Arboricultural Impact Assessment

WC-371.1a

267/269 Spen Lane, Gomersal,
Cleckheaton BD19 4LT

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Executive Summary

Woodsage Consulting Ltd have been instructed by Natalie Maguire to prepare an Arboricultural Impact Assessment for the land at 267/269 Spen Lane, Gomersal, Cleckheaton BD19 4LT, in relation to the proposed development of the site.

The development proposals are to convert the two properties into a single dwelling. External landscaping works are also proposed.

According to information which is available on the website of Kirklees Council, there are trees on the site that are subject to an area tree preservation order (TPO Ref: SP2/70/a35).

The site survey identified a total of 11 trees and three groups of trees with the potential to be impacted by the development proposals; these include one category A tree of high-quality, six category B trees of moderate-quality, two category C trees and three groups of low-quality, and two category U trees with safe useful life expectancies of of less than 10 years.

The development proposals will not require any of the existing trees to be removed or pruned.

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 Natalie Maguire to prepare an Arboricultural Impact Assessment for the land at 267/269 Spen Lane, Gomersal, Cleckheaton BD19 4LT, in relation to the proposed development of the site.

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 located within the village of Gomersal, approximately 1 mile to the north-east of Cleckheaton. The site is centred on OS Grid Reference SE 20710 26002.

Figure 1.1: *Aerial imagery showing the approximate boundaries of the site, outlined in red*[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 13th March 2025].

1.2.2. The site is bound by residential properties to the north and west, by Pollard Avenue to the east, and by Spen Lane (A643) to the south.

1.3. Site Topography and Elevation

1.3.1. The site lies at an approximate altitude of 155 m above sea-level.

1.3.2. The topography of the site is predominantly level.

1.4. Desk Based Study and Planning Context

1.4.1. Cranfield University[3] states that the soils at site and 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 Council[4], there are trees on the site that are subject to an area tree preservation order (TPO Ref: SP2/70/a35). The extent of TPO Ref: SP2/70/a35 is shown in ***Fig. 1.2***, below.

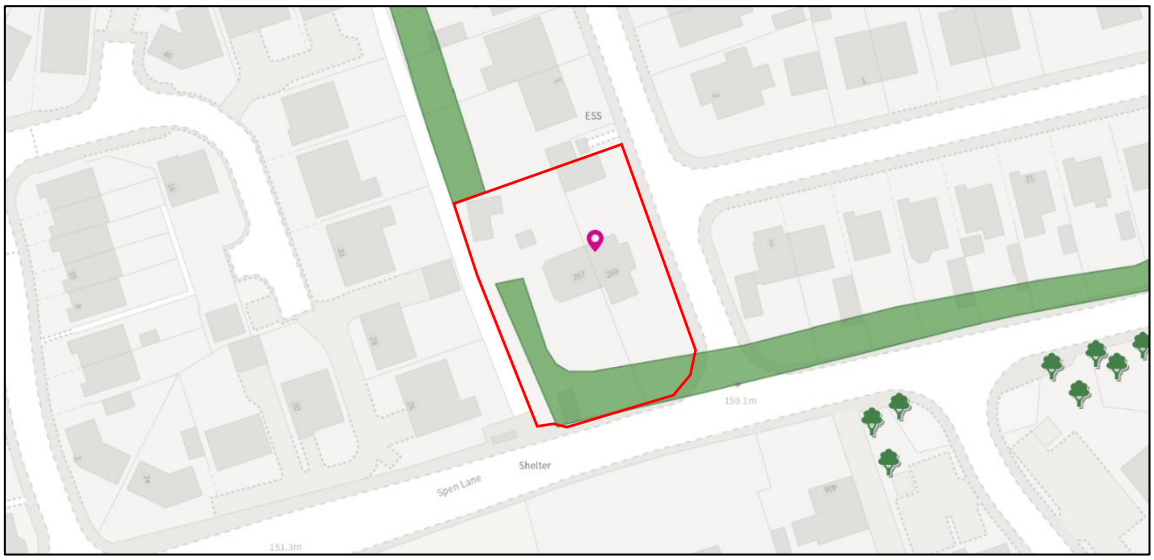


Figure 1.2: *Indicative plan showing the approximate locations of area TPOs (shaded green) and individual TPOs (tree icons) in relation to the site[4].*

1.5. Development Proposals

1.5.1. The development proposals are to convert the two properties into a single dwelling. External landscaping works are also proposed.

[3] Cranfield University (2025). *Soilscapes* [online]. Available at: > www.landis.org.uk/soilscapes < [accessed 13th March 2025].

[4] Kirklees Council (2025). *TPO/Conservation Area Interactive Map* [online]. Available at: > www.kirklees.gov.uk < [accessed 13th March 2025].

2. Methods

2.1. Survey Details

2.1.1. The site survey was carried out on Wednesday the 12th of March 2025.

2.1.2. There were intermittent rain showers at the time of the survey, though the visibility of the trees was not impeded.

2.2. Survey Personnel

2.2.1. The 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)*.

BS 5837: 2012 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

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

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

2.3.6. Tree heights were measured using a clinometer to the 0.5 m; crown spreads were measured to the north, east, south, and west aspects, using a laser measurer to the nearest 0.5 m.

2.3.7. The DBH of trees was measured at 1.5 m above ground level, and rounded to the nearest centimetre. This was then used to calculate the root protection area (RPA) of trees using methods prescribed in *BS 5837:2012*:

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:

$$\sqrt{(\mathbf{Stem\ 1\ DBH})^2 + (\mathbf{Stem\ 2\ DBH})^2 + \ldots (\mathbf{Stem\ 5\ DBH})^2}$$

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

$$\sqrt{(\mu\, \boldsymbol{DBH})^2 \text{ x number of stems}}$$

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. A topographical plan of the site was not provided for the purpose of the survey; trees have instead been plotted using a combination of land features, manual measurements, and GPS.

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

- 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 Population Observations

3.1.1. The survey identified a total of 11 individual trees and three groups of trees with the potential to be impacted by the proposed development.

3.1.2. The tree species recorded at the site include Norway maple *Acer platanoides*, sycamore *Acer pseudoplatanus*, Lawson cypress *Chamaecyparis lawsoniana*, Leyland cypress *Cupressus* x *leylandii*, common ash *Fraxinus excelsior*, wild privet *Ligustrum vulgare*, saucer magnolia *Magnolia* x *soulangeana*, laurel cherry *Prunus avium*, staghorn sumac *Rhus typhina*, goat willow *Salix caprea*, and common lime *Tilia* x *europaea.*

3.1.3. The surveyed trees include a combination of early-mature and mature broadleaved trees, ornamental garden trees, and boundary hedges.

3.1.4. T001, T002, T003, T004, T007, T008, and T010 are anticipated to present the main arboricultural constraints to the proposed development of the site.

3.2. Tree Categorisation

3.2.1. The surveyed trees include one category A tree of high-quality, six category B trees of moderate-quality, two category C trees and three groups of low-quality, and two category U trees with SULEs of less than 10 years.

3.2.2. 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.*

Category	Description	Tree/Group Ref. Numbers	Line Totals
A	Trees of high-quality, which should be retained throughout the proposed development	T001	1 Tree
B	Trees of moderate-quality, which should where possible be retained throughout the proposed development	T002, T003, T004, T007, T008, T010	6 Trees
C	Trees of low-quality, which if removed to facilitate the development can be easily mitigated for	T005, T006 G001, G002, G003	2 Trees 3 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	T009, T011	2 Trees
		Totals:	**11 Trees** **3 Groups**

3.2.3. 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 will not necessitate any of the existing trees to be removed.

4.2. Facilitation pruning

4.2.1. The development proposals do not require facilitation pruning to any of the existing trees.

4.3. Tree Root Protection Areas (RPAs)

4.3.1. The RPAs of T005, T007, T008, and G003 will be impacted by the proposals to refurbish the hardstanding on the existing driveway. However, since the proposals are to install a permeable surface dressing, this potentially will help to improve the existing soil conditions.

4.3.2. To ensure that the proposals to refurbish the existing driveway do not adversely impact tree roots, these works should adhere to the guidance provided in ***Section 7*** of the ***Outline AMS***.

4.3.3. The temporary tree protection fencing and ground protection - detailed in ***Sections 4*** and ***6*** of the ***Outline AMS*** in ***Appendix 3***, and 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. The southern and western elevations of the existing building already experiences shading from T001, T004, T007, and T008. Although the footprint of the building will remain unchanged, there will be some alteration to the existing floor plans.

4.4.2. The proposed floorplans have therefore been designed so that non-habitable rooms - which include two bathrooms, a laundry room, a storage room, a spare bedroom, and a lobby - are predominantly positioned to the south and west aspects of the dwelling.

4.4.3. A ***Shade Analysis Plan*** 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 Protection

5.1.1. 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.

5.1.2. 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.

5.1.3. 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 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.

5.1.4. 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***.

5.1.5. It is recommended that development works follow the ***Outline AMS*** provided in ***Appendix 3***. This includes the specifications for the temporary tree protection fencing, temporary ground protection, and other protective measures to be adhered to throughout the development.

5.1.6. 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.

5.2. Mitigation

5.2.1. Since the development proposals do not require removal of any of the existing trees, mitigation tree planting has not been specified.

5.3. Additional Information

5.3.1. 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.

5.3.2. 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.

Appendices

Appendix 1: Tree Survey Schedule

Table Key			
Tree/Group Ref: Reference numbers, as illustrated in the ***Tree Constraints Plan*** in ***Appendix 4***		**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 *binomial name*)		**#:** 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	Common lime *(Tilia x europaea)*	M	40-80	22	760	7	7	7.5	5	3.5	Major deadwood > 100 mm in diameter scattered throughout the crown. Ivy *Hedera helix* established on main stem up to 4 m, which obscures tree features and potential defects. Mechanical damage to tertiary branches extending south over Spen Rd. which have been struck by high sided vehicles.	F	F	A2	No works recommended
T002	Common lime *(Tilia x europaea)*	EM	40-80	15	410	6.5	4	7.5	4.5	4	Multiple branch stubs on north aspect of main stem, sustained from historic crown lifting works. Mechanical damage to tertiary branches extending south over Spen Rd. which have been struck by high sided vehicles.	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						
T003	Norway maple *(Acer platanoides)*	EM	40-80	15	490	5	3	7.5	6	3	Bifurcates at 2 m into two co-dominant stems; union is acute and potentially may contain included bark. Mechanical damage to tertiary branches extending south over Spen Rd. which have been struck by high sided vehicles.	F	F	B2	No works recommended
T004	Common lime *(Tilia x europaea)*	M	40-80	21	620	5	4	6.5	4.5	3.5	Major deadwood > 100 mm in diameter scattered throughout the crown. Cavity opening on west aspect of main stem at 1 m, approx. 60 cm (l) x 10 cm (w); some visible decay to the exposed heartwood, though with extensive wound wood forming around margins of defect.	F	PD	B2	No works recommended
T005	Cultivar apple *(Malus domestica)*	Y	20-40	3	60	0.5	0.5	1	1	1	No obvious significant defects, though of limited arboricultural merit and lacking qualities for higher *BS 5837* categorisation.	F	F	C1	No works recommended
T006	Staghorn sumac *(Rhus typhina)*	Y	20-40	3.5	70,70	1.5	2	2.5	1	1.5	Bifurcates at ground level into two co-dominant stems. No obvious significant defects, though of limited arboricultural merit and lacking qualities for higher *BS 5837* categorisation.	F	F	C1	No works recommended
T007	Common ash *(Fraxinus excelsior)*	SM	40-80	13	330	4	4.5	5	4.5	3.5	Bifurcates at 3.5 m into three co-dominant stems; unions appear structurally optimised. Multiple pruning wounds on main stem up to 3.5 m, sustained from historic crown lifting works.	F	F	B2	No works recommended
T008	Common lime *(Tilia x europaea)*	M	10-20	13	620	4.5	5	5	5	2.5	Historically topped at approx. 18 m, with 5 m of regeneration growth.	F	F	B2	No works recommended
T009	Sycamore *(Acer pseudoplatanus)*	SM	5-10	3	200	0.5	0.5	0.5	0.5	3	Historic topped at 3 m.	F	PD	U	No works recommended
T010	Sycamore *(Acer pseudoplatanus)*	M	40-80	21	870	7	7	7	6	3.5	Bifurcates at 2-5 m into three co-dominant stems; unions appear structurally optimised. Multiple residual branch stubs in west aspect of crown, sustained from historic crown lifting works.	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						
T011	Goat willow *(Salix caprea)*	SM	5-10	3	300	0.5	0.5	0.5	0.5	3	Historic topped at 3 m.	F	PD	U	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	Leyland cypress *(Cupressus x leylandii)* Wild privet *(Ligustrum vulgare)*	SM	20-40	6	140	50	0	Linear group of trees forming hedge on eastem boundary of site. No obvious significant defects, though of limited arboricultural merit and lacking qualities for higher *BS 5837* categorisation.	F	F	C1	No works recommended
G002	Leyland cypress *(Cupressus x leylandii)*	SM	20-40	2	90	30	0	Linear group forming hedge between gardens of 267 and 269. No obvious significant defects, though of limited arboricultural merit and lacking qualities for higher *BS 5837* categorisation.	F	F	C1	No works recommended
G003	Lawson cypress *(Chamaecyparis lawsoniana)* Saucer magnolia *(Magnolia soulangiana)*	SM	20-40	7	240	4	1	Group containing four ornamental trees and shrubs. No obvious significant defects, though of limited arboricultural merit and lacking qualities for higher *BS 5837* categorisation.	F	F	C1	No works recommended

Appendix 2: Images of Trees

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

Plate 2: *T003*

Plate 3: *T001, T002, & T004 (left to right)*

Plate 4: *T005, T006, & T007 (left to right)*

Plate 5: *T008*

Plate 6: *T009*

Plate 7: *T010*

Plate 8: *G001*

Plate 9: *G002*

Plate 10: *G003*

Plate 11: *Existing parking area*

Plate 12: *Existing driveway*

Appendix 3: Outline Arboricultural Method Statement (AMS)

A3.1 Introduction

A3.1.1 Woodsage Consulting Ltd have been instructed by Natlie Maguire to prepare an Outline AMS in relation to the proposed development of the land at 267/269 Spen Lane, Gomersal, Cleckheaton BD19 4LT.

A3.1.2 The development proposals are to convert the two properties into a single dwelling. External landscaping works are also proposed.

A3.1.3 This Outline AMS should be read in conjunction with the Arboricultural Impact Assessment (Ref: WC-371.1a).

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	Install the temporary tree protection fencing and ground protection, to the specifications detailed in ***Section 4*** and 6 of this ***AMS***, in the locations shown in the ***Tree Protection Plan***
3	Inspection of tree protection measures by the Project Arboriculturalist
4	Carry out development works (refurbishment of existing hardstanding within tree RPAs to follow the guidance provided in ***Section 7*** of this ***AMS***)
5	Remove temporary tree protection fencing and ground protection once development works have been completed
6	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 Temporary Tree Protection Fencing

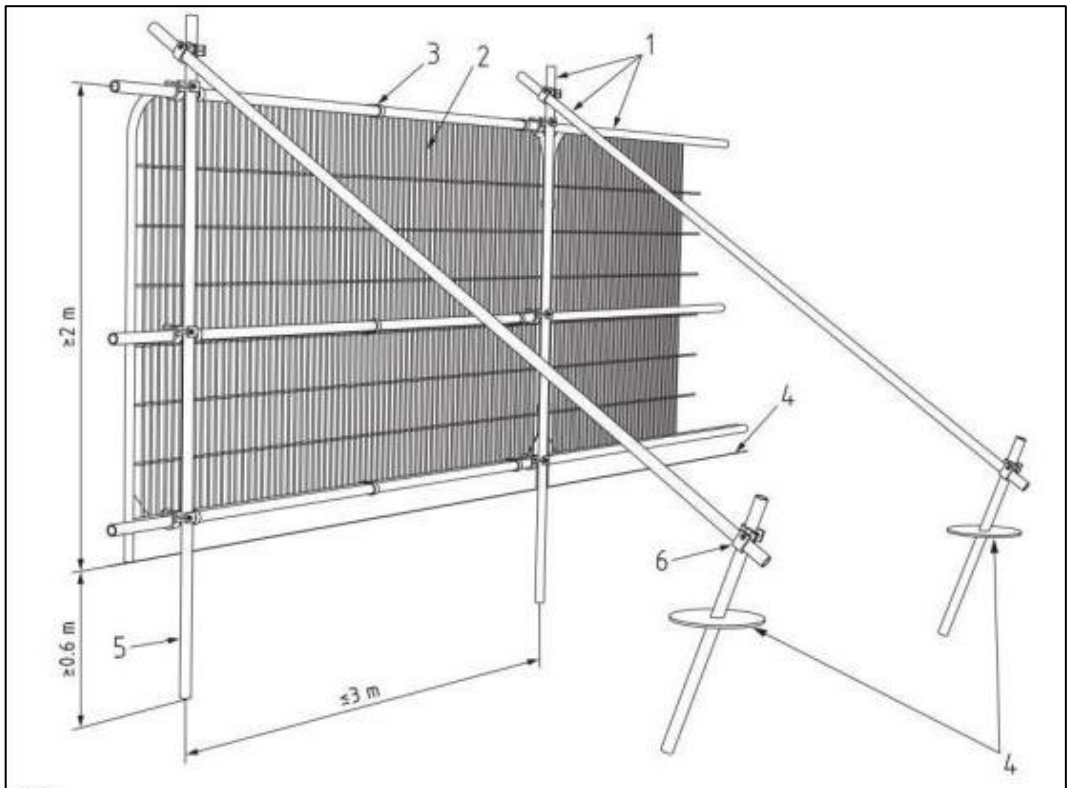
A3.4.1 The temporary tree protection fencing shall be installed prior to the commencement of development works, and should be fit for the purpose of excluding site personnel and machinery. The default specification should be in accordance with *BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations.*

A3.4.2 **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*** and ***Fig. A3.2***, on the next page.

A3.4.3 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*: Example of mesh welded type barriers in-situ.*

A3.4.4 All-weather notices shall be attached to the barriers at 9 m intervals with the words 'TREE PROTECTION ZONE - NO ACCESS' clearly visible.



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

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

A3.4.5 **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.

A3.4.6 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.

A3.4.7 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.

A3.5 Additional Details

A3.5.1 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.

A3.5.2 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.

A3.5.3 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.

A3.5.4 Any unavoidable excavations into the soil within tree RPAs should be carried out by 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.

A3.6 Temporary Ground Protection

A3.6.1 Due to site constraints, and to allow for suitable working space, the temporary tree protection fencing adjacent to T008 will be setback from the default *BS 5837:2012* positioning; as a result, soft-landscape within the RPA of T008 will be exposed to development activities.

Figure A3.3*: Examples of ground protection panels.*

A3.6.2 Temporary ground protection should therefore be installed throughout the exposed RPA of T008 - in the locations shown in ***Tree Protection Plan*** - and shall remain in place until the development is completed.

A3.6.3 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***, on the previous page.

A3.6.4 Any vehicles, plant, or machinery operating within the RPA of T008 must ensure it does so upon the ground protection at all times.

A3.7 Refurbishment of Existing Hardstanding within Tree RPAs

A.3.7.1 Refurbishment of the existing hardstanding within the RPAs of T005, T007, T008, and G003 should be carried out sensitively, and should adhere to the following guidelines:

- Any existing hardstanding and/or edgings which are to be removed within tree RPAs, should be carried out using hand-operated tools only. The sub-base beneath the removed asphalt shall be left in-situ.
- If roots are encountered during the removal of the existing hardstanding and/or edgings which occur in clumps or that are greater than 25 mm diameter, then these should not be severed without first consulting with the Project Arboriculturalist. If roots under this diameter are present, then these can be pruned using an appropriate sharp pruning tool, such as pruning saw or secateurs. Any tree roots which are temporarily exposed should be covered with sharp sand or dampened hessian sacks to prevent desiccation.
- The replacement surface-dressing shall be permeable in nature (e.g. permeable resin bound gravel).

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 has been installed - in the locations shown in the ***Tree Protection Plan*** - and prior to development works commencing
2. Upon completion of the development works

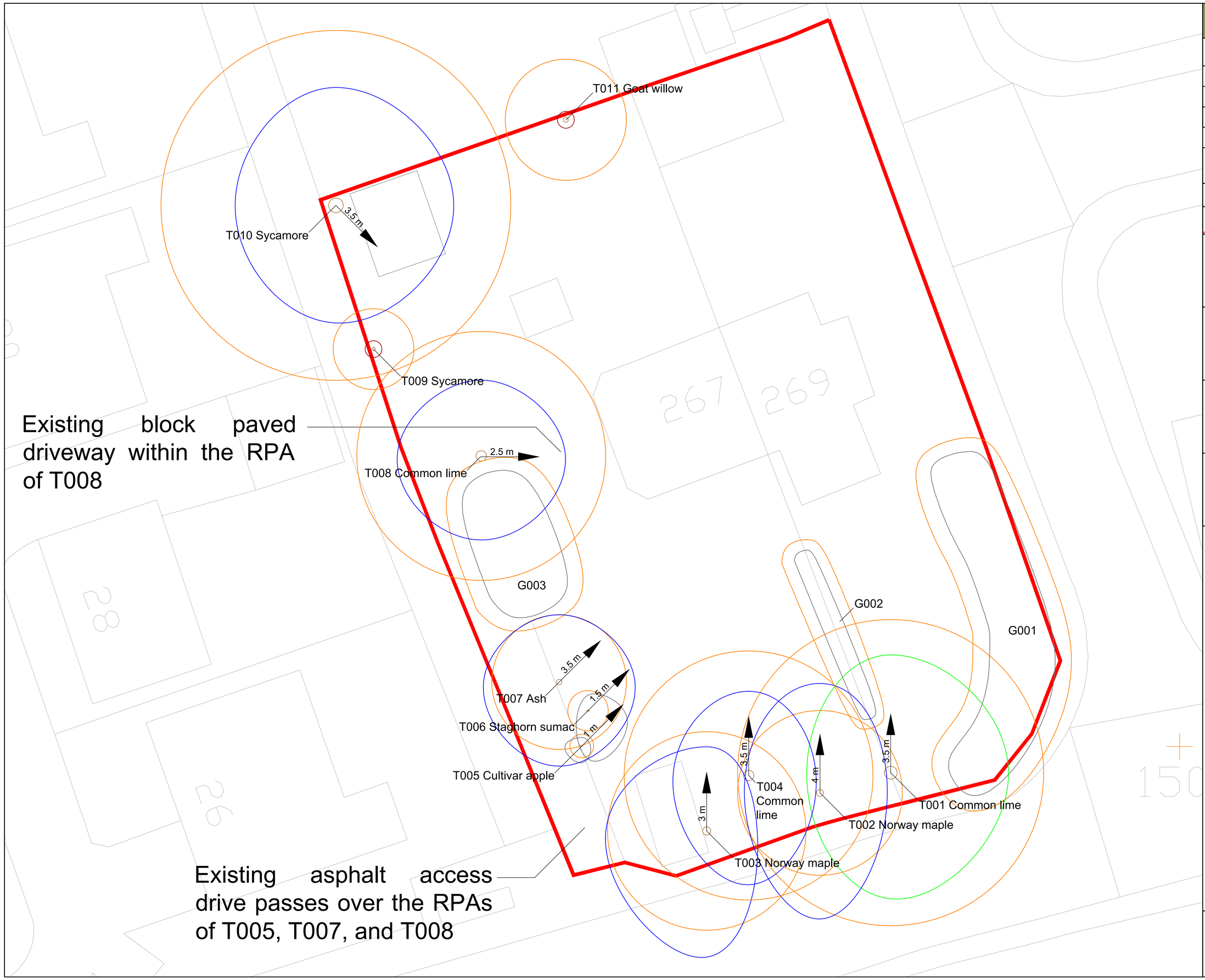
A3.8.3 After each inspection, a letter should be submitted by the Project Arboriculturalist to the LPA Arboricultural Officer, to confirm if the method statement has been followed correctly, and if trees have not been adversely affected by development works.

A3.9 Contact Details

A3.9.1 ***Tab. A3.2***, below, has been included to ensure that all lines of communication are established prior to the commencement of development works.

Table A3.2: *Contact details of project stakeholders.*

Role	Name/s	Organisation/ Company	Contact Number	Contact Email
Site Manager	TBC	TBC	TBC	TBC
Project Architect	Connor Field	Orange Design Studio Ltd		
LPA Aboricultural Officer	TBC	Kirklees Council		
Project Arboriculturalist	Jack Delaney	Woodsage Consulting Ltd		
Project Applicants	Natalie Maguire	N/A		



Appendix 4: Tree Constraints Plan

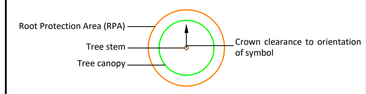
Project:	267/269 Spen Ln, Cleckheaton BD19 4LT
Drawn by:	Jack Delaney
Date:	9th April 2025
Scale:	1:100 @ A1
Drawing Number:	WC-371.1a.4

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

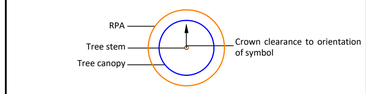
Map Key:

Application site boundaries

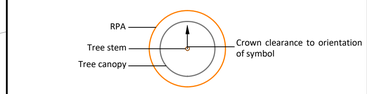
Category A trees of high-quality



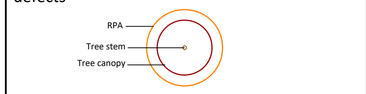
Category B trees of moderate-quality



Category C trees/groups of low-quality



Category U trees with serious, irremediable defects

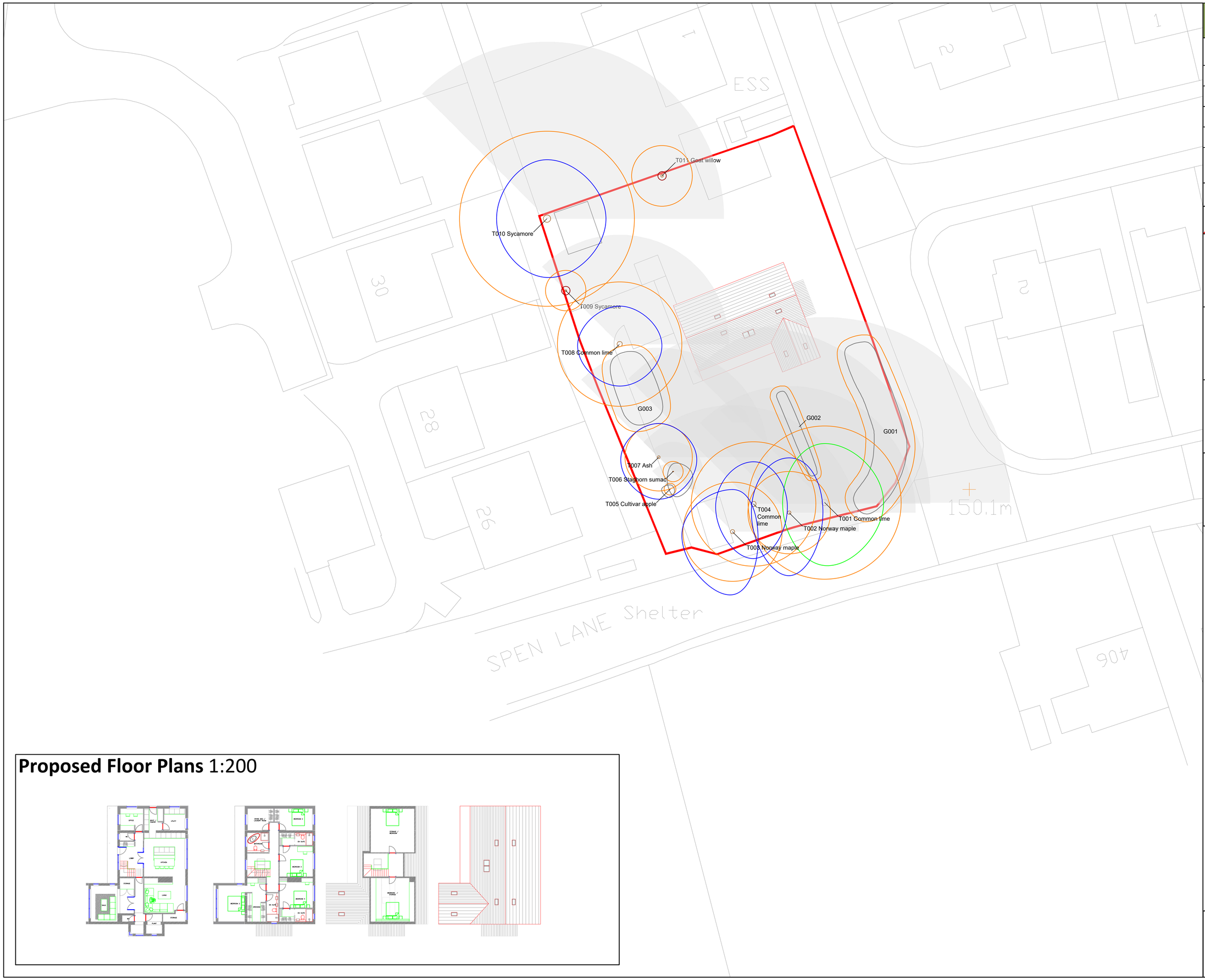


Woodsage Consulting Ltd
T: 07962401997
E: info@woodsage.co.uk
W: https://woodsage.co.uk

Appendix 5: Shade Analysis Plan

Project:	267/269 Spen Ln, Cleckheaton BD19 4LT
Drawn by:	Jack Delaney
Date:	9th April 2025
Scale:	1:200 @ A1
Drawing Number:	WC-371.1a.5

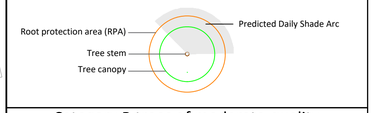
Do not scale off this drawing - to be reproduced in colour only



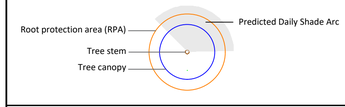
Key:

Application site boundaries

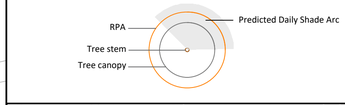
Category A trees of high-quality



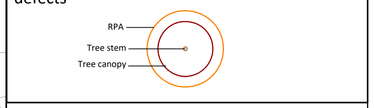
Category B trees of moderate-quality



Category C trees/groups of low-quality



Category U trees with serious, irremediable defects



Proposed Floor Plans 1:200

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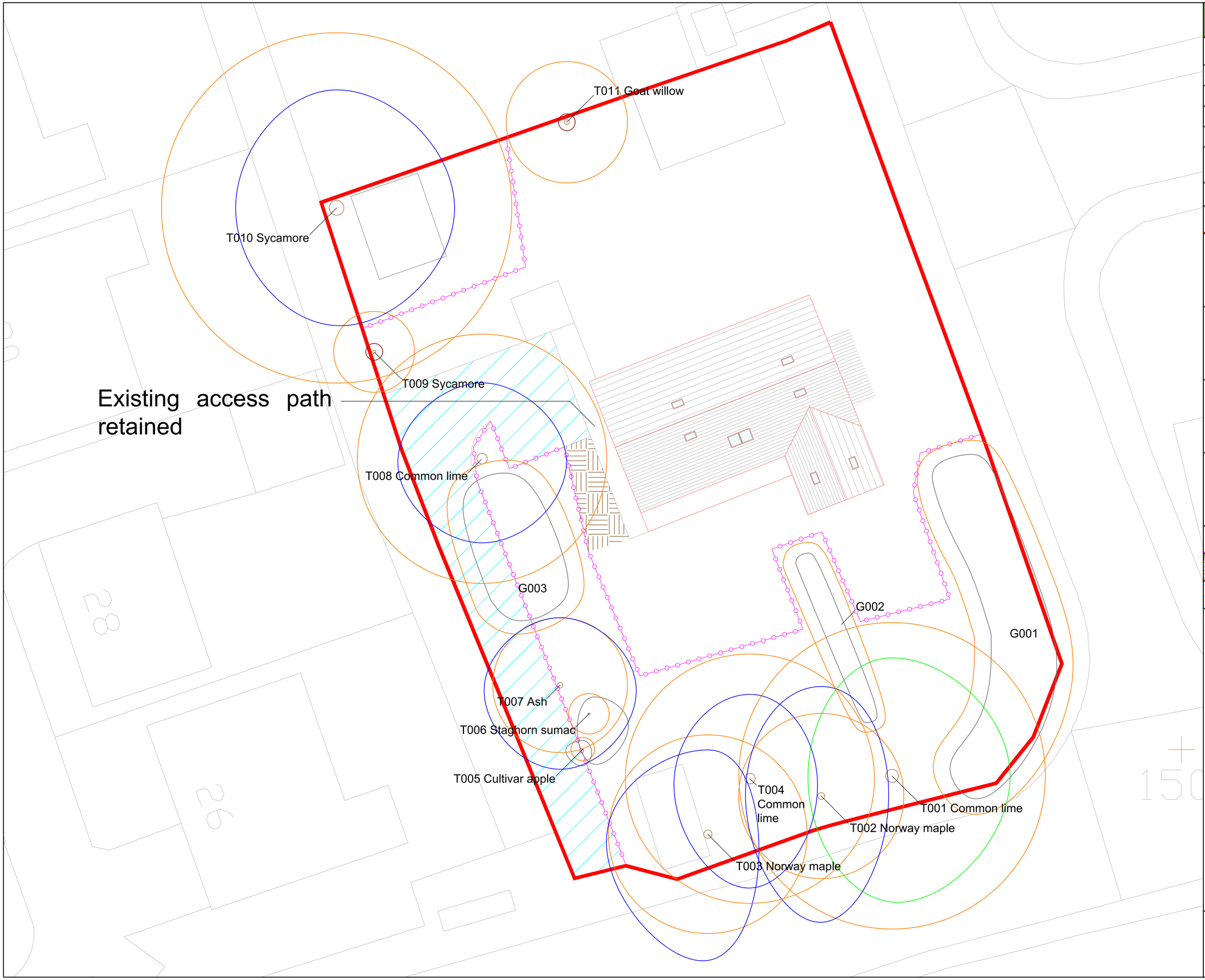


Appendix 3: Tree Protection Plan

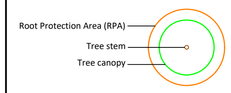
Project:	267/269 Spen Ln, Cleckheaton BD19 4LT
Drawn by:	Jack Delaney
Date:	9th April 2025
Scale:	1:100 @ A1
Drawing Number:	WC-371.1a.6

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

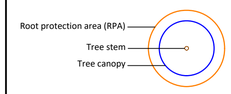
Map Key:

Application site boundaries

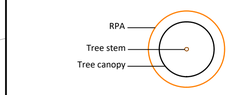
Category A trees of high-quality



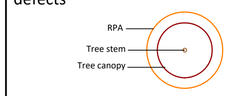
Category B trees of moderate-quality



Category C trees/groups of low-quality



Category U trees with serious, irremediable defects



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

Temporary ground protection, to *BS 5837: 2012* specification, as detailed in the ***Outline AMS***

Existing asphalt/block paving removed, using hand-operated tools only - with sub-base retained - and refurbished with a permeable surface dressing

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