



Arboricultural Method Statement
11 Wood Street
Huddersfield
HD8 9BN

Report Reference: AMS-2559-2
25 February 2026
Amended 12 August 2026

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Introduction

1. An Arboricultural Method Statement (AMS) is often required to ensure the welfare of retained tree cover during the construction phase of development. It assumes the minimum general standards for development are those set out in British Standard BS5873:2012 *'Trees in relation to design, demolition and construction'*-*Recommendations*.
2. This AMS has been produced to assist in the discharge of Planning Permission 2024/62/91934/E, condition 11.
3. Following a consultation response from the LPA Tree Officer and related discussions this amended AMS seeks to address concerns raised by the LPA Tree Officer whilst seeking compliance with Planning Condition 6 of the extant Planning Permission. The amended report also addresses changes that have occurred since the original AMS was put before the LPA.
4. The amended AMS should also be read in conjunction with the applicants "Methodology & Associated Risk - Boundary Wall Works" report. The key change is that the applicant is now proposing to retain the existing wall in conjunction with a reduction in height to the levels of the root protection area (accepting the incursion detailed at paragraph 13) and that accords with the 2m x 43m sight line.
5. **This document is to be made available to all operatives** on site during the construction process, so that they understand the scope and importance of the AMS. It should also be supplied to any contractor prior to their arrival on site. This document sets out the methodology and timing of work necessary to ensure successful tree retention both during and post development.
6. A copy of the accompanying Tree Protection Plan (TPP) must be displayed outside the site office.
7. The AMS should be read in conjunction with the Tree Survey & Protection Schedule at appendix 1 and the Tree Protection Plan (TPP) at Appendix 2A.

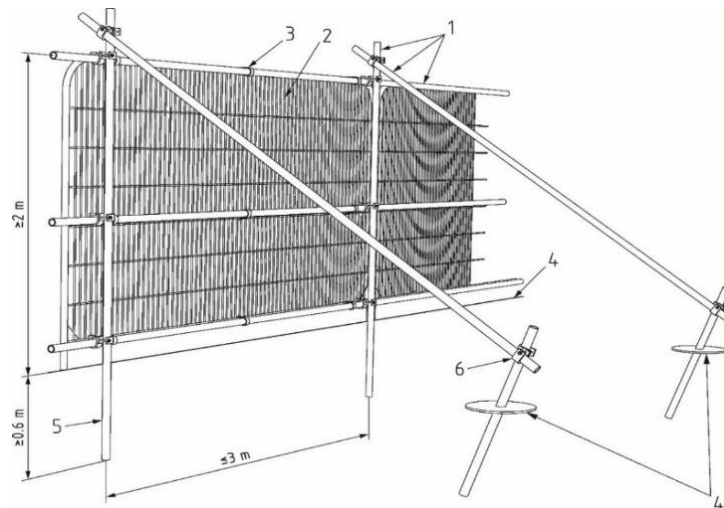
Tree Work

8. Any tree work deemed acceptable by the Council should ideally be carried out prior to any construction activity including the installation of tree protection measures. Tree surgery is easier and more cost effective to undertake with no obstacles. Once development has commenced, this work may become difficult to perform and may restrict construction work.
9. All Arboricultural Contractors should adhere to the following conditions:-
 - All tree work shall be undertaken by a suitably qualified, experienced and insured contractor.
 - The work will only be in accordance with BS 3998: 2010 'Tree Work Recommendations'.

- The work should be planned to avoid the bird nesting season (1st March-31st August). If works are deemed necessary within this period they must only be implemented if checks have been made to ascertain there are no nesting birds present.

Tree Protective Fencing

10. A Tree Protection Fence (TPF) will be erected prior to the commencement of any site works e.g., before any materials or machinery are brought on site. The proposed TPF remains onsite and since an earlier meeting with the Tree Officer the TPF has received additional bracing and is now of a much more robust nature.
11. The location of the TPF is identified on the TPP will not be removed or altered other than with the prior agreement of the project Arboriculturist. Once erected the TPF will be regarded as sacrosanct. These barriers together with the Ground Protection indicated on the TPP and discussed at paragraph 12 will create the 'Construction Exclusion Zone' (CEZ).
12. Once installed the fencing and ground protection will remain in situ in a good, robust condition until the development is completed.
13. Waterproof signage will be attached to the fencing stating its purpose. The signs will be attached every 5m. An example sign has been included in appendix 3.
14. The diagram overleaf demonstrates the required fence specifications of BS5837:2012 Figure 1 for areas of high risk.



BS5837:2012 Figure 1

Key

1. Standard scaffold poles
2. Heavy gauge 2m 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 0.6m)
6. Standard scaffold clamps

15. An incursion within the theoretical RPA of T5 is apparent where ground excavations have occurred, namely land to the rear of points C-D identified on the TPP. This work was undertaken following the collapse of the retaining wall behind these points. Inspection of the exposed surface indicates an absence of living rooting volume that could be associated with the retained Sycamore T5. Accordingly this has informed the revised siting of the TPF, Ground Protection and Welfare facility.
16. Where the TPF does not fully enclose the RPA of T5 to the (fringes south and east of TPF) ground protection shall be installed. This will be achieved by applying heavy duty track mats onto a minimum 75mm depth of wood chip. The track mats shall be pinned into the ground to ensure they remain firmly in place. An example of ground protection is shown below in Figures 1 and 2. Though now not intended to be used for the purpose of wall demolition and reconstruction the measure will ensure safe access should it be needed for health and safety reasons. During the course of construction there may be a need to replenish the wood chip and re-fix the track mats. This matter will be addressed as part of the monthly Arboricultural site monitoring inspections.
17. Following the installation of Tree Protection, trees highlighted for retention will be adequately safeguarded allowing demolition of the existing dwelling out buildings to proceed.



Figure 2 & 3. Examples of ground protection

Services

18. No new services or soak-a-ways are to be sited or constructed within the CEZ and RPA of any retained tree. Should this become necessary due to unforeseen site circumstances, no work is to be undertaken without first consulting the Project Arboriculturist and local planning authority. Should it become necessary these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

(www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug.

Working Within the RPA of T5

19. Retain the existing wall in conjunction with a reduction in height to the levels of the root protection area and to accord with the 2m x 43m sight line will allow for works to be undertaken from the highway side of the wall. Crucially such works to boundary wall will not require passage within the RPA of T5.
20. Reducing the wall in height to achieve a finished height of 900mm between points B-C will require excavations/grading of soils 1000m back from the inner edge of the existing wall. The area concerned is shaded red on the TPP. If during the process of excavating the ground any roots with a diameter greater than 25mm are encountered or exposed, the roots shall be covered with damp hessian whilst the project Arboriculturist seeks guidance from the LPA Tree Officer prior to any root severance being undertaken. Exposed or damaged roots with a diameter not exceeding 25mm will be cleanly cut in such a position that corresponds to the modified ground levels.

Material Storage

21. No material storage will take place within the RPA's of retained trees. The TPP demonstrates sufficient space is available within the site to store the required equipment and materials.

Site Compound, Welfare & Office

22. The TPP also demonstrates a compound, welfare and office will also be located distant from any retained tree cover.

Sequence of Arboricultural Events & Supervision

23. The appointed Arboricultural Consultant will be responsible for the monitoring of all operations in relation to Arboricultural issues.
24. Tree protection measures shall be monitored by the appointed specialist who will meet with the site manager prior to the commencement of development to explain the tree protection requirements and determine if any facilitation pruning is required.
25. The appointed specialist shall submit the completed inspection form (located at appendix 4) with accompanying photographic evidence **on a monthly basis** to the Contracts Manager.
26. The table overleaf will be completed and signed by the Project Arboriculturist and Contracts Manager following the completion of the specific phases of work listed:-

Phase/Work Description	Arb Supervision/ Attendance Required	Additional Comments	Date of Completion	Signed Project Arboriculturist	Signed Site Manager
Pre- commencement meeting (Toolbox talk)	✓				
Installation of Tree Protection Measures					
Works to boundary wall & any excavations within RPA of T5 (carried out from highway).	✓				
Construction phase monitoring	Undertaken on a monthly basis				
Dismantling of T5 protective fencing	✓				
Crown reduction work to T5					

Contact Details

27. The table below has been included to ensure all lines of communication are established prior to the initiation of any work included within this document.

Role	Name	Contact Details
Contracts Manager	Linfit Investments Simon Lappage	simon@Linfitdevelopments.co.uk
Kirklees Council Tree Officer	Hazel Irving	Hazel.Irving@kirklees.gov.uk
Project Arboriculturist	Tree Care Consultancy Steve Waterson	info@treecareconsultancy.co.uk

Additional Precautions/Contingency Plans

28. No notice boards, cables or other services will be attached to any tree.
29. Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminates to run towards a tree root area.
30. In the event of unforeseen incidents occurring that may adversely affect or threaten the welfare of trees including accidental damage to limbs, roots or stems including the spillage of chemicals or un-scheduled access over RPA's, the site manger shall inform the Project Arboriculturist who will notify LPA Tree Officer with a view to actioning any agreed control measures

Post Construction

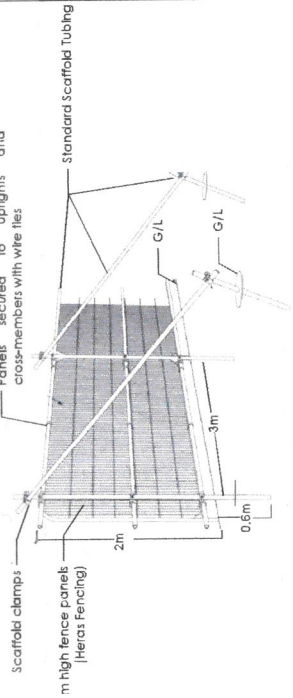
31. Following the completion of the construction work the tree protective fencing will be dismantled.
32. Where the tree protection has been 'set back' for access, soil decompaction and amelioration may be required to restore soils to their former condition. The project Arboriculturist will detail in the site inspection form if soil amelioration is necessary and if it is soils will be broken up by means of a compressed air-lance such as an AirSpade. Moreover soils will be broken up to a depth of at least 20cm or until evidence of uncompacted soils are achieved. Organic matter or Biochar will then be incorporated into the soil and a layer of 150-200mm composted woodchip will be spread on top of the soil.

Appendix 1 - Tree Protection Schedule

Tree ID	Species, Botanical Name	Proposed Tree Work & Tree Protection Measures
T1	Common Holly, <i>Ilex aquifolium</i>	Removed as per extant Planning Permission and requirement to reduce height of frontage boundary wall before commencement of development.
T2	Scots Pine, <i>Pinus sylvestris</i>	Removed as per extant Planning Permission and requirement to reduce height of frontage boundary wall before commencement of development.
G3	Group of Cherry Laurel, <i>Prunus laurocerasus</i> , Holly, <i>Ilex aquifolium</i> , Cypress, <i>Cupressus</i> spp	Removed as per extant Planning Permission and requirement to reduce height of frontage boundary wall before commencement of development.
T4	Sycamore, <i>Acer pseudoplatanus</i>	Removed as per extant Planning Permission and requirement to reduce height of frontage boundary wall before commencement of development.
T5	Sycamore, <i>Acer pseudoplatanus</i>	Retain and carry out a 2m height and 3m radial crown reduction. Prune back cleanly any exposed or injured roots uncovered in the process of works to the wall and/or level changes back to healthy tissue. Other than with prior agreement with LPA maximum root pruning to be no greater than 25mm. Install Tree Protection Fence & Ground Protection as per Tree Protection Plan & AMS. Undertake soil enrichment works within the RPA where open soils are present. All excavation/construction work shall be carried out as per AMS and programme of Arboricultural Site Monitoring. Post development the tree owner shall carry out annual arboricultural inspection with a view to identifying the requirement for any additional tree care and maintenance.
T6	Common Laburnum, <i>Laburnum anagyroides</i>	Tree removed
H7	Hedge of Common Beech, <i>Fagus sylvatica</i> , Holly, <i>Ilex aquifolium</i> , Privet <i>Ligustrum ovalifolium</i>	Retain and manage at hedgerow proportions. No protection measures required.
T8	Common Oak, <i>Quercus robur</i>	Retain, no work required. Install Tree Protection Fence as per Tree Protection Plan & AMS.
T9	Sycamore, <i>Acer pseudoplatanus</i>	Retain, no work required. Install Tree Protection Fence as per Tree Protection Plan & AMS.

Tree ID	Species, Botanical Name	Proposed Tree Work & Tree Protection Measures
G10	Group of mainly Common Ash, <i>Fraxinus excelsior</i> , with occasional Oak, <i>Quercus robur</i> , Plum, <i>Prunus</i> spp	Retain, no work required. No protection measures required.
H11	Group of Cherry Laurel, <i>Prunus laurocerasus</i> , <i>Rhododendron</i> spp, Yew, <i>Taxus baccata</i> , <i>Cotoneaster</i> spp.	Retain and manage at hedgerow proportions. No protection measures required.

Default Specification for Protective Barrier



Storage Area

PLOT 3.

Storage Area

173.700

Storage Area

PLOT 4.

1500 high stone wall

173.550

ACCESS ROAD

1500 high stone wall

172.785

174.910

174.460

174.200

173.500

172.060

171.470

170.780

170.090

169.400

168.710

CEZ

Tree Protection Fence - BS5837

Root Protection Area

Ground levels within root protection area to remain "as existing"

Area within red shaded area to be regraded to suit 900mm wall height

Area to be repaired between points A & B by removing dry bed supplanted stone and loose concrete, then rebedded with shale stone and mortar to match lower part of wall. Wall to be rebuilt to ex ground level.

Wall to be reduced in height to 900mm above road level between points B & C.

Wall to be reduced in height to suit ex ground level.

Ground regraded to suit new wall height.

Ex wall reduced in height to suit ex ground level.

Section A-A - thro' existing wall.

Note

proposed levels.

existing levels.

Scale

0 5 10 20m

ELEVATION TO WOOD STREET.

ex wall height 7

wall reduced in height to suit ground level behind

ex ground level 7

Wall removed

Wall to be reduced in height to suit sight line

Wall to be reduced in height to 900mm above road level between points B & C.

Wall to be repaired between points A & B by removing dry bed supplanted stone and loose concrete, then rebedded with shale stone and mortar to match lower part of wall. Wall to be rebuilt to ex ground level.

Area within red shaded area to be regraded to suit 900mm wall height

Ground levels within root protection area to remain "as existing"

Root Protection Area

Tree Protection Fence - BS5837

CEZ

1500 high stone wall

173.700

173.550

172.785

174.910

174.460

174.200

173.500

172.060

171.470

170.780

170.090

169.400

168.710

168.020

167.330

166.640

165.950

165.260

164.570

163.880

163.190

162.500

161.810

161.120

160.430

159.740

159.050

158.360

157.670

156.980

156.290

155.600

154.910

154.220

153.530

152.840

152.150

151.460

150.770

150.080

149.390

148.700

148.010

147.320

146.630

145.940

145.250

144.560

143.870

143.180

142.490

141.800

141.110

140.420

139.730

139.040

138.350

137.660

136.970

136.280

135.590

134.900

134.210

133.520

132.830

132.140

131.450

130.760

130.070

129.380

128.690

128.000

127.310

126.620

125.930

125.240

124.550

123.860

123.170

122.480

121.790

121.100

120.410

119.720

119.030

118.340

117.650

116.960

116.270

115.580

114.890

114.200

113.510

112.820

112.130

111.440

110.750

110.060

109.370

108.680

107.990

107.300

106.610

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104.540

103.850

103.160

102.470

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81.080

80.390

79.700

79.010

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76.940

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75.560

74.870

74.180

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72.800

72.110

71.420

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70.040

69.350

68.660

67.970

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66.590

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63.140

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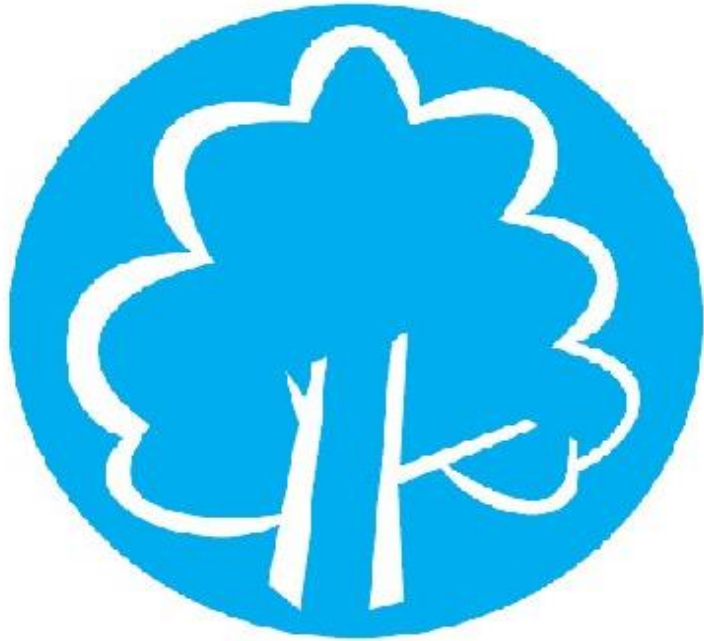
12.080

11.390

10.700

10.010

Appendix 3 – British Standards Signage



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Arboricultural Site Monitoring/Inspection Sheet

Site:		
Application Ref:		
Developer:		
Site Agent:		
Arboricultural Consultant:		
Date of Inspection:	LPA Tree Officer:	
Accompanied by:		

Fencing/Ground Protection Measures

Erected in accordance with the Tree Protection Plan?		Signage present?	
In good condition/intact?		Any evidence of a breach?	
Details of any action to be taken:			

Construction Exclusion Zone (CEZ)

Any evidence within the CEZ of:			
Vehicle or machinery movement		Excavations	
Changes in soil levels		Ground contamination	
Storage of materials		Fires	
Details of any action to be taken:			

Any approved works required within the CEZ?	
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Photographic Evidence

Signed:	
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Sent to:	Site Manager		Developer		Local authority Tree/Landscape Officer	
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