

Arboricultural Impact Assessment

WC-421.1a

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Executive Summary

Woodsage Consulting Ltd have been instructed by North Star Property Services to prepare an Arboricultural Impact Assessment, in relation to the proposed development of the land at 30, Oxford Road, Dewsbury WF13 4LL.

The development proposals are for conversion of an existing residential care home into apartments, with erection of coach house accommodation, and associated internal and external works.

According to information which is available on the website of Kirklees Council, there are trees on and adjacent to the site that are subject to tree preservation orders (TPOs). The site is also located within the Northfields Conservation Area.

The site survey identified a total of 20 individual trees and five groups of trees with the potential to be impacted by the development proposals; these include 16 category B trees and one group of moderate-quality, and four category C trees and four groups of low-quality.

Although the development proposals will not directly necessitate removal of any of the existing trees from the site, three category C trees have been recommended for removal to prevent future damage from occurring to adjacent structures. One category C group, which now encroaches onto the existing building, has also been recommended for partial removal.

Three category B trees will require facilitation pruning to facilitate the development.

The RPAs of the retained trees are to be suitably protected throughout the development process by temporary tree protection fencing and ground protection.

Providing the recommendations made within this report are followed, the development is considered achievable, with minimal impact in arboricultural terms to the site and surrounding area.



1. Introduction

1.1. Scope of Report

- 1.1.1.** Woodsage Consulting Ltd have been instructed by North Star Property Services to prepare an Arboricultural Impact Assessment, in relation to the proposed development of the land at 30, Oxford Road, Dewsbury WF13 4LL.
- 1.1.2.** The purpose of this report is to allow the local planning authority (LPA) to assess information regarding trees at the site as part of the planning submission, and to demonstrate to the LPA that appropriate consideration has been given to the subject of trees as part of the development proposals.
- 1.1.3.** In accordance with *BS 5837: 2012*¹ this report sets out to:
- assess the quality and value of the trees on and immediately adjacent to the site;
 - identify trees for removal and/or retention, in consideration of the development proposals (where feasible, removals will be restricted to the less significant specimens on site);
 - prescribe tree protection measures where necessary, which will ensure the successful retention of the retained trees at the site - in accordance with *BS 5837: 2012*, these measures will be further detailed in an outline Arboricultural Method Statement (AMS); and,
 - where necessary, provide preliminary recommendations for mitigation tree planting.
- 1.1.4.** The contents of this report are concerned with arboricultural issues alone; although other disciplines such as engineering and ecology may be referenced, it is important to gain advice from an appropriate expert on these matters.

1.2. Site Details

- 1.2.1.** The application site - hereafter referred to as 'the site' and shown in **Fig. 1.1**, below - is centred on OS Grid Reference SE 23471 22182, and is located approximately 0.8 miles to the north-west of Dewsbury town centre. The site is accessed north off Oxford Road.



Figure 1.1: Aerial imagery showing the approximate boundaries of the site (outlined in red) and the wider land parcel owned by the applicant (outlined in blue)²

¹ British Standards (2012). *BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. London: British Standards Institute.

² Google Earth Pro (2025). *Google Earth* [online]. Available at: > www.google.co.uk/earth < [accessed 15th September 2025].



- 1.2.2. The site comprises a detached property, which was formerly used as a care home, and the associated gardens, driveway, and car parking.

1.3. Site Topography and Elevation

- 1.3.1. The site lies at an altitude ranging between 112-117 m above ordnance datum (AOD).
1.3.2. The topography of the site is predominantly level.

1.4. Desk Based Study and Planning Context

- 1.4.1. Cranfield University³ states that the soils at site and within surrounding area consist of *Soilscape 17*; these are acidic, loamy, and clayey soils, that are slowly permeable and seasonally wet. No further detailed soil analysis was carried out as part of the survey.
- 1.4.2. According to information which is available on the website of Kirklees Council⁴, there are trees on and adjacent to the site that are subject to tree preservation orders (TPOs). The site is also located within the Northfields Conservation Area.
- 1.4.3. **Fig. 1.2**, below shows the approximate locations of TPOs at the site, and the extents of the Northfields Conservation Area.

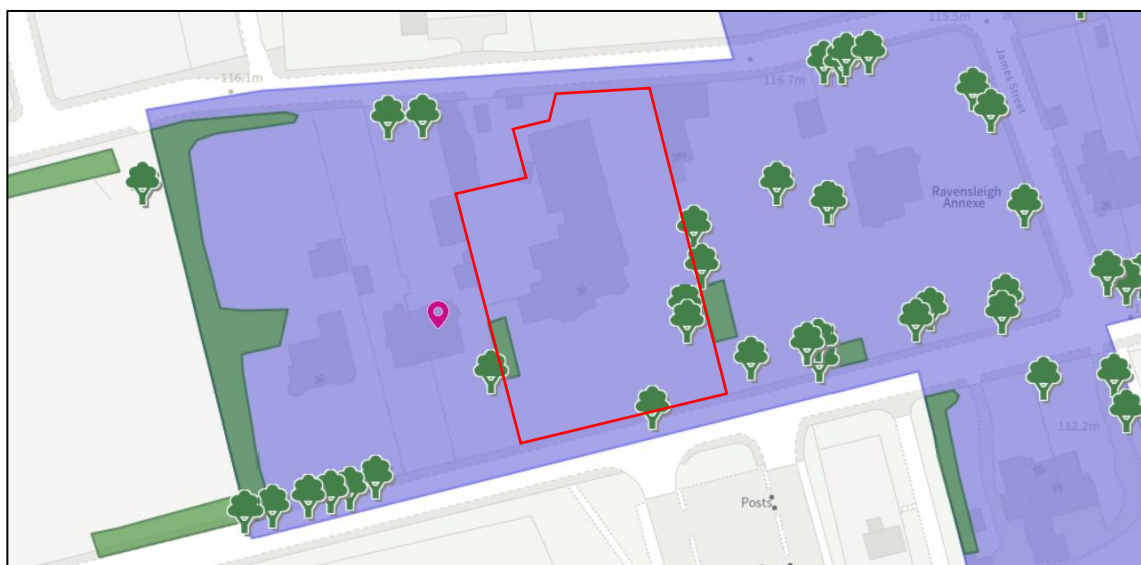


Figure 1.2: Indicative plan showing the approximate locations of group and area TPOs (shaded green), individual TPOs (tree icons), and the extents of the Northfields Conservation Area (shaded purple)⁴.

1.5. Development Proposals

- 1.5.1. The development proposals are for conversion of the existing residential care home into apartments, with erection of coach house accommodation, and associated internal and external works.

³ Cranfield University (2025). *Soilscales* [online]. Available at: > www.landis.org.uk/soilscales < [accessed 15th September 2025].

⁴ Kirklees Council (2025). *TPO and Conservation Area Map* [online]. Available at: > www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders < [accessed 15th September 2025].



2. Methods

2.1. Survey Details

- 2.1.1.** The site survey was carried out on Monday the 25th of August 2025.
- 2.1.2.** The weather at the time of the survey was fine and dry; the visibility of the trees was not impeded.

2.2. Survey Personnel

- 2.2.1.** The site survey was carried out by Jack Delaney. Jack is a Chartered Arboriculturalist (Member of the Institute of Chartered Foresters), and has worked in the arboricultural sector for over 15 years. Jack holds an FdSc in Arboriculture with distinction, and is a Professional Member of the Arboricultural Association. Jack is also a LANTRA qualified Professional Tree Inspector, and is a trained and registered user of Quantified Tree Risk Assessment (QTRA).

2.3. Survey Methodology

- 2.3.1.** Only substantial trees with a stem diameter of 75 mm or above were included as part of the survey, as is recommended in *BS 5837:2012*.
- 2.3.2.** The trees were inspected from ground level, using the Visual Tree Assessment (VTA)⁵. Although notable defects of trees were recorded, the site survey did not constitute a full tree safety assessment. No specialist decay detection equipment was used as part of the survey, though sounding and probing tools were used where necessary.
- 2.3.3.** Tree information was collected in accordance with *BS 5837: 2012*, and includes species, height, diameter at breast height (DBH), crown spread, crown clearance, age class, condition, vitality, and safe useful life expectancy (SULE).
- 2.3.4.** Trees were allocated to one of four categories (U, A, B or C) as defined in **Tab. 2.1**, below, to reflect amenity value and suitability for retention, in consideration of the development proposals.

Table 2.1: *BS 5837: 2012 cascade chart (adapted from British Standards, 2012).*

<i>BS 5837: 2012</i> Category	Definition	Retention	Colour code
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual.	Highly desirable	Light green
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit category A designation.	Desirable	Dark blue
Category C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	Grey
Category U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other category U trees.	Unfeasible	Red

- 2.3.5.** Subcategories 1, 2 and 3 were also given to trees, and reflect arboricultural and landscape qualities, and cultural values, respectively.

⁵ Mattheck, C., Breloer, H. (1994). *The Body Language of Trees, a Handbook for Failure Analysis*. Her Majesty's Stationary: London.



2.3.6. Tree dimensions were determined as follows:

- Tree heights were measured from the base of the main stem to the top of the crown, using an electric clinometer, to the nearest 0.5 m up to 10 m, and to the nearest 1 m over 10 m
- Crown radiuses were measured at each cardinal point, using a laser distometer, to the nearest 0.5 m up to 5 m, and the nearest 1 m over 5 m

2.3.7. The DBH of trees was measured using the methods detailed in *Annex C of BS 5837:2012*, and were rounded to the nearest centimetre. The DBHs were then used to calculate tree root protection areas (RPAs) using the following equations:

1. For single stem trees, the RPA was calculated as a circle with a radius 12 times the DBH
2. For trees with 2-5 stems, the combined stem diameter was first calculated using the formula:

$$\sqrt{(\text{Stem 1 DBH})^2 + (\text{Stem 2 DBH})^2 + \dots (\text{Stem 5 DBH})^2}$$

3. For trees with 6 or more stems, the combined stem diameter was first calculated using the formula:

$$\sqrt{(\mu \text{ DBH})^2 \times \text{number of stems}}$$

2.3.8. Where access to trees was obstructed or obscured, DBH, height, and crown spread measurements have instead been estimated

2.4. Constraints

2.4.1. The survey was constrained by the season in which it took place; certain tree pathogens and/or defects, for example, the fructifications of decay fungi are only visible at specific times of the year.

2.4.2. The locations of the trees shown in the ***Tree Constraints Plan*** in ***Appendix 4*** were aided by a topographical plan of the site, which was issued by the client.

2.4.3. There are trees on and adjacent to the site which:

- are located on neighbouring properties;
- are situated within dense areas of understorey vegetation;
- display dense adventitious growth on the main stems; and/or,
- have epiphytic plants established upon them.

Whilst such trees were surveyed insofar as was reasonably practicable, the accuracy of such data cannot be guaranteed.



3. Survey Results

3.1. Tree Stock Observations

- 3.1.1. The site survey identified a total of 20 individual trees and five groups of trees with the potential to be impacted by the proposed development.
- 3.1.2. The surveyed trees comprise 14 species, 13 genera, and 11 families.
- 3.1.3. The prevalent tree species at the site are sycamore *Acer pseudoplatanus* and common ash *Fraxinus excelsior*, which together make up 50% of the individually recorded trees. The remaining 50% of the individually recorded trees is comprised of silver birch *Betula pendula*, whitebeam *Sorbus aria*, weeping willow *Salix x sepulcralis*, small-leaved lime *Tilia cordata*, and wych elm *Ulmus glabra*.
- 3.1.4. Additional tree species which were recorded within groups include Himalayan-tree cotoneaster *Cotoneaster frigidus*, Leyland cypress *Cupressus x leylandii*, common holly *Ilex aquifolium*, common laburnum *Laburnum anagyroides*, wild cherry *Prunus avium*, laurel cherry *Prunus laurocerasus*, and elder *Sambucus nigra*.
- 3.1.5. The surveyed trees are predominantly located around the boundaries of the site, to the east, south, and west, within dense areas of understorey vegetation.
- 3.1.6. T001, T004, T020, and parts of G003 and G005 are located on neighbouring properties.

3.2. Tree Categorisation

- 3.2.1. The surveyed trees include 16 category B trees and one group of moderate-quality, and four category C trees and four groups of low-quality.
- 3.2.2. There were no category A trees of high-quality or category U trees with SULEs of less than 10 years identified at the site.
- 3.2.3. A summary of the BS 5837: 2012 categories of trees at the site is given in **Tab. 3.1**, below.

Table 3.1: Summary of BS 5837: 2012 tree categories recorded at the site.

Category	Description	Tree/Group Ref.	Line Totals
A	Trees of high-quality, which should be retained throughout the proposed development	-	-
B	Trees of moderate-quality, which should where possible be retained throughout the proposed development	T001, T004, T006, T007, T008, T009, T011, T012, T013, T014, T015, T016, T017, T018, T019, T020 G003	16 Trees 1 Group
C	Trees of low-quality, which if removed to facilitate the development can be easily mitigated for	T002, T003, T005, T010 G001, G002, G004, G005	4 Trees 4 Groups
U	Trees of such a condition that they cannot realistically be retained in the context of the current land use for longer than 10 years	-	-
Totals:			20 Trees 4 Groups

- 3.2.4. The full results of the survey can be viewed in **Appendix 1: Tree Survey Schedule**. Images of the trees can be viewed in **Appendix 2: Images of Trees**. Tree locations, and the above and below ground constraints posed by trees, can be viewed in the **Tree Constraints Plans** in **Appendix 4**.



4. Impact Assessment

4.1. Tree Removals

- 4.1.1. The development proposals do not directly necessitate the removal of trees from the site.
- 4.1.2. However, T002, T003, and T010 are all self-seeded category C trees of low-quality, which are growing from the bases of boundary walls. Removal of these trees is therefore recommended to mitigate future damage to the walls.
- 4.1.3. G005 is a category C group of trees, which historically has been maintained as a hedge. Due to a lapse in management these trees now encroach upon the existing building. G005 is therefore recommended to be partially removed.

4.2. Facilitation Pruning

- 4.2.1. Branches extending north-west from T001 would encroach onto the roof of the proposed coach house building. To create sufficient clearance for this building, it is recommended that branches extending north-west from T001 are reduced by approximately 2 m.
- 4.2.2. T008 and T011 are positioned adjacent to the site entrance, and currently display crown clearances of 3 m and 0 m, respectively. To facilitate access during and upon completion of the development, it is recommended that the crowns of both these trees are lifted over the main entrance, so that the lowest branches measure approximately 4-5 m from ground level.

4.3. Tree Root Protection Areas (RPAs)

- 4.3.1. The RPA of G002 will be encroached onto by a proposed new area of permanent hardstanding, by approximately 1.7 m², which equates to < 1% of the total RPA (368.3 m²).
- 4.3.2. This impacted portion of the RPA is considered negligible in relation to the total RPA, and also when considering the quality and value of the impacted trees.
- 4.3.3. The temporary tree protection fencing and ground protection - which are detailed in **Sections A3.5 and A3.7** of the **Outline AMS** in **Appendix 3**, and are illustrated in the **Tree Protection Plan** in **Appendix 6** - will ensure that the RPAs of the retained trees are suitably protected from development activities.

4.4. Shade Analysis

- 4.4.1. Upon completion, the proposed coach house will endure some shading from T001, T004, and T020. It should be noted however that the shaded elevations of the building do not include fenestration, and therefore, this shading is unlikely to be of significant nuisance.
- 4.4.2. A **Shade Analysis Plan**, which demonstrates the extent of shading upon the coach house, can be viewed in **Appendix 5**.

4.5. Services and Other Considerations

- 4.5.1. At the time of writing, details of proposed service routes and/or soakaways have not been provided by the client; however, it is assumed that the existing utilities and drainage at the site will be utilised.
- 4.5.2. If there are any alterations to the existing utilities and drainage which conflict with tree RPAs however, these should first be reported to the Project Arboriculturalist, so that appropriate measures may be taken.



5. Recommendations

5.1. Tree Works

5.1.1. Prior to development works commencing:

- branches extending north-west from T001 should be reduced by approximately 2 m; and,
- the crowns of T008 and T011 should be lifted over the main site entrance, so that the lowest branches measure approximately 4-5 m from ground level.

5.1.2. Unrelated to the development, it is also suggested that T002, T003, and T010 are removed, and approximately 26 m² of G005 is removed. The portion of G005 which should be removed is shown in the **Tree Constraints Plan** in **Appendix 4**.

5.2. Legal Constraints

5.2.1. According to information which is available on the website of Kirklees Council⁴, T001 appears to be subject to a TPO (ID: 44/93/t10). Although T002, T003, T008, T010, T011, and G005 do not appear to be subject to TPOs, these trees are all located within the Northfields Conservation Area. The proposed works to T001, T002, T003, T008, T010, T011, and G005 should therefore only be carried out once full planning permission has been granted, or after a works to protected trees application has been submitted and approved by Kirklees Council.

5.2.2. Killing or damaging a protected tree is a criminal offence and can result in an unlimited fine.

5.2.3. All tree works, including tree removals, should be carried out by a fully insured and suitably qualified arboricultural contractor who is able to comply with *BS 3998: 2010*⁶.

5.2.4. Trees provide valuable habitat for wild birds, bats, and many other forms of wildlife. The risks posed to these should be suitably assessed before the recommendations within this report are completed.

5.2.5. Under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981:

- it is an offence to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or destroy at a nest containing eggs or young; and,
- it is an offence to intentionally or recklessly damage or destroy a bat roost site, even if the roost is not occupied at the time.

5.3. Tree Protection

5.3.1. Construction, and any other works involving excavations, can cause irreversible damage to trees - particularly those which have reached maturity - which are far less capable of adapting to alterations in their surrounding environment. Whilst above-ground injuries are usually obvious, root damage is often concealed, though can have equally devastating impacts to tree health.

5.3.2. Direct root damage includes root severance, which can be caused by digging of trenches and ditches, and the stripping of topsoil. Indirect damage may involve the raising of soil levels, alterations in drainage patterns, the laying of impervious surfaces, and soil compaction.

5.3.3. Compaction of soils is a common cause of death or damage to retained trees on development sites. Soil compaction reduces soil pore space, which in turn reduces soil air, the passage of water

⁶ British Standards (2010). *BS 3998:2010 - Tree Works: Recommendations*. British Standards Institute: London.



and available nutrients. These anaerobic conditions prevent root growth and the proliferation of soil microbes essential to tree health. Symptoms in trees may include crown die-back, sparse and small foliage, and poor extension growth; however, these are usually not evident until well after the occurrence of compaction. Even one pass of a vehicle in wet conditions can cause irreparable soil compaction.

- 5.3.4. To avoid both direct and indirect damage to the roots of the retained trees, temporary tree protection fencing and ground protection should be installed prior to the development commencing, in the locations shown in the ***Tree Protection Plan***, which can be viewed in ***Appendix 6***.
- 5.3.5. It is recommended that development works follow the ***Outline AMS*** provided in ***Appendix 3***. This includes the specifications for the temporary tree protection fencing, ground protection, and other protective measures to be adhered to throughout the development.
- 5.3.6. As aspects of the development may be subject to change, the ***Outline AMS*** should be reviewed by the Project Arboriculturalist prior to the commencement of development works.

5.4. Mitigation Tree Planting

- 5.4.1. Although the development proposals do not directly necessitate any of the existing trees to be removed, it is suggested that post-development tree planting is carried out as part of the development, which will present an opportunity to improve the species and age diversity of the tree stock.
- 5.4.2. The specifications, locations, and maintenance requirements of the proposed tree planting should be further detailed in a tree planting plan, which should adhere to *BS 8545: 2014*⁷.

5.5. Additional Information

- 5.5.1. All visual observations and recommendations specified within this document relate to the condition of the trees and surroundings at the time of the survey. As such, any subsequent changes to landform in the proximity of the trees could invalidate the advice given.
- 5.5.2. Trees are dynamic living organisms, and their condition can change rapidly; the information given in this report is therefore valid for a period of 12 months. This period may be reduced if significant changes occur to the trees, or the ground conditions, which surround them.

⁷ British Standards (2010). *BS 8545:2014 - Trees from nursery to independence in the landscape: Recommendations*. British Standards Institute: London.



Appendices

Appendix 1: Tree Survey Schedule

Table Key					
Tree/Group Ref: Reference numbers, as illustrated in the <i>Tree Constraints Plan</i> in <i>Appendix 4</i>			DBH: Diameter at breast height (1.5 m), in millimetres		
Height (Ht.): Overall height of tree, measured to nearest metre			SULE: Safe useful estimated life expectancy of tree, in years		
Crown Spread (CS): Radius of crown to N, E, S, and W aspects, measured to nearest metre			Crown Clearance (CC): Clearance from ground level of lowest branch, measured to nearest metre		
Structural Condition (SC): An assessment of structural condition. G = Good; F = Fair; D = Decaying; C = Collapsing; PD = Physical Defect			Physiological Condition (PC): An assessment of vitality and vigour F = Fair; P = Poor; D = Dead		
Species: Common (and <i>binomial name</i>)			#: Denotes estimated value		
Age	Young (Y): Newly planted or self-seeded tree		Early-mature (EM): Trees in second-third of life expectancy for species type		Over-mature (OM): Mature trees which have entered stages of natural decline
	Semi-mature (SM): Trees in within first-third of life expectancy for species type		Mature (M): Trees in final-third of life expectancy for species type		Veteran/Ancient (V/A): Trees of any age with veteran characteristics or which are remarkably old for the species type
BS 5837: 2012 Categories	Category A: Trees of high-quality with an estimated remaining life expectancy of at least 40 years, and that are particularly good examples of their species type			Category C: Unremarkable trees of low-quality offering limited arboricultural merit and/or of such impaired condition that they do not warrant in higher categorisation	
	Category B: Trees of moderate-quality with an estimated remaining life expectancy of at least 20 years, though lacking the necessary qualities to warrant Category A designation			Category U: Trees which display serious, irremediable, structural and/or physiological defects	

Individual Trees

Tree Ref:	Species	Age	SULE	Ht.	DBH	CS				CC	Comments	PC	SC	BS 5837: 2012 Category	Recommendations
						N	E	S	W						
T001	Small-leaved lime (<i>Tilia cordata</i>)	EM	40-80	14	350#	6#	4#	3#	6	1.5	Positioned on adjacent property and unable to access base of tree. Minor deadwood < 100 mm in diameter scattered throughout the crown	F	G	B2	Reduce branches extending north-west and towards the site by approx. 2 m
T002	Wych elm (<i>Ulmus glabra</i>)	SM	10-20	13	290	6.5	1#	2	6	2	Self-seeded tree growing from base of boundary wall. Asymmetrical form due to proximity with adjacent trees. Approaching age where Dutch elm disease <i>Ophiostoma novo-ulmi</i> is likely to become apparent.	G	F	C1	Remove tree
T003	Whitebeam (<i>Sorbus aria</i>)	SM	20-40	12	180	2	2#	3	3.5	3	Self-seeded tree growing from base of boundary wall. Asymmetrical form due to proximity with adjacent trees. No obvious significant defects,	F	F	C1	Remove tree



Tree Ref:	Species	Age	SULE	Ht.	DBH	CS				CC	Comments	PC	SC	BS 5837: 2012 Category	Recommendations
						N	E	S	W						
											though lacks the necessary qualities for higher BS 5837 categorisation.				
T004	Small-leaved lime (<i>Tilia cordata</i>)	EM	40-80	14	400#	4#	5#	5	5#	2	Positioned on adjacent property and unable to access base of tree. Minor deadwood < 100 mm in diameter scattered throughout the crown	F	G	B2	No works recommended
T005	Common ash (<i>Fraxinus excelsior</i>)	EM	10-20	15	370	5	2	4	4.5	2	Slightly sparse foliage with deadwood < 100 mm in diameter accumulating around extremities of the crown, which may indicate the early stages of Chalara ash dieback <i>Hymenoscyphus fraxineus</i> .	F	F	C2	No works recommended
T006	Common ash (<i>Fraxinus excelsior</i>)	M	10-20	20	810	7	5#	7#	10	2.5	Slightly sparse foliage with deadwood < 100 mm in diameter accumulating around extremities of the crown, which may indicate the early stages of Chalara ash dieback <i>Hymenoscyphus fraxineus</i> .	F	F	B2	No works recommended
T007	Sycamore (<i>Acer pseudoplatanus</i>)	EM	20-40	19	490	2.5#	5#	7	5	9	Major deadwood > 100 mm in diameter scattered throughout though crown. Historic mechanical damage to base of main stem on east aspect.	F	PD	B2	No works recommended
T008	Small-leaved lime (<i>Tilia cordata</i>)	EM	40-80	16	480	5	5#	6	6	9	Major deadwood > 100 mm in diameter scattered throughout though crown. .	F	F	B2	Crown lift to 5 m over site entrance
T009	Weeping willow (<i>Salix x sepulcralis</i>)	EM	40-80	11	460	5.5	5.5	6	6	1	Memorial tree. Minor deadwood < 100 mm in diameter scattered throughout the crown	F	F	B2	No works recommended
T010	Sycamore (<i>Acer pseudoplatanus</i>)	Y	5-10	6.5	160	1.5	0.5	3	2	1.5	Self-seeded tree growing from base of boundary wall. Historically topped at 1.5 m.	F	PD	C1	Remove tree
T011	Small-leaved lime (<i>Tilia cordata</i>)	EM	40-80	14	450	4.5	4.5	5	3	0	Dense epicormic on main stem up to 5 m. Tear-out wound at 7 m, sustained from historic failure of main leader.	F	PD	B2	Crown lift to 5 m over site entrance
T012	Small-leaved lime (<i>Tilia cordata</i>)	EM	40-80	18	500#	6.5	6	5#	6#	4.5	Unable to access base of tree due to dense understory vegetation. No obvious significant defects, though lacks the necessary qualities for higher BS 5837 categorisation.	G	F	B2	No works recommended



Tree Ref:	Species	Age	SULE	Ht.	DBH	CS				CC	Comments	PC	SC	BS 5837: 2012 Category	Recommendations
						N	E	S	W						
T013	Common ash (<i>Fraxinus excelsior</i>)	M	10-20	18	700#	8#	8#	8	8#	5	Unable to access base of tree due to dense understory vegetation. No obvious significant defects, though lacks the necessary qualities for higher BS 5837 categorisation.	F	F	B2	No works recommended
T014	Common ash (<i>Fraxinus excelsior</i>)	EM	40-80	16	300# 300# 300#	5#	7#	6	5	3	Unable to access base of tree due to dense understory vegetation. No obvious significant defects, though lacks the necessary qualities for higher BS 5837 categorisation.	G	F	B2	No works recommended
T015	Sycamore (<i>Acer pseudoplatanus</i>)	EM	40-80	16	500#	5	6	6	6#	5.5	Unable to access base of tree due to dense understory vegetation. Dense ivy <i>Hedera helix</i> established on main stem and first order branches, which obscures tree features and potential defects, though upper portion of crown appears of fair vitality and vigour with no indication of major physiological dysfunction.	F	F	B2	No works recommended
T016	Sycamore (<i>Acer pseudoplatanus</i>)	EM	40-80	15	460	5	6	3	6#	4.5	Dense ivy <i>Hedera helix</i> established on main stem and first order branches, which obscures tree features and potential defects, though upper portion of crown appears of fair vitality and vigour with no indication of major physiological dysfunction.	F	F	B2	No works recommended
T017	Silver birch (<i>Betula pendula</i>)	EM	20-40	15	370	3	5	2	5#	3.5	Asymmetrical form due to proximity with adjacent trees. Minor deadwood < 100 mm in diameter scattered throughout the crown	F	F	B2	No works recommended
T018	Sycamore (<i>Acer pseudoplatanus</i>)	EM	40-80	16	520	5	6	5	6#	5	No obvious significant defects, though lacks the necessary qualities for higher BS 5837 categorisation.	F	G	B2	No works recommended
T019	Sycamore (<i>Acer pseudoplatanus</i>)	EM	40-80	16	380 430	6	5	5	6#	3	Bifurcates between ground level and 1 m into three co-dominant stems; the angles of these branch unions are all < 25°, and therefore, they may contain included bark.	F	F	B2	No works recommended



Tree Ref:	Species	Age	SULE	Ht.	DBH	CS				CC	Comments	PC	SC	BS 5837: 2012 Category	Recommendations
						N	E	S	W						
T020	Wych elm (<i>Ulmus glabra</i>)	EM	20-40	13	350#	5#	5#	5#	5#	2	Positioned on adjacent property and unable to access base of tree. Approaching age where Dutch elm disease <i>Ophiostoma novo-ulmi</i> is likely to become apparent.	G	G	B2	No works recommended

Groups of Trees

Group Ref:	Species Composition	Age	SULE	Mx. Ht.	Mx. DBH	Approx. No. of Stems	CC	Comments	V	SC	BS 5837:2012 Category	Recommendations
G001	Common ash (<i>Fraxinus excelsior</i>) Common holly (<i>Ilex aquifolium</i>) Common laburnum (<i>Laburnum anagyroides</i>) Wych elm (<i>Ulmus glabra</i>)	Y SM	20-40	6	140	100#	0	Dense understorey group. No obvious significant defects, though of limited arboricultural merit, and lacks the necessary qualities for higher BS 5837 categorisation.	F	F	C1	No works recommended
G002	Himalayan tree-cotoneaster (<i>Cotoneaster frigidus</i>) Common ash (<i>Fraxinus excelsior</i>) Common holly (<i>Ilex aquifolium</i>) Laurel cherry (<i>Prunus laurocerasus</i>) Elder (<i>Sambucus nigra</i>) Wych elm (<i>Ulmus glabra</i>)	Y SM	20-40	9	200	200#	0	Dense understorey group. No obvious significant defects, though of limited arboricultural merit, and lacks the necessary qualities for higher BS 5837 categorisation.	F	F	C1	No works recommended



Group Ref:	Species Composition	Age	SULE	Mx. Ht.	Mx. DBH	Approx. No. of Stems	CC	Comments	V	SC	BS 5837:2012 Category	Recommendations
G003	Silver birch (<i>Betula pendula</i>) Sycamore (<i>Acer pseudoplatanus</i>) Common laburnum (<i>Laburnum anagyroides</i>)	SM EM	40-80	17	500#	3	1.5	Group containing three trees, some of which are positioned on an adjacent property. Unable to access bases of trees due to dense understory vegetation.	F	F	B2	No works recommended
G004	Sycamore (<i>Acer pseudoplatanus</i>) Common ash (<i>Fraxinus excelsior</i>) Common laburnum (<i>Laburnum anagyroides</i>) Laurel cherry (<i>Prunus laurocerasus</i>)	Y SM	20-40	8	160	100#	0	Dense linear understorey group. No obvious significant defects, though of limited arboricultural merit, and lacks the necessary qualities for higher BS 5837 categorisation.	F	F	C1	No works recommended
G005	Leyland cypress (<i>Cupressus x leylandii</i>) Wild cherry (<i>Prunus avium</i>)	SM EM	10-20	17	620	5	1	Group containing approx. five trees, some of which are positioned on an adjacent property. Leyland cypress have historically been topped at approx. 9 m.	F	PD	C1	Partial removal of group



Appendix 2: Images of Trees



Plate 1: T001 (left) & T002 (right)



Plate 2: T020, T001, T002, T003, & T004 (left to right)



Plate 3: T002 (left) & T003 (right)

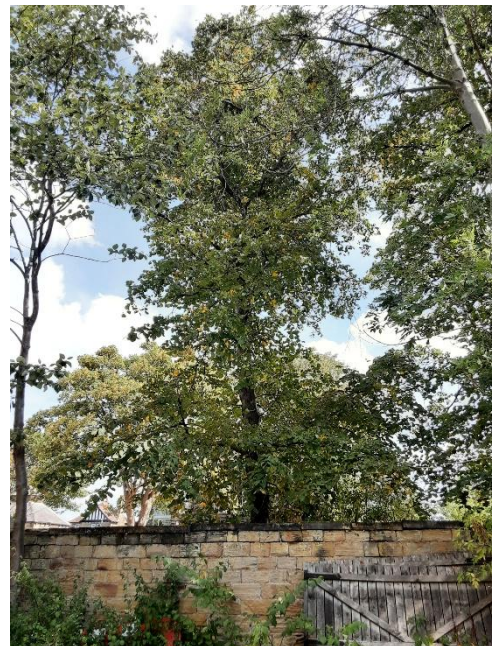


Plate 4: T004



Plate 5: T005



Plate 6: T006



Plate 7: T007



Plate 8: T008



Plate 9: T009



Plate 10: T010



Plate 11: T011



Plate 12: T012



Plate 13: T013



Plate 14: T014



Plate 15: T015

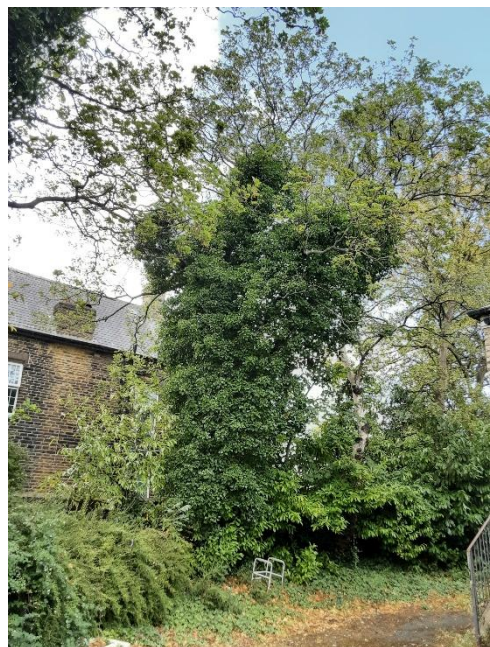


Plate 16: T016



Plate 17: T016 (left) & T017 (right)



Plate 18: T018



Plate 19: T018 (left) & T019 (right)



Plate 20: G001



Plate 21: G002



Plate 22: G003



Plate 23: G004



Plate 24: G005



Appendix 3: Outline Arboricultural Method Statement (AMS)

A3.1 Introduction

- A3.1.1** Woodsage Consulting Ltd have been instructed by North Star Property Services to prepare an Outline AMS in relation to the proposed development of the land 30, Oxford Road, Dewsbury WF13 4LL.
- A3.1.2** The development proposals are for conversion of an existing residential care home into apartments, with erection of coach house accommodation, and associated internal and external works.
- A3.1.3** This Outline AMS should be read in conjunction with the Arboricultural Impact Assessment (Ref: WC-421.1a).

A3.2 Timing of Works

- A3.2.1** It is not the Project Arboriculturist's role to determine the timing and implementation of works on site however, an input into the process can avoid issues once work is underway.
- A3.2.2** The phasing of works should be carried out in accordance with **Tab. A3.1**, below.

Table A3.1: *Timing of Works.*

Stage	Works
1	Site induction.
2	Carry out the tree removals and facilitation pruning specified in Section A3.4 of this AMS
3	Install the temporary tree protection fencing and ground protection to the specifications detailed in Sections A3.5 and A3.7 of this AMS , in the locations shown in the Tree Protection Plan .
4	Inspection of tree protection measures by the Project Arboriculturalist.
5	Carry out development works (precautionary measures detailed in Section 4.6 of this AMS to be adhered to throughout the development)
6	Remove temporary tree protection fencing and ground protection once development works have been completed, and carry out any soft-landscaping which cannot be completed with the tree protection measures in place.
7	Final inspection by the Project Arboriculturalist.

A3.3 Site Supervision

- A3.3.1** Prior to works commencing, it is the responsibility of the main contractor, or assigned agent, to ensure that details regarding tree protection are understood and adhered to by all site personnel.
- A3.3.2** During the site induction, the final AMS and a copy of the **Tree Protection Plan** - which can be viewed in **Appendix 6** - should be made available to all contractors attending the site.

A3.4 Tree Works

- A3.4.1** Prior to the development commencing:
- branches extending north-west from T001 should be reduced by approximately 2 m; and,
 - the crowns of T008 and T011 should be lifted over the main site entrance, so that the lowest branches measure approximately 4-5 m from ground level.
- A3.4.2** Unrelated to the development, it is also suggested that T002, T003, and T010 are removed, and approximately 26 m² of G005 is removed. The portion of G005 which should be removed is shown in the **Tree Constraints Plan** in **Appendix 4**.
- A3.4.3** According to information which is available on the website of Kirklees Council, T001 appears to be subject to a TPO (ID: 44/93/t10). Although T002, T003, T008, T010, T011, and G005 do not appear



to be subject to TPOs, these trees are all located within the Northfields Conservation Area. The proposed work to T001, T002, T003, T008, T010, T011, and G005 should therefore only be carried out once full planning permission has been granted, or after a works to protected trees application has been submitted and approved by Kirklees Council.

A3.4.4 All tree works, including tree removals, should be carried out by a fully insured and suitably qualified arboricultural contractor who is able to comply with *BS 3998: 2010*.

A3.4.5 Trees provide valuable habitat for wild birds, bats, and many other forms of wildlife. The risks posed to these should be suitably assessed before the recommendations within this document are completed.

A3.5 Temporary Tree Protection Fencing

A3.5.1 The temporary tree protection fencing shall be installed prior to the commencement of development works, and should be fit for the purpose of excluding site personnel and machinery. The default specification should be in accordance with *BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*.

A3.5.2 Specification: Barriers shall be a minimum 2 m high, and should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in **Fig. A3.1**, below, and **Fig. A3.2**, on the next page.

A3.5.3 The vertical tubes shall be spaced at a minimum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed.



Figure A3.1: Examples of scaffold framework temporary tree protection fencing in-situ

A3.5.4 All-weather notices shall be attached to the barriers at 9 m intervals with the words 'TREE PROTECTION ZONE - NO ACCESS' clearly visible.

A3.5.5 Location: The temporary tree protection fencing should be installed prior to development works commencing - in the locations shown in the **Tree Protection Plan** - and shall remain in place until the development is completed.

A3.5.6 The protected areas should be regarded as sacrosanct, and once installed, tree protection fencing should not be removed or altered without prior consultation with the Project Arboriculturist.



A3.5.7 If any breach in the tree protection fencing occurs, it is the Site Manager's responsibility to report this to the Project Arboriculturalist, so that appropriate measures may be taken. Any breach which results in death or damage to the trees could result in a criminal offence being committed.

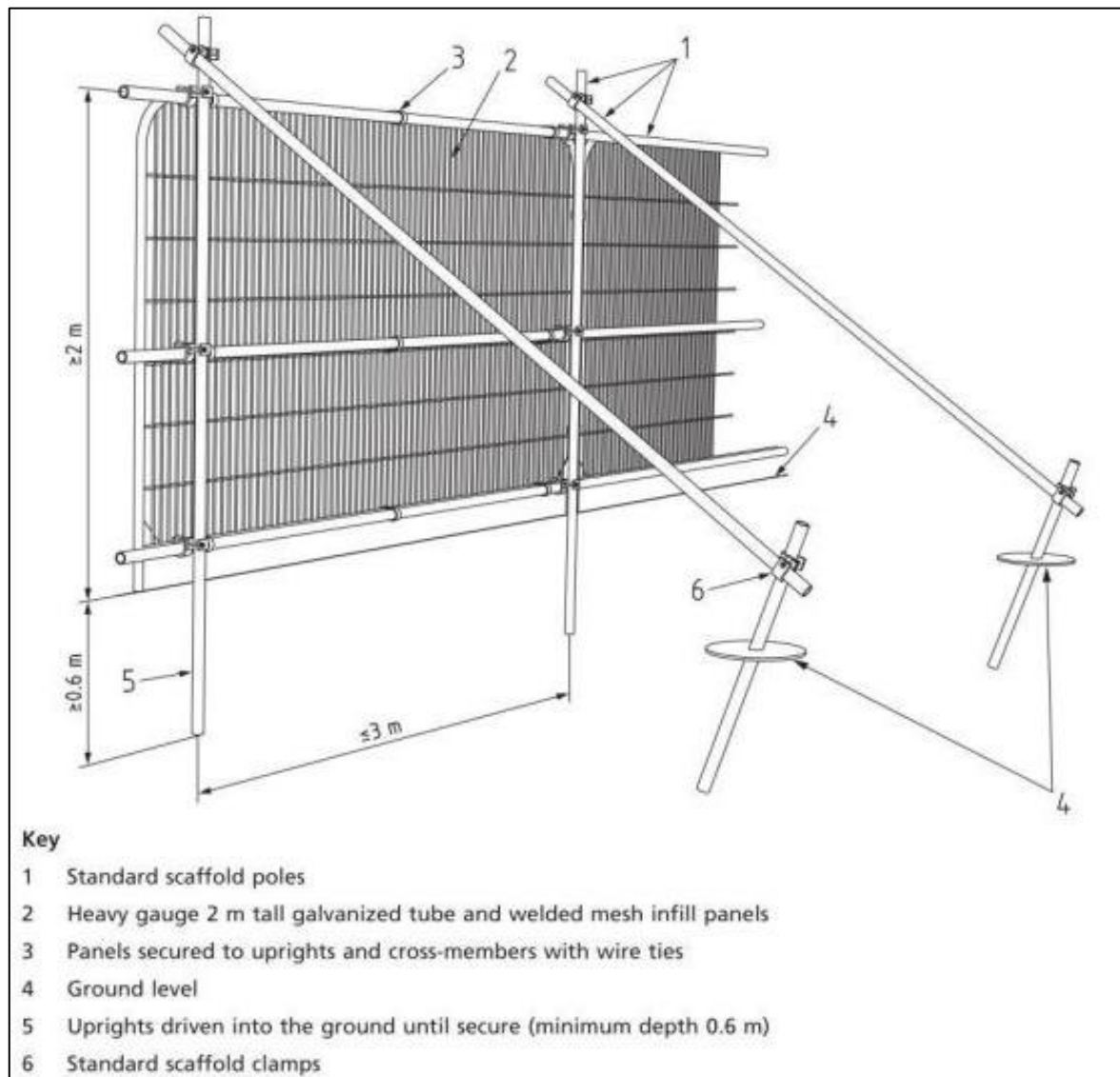


Figure A3.2: Temporary 2 m steel protective fencing.

A3.6 Further Precautionary Measures

- A3.6.1** No materials hazardous to tree health, such as oil, bitumen or cement should be stored within the temporary protective fencing. Where possible, this area should be extended to 10 m away from the fencing.
- A3.6.2** Where there is a risk of polluted water runoff into root protection areas (RPAs), heavy duty plastic sheeting and sandbags must be used to contain any spillages and prevent contamination. No fires should be lit within 20 m of the protective fencing.
- A3.6.3** As the majority of tree roots are typically found within the first 100 cm of ground level - particular attention should also be paid to existing levels - which should be observed and maintained within tree RPAs.



A3.6.4 Any unavoidable excavations into the soil within tree RPAs should be carried out using compressed air soil displacement or hand-operated tools, and only under prior approval of the Project Arboriculturalist. If roots are encountered which occur in clumps or which are greater than 25 mm in diameter, these should not be severed without first consulting the Project Arboriculturalist.

A3.7 Temporary Ground Protection

A3.7.1 Due to site constraints, and to allow for suitable working space, the temporary tree protection fencing adjacent to T009 will be setback from the default *BS 5837:2012* positioning. As a result, soft-landscape within the RPA of T009 will be exposed to development activities.



Figure A3.3: Examples of ground protection panels.

A3.7.2 Temporary ground protection should therefore be installed throughout the exposed RPA of T009 - in the locations shown in **Tree Protection Plan** - and shall remain in place until the development is completed.

A3.7.3 The temporary ground protection should consist of inter-linked boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip) which are laid onto a geotextile membrane, as illustrated in **Fig. A3.3**, above.

A3.7.4 Any vehicles, plant, or machinery operating within the RPA of T009 must ensure it does so upon the ground protection at all times.

A3.8 Responsibility and Site Management

A3.8.1 It is the responsibility of the main contractor or assigned agent to ensure that details regarding tree protection are understood and followed by all site personnel.

A3.8.2 Inspections by the Project Arboriculturalist are to be undertaken at the following stages:

1. Once the temporary tree protection fencing and ground protection have been installed - in the locations shown in the **Tree Protection Plan** - and prior to development works commencing
2. Upon completion of the development works

A3.8.3 After each inspection, a letter should be submitted by the Project Arboriculturalist to the LPA Arboricultural Officer, to confirm if the method statement has been followed correctly, and if trees have not been adversely affected by development works.



A3.9 Project Arboriculturalist Contact Details

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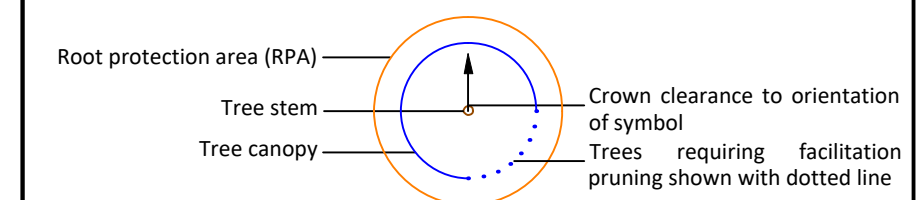
Appendix 4: Tree Constraints Plan

Project:	30, Oxford Road, Dewsbury WF13 4LL
Drawn by:	Jack Delaney
Date:	16th September 2025
Scale:	1:200 @ A1
Drawing Number:	WC-421.1a.4

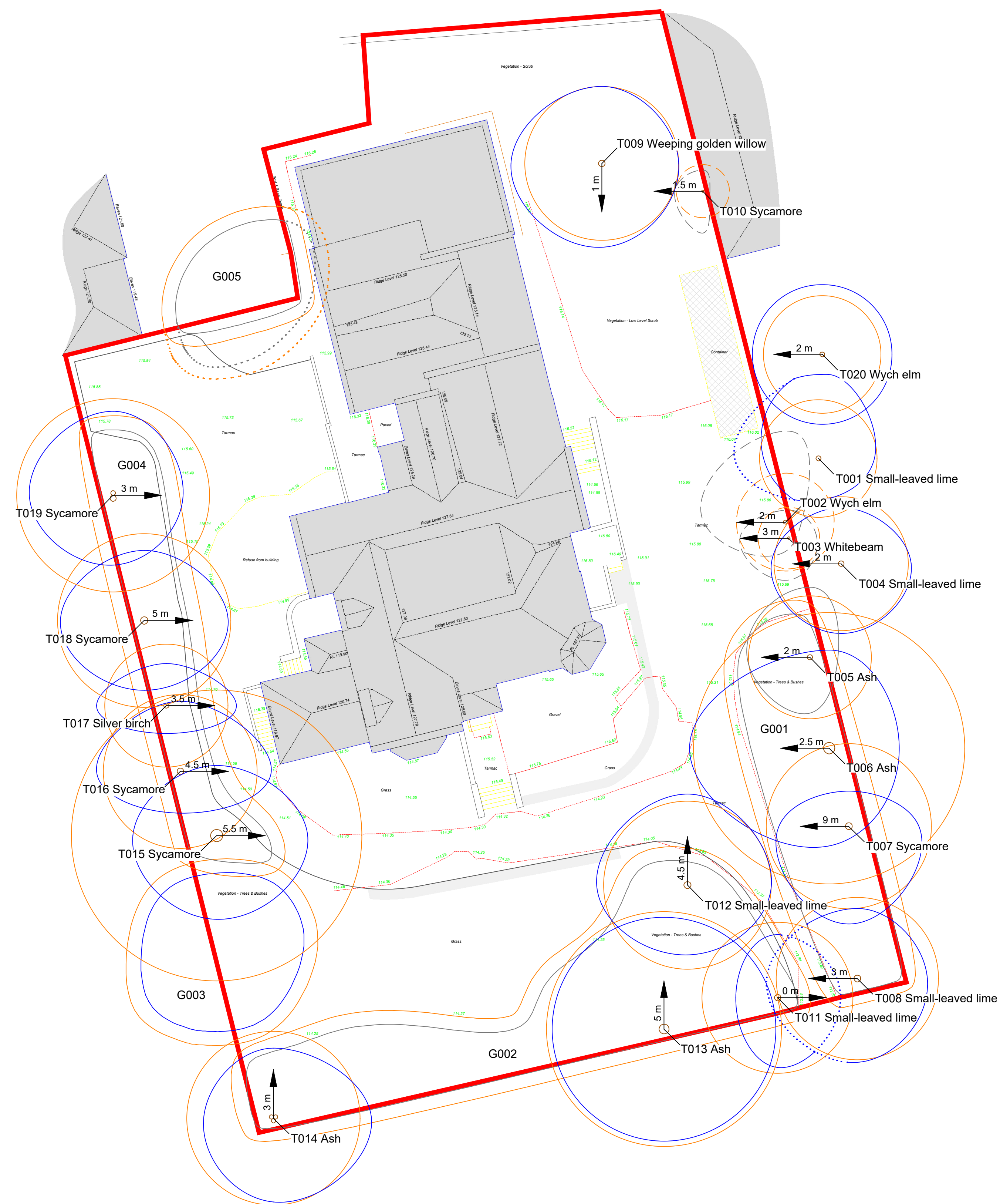
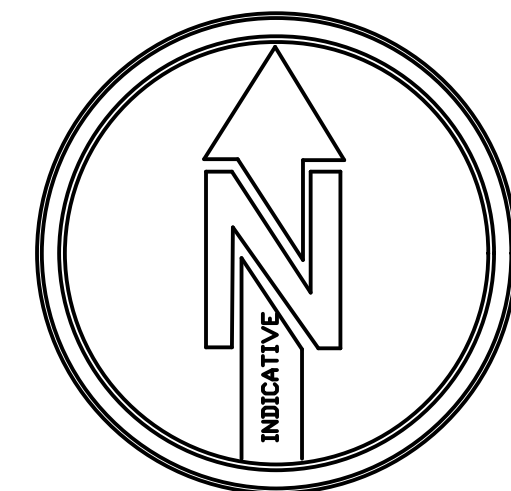
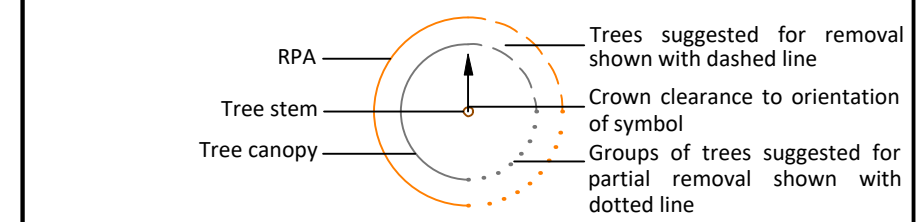
Do not scale off this drawing - to be reproduced in colour only

Map Key:

Category B trees/groups of moderate-quality



Category C trees/groups of low-quality
--



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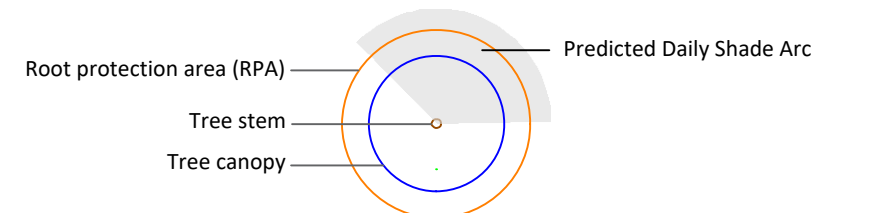
Appendix 5:
Shade Analysis Plan

Project:	30, Oxford Road, Dewsbury WF13 4LL
Drawn by:	Jack Delaney
Date:	16th September 2025
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Drawing Number:	WC-421.1a.5

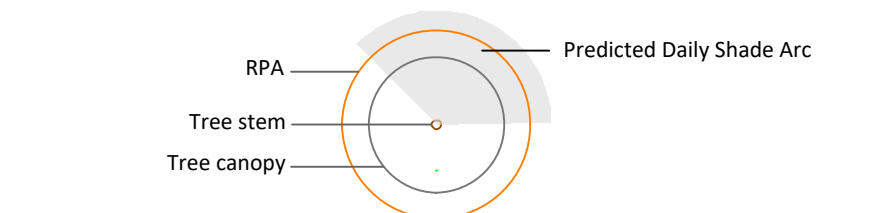
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Map Key:

Category B trees/groups of moderate-quality



Category C trees/groups of low-quality



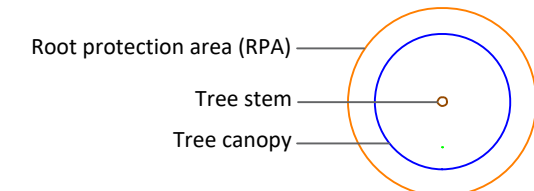
Appendix 6:
Tree Protection Plan

Project:	30, Oxford Road, Dewsbury WF13 4LL
Drawn by:	Jack Delaney
Date:	16th September 2025
Scale:	1:200 @ A1
Drawing Number:	WC-421.1a.6

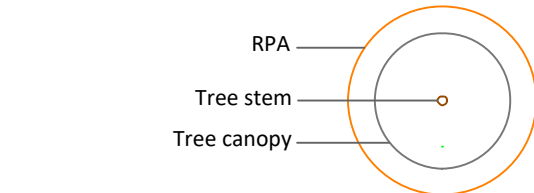
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Map Key:

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Category C trees/groups of low-quality

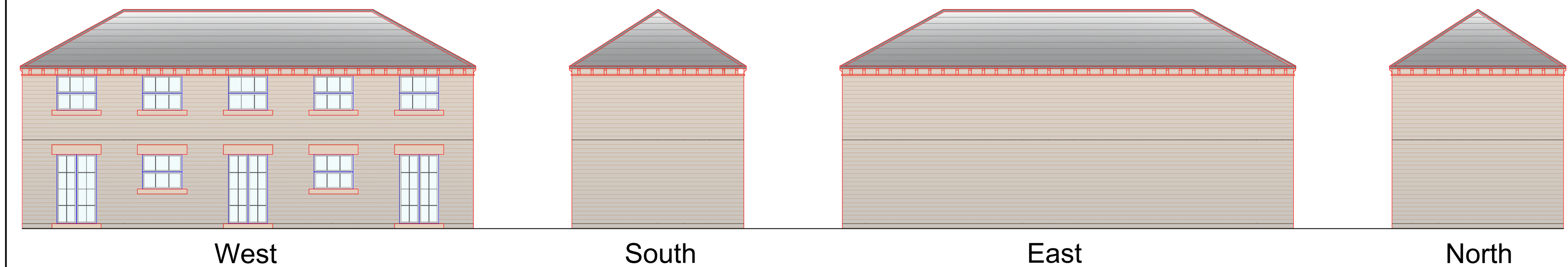


Temporary tree protection fencing, to BS 5837: 2012 specification, as detailed in Section A3.5 of the **Outline Arboricultural Method Statement (AMS)**.

Temporary ground protection, to BS 5837: 2012 specification, as detailed in **Section A3.7** of the **Outline AMS**



Proposed Coach House Elevations 1:100



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