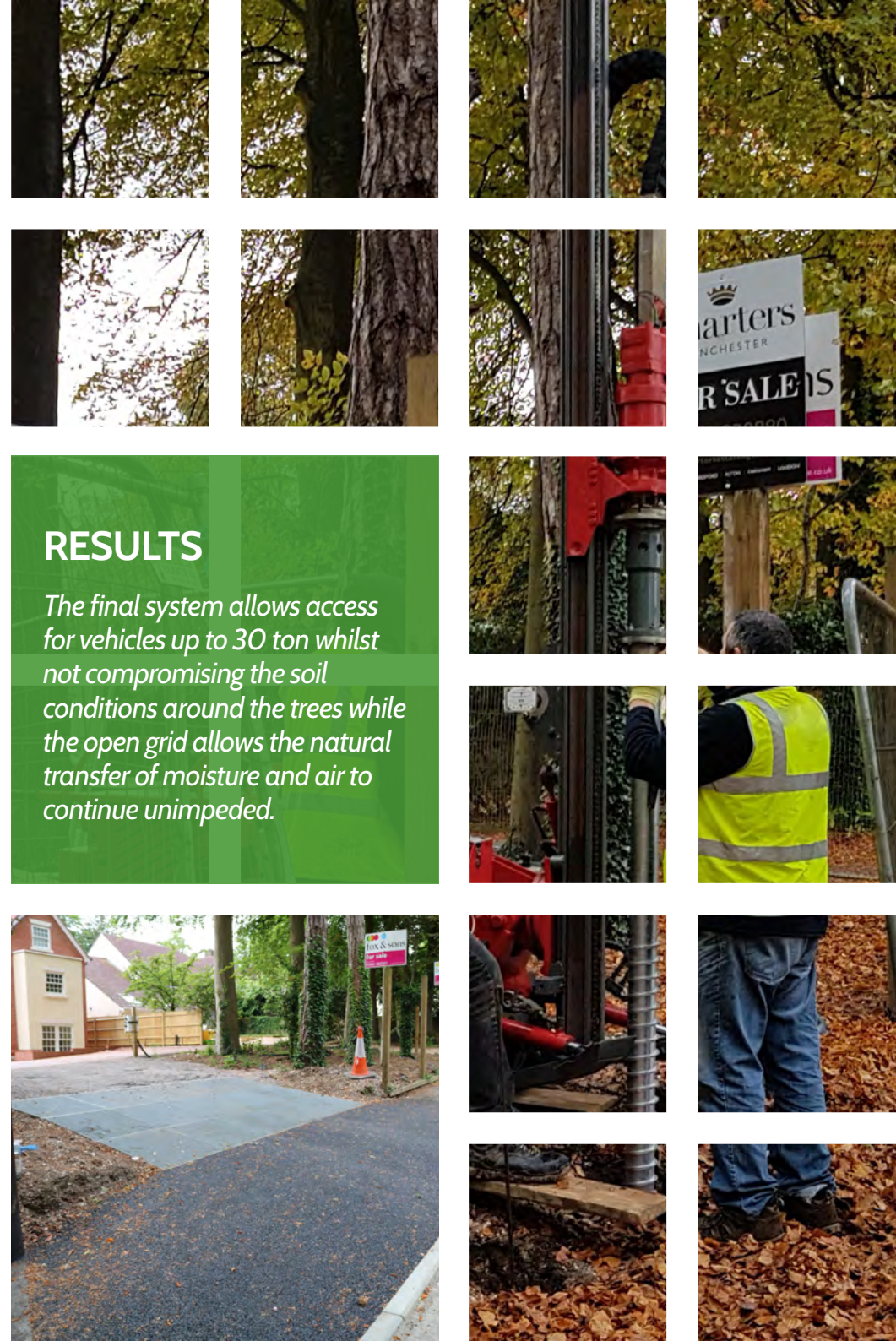
RB heavy duty used to create a driveway for five dwellings at a project in Winchester, Hampshire.

The basis of this project was a driveway through the RPA – this being the access granted at planning stage to the five new dwellings onsite. Our involvement didn't start until the houses were completed, it was at this point they found that their original plan to use a concrete slab set on concrete piles wouldn't work. There is a gradient across two planes where the driveway slopes up from the road, and we were able to modify our heavy duty system to accommodate this – something that wasn't achievable with the concrete option they had originally chosen.

The final solution consisted of our heavy duty system, which is rated to take vehicles up to 30 ton, with stub legs set at specific angles and heights to connect to the piles and manage the gradients.

The system in this project was left as a mesh finish at the client's request, with a heel friendly mesh size and anti-slip serrations. The remaining RPA area between the system and the rest of the driveway was finished with 200mm deep geocells. Temporary ground protection was used onsite when tracking the machine through to install the screws. These were 2100mm long to meet the high load requirement of the system and wound into the underlying chalk.

Here are projects where RootBridge has been successfully integrated in the UK. You can find further case studies online - www.greengridsystems.com/case-studies



RESULTS

The final system allows access for vehicles up to 30 ton whilst not compromising the soil conditions around the trees while the open grid allows the natural transfer of moisture and air to continue unimpeded.



GREEN GRID SYSTEMS
INNOVATIVE TREE ROOT PROTECTION

+44 (0) 1962 433460

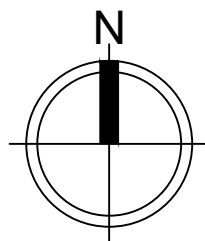
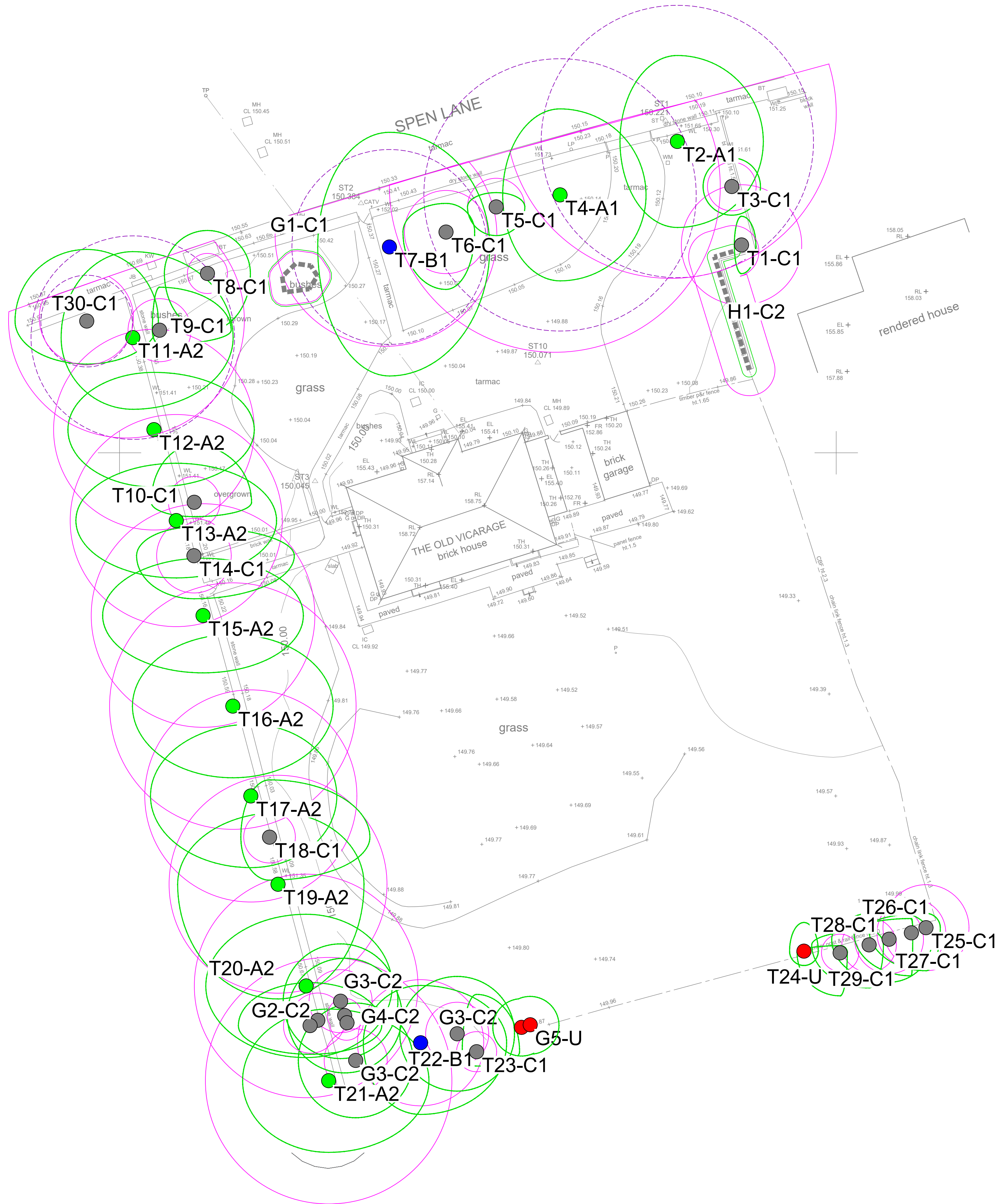
info@greengridsystems.com

www.greengridsystems.com

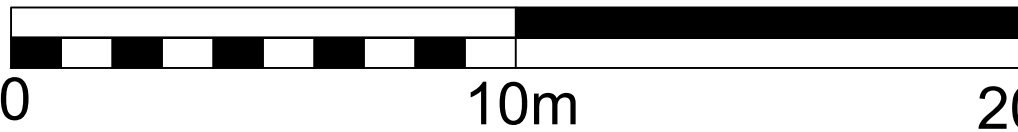
The Nursery, Littleton Lane, Nr
Sparsholt, Winchester, SO21 2LS

Notes

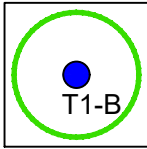
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
All rights reserved.



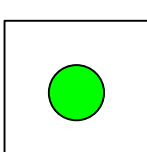
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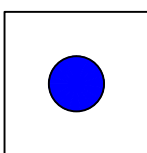
Key



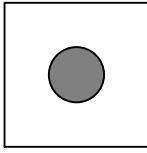
Trees
Showing Canopy extents, category
colour and tag number (with category).



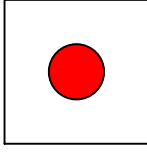
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.



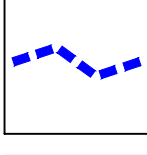
Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.



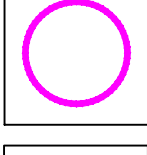
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.



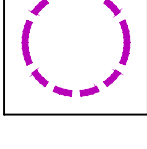
Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.



Tree Groups
Shown as dashed centre/boundary line
Colour represents category (see above)



BS 5837:2012 Root Protection Area



BS 5837:2012 Root Protection Area
before adjustment due to site constraint

Tree Constraints Plan

Coral Projects

404 Spen Lane
Gomersal
Cleckheaton

Scale/Sheet	Date
A1 1-150	08/04/2025

Drawing No	Rev	Drawn By	Chkd By
2062.Arb	1	DB	AW

QUANTS
environmental

Quants Environmental Limited
65 Kirkby Road, Ripon, North Yorkshire HG4 2HH.
Office: 01765 600799
Email: info@quantsenvironmental.com
Web: www.quantsenvironmental.com



KEY

T = Individual Tree
G = Group of Trees
H = Hedge

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

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

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

Note: Tree survey information and location data supplied by Quants Environmental Ltd., with permission for utilisation. Bowland Tree Consultancy Ltd. have not directly verified or checked the accuracy of any such tree locations and/or dimensions on site and for the purposes of this appraisal these are assumed to be an accurate reflection of the tree cover. Note 2: Trees with their identifying labels and stems coloured in red are proposed for removal in the context of the proposed development.

Root Protection Areas (RPAs):

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

Project:
ST MARYS VICARAGE
SPEN LANE
GOMERSAL
WEST YORKSHIRE
BD19 4LS

Agent:
CORAL ARCHITECTS

Title:
TREE IMPACT PLAN

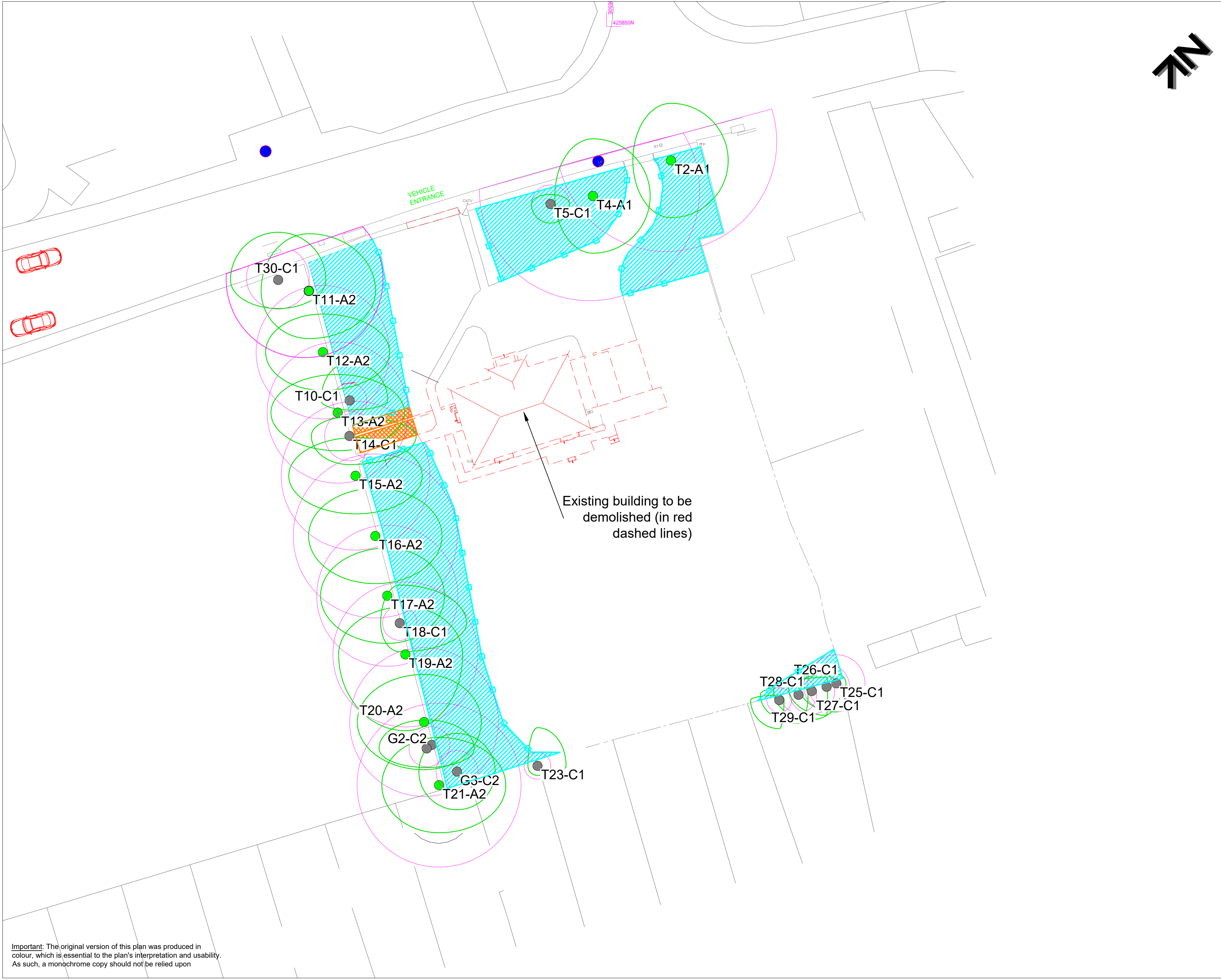
In Relation to Proposed Full Planning Application for a Residential Development

Scale: 1:250@A2
Date: January 2026
Drawn by: DB
Checked by: JL

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

Ref: BTC3439-TIP

Rev:



KEY

T = Individual Tree
G = Group of Trees
H = Hedge

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

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

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

Note: Tree survey information and location data supplied by Quants Environmental Ltd., with permission for utilisation. Bowland Tree Consultancy Ltd. have not directly verified or checked the accuracy of any such tree locations and/or dimensions on site and for the purposes of this appraisal these are assumed to be an accurate reflection of the tree cover.

Root Protection Areas (RPAs):

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

Tree Protection Measures:

Construction Exclusion Zone (CEZ)
Area(s) of Ground Around Retained Trees to be Enclosed with Type 1 Temporary Fencing Throughout Development Works Subject to Ground Conditions. Note: Bold Line Represents Positioning of Fencing - see AMS for Temporary Protective Fencing Specification

Temporary Ground Protection
Areas of Ground Around Retained Trees that are to be Protected Throughout Development Works using Temporary Ground Protection - see Appended Specification

Project:
ST MARYS VICARAGE
SPEN LANE
GOMERSAL
WEST YORKSHIRE
BD19 4LS

Agent:
CORAL ARCHITECTS

Title:
TREE PROTECTION PLAN
in Relation to Proposed Full Planning Application for a Residential Development - Demolition Phase

Scale: 1:250@A2
Date: January 2026
Drawn by: DB
Checked by: JL

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

Ref: BTC3439-TPP-DEMO Rev:



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

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

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

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

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

Note: Tree survey information and location data supplied by Quants Environmental Ltd., with permission for utilisation. Bowland Tree Consultancy Ltd. have not directly verified or checked the accuracy of any such tree locations and/or dimensions on site and for the purposes of this appraisal these are assumed to be an accurate reflection of the tree cover.

Root Protection Areas (RPAs):

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

Tree Protection Measures:

Construction Exclusion Zone (CEZ)
Area(s) of Ground Around Retained Trees to be Enclosed with Type 1 Temporary Fencing Throughout Development Works Subject to Ground Conditions. Note: Bold Line Represents Positioning of Fencing - see AMS for Temporary Protective Fencing Specification

Special Construction Measures:

Root Bridge Systems
Areas of Ground Around Retained Tree Which Will Have Root Bridge Systems Constructed to Protect Roots Underneath - see Appended Manufacturer's Brochure

Project:
ST MARYS VICARAGE
SPEN LANE
GOMERSAL
WEST YORKSHIRE
BD19 4LS

Agent:
CORAL ARCHITECTS

Title:
TREE PROTECTION PLAN
in Relation to Proposed Full Planning Application for a Residential Development Construction Phase

Scale: 1:250@A2
Date: January 2026
Drawn by: DB
Checked by: JL

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

Ref: BTC3439-TPP-CON Rev: