

Tree Constraints Report

The Woodman Inn, Thunder Bridge
Reference: 82-643
Date: September 25





E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

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WRITTEN BY	QUALIFICATIONS	POSITION
Martin Dilworth	FdSc MArborA	Arboriculturist

REVIEWED BY	QUALIFICATIONS	POSITION
Huw Morgan	BSc (Hons), MEnvSc, CEnv, MCIEEM	Principal Ecologist

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director



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EXECUTIVE SUMMARY

Site Address	The Woodman Inn, Thunder Bridge, Thunder Bridge Lane, Kirkburton, Thunder Bridge, Huddersfield, HD8 0PX
OS Grid Reference	SE 18870 11579
Site Area	Approximately 0.3 ha
Results	<p>The site survey identified a total of four individual trees graded Category B (trees of moderate value) and two individual trees graded Category C (trees of low value) on and adjacent to the site.</p> <p>The site lies within a designated Conservation Area and directly adjoins trees protected by a Tree Preservation Order (TPO). As such, all works affecting trees are subject to statutory controls, and unauthorised activity is prohibited.</p> <p>Any future development proposals that involve tree removal or incursions into the Root Protection Areas (RPAs) of trees to be retained must be supported by a detailed Arboricultural Impact Assessment (AIA). This will ensure that both above-ground and below-ground tree-related constraints, as identified in the Tree Constraints Plan (TCP), are fully considered in the design process.</p>
Recommendations	<p>Post-planning, a bespoke Arboricultural Method Statement (AMS) may be required to provide detailed tree protection measures during construction. This will include fencing, ground protection, and specialist construction techniques where necessary, alongside monitoring and supervision arrangements.</p> <p>Any new planting must comply with BS 8545:2014, ensuring successful establishment and long-term sustainability, while all tree works must be carried out to BS 3998:2010 standards by qualified contractors.</p> <p>A Preliminary Arboricultural Method Statement accompanies this document, outlining initial protection and mitigation measures. More detailed prescriptions will be developed as construction details become available.</p>



1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Frederic Robinson Ltd to produce a Tree Constraints Report and Preliminary Method Statement relating to proposed construction works at The Woodman Inn, Thunder Bridge, Thunder Bridge Lane, Kirkburton, Thunder Bridge, Huddersfield, HD8 0PX, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at The Woodman Inn, Thunder Bridge, Thunder Bridge Lane, Kirkburton, Thunder Bridge, Huddersfield, HD8 0PX and is within the administrative boundaries of Kirklees Council. The site comprises a public house with associated carpark and amenity grassed areas with a scattered tree.

Cranfield (2025)² identified the soil type of the site and the surrounding area as 'Freely draining slightly acid loamy soils'. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

A review of City of Kirklees Council online mapping on 15th September 2025 has established that the site is located directly adjacent to a Tree Preservation Order reference number (01/77/a4) and is located within the Thunder Bridge Conservation Area (CA).

It is emphasised that the scheduling or carrying out of any works to trees covered by TPO protection at the site, that are not directly related to the implementation of a detailed (i.e. full) planning permission, must be authorised.

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2025). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 2nd September 2025]



Image 1 **Tree Preservation Order**





2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 15th August 2025. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 2 BS 5837 Cascade Chart (Adapted from British Standards, 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	Dark red



2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm (measured at 1.5 m above ground level) have been included within the survey. However, it should be noted that some individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included in this report. Any additional trees in the vicinity of the site have been deemed not to be affected by the proposals and have not been included.

Trees are living organisms, and as such, their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of four individual trees graded Category B (trees of moderate value), and two individual trees graded Category C (trees of low value) on and adjacent to the site.

The survey data is presented in detail within **Appendix I: Tree Survey Schedule**. Tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table 3 Tree Categories Recorded

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
Category A (Trees of High Quality)	0	0	0	0
Category B (Trees of Moderate Quality)	4	0	0	0
Category C (Trees of Low Quality)	2	0	0	0
Category U (Trees of Poor Quality Unsuitable for Retention)	0	0	0	0
Totals	6	0	0	0

3.2. TREE CONSTRAINTS TO DEVELOPMENT

The tree constraints plan shows the existing trees numbered and categorised in accordance with BS 5837:2012. Below ground constraints are represented by the RPA. The above ground constraints arise from the current and ultimate height and spread of the trees.

The current and eventual height and spread of trees are important considerations. Large trees located near buildings, particularly residential ones, can lead to concerns among owners and occupants, potentially resulting in requests for tree removal or inappropriate pruning. It is essential to position buildings thoughtfully, taking into account the mature height, spread, and overall growth habit of nearby tree species.

Consideration should also be given to specific characteristics of the species, such as foliage density, fruit drop, vulnerability to honeydew dripping, and potential for branch shedding. Trees naturally shed their leaves, which can lead to issues like clogged gutters and drainage systems. Additionally, fallen fruit can create slippery surfaces, and honeydew can damage surfaces like cars. To mitigate potential conflicts, thoughtful design solutions can be implemented, including non-slip pathways, carports, and the installation of leaf guards or grilles.



Other factors to consider include the impact of trees on direct and diffuse light in a given area. Tree shading can be problematic for buildings that rely on natural light, particularly for rooms and outdoor spaces like gardens and patios, which should be designed to ensure sunlight exposure for part of the day.

There are also infrastructure requirements related to trees, such as easements for both underground and above-ground utilities and maintaining clear visibility splay areas. Adequate space for new planting or landscaping should be planned, along with considerations for the intended use of the areas.

New structures should ideally be located outside of Root Protection Areas (RPAs). However, in exceptional circumstances, there may be valid reasons for construction within an RPA. When such instances arise, technical solutions can be employed to minimise disturbances to the tree(s) to an acceptable level. Comprehensive details of these technical strategies must be included in a detailed method statement, and it is essential to seek advice from a qualified arboriculturalist regarding these matters.

In some situations, it may be necessary to incorporate permanent hard surfacing within an RPA, such as for access driveways or parking areas. In these cases, the following guidelines should be adhered to:

- ✿ Only minimal excavation should occur, limited to the scraping of the turf or vegetation layer.
- ✿ The design must prevent soil compaction, ensuring even weight distribution.
- ✿ The new hard surfacing should not cover more than 20% of the existing unsurfaced ground within the RPA.
- ✿ If the proposed surface requires the use of de-icing salt, runoff must be directed away from the RPA.
- ✿ Care must be taken with permeable hard surfacing, as it may lead to prolonged soil moisture saturation, potentially resulting in root death. If there's a risk of waterlogging.



4. SUMMARY AND CONCLUSIONS

The site survey identified a total of four individual trees graded Category B (trees of moderate value), and two individual trees graded Category C (trees of low value) on and adjacent to the site.

The site is situated within a designated Conservation Area and lies immediately adjacent to trees protected by a Tree Preservation Order (TPO). Consequently, any proposed tree works or development-related activities within or adjoining the site are subject to statutory control. It is essential to emphasise that the scheduling or undertaking of works to any trees covered by TPO legislation, or trees that fall under Conservation Area protection, must not proceed without the prior consent of the Local Planning Authority (LPA). Only works expressly permitted through the implementation of an approved and detailed (full) planning consent or works authorised separately by the LPA under TPO/Conservation Area provisions may lawfully be carried out.

Where future development proposals necessitate the removal of trees or require encroachment into the Root Protection Areas (RPAs) of trees identified for retention, the LPA will require a detailed Arboricultural Impact Assessment (AIA) to be submitted in support of any planning application. The AIA will provide an evidence-based evaluation of direct and indirect impacts on the tree stock, including considerations of below-ground rooting environments, above-ground constraints, shading, and long-term pressure for tree management.

All development proposals should have due regard to the constraints identified in the Tree Constraints Plan (TCP). The TCP illustrates both above-ground considerations, such as canopy spread and shading arcs, and below-ground considerations, such as RPAs, which represent the minimum area considered necessary to maintain viable root systems. These constraints must be fully integrated into the site layout and design process from the outset to ensure the sustainable retention of high-quality trees that contribute to local amenity, character, and ecological value.

Once a scheme has been finalised and subject to planning approval, a bespoke Arboricultural Method Statement (AMS) may be required. This AMS will set out the precise tree protection measures to be employed during demolition, site preparation, and construction phases. Measures typically include, but are not limited to, the installation of protective fencing in accordance with BS 5837:2012, the use of ground protection where access is required within RPAs, and the adoption of specialised construction techniques (e.g., no-dig surfacing or hand-digging in proximity to retained trees). The AMS will also define responsibilities, supervision requirements, and a timetable of arboricultural monitoring to ensure compliance throughout the project lifecycle.

Where replacement or compensatory planting is proposed, this should be designed in accordance with BS 8545:2014 – Trees: From Nursery to Independence in the Landscape – Recommendations. This standard provides guidance on the successful establishment of young trees and their integration into the landscape, ensuring long-term sustainability and resilience.

All tree works, whether related to development or general tree management, must be undertaken by suitably qualified and experienced arboricultural contractors. Such works must be carried out in full accordance with BS 3998:2010 – Tree Work: Recommendations, thereby ensuring that arboricultural best practice, tree health, and site safety are maintained.

This document is accompanied by a Preliminary Arboricultural Method Statement, which sets out initial guidance on tree protection measures and mitigation strategies. These measures are designed to safeguard retained trees during the planning and early development process, with more detailed specifications to be developed post-planning as construction details become available.



5. ARBORICULTURAL METHOD STATEMENT

5.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 4.

Table 4 **Timing of Works**

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing.
3	Inspection by an arboriculturist.
4	Carry out construction works, subject to precautionary measures.
5	Remove tree protection fencing once works complete.
6	Final inspection by an arboricultural consultant.

5.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

5.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary tree protection fencing.

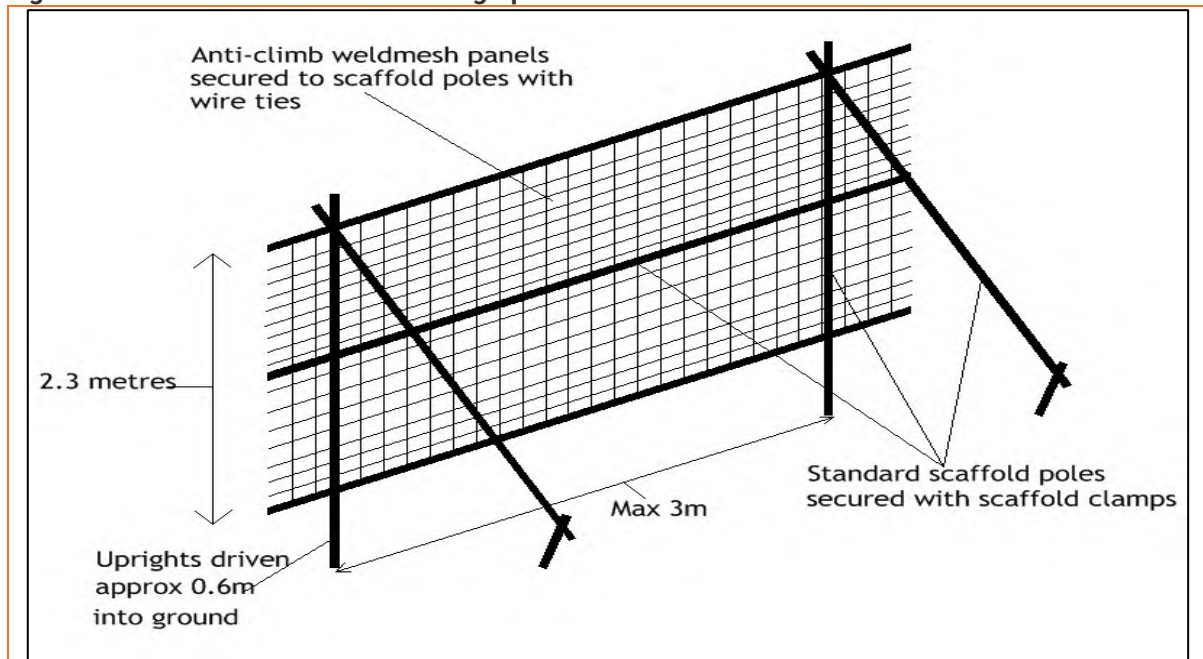
Tree protection fencing will consist of a vertical scaffold framework, well-braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced-off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



Figure 1 Tree Protection Fencing Specification



5.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement, will be stored within the RPAs of trees. Where possible, this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs, it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



6. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

E3P
Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk

Office: 01617079612

END OF REPORT

APPENDIX I TREE SURVEY SCHEDULE





A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

Table A.1 Key for Tree Tables

KEY	
Species	Common name and scientific name
Height	Measured to the nearest 0.5 m
C.C	Height of crown clearance, measured to the nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
Crown Spread	Measured to the nearest 0.5 m
Age	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
Category	See cascade chart (Table 1)
#	Estimated value
*T/G#	Denotes trees subject to Tree Preservation Order (TPO)

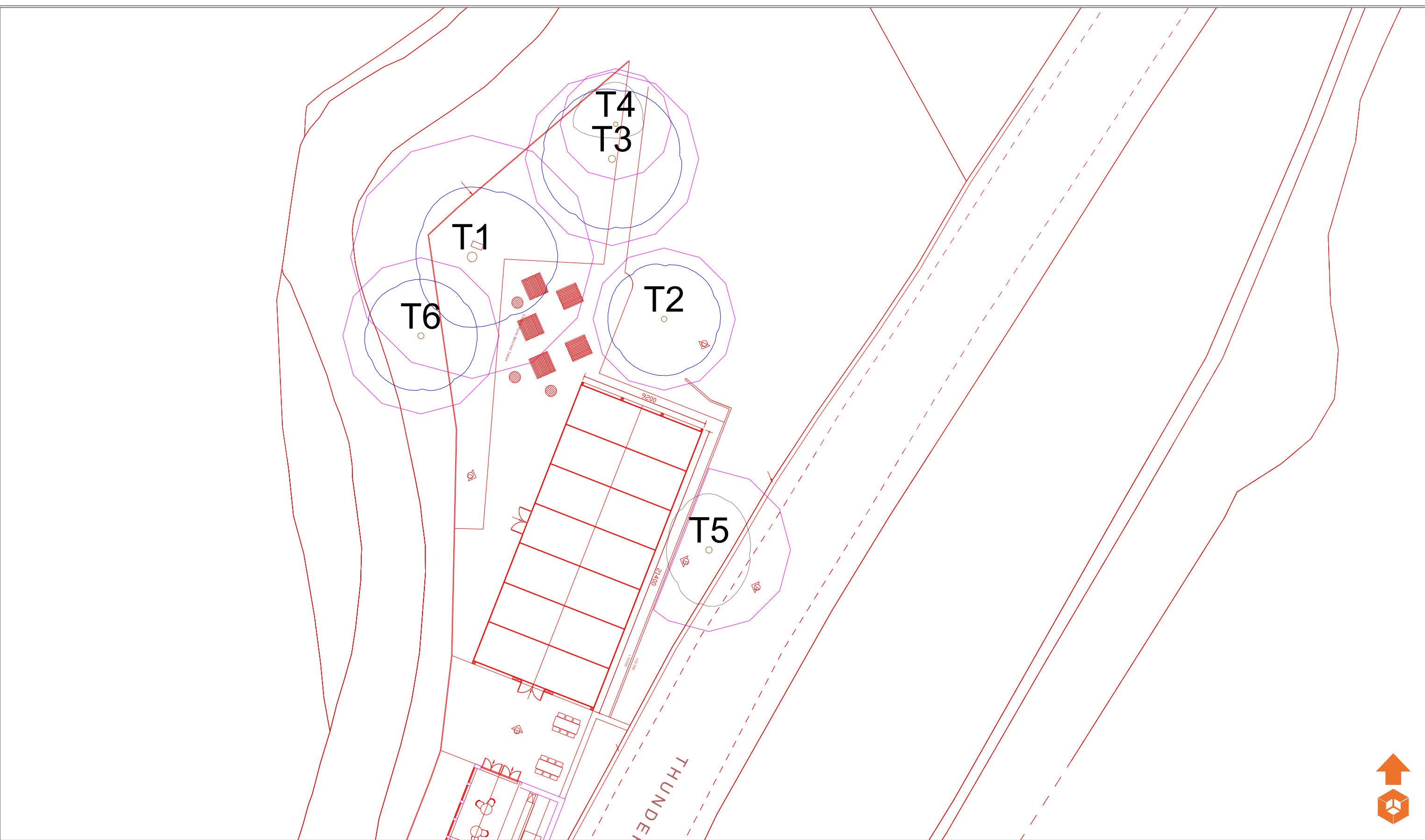


Table A.2 Tree Data

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Sitka spruce	18	700	5	6	5	4	3	M	Ivy on stem. Outside tap fixed to stem. Minor deadwood throughout crown.	20+	B1	222	8.4
T2	Walnut	13	410	4	4	4	4	3	EM	Minor deadwood throughout crown. Stem bifurcated at 3m.	20+	B1	76	4.9
T3	Ash	17	500	5	5	5	5	5	EM	Stem bifurcated at approximately 3.5m. Minor deadwood throughout crown.	20+	B1	113	6
T4	Cherry	11	320	3	2	1	3	4	EM	Crown suppressed by adjacent trees. Multiple old pruning wounds on stem. Minor deadwood throughout crown I	10+	C1	46	3.8
T5	Ash	6	470	4	3	4	3	3	EM	Dense ivy on stem. Approximately 10% leaf defoliation of crown. Minor deadwood. Located on highway verge.	10+	C1	100	5.6
*T6	Alder	13	450	4	4	4	4	2	EM	Located behind fence on riverbank. Dense undergrowth.	20+	B1	92	5.4

APPENDIX II TREE CONSTRAINTS PLAN





Tree Categorisations:

Those to be Considered for Retention:

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

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

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

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

Root Protection Areas (RPAs):

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

Notes:

The stem location of trees were not included on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using aerial imagery siting and estimation at the time of the survey. As such, the plotted locations of these trees cannot therefore be considered to be wholly accurate.

Client:

Frederic
Robinson Ltd

Job No:

82-643

Date:

09.09.2025

Drawing No:

001

Scale:

1:250 @ A3



Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

Job Title:

Woodman Inn,
Thunder Bridge

Drawing Title:

Tree Constraints Plan

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