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Project: 25_5837_11_49
Site: 11 Cumberland Ave, Huddersfield HD2 2JJ
Client: Mannan Iqbal

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Project Number:	25_5837_11_49
Report Type:	Tree Survey, Arboricultural Impact Assessment & Method Statement
Site Address:	11 Cumberland Ave, Huddersfield HD2 2JJ

Role:	Name:	Date:
Instructing Party	Mannan Iqbal	21/10/2025
Customer	Mannan Iqbal	24/11/2025
Surveyor	Alexander Barnes - BSc Arb, MArborA	24/11/2025
Consultant	Alexander Barnes - BSc Arb, MArborA	10/02/2026

Revision History		
Date:	Version number:	Summary of changes:
10/02/2026	1.0	First Review (Internal)
10/02/2026	1.0	First Issue

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

☐ - reporting complete - send to your Local Planning Authority
☐ - on planning award contact us with your decision notice

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

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Photographic Plates.

Aerial image plate showing the rear garden of the plot. (ROAVR, 2025)

Photographic plate showing T1 & T2. (ROAVR, 2025)

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Photographic plate showing the existing access to the rear garden (left) and T7, T10 & T11 (right). (ROAVR, 2025)

Photographic plate showing the extent of mature tree cover on site with T6 (front right) and T7 (front left) and T10 to T20 in the background. (ROAVR, 2025)

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Photographic plate showing major bark wounding at the base to roughly two metres above ground level on the west side of T16. (ROAVR, 2025)

Photographic plate showing offsite trees T21 & T22 and the proposed dropped kerb and vehicle crossover location. (ROAVR, 2025)

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2. Site Conditions & Site Surroundings

2.1 The site is situated in Huddersfield in the Kirklees Council control area. The site is located on the north side of the town and has a suburban feel.

2.2 The site is home to a detached residential dwelling with associated hard and soft landscape.

2.3 The wider locality is predominantly residential dwellings. The site is accessed via a private driveway just off the adjacent public access road.

2.4 A desktop assessment has highlighted that site is not located within a Conservation Area but that there is an area tree preservation order in place on all the trees within the rear garden of 11 Cumberland Ave, reference number HU4/71/a1.

2.5 All desktop assessment data was cross checked and validated on the 09/02/2026 using the web portal provided by the local planning authority.

https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Tree%20Preservation%20Orders%20(Public)&lang=en-gb

Image plate showing the desktop analysis results of the surveyed plot. (Kirklees Council, 2026)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

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2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

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3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using Topographical Survey (AutoCAD) base plan. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

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4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

The surveyed tree population comprises a diverse mix of species, primarily dominated by early-mature to mature Sycamore and Beech, which together establish a significant collective canopy and high-level visual amenity. These specimens are supplemented by formal Cherry Laurel hedging and Norway Maple street trees, which further integrate the site into the wider landscape character. The overall quality of the tree stock is high, as evidenced by several prominent Category A specimens, such as the Beech T1 and T6, which are of significant arboricultural value and possess an estimated remaining life expectancy exceeding forty years.

A substantial number of moderate-quality Category B trees also contribute to the site's structural landscape, providing mid-term screening and environmental benefits with a minimum useful life expectancy of twenty years. While the majority of trees appear in a fair to good physiological condition, specific structural defects have been identified in certain individuals, including basal cavities, fungal fruiting bodies, and major deadwood. These issues, particularly the loose decayed wood and hollow sounds noted at the base of T16, necessitate targeted management or further specialist decay investigations to ensure long-term safety and viability. Because all on-site trees are protected by an Area Tree Preservation Order, the entire population represents a major statutory constraint that requires a precautionary approach to design and protection to maintain the current levels of canopy cover and amenity value.

4.2 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
03 - Site Plan Visibility Splay_Rev C.pdf	30/01/2026	10/02/2026

4.2.1 It is proposed to erect a rear garden outbuilding to be used as motorbike storage with associated parking turning circle and new access driveway.

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4.3 Direct Impacts: Proposed Removals and Pruning

The development seeks to prioritise the retention of the high-quality tree stock protected by an Area Tree Preservation Order. No tree removals are proposed to facilitate the primary construction.

- Pruning and Access: The access point to the rear garden utilises an existing gateway located in a natural gap between H3 and H4, which ensures the development minimises impact on the formal hedging and avoids the need for structural removals in these areas.

4.4 Above-Ground Constraints and Outbuilding Construction

The proposed outbuilding results in a minor encroachment into the Root Protection Area (RPA) of T1, a high-quality Category A1 Beech.

- Foundation Design: To maintain soil availability and protect the high amenity value of T1, the outbuilding must be constructed using a low-impact foundation system, such as ground screws.
- Preserving Soil Environment: This specialised engineering approach ensures the structure sits above the existing ground level, which facilitates continued air and water movement to the soil below and provides essential rooting space for the tree as it matures further.

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4.5 Below-Ground Constraints: Incursions and Specialised Construction

Several elements of the proposal require construction within the RPAs of retained trees, necessitating specialised "no-dig" methodologies.

4.5.1 Rear Driveway and Parking Area (T1, T5, T6, T7)

The proposed driveway and parking area encroach into the RPAs of T5, T6, T7, and T1.

- No-Dig Methodology: To ensure the viability of these specimens, no excavation is permissible within these areas; the surfaces must be constructed using a no-dig, three-dimensional cellular confinement system.
- Installation Standards: The system must be laid directly onto the existing ground level to ensure the continued water permeability and gaseous exchange required for root function.

4.5.2 Vehicle Crossover (T21)

The proposed dropped kerb is located within the RPA of T21, an off-site Norway Maple situated within a soft landscape strip.

- Manual Excavation: Because the majority of T21's roots will be located within this strip, all excavations must be undertaken by hand using hand-held tools.
- Supervision and Build-up: All manual work must be conducted under arboricultural supervision, with the new vehicle crossover constructed using a permeable surface build-up to mitigate the impact of the minor level difference from the road.

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4.6 Demolition and Site Logistics

The proposal requires the demolition of an existing outdoor pergola to facilitate the proposed parking spaces.

- Manual Demolition: To avoid disturbance to the physical protection of T1, all demolition must be completed by hand.
- Arboricultural Supervision: Demolition operations must be conducted under the supervision of the project arboriculturist to prevent injurious contact or soil compaction within the RPA.

4.7 Summary of Protection Measures

A robust protection scheme is required throughout the development process to safeguard the TPO-protected stock.

- Phased Protection: Physical protection measures will be required during the demolition of the pergola; these must then be updated post-demolition to provide continued protection during the construction phase.
- Exclusion Zones: Protective fencing must be installed to create a Construction Exclusion Zone (CEZ) before any machinery is brought onto site or demolition commences.
- Working Methods: Specific working methods, including the use of ground screws and no-dig surfacing, are detailed within the appended Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

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5. Limitations

5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

5.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander N Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes

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Prepared by: Alexander Barnes
Checked by: Peter Haine

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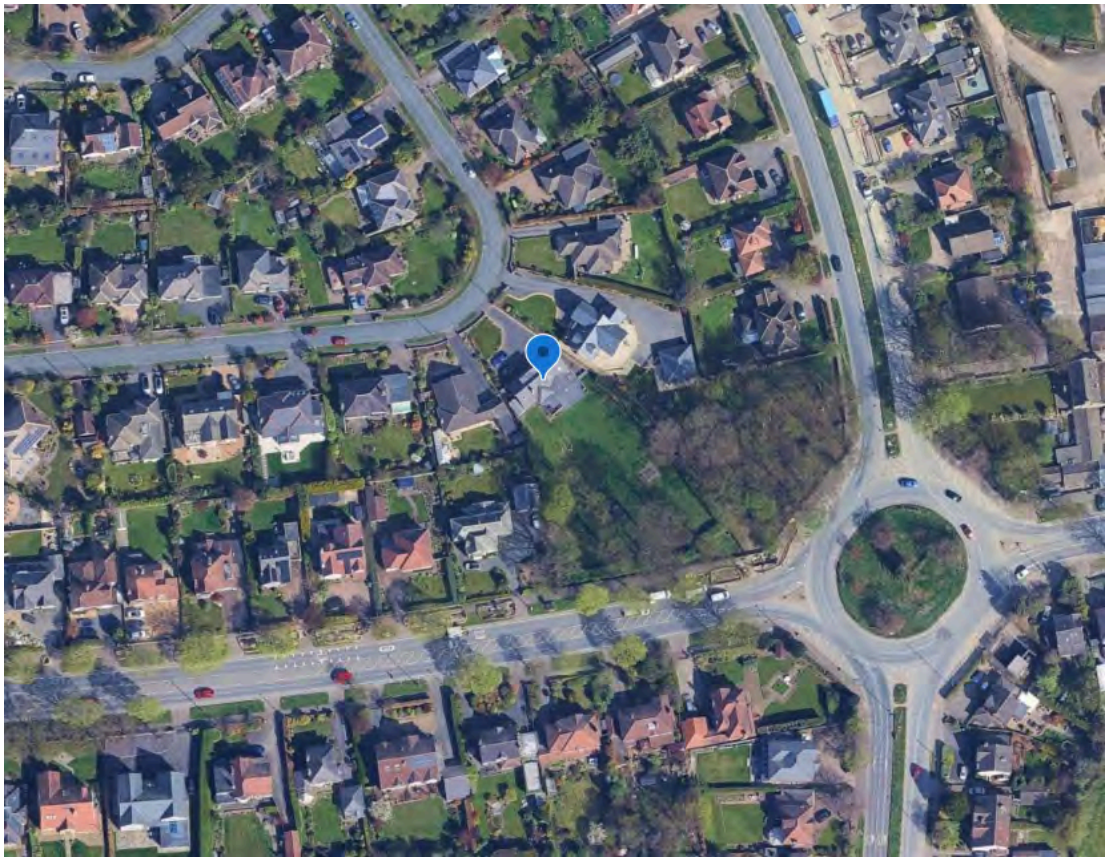
Appendix 1 – Site Location



(Google Earth, 2026)

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Appendix 2 – Arboricultural Data Tables

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Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Fagus sylvatica (Beech)	M	701	22(4)	4	7	4	5	Good	40+	Small cavity at base on South West side between buttresses with 2 young fresh unidentified fungal fruiting bodies inside,	None	None	8.41	A1
T2	Acer pseudoplatanus (Sycamore)	M	400	18(4)	1	4	1	4	Fair	20+	None	None	None	4.8	B1
H1	Prunus laurocerasus (Cherry Laurel)	SM	75	4(0)	0.5	0.5	0.5	0.5	Fair	20+	None	Formally planted laurel hedge.	None	0.9	B1
H2	Prunus laurocerasus (Cherry Laurel)	SM	75	4(0)	0.5	0.5	0.5	0.5	Fair	20+	None	Formally planted laurel hedge.	None	0.9	B1
H3	Prunus laurocerasus (Cherry Laurel)	SM	75	4(0)	0.5	0.5	0.5	0.5	Fair	20+	None	Formally planted laurel hedge.	None	0.9	B1
H4	Prunus laurocerasus (Cherry Laurel)	SM	75	4(0)	0.5	0.5	0.5	0.5	Fair	20+	None	Formally planted laurel hedge.	None	0.9	B1
T5	Acer pseudoplatanus (Sycamore)	M	545	18(4)	4	7	5	3	Fair	20+	None	None	None	6.54	B1
T6	Fagus sylvatica (Beech)	M	761	22(10)	6	5	7	4	Good	40+	Occluding stem wound at 0.5 metres from ground level on the east side roughly 190mm in length and 20mm width. Small area of bark damage which is ocvluding on the North West Side 1 metre above ground level 55mm length and 20 mm width.	None	None	9.13	A1
T7	Acer pseudoplatanus (Sycamore)	M	567	17(4)	1	4	8	3	Fair	20+	None	Adjacent to existing rear site entrance.	None	6.8	B1
T8	Ulmus procera (English Elm)	M	505	12(2)	1	2	6	5	Fair	20+	None	Ivy on tree. Unable to inspect stem due to Ivy.	None	6.06	B1
T9	Acer pseudoplatanus (Sycamore)	M	550	18(6)	4	4	7	4	Fair	20+	None	None	None	6.6	B1
T10	Acer pseudoplatanus (Sycamore)	M	674	20(2)	1	6	9	2	Fair	20+	Major deadwood in crown. Majority of the canopy is located and weighted on the south side of the tree towards the public acces road.	None	Reduce lateral spread by 3 metres on the south side only and remove deadwood.	8.09	B1
T11	Acer pseudoplatanus (Sycamore)	M	617	20(2)	1	6	9	2	Fair	20+	Large deadwood limb over handing the rear garden area above H4.	None	Remove dead limb.	7.4	B1
T12	Acer pseudoplatanus (Sycamore)	M	532	20(3)	4	4	4	4	Fair	20+	None	None	None	6.38	B1
T13	Acer pseudoplatanus (Sycamore)	M	405	20(3)	3	1	3	4	Fair	20+	None	None	None	4.86	B1
T14	Acer pseudoplatanus (Sycamore)	M	450	20(2)	4	2	3	4	Fair	20+	None	None	None	5.4	B1
T15	Acer pseudoplatanus (Sycamore)	M	528	20(2)	3	4	3	5	Fair	20+	None	None	None	6.34	B1

T16	Acer pseudoplatanus (Sycamore)	M	606	20(6)	4	3	3	6	Fair	10+	Cavity at ground level on the south east side 70mm length 20 mm width and roughly 45mm depth. Investigations with a probe and mallet show that the exposed wood inside is very loose with hollow sounding mallet sounds around the cavity at ground level on the south and west side. Major bark wounding on the West side on the stem to 2.5 metres above ground level.	None	Further investigation with decay section equipment recommended due to surrounding targets on the dwelling and neighbouring property.	7.27	C1
T17	Aesculus hippocastanum (Horse Chestnut)	M	780	18(2)	5	3	5	6	Fair	20+	None	None	None	9.36	B1
T18	Fagus sylvatica (Beech)	M	520	20(8)	3	2	4	6	Fair	20+	Cavity between buttress at ground level on the south east side. Small occluding wound at 0.5 metres above ground level on the south east side. Small occluding tear out wound at 3 metres. Tear wound on the south west side at 4.5 metres roughly120mm length and 50mm width with crack in the middle. Depth of crack unknown.	None	Climbing inspection to inspect tear wound at 4.5 metres with decay detection at 4.5 metres recommended.	6.24	B1
T19	Acer pseudoplatanus (Sycamore)	SM	290	10(2)	3	2	3	2	Fair	10+	None	None	None	3.48	C1
T20	Acer pseudoplatanus (Sycamore)	M	874	20(2)	5	5	7	6	Good	40+	Small cavity between buttresses on East Side.	None	None	10.49	A1
T21	Acer platanoides (Norway Maple)	M	440	11(2)	3	5	4	3	Fair	20+	Offsite Street tree.	None	None	5.28	B1
T22	Acer platanoides (Norway Maple)	M	466	11(2)	3	4	5	6	Fair	20+	Offsite Street tree.	None	None	5.59	B1
T23	Acer platanoides (Norway Maple)	M	403	11(2)	4	4	5	5	Fair	20+	Offsite Street tree.	None	None	4.84	B1
H5	Chamaecyparis nootkatensis (Nootka Cypress)	Y	60	2(0)	0.5	0.5	0.5	0.5	Fair	20+	None	None	None	0.72	C1
H24	Chamaecyparis nootkatensis (Nootka Cypress)	SM	75	2(0)	0.5	0.5	0.5	0.5	Fair	20+	None	None	None	0.9	C1

Appendix 3 – Arboricultural Plans

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General 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.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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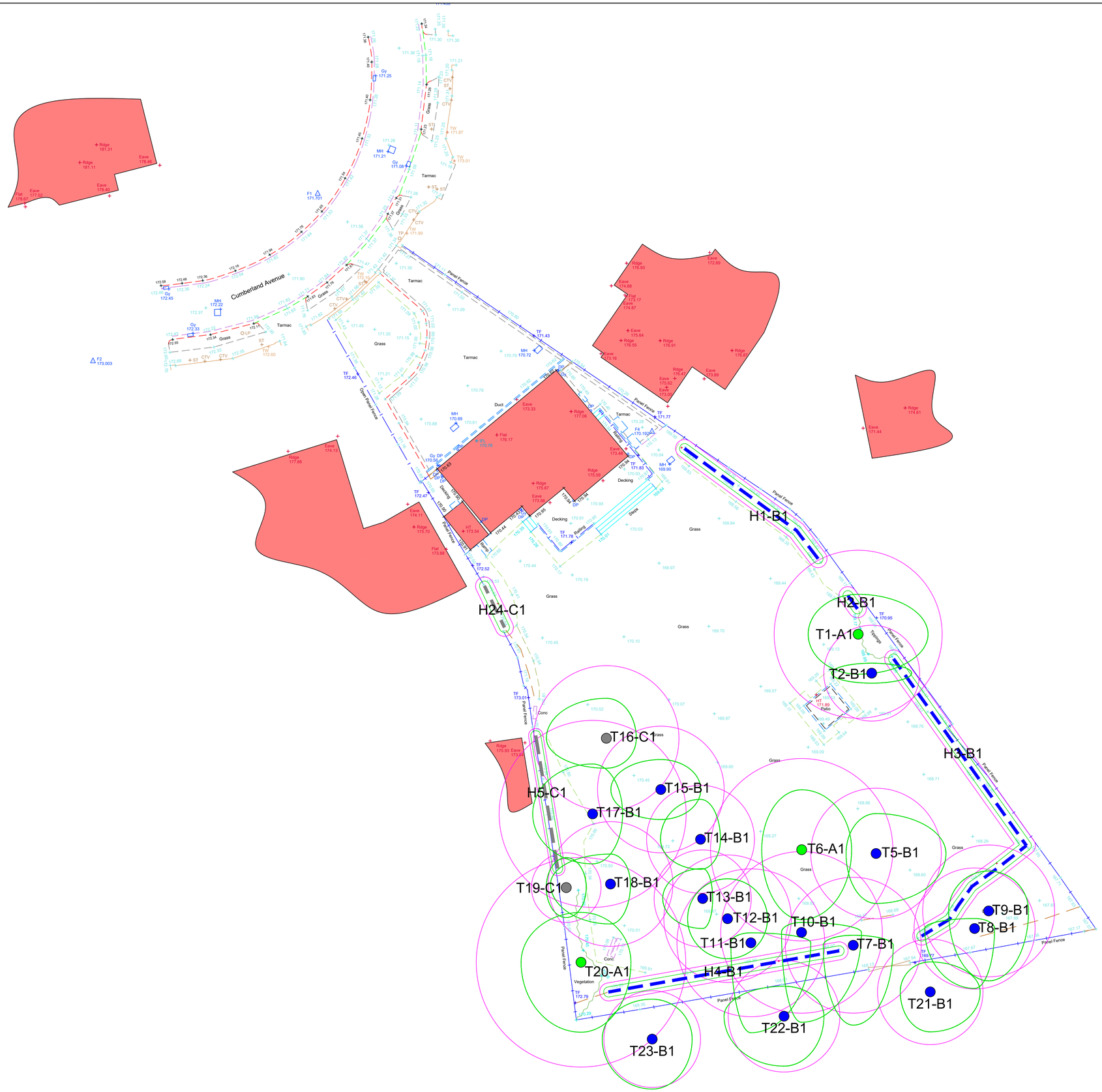

Key

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

T1-B

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.

BS 5837:2012 Root Protection Area

N

1:200
0 8m

Drawing Title
Tree Constraints Plan

Client
Mannan Iqbal

Site/Project
11 Cumberland Ave,
Huddersfield HD2 2JJ

Scale/Sheet	Date		
1:200 @ A1	25/11/2025		
Drawing No	**Rev**	**Drawn By**	**Chked By**
25_5837_11_49	1	PH	MH

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General 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.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Cumberland Avenue

H1-B1
H2-B1
H3-B1
H4-B1
H5-C1
H24-C1
T1-A1
T2-B1
T5-B1
T6-A1
T7-B1
T8-B1
T9-B1
T10-B1
T11-B1
T12-B1
T13-B1
T14-B1
T15-B1
T16-C1
T17-B1
T18-B1
T19-C1
T20-A1
T21-B1
T22-B1
T23-B1

168.6m

Crossing Point

420320N
420300N
420280N
420260N
420300
420275
414800E
414820E
414840E
414860E
414880E
414900E

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.

BS 5837:2012 Root Protection Area

N

1:200
0 8m

Drawing Title	**Tree Assessment Plan**
Client	Mannan Iqbal
Site/Project	11 Cumberland Ave, Huddersfield HD2 2JJ
Scale/Sheet	1:200 @ A1
Date	06/02/2026
Drawing No	25_5837_11_49
Rev	2
Drawn By	PH
Chked By	MH

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Arboricultural method statement

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7. Contingency Measures
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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Method Statement [Introduction and Overview]

This Arboricultural Method Statement (AMS) details the protective measures and working methodologies required to safeguard retained trees at 11 Cumberland Avenue during the proposed development. The following procedures are mandatory to ensure compliance with BS 5837:2012 and the statutory requirements of the Area Tree Preservation Order.

2. Sequence of Operations

To ensure the protection of the existing tree stock, particularly the high-value Beech T1 and Sycamore T20, the following sequence of works must be strictly adhered to:

1. Pre-commencement Site Meeting: Project arboriculturist, site manager, and relevant contractors to review this AMS and the Tree Protection Plan (TPP).
2. Phase 1 Tree Protection: Installation of protective fencing and ground protection to safeguard the Root Protection Areas (RPAs) during demolition.
3. Supervised Demolition: Manual removal of the existing pergola within the RPA of T1.
4. Phase 2 Protection Update: Relocation or reinforcement of protective barriers following demolition to facilitate construction access while maintaining exclusion zones.
5. Construction Phase: Installation of no-dig surfacing for the driveway/parking and low-impact foundations for the outbuilding.
6. Site Monitoring: Auditable arboricultural supervision throughout all sensitive operations.

3. Phase 1: Demolition of Pergola

The removal of the existing pergola must be completed as a standalone phase prior to any construction activity. Dedicated protection measures are required during this phase to prevent contact with T1 & T2.

- Manual Demolition: All structures within the RPA of T1 must be dismantled manually using hand-held tools.
- Arboricultural Supervision: A project arboriculturist must be present during demolition within the RPA to ensure no soil compaction or root damage occurs.
- Exclusion: No heavy machinery, including mini-diggers, may enter the RPA of any trees during this phase.

4. Phase 2: Construction Protection

4.1 Following the successful manual demolition of the existing pergola, site protection measures must be updated and verified by the project arboriculturist to facilitate the main construction phase. Protective fencing will be installed around the Root Protection Areas (RPAs) of all retained trees and groups prior to any site activity, including demolition, delivery of materials or groundworks.

- Fencing shall be specified as per Figure 2 of BS5837:2012 (weldmesh panels on a scaffold frame).
- Fencing shall remain in place and be intact for the full duration of the works.
- The fenced area is to be treated as a Construction Exclusion Zone (CEZ). No access, storage, or ground disturbance is permitted within the CEZ.
- Off-site Tree Protection: Off-site street trees T21 & T22 must be protected using plywood stem boxes to prevent physical bark damage during the installation of the vehicle crossover.

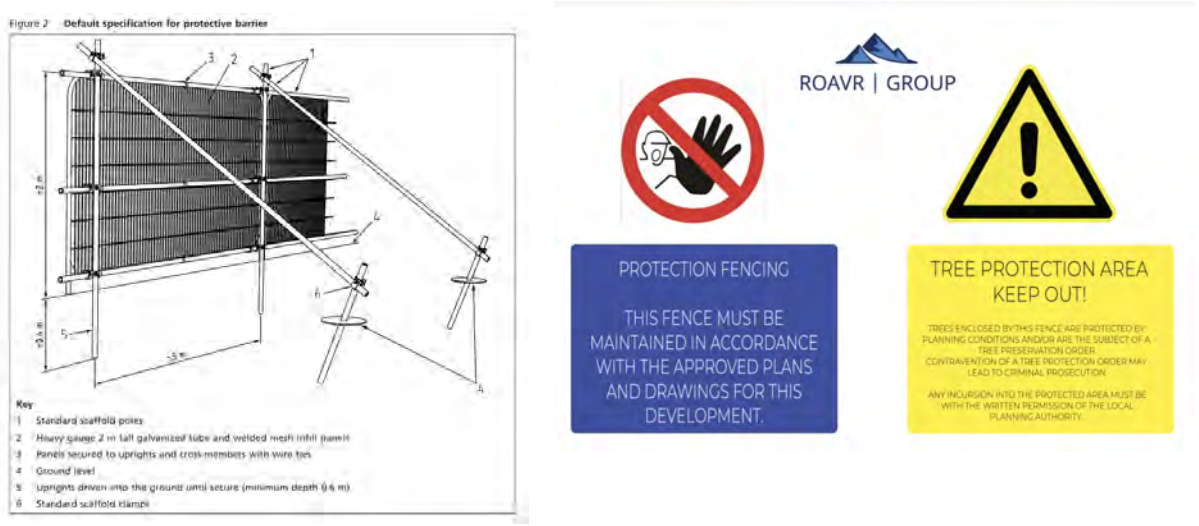

Image plates showing tree protection fencing and signage.

4.2 Ground Protection and Access

Where access within the RPA is unavoidable temporary ground protection shall be installed:

- Ground protection must be capable of supporting construction traffic without deformation.
- It must comprise of a three-layer system: a geotextile membrane, a compressible layer (e.g. woodchip), and track matting or ground reinforcement panels.
- Soft Landscape Strip (T21, T22, T23): Ground protection measures must be installed within the soft landscape strip occupied by off-site trees T21, T22, and T23 to safeguard the rooting environment during the construction of the dropped kerb.

Image plate showing synthetic ground protection boards

5. Specialised Construction Methodologies

5.1 No-Dig Driveway and Parking (T1, T5, T6, T7)

The driveway and parking areas must be constructed using a "no-dig" methodology to preserve the underlying soil structure and root systems.

- Installation Phasing: The permeable cellular confinement system must be installed as the first component of the construction phase.
- Site Logistics: This sequence is mandatory as the delivery of materials for the outbuilding must be routed through the rear access point, given that lateral space adjacent to the existing dwelling is insufficient.
- Ground Protection: Once installed, this system will serve as a permanent ground protection measure to facilitate the delivery of materials while preventing soil compaction within the RPAs of retained trees.
- Containment and Exclusion: During the delivery and construction phase, the route must be flanked on both sides by braced scaffold fencing, as illustrated on the Tree Protection Plan, to ensure all vehicular movements are restricted to the protected surface.
- Surface Preparation: Existing vegetation and turf only may be removed carefully using hand-held tools only.
- Cellular Confinement: A three-dimensional cellular confinement system must be laid directly onto the existing ground level without any soil stripping or excavation.
- Infill and Finishing: The system must be infilled with no-fines aggregate to ensure continued water permeability and gaseous exchange for the underlying root systems.

5.2 Outbuilding Foundations (T1)

To safeguard the high amenity value of the Category A Beech T1, the outbuilding must use a low-impact foundation system.

- Ground Screws: Foundations must consist of ground screws or similar piles to elevate the structure above the existing ground level.
- Soil Environment: This ensures that air and water movement to the soil below remains unimpaired, maintaining a viable rooting environment.

5.3 Manual Excavation for Vehicle Crossover (T21)

Excavations for the dropped kerb within the RPA of the off-site tree T21 must be carefully managed.

- Hand Digging: All soil removal within this RPA must be undertaken manually using hand-held tools.
- Root Care: Any roots encountered must be protected from desiccation. Roots smaller than 25mm may be pruned cleanly with bypass secateurs.

6. Arboricultural Monitoring and Supervision

As per the requirements for an auditable system of site monitoring, the following schedule of supervision and compliance is mandatory. All site visits and monthly checks must be recorded in a formal log and made available to the Local Planning Authority upon request.

Stage of Development	Activity Subject to Supervision	Purpose of Supervision
Pre-commencement	*Site meeting and Phase 1 protection installation*	*To ensure all Phase 1 barriers are correctly positioned and fit for purpose before demolition begins.*
Demolition (Phase 1)	*Manual removal of pergola within the RPA of T1*	*To prevent contact with the stem of T1 and ensure the underlying soil structure remains uncompacted.*
Post-Demolition	*Verification of Phase 2 protection measures*	*To confirm that barriers have been updated to reflect the construction phase requirements and CEZs are secure.*
Construction (Phase 2)	*Manual excavation for the T21 vehicle crossover*	*To supervise the careful exposure of roots and ensure any pruning is conducted to BS 3998 standards.*
Construction (Phase 2)	*Installation of no-dig cellular confinement systems*	*To ensure the "rolling out" technique is used and no excavation or soil skimming occurs within protected RPAs.*
Monthly Compliance	*General Site Monitoring Visit*	*To audit the integrity of all fencing, ground protection, and compliance with the AMS during active construction*

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IV2 3BL
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T: 01463 667302

SITE SUPERVISION FORM - ARBORICULTURAL CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	

Tree Protection Fencing.

Comments/Actions:

Ground Protection.

Comments/Actions:

Additional Comments.

Remarks:

I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.

Signed:	Dated:
Name:	Company:

Example Arboricultural Clerk Of Works (ACoW) Sheet

7. Contingency Measures

In the event of an unforeseen incident or a breach in tree protection protocols, the following contingency steps must be implemented immediately:

- Reporting of Incidents: If protective fencing is damaged, or if unauthorised access or spillages occur within a Construction Exclusion Zone, the site manager must notify the project arboriculturist within 24 hours.
- Root Exposure: Should significant roots (greater than 25 mm in diameter) be accidentally exposed or damaged, they must be immediately covered with damp hessian or topsoil to prevent desiccation until the project arboriculturist can assess the damage.
- Chemical Spillages: Any accidental discharge of fuel, oil, or wet concrete leachate within an RPA must be treated as an emergency; the contaminated soil must be removed manually under arboricultural supervision to prevent toxic uptake by the root system.
- Emergency Tree Work: If a tree is damaged during construction to the extent that it poses an imminent hazard, the Local Planning Authority must be contacted immediately, as the trees are subject to an Area Tree Preservation Order.

8. Conclusion

The proposed development at 11 Cumberland Avenue seeks to harmonise with a high-quality tree population protected by an Area Tree Preservation Order. By utilising specialised engineering solutions, including low-impact ground screw foundations for the outbuilding and no-dig cellular confinement systems for the driveway, the scheme avoids the need for tree removal and preserves the long-term viability of the site's high-amenity Beech and Sycamore specimens.

Strict adherence to the phased protection measures and the supervised demolition of the existing pergola is essential to prevent soil compaction and root damage. Provided that the methodologies detailed in this Arboricultural Method Statement are implemented in full and under professional supervision, the development can be completed without significant adverse impact on the local character or the health of the protected tree stock.

9. Limitations

9.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

9.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

9.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

9.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

9.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

9.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

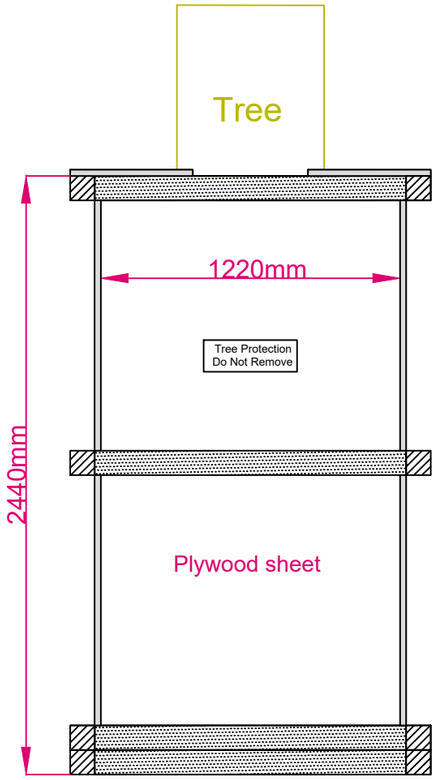
Mr. Alexander N Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes

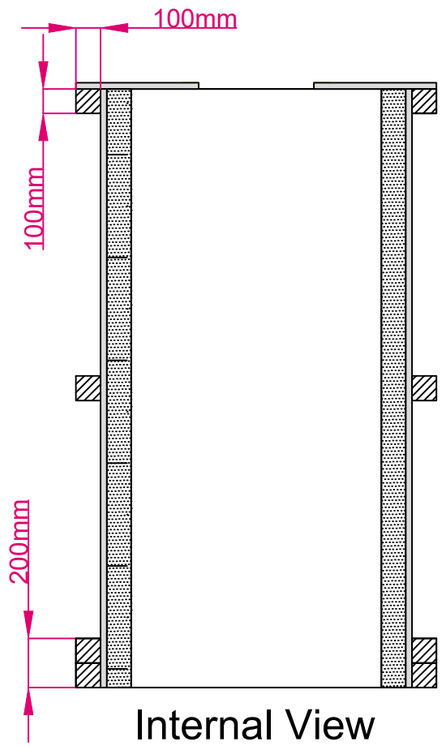
ROAVR | GROUP

Prepared by: Alexander Barnes
Checked by: Peter Haine

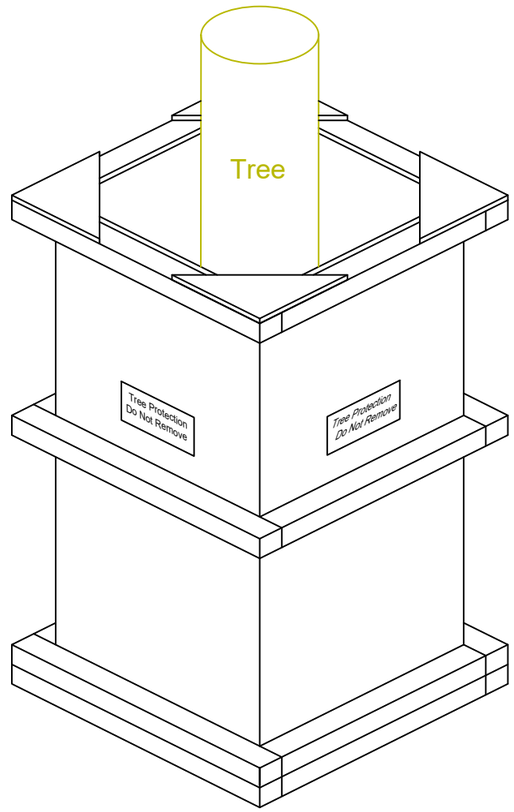
Appendix 1 – Tree Protection Box

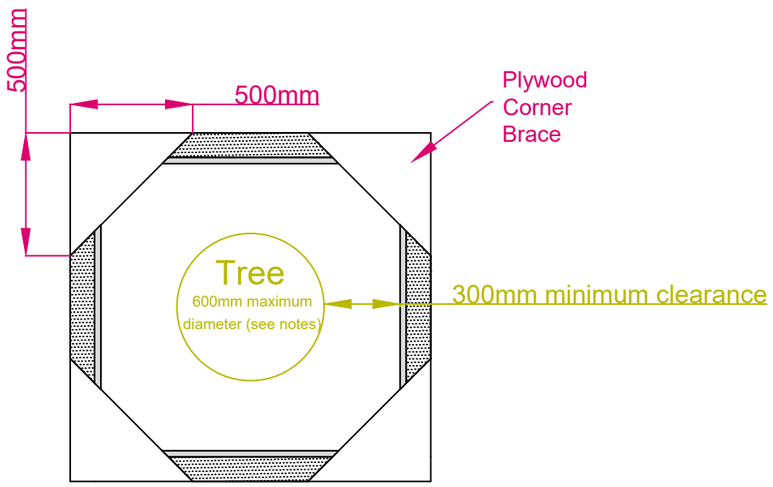


External View

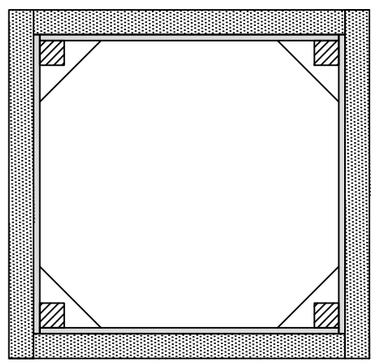


Internal View





Top View



Bottom View

Notes:

Constructed using 25mm (or greater thickness) external plywood and 100x100mm (or greater) timber. Fixings to consist of screws, bolts or nails.

This drawings box dimensions are based on tree diameters up to 600mm diameter (measured at stem base to include any buttress roots). For larger diameters increase construction dimensions accordingly to maintain clearance of 300mm around tree base. For example a box width of 1800mm accomodates trees up to 1200mm diameter and a box width of 2440mm accomodates tree diameters up to 1840mm.

In no event must the construction be in contact with, or be fixed too, any part of the tree.

If top conflicts with branches then reduce height accordingly.

"Tree Protection - Do Not remove" or similar signs to be fixed to each side.

Finished construction to be surrounded on all sides by robust barrier such as tight fitting railway sleepers, concrete blocks, water filled bollards etc.

Client

Project

Drawing Title
Tree Protection Box

Scale	Date	DB	CB
1:25@A3	Feb 2017	CS	CS

Drawing Number

Rev
1

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Appendix 2 - Tree Protection Plans

General 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.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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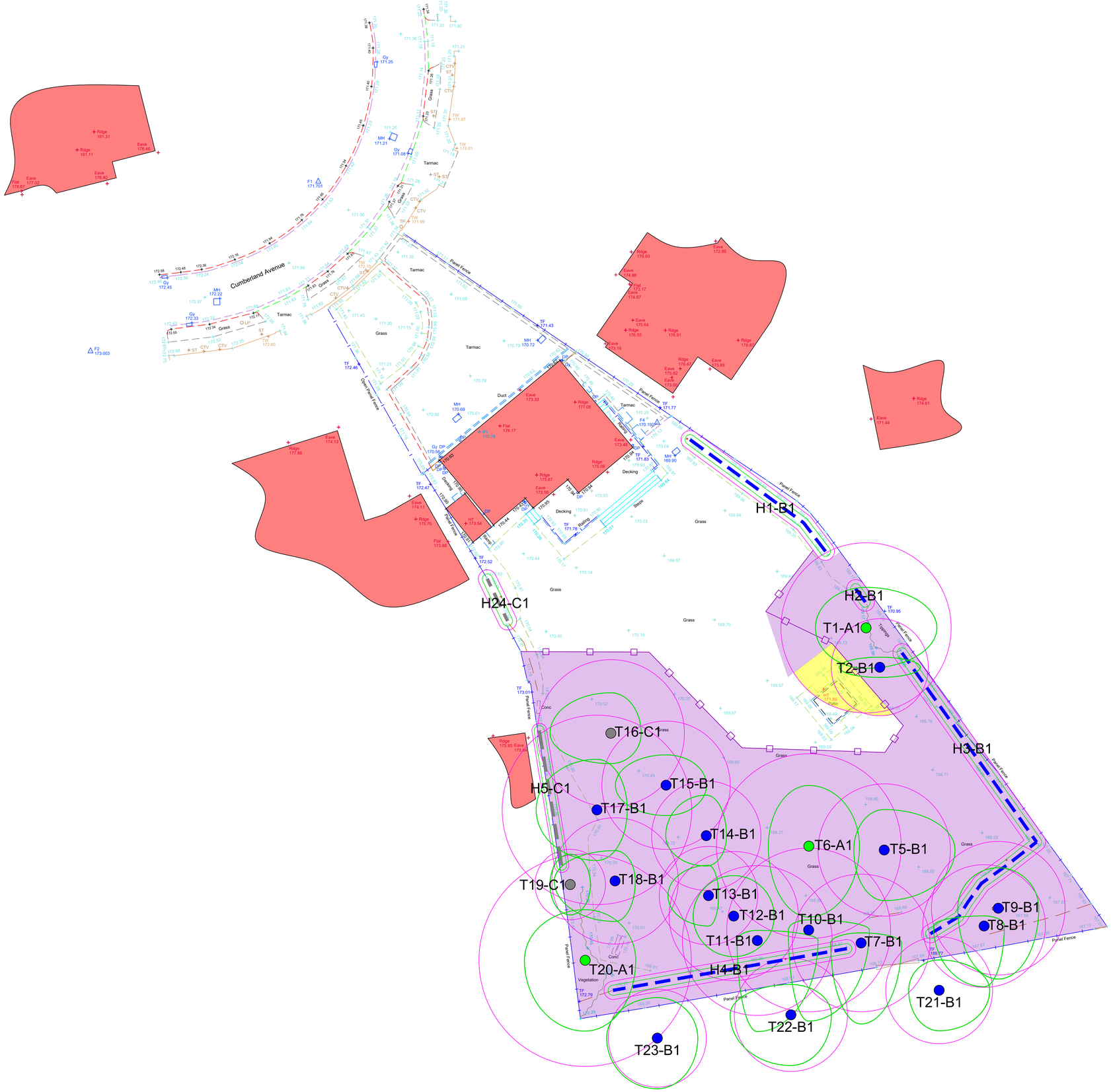

Key

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

T1-B

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.

BS 5837:2012 Root Protection Area

Tree Protective Fencing

Construction Exclusion Zone

Tree Protective Box

Ground Protection/ Restricted Activity Zone

N

1:200
0 8m

Drawing Title
Tree Protection Plan _ DEMO

Client
Mannan Iqbal

Site/Project
11 Cumberland Ave,
Huddersfield HD2 2JJ

Scale/Sheet	Date		
1:200 @ A1	10/02/2026		
Drawing No	**Rev**	**Drawn By**	**Chked By**
25_5837_11_49	1	PH	MH

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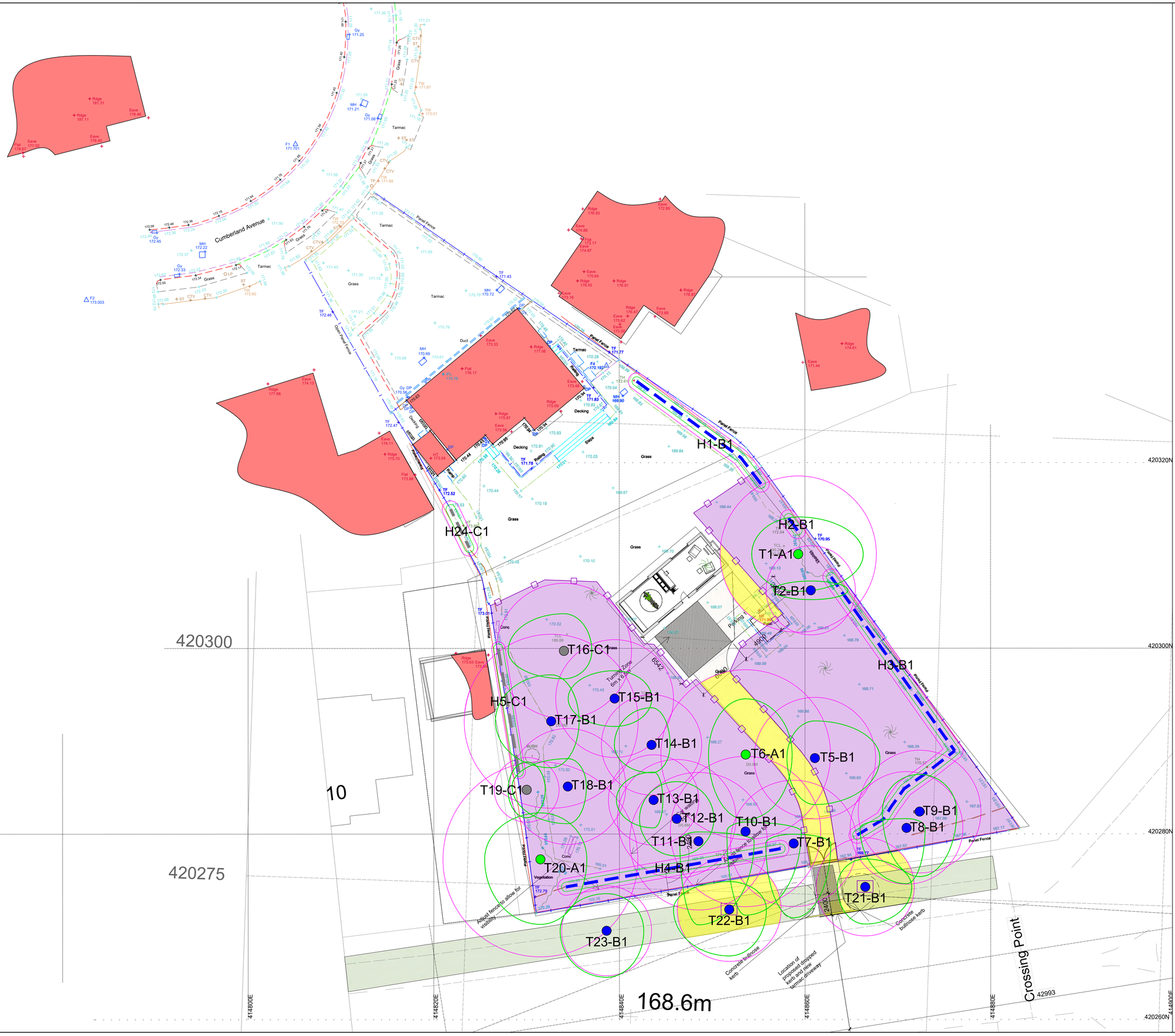

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Ground Protection/ Restricted Activity Zone

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1:200
0 8m

Drawing Title	**Tree Protection Plan**
Client	Mannan Iqbal
Site/Project	11 Cumberland Ave, Huddersfield HD2 2JJ
Scale/Sheet	1:200 @ A1
Date	11/02/2026
Drawing No	25_5837_11_49
Rev	2
Drawn By	PH
Chked By	MH

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