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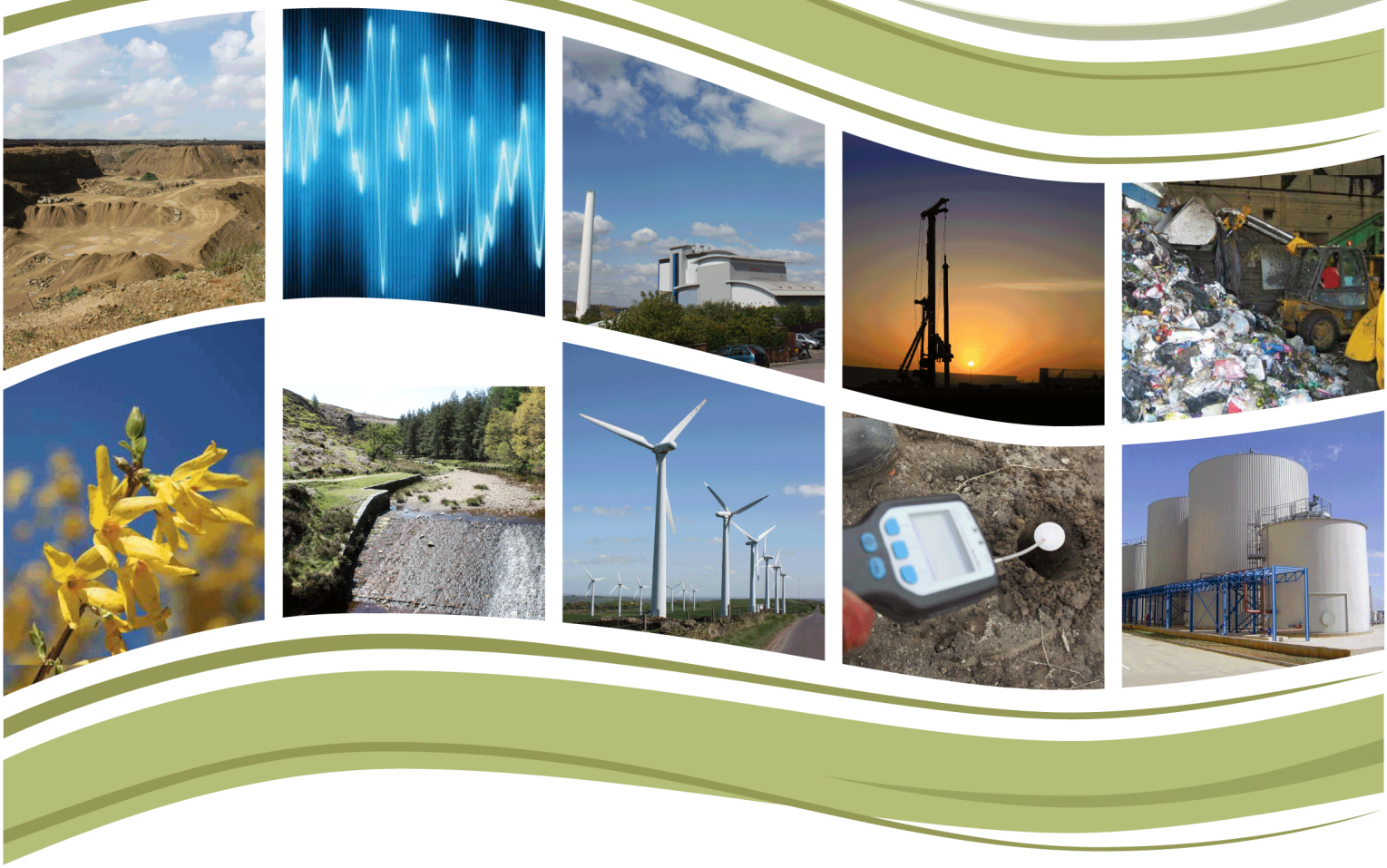

BS 5837:2012 Arboricultural Impact Assessment

Marden Island
for:

CS District Ltd.

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'Experience and expertise working in union'

enzygo.com

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BS 5837:2012 Arboricultural Impact Assessment

Project:	Marsden Island
For:	CS District Ltd.
Status:	P01- Preliminary
Date:	September 2025
Author:	Verena Meyer Dipl.Ing. CMLI MArborA – Principal Arboriculturist
Reviewer:	Graham Bailey BSC, DIP,CMLI – Associate Director Landscape

Contents

1.0 Non-Technical Summary

1.1 Arboricultural Survey

1.1.1 The site is the former Cellars Clough Wood Mill north of Marsden and comprises an access road from Manchester Road in the East, an existing bridge over the River Colne, bare ground and hard standing associated with the former wool mill and the Huddersfield Narrow Canal along the site's northern boundary. Dense woodland lines the access road, and trees and tree groups are scattered along the site boundaries.

1.1.2 A tree survey in accordance with BS 5837:2012 was carried out by Enzygo Ltd. in June 2025, recording 47 trees and 23 tree groups, which are predominantly native, semi-mature to mature and of low to moderate landscape value, with three trees highlighted as having high value. A small number of trees along the northerneastern boundary are protected by Kirklees Council Tree Preservation Order.

1.2 Development Proposals

1.2.1 The Client proposes the development of 75 terraced residential units across the site, with access via an existing track off Manchester Road in the South, car parking along the southern boundary, new landscaping across the site including public amenity spaces in the West and pedestrian access points from both the canal towpath in the North and an existing footbridge over the river in the South.

1.3 Arboricultural Impact Assessment

1.3.1 The development including the site-set-up and all construction operations will require the removal of three low value trees and 636m² of low value tree groups which is expected to have a low impact on the site and the local landscape, with a moderate impact expected on the view from the footbridge crossing the river to the South and along a short section of canal towpath in the North.

1.3.2 Unless adequate protective measures are provided to *BS 5837 (2012) Trees in relation to design, demolition and construction* and in accordance with this report, operations linked to the development may have an adverse indirect effect on retained trees on site.

2.0 Objectives

2.1 Introduction

2.1.1 Enzygo Limited [Enzygo] have been commissioned by CS District Ltd. ['the Applicant'] to prepare an Arboricultural Impact Assessment in accordance with *BS 5837:2012 Trees in relation to design, demolition and construction* for the former Cellars Clough Wood Mill site off Manchester Road in Marsden, Huddersfield HD7 6LY in support of a planning application for a residential development on the site

2.1.2 This report is a validation requirement for planning applications submitted to Kirklees Council.

2.1.3 This report should assist both the client, their design team and decision makers in understanding the impact of the development proposals both on trees on and in close proximity to the site and subsequent effects on the wider landscape.

2.2 Structure of the Report

2.2.1 This report presents site-specific information as follows:

- Chapter 2.0 provides a brief description of the site and its location as well as a summary of the existing tree survey information on which this report is based. It also provides a brief description of the development proposals.
- Chapter 3.0 details the direct and indirect impact the proposals are expected to have on existing trees (Arboricultural Impact Assessment, AIA)
- Chapter 4.0 aims to give an overview of physical protective measures which are likely to be required to fully and adequately protect all retained trees on and around the site. These are site-specific where possible but may be generic where detailed design elements are still to be developed.

2.2.2 Supportive of the Arboricultural Impact Assessment (AIA) is Appendix 1 – Tree Impacts Plan.

2.2.3 The methodology underlying the Arboricultural Impact Assessment and Arboricultural Method Statement is described in Appendix 2 – Methodology.

2.3 Site Overview

2.3.1 The site is located approximately 1.2km northeast of Marsden, 2.5km southwest of Slaithwaite, and approximately 9.7km southwest of Huddersfield in a rural location. The site falls within the Kirklees District of West Yorkshire. It sits within a landscape that's defined by an undulating patchwork of arable fields and woodland which is dissected by the River Colne, the Huddersfield Narrow Canal, a small number of reservoirs and Manchester Road.

2.3.2 The application boundary for the site is approximately 14,900m² [1.49 hectares]. It is broadly split into the access road from Manchester Road and through dense woodland in the South and the demolished mill site between the Rover Colne and the Huddersfield Narrow Canal in the North.

2.3.3 The main (northern) part of the site is comprised of an area of vacant or derelict land covered with grassland with intermittent patches of concrete and rubble from demolished buildings. It is connected to the access road via an existing bridge over the River Colne. From here, as well as from the canal towpath in the North, views into the site are open.

2.4 Arboricultural Survey

2.4.1 An Arboricultural Survey in accordance with BS 5837:2012 was carried out by Enzygo Ltd. in June 2025, recording 70 trees and tree groups, which are predominantly native, semi-mature to mature and of low to moderate landscape value, with three trees highlighted as having high value. A small number of trees along the northern boundary are protected by Kirklees Council Tree Preservation Order.

2.4.2 The report includes a full tree survey schedule which describes each tree in accordance with BS 5837:2012 clause 4.4.2.

2.5 Project Description

2.5.1 The Client proposes the development of 75 terraced residential units across the site, with access via the existing track of Manchester Road in the South, car parking along the southern boundary, new landscaping across the site including public amenity spaces in the West and pedestrian access points from both the canal towpath in the North and existing footbridge over the river in the South.

2.5.2 The site layout design underlying this assessment is the "*Ground Floor Site Plan*" produced by Citu Design (drawing ref. MI-CITU-P007 received 29th September 2025)

2.5.3 Further details regarding the proposed development can be found in the information submitted with the planning application.

3.0 Arboricultural Impact Assessment (AIA)

3.1 Summary of tree removal and impact on the site and local landscape

3.1.1 A total of three trees and 636m² of tree groups would require removal to facilitate all aspects of the development proposals, as detailed in Table 1 below.

Table 1 –Summary of proposed tree removal

No.	Cat	Reason for removal
T52 (goat willow)	C	Construction of car parking spaces on top of river wall along southern boundary
T54 (holly)	C	Construction of car parking spaces on top of river wall along southern boundary
G53 (rhododendron, alder, sycamore, holly, Hawthorn, hazel)	C	363m² (100%) removed to facilitate construction of car parking spaces on top of river wall along southern boundary
G57 (elder, ash, hawthorn)	C	110m² (57%) removed to facilitate construction of car parking spaces on top of river wall along southern boundary
G67 (elm,oak, holly, birch,sycamore)	C	163m² (100%) removed to facilitate construction of northwestern residential units incl. external amenity space
T70 (sycamore)	C	Level changes, new landscape and hard surfacing

3.1.2 The tree and group removal is limited, with the majority of vegetation on site and its boundaries retained for screening, ecological value and canopy cover. The extent of tree removal is expected to have a low impact on the site and the local landscape, with a moderate impact expected on the view from the footbridge crossing the river to the South and along a short section of canal towpath in the North.

3.2 Residual impact of development on retained trees

3.2.1 Unless adequate protective measures are provided to *BS 5837 (2012) Trees in relation to design, demolition and construction* and in accordance with this report:

- Construction operations near retained trees are likely to cause accidental damage of tree trunks and low hanging branches of all boundary trees, but especially of the legally protected trees in the northern tip of the site.
- Vehicle and plant movement during construction may further cause ground compaction which could lead to irreversible damage of tree roots and the rooting environment within the RPA of retained boundary trees.

  The construction of hard landscape within the RPA is likely to have an adverse effect on the rooting environment of retained trees. This applies to the TPO trees in the northern tip of the site as well as T055 and T056 along the southern boundary.
- Excavations for underground services may have an impact where they are proposed within the RPA of retained trees.

4.0 Draft Arboricultural Method Statement

4.1 Introduction

4.1.2 An Arboricultural Method Statement should be prepared, detailing all protective measures required to adequately protect all retained trees during site set-up and construction. This should be accompanied with an easy-to-read Tree Protection Plan which can be used to set up any protection measures on site.

4.1.3 This chapter aims to provide an overview of protective measures likely to be required to protect all retained trees from the residual impact identified in section 3.1.1 above.

4.1.4 Protective measures may include;

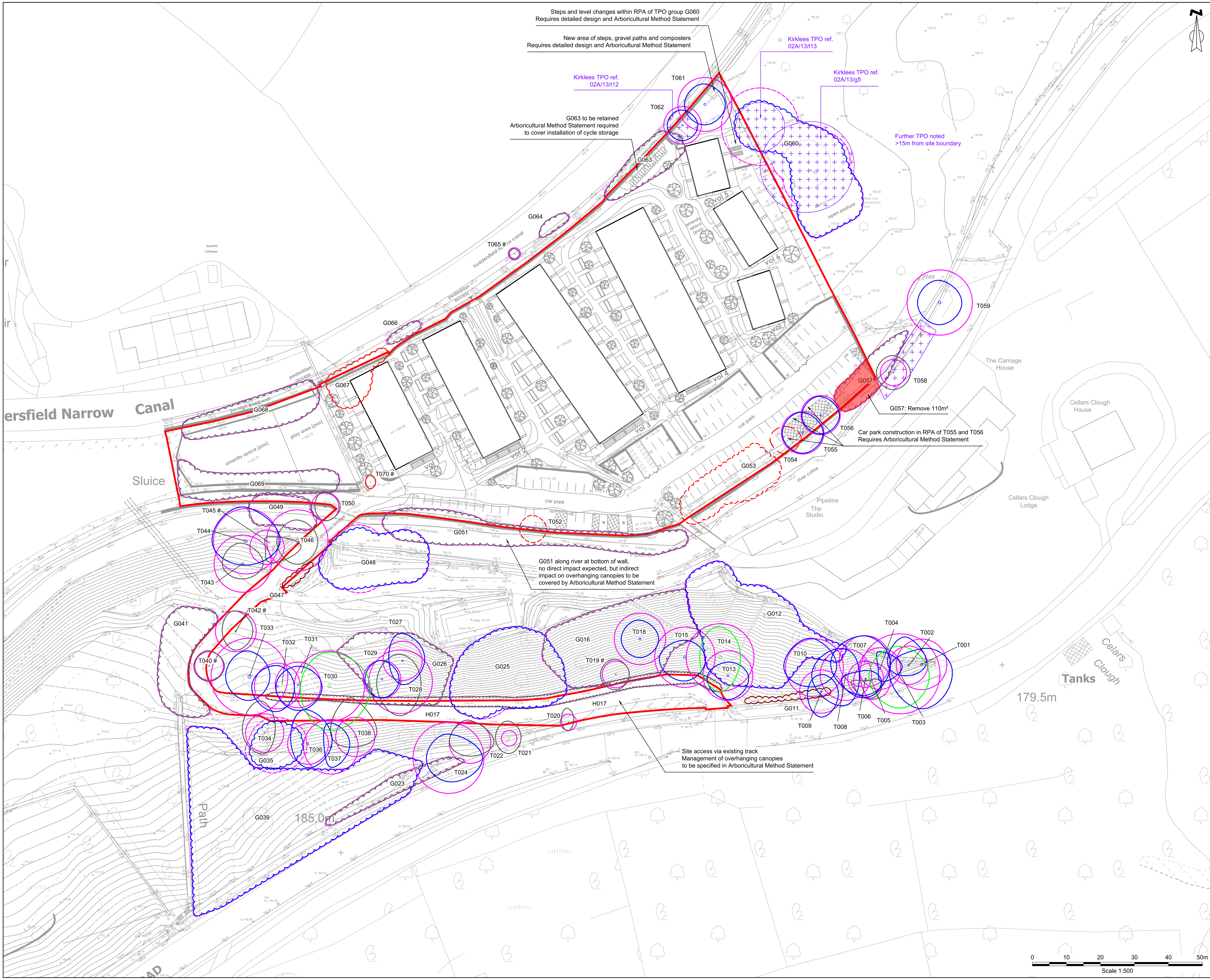
- access facilitation pruning to BS 3998 (2010);
- a protective barrier to the Default Specification as described in BS5837 (2012);
- temporary ground protection to BS5837 (2012);
- no dig construction methodologies for new hard surfacing to BS5837 (2012); and
- the sensitive design and installation of utilities, as per National Joint Utilities Group "*Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*" (NJUG Volume 4, 2007).

4.1.5 All site managers and site operatives should be aware of the potential impact of the works on retained trees and follow the protection methodologies specified in the Arboricultural Method Statement.

4.1.6 A schedule of arboricultural supervision should be agreed with the client. This should ensure any operations potentially affecting retained trees are carried out in accordance with the Arboricultural Method Statement and any noncompliance reported and rectified as soon as possible.

4.1.7 Where the effects of tree removal are significant, replacement tree planting should be specified by the Project Landscape Architect with a focus on native species and/or species already present on site and within the local area where appropriate.

5.0 Appendix 1 – Tree Impacts Plan



Steps and level changes within RPA of TPO group G060
Requires detailed design and Arboricultural Method Statement
New area of steps, gravel paths and composters
Requires detailed design and Arboricultural Method Statement
Kirklees TPO ref. 02A/13/t13
Kirklees TPO ref. 02A/13/g5
Kirklees TPO ref. 02A/13/t12
Further TPO noted >15m from site boundary
G063 to be retained
Arboricultural Method Statement required
to cover installation of cycle storage
G057: Remove 110m²
Car park construction in RPA of T055 and T056
Requires Arboricultural Method Statement
G051 along river at bottom of wall,
no direct impact expected, but indirect
impact on overhanging canopies to be
covered by Arboricultural Method Statement
Site access via existing track
Management of overhanging canopies
to be specified in Arboricultural Method Statement
Canal
Sluice
Tanks
179.5m
185.0m
Path
The Carriage House
Cellars Clough House
Cellars Clough Lodge
Pipeline
The Studio
Cellars Clough
car park
pedestrian access
amenity space (pos)
play area (pos)
open posture
T001 T002 T003 T004 T005 T006 T007 T008 T009 T010 T013 T014 T015 T018 T019 # T020 T021 T022 T024 T027 T028 T029 T030 T031 T032 T033 T034 T036 T037 T038 T040 # T042 # T043 T044 T045 # T046 T050 T052 T054 T055 T056 T058 T059 T061 T062 T065 # T070 #
G011 G012 G016 G023 G025 G026 G035 G039 G041 G047 G048 G049 G051 G053 G057 G060 G063 G064 G066 G067 G068 G069
H017
0 10 20 30 40 50m
Scale 1:500

KEY:

- Site Boundary
- Tree Category A
- Tree Category B
- Tree Category C
- Tree Category U
- Root Protection Area (RPA)
- Kirklees Council Tree Preservation Order ref. 02a/13
- Tree to be removed
- Partial removal of tree group

Rev	Date	Description	DRA	CHK	APP
PL01	02/10/25	For Planning	VM	VM	GB
P01	30/09/25	For design input and comments	VM	VM	GB

Project
Marsden Island

Client
Citu Group Developments Ltd.

Drawing Title
Tree Impacts Plan

Scale	Date	Status
1:500@A1	30/09/25	Planning

DWG No. SHF9022001-ENZ-XX-XX-DR-AR-0002 **Revision** PL01

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6.0 Appendix 2 – Methodology

6.1 Introduction

6.1.1 This report and all methodologies adopted to carry out the Arboricultural Impact Assessment and Arboricultural Method Statement are based on recommendations outlined in *British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction-Recommendations*. This was published by BSI Standards Limited and came into effect on 30th April 2012. It supersedes BS 5837:2005 which is withdrawn.

6.2 Arboricultural Impact Assessment (AIA)

6.2.1 Once the Tree Survey and Tree Constraints Plan has been prepared and a site layout is available, these are superimposed to establish the potential impact of the development, including the construction phase, on the existing tree stock.

6.2.2 The requirement for tree removal is ascertained where tree stems are located within or very close to proposed building footprints and hard landscape and/or within areas with significant proposed level changes and other works requiring soil movement (incl. excavations).

6.2.3 In a second stage an assessment is carried out of the impact both the construction operations and the development proposals may have of retained trees, including hard landscape in RPA, vertical structures and tree canopies

6.2.4 Using information provided by the client on construction operations, including site access, construction vehicle and plant movement and location of the site compound and material storage areas, the potential impact on both below and above ground parts of retained trees is assessed.

6.2.5 In addition to assessing the impact of the development on existing trees, Enzygo also include an assessment of the impact of existing trees on the future use of the site, including shading, spatial constraints and the use of gardens, open spaces, paths and roads. Potential conflicts between trees and the safety of the site have also been analysed.

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