Arboricultural Impact Assessment

WC-507.1a

Busk Farm, Northfield Lane, Kirkburton HD8 0QT

Woodsage Consulting Ltd

Unit 2, Hey End Farm, Luddendenfoot, Halifax,
West Yorkshire HX2 6JN

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

Institute of Chartered Foresters
Registered Consultant

Report type:	Arboricultural Impact Assessment
Report reference:	WC-507.1
Revision:	a
Client:	Mr. R. Andrews
Site address	Busk Farm, Northfield Lane, Kirkburton HD8 0QT
Grid reference:	SE 19145 13926
Report prepared by:	Jack Delaney MICFor MArborA
Date:	31st March 2026

Contents

Executive Summary

Woodsage Consulting Ltd have been instructed by Mr. R. Andrews to prepare an Arboricultural Impact Assessment for the land at Busk Farm, Northfield Lane, Kirkburton HD8 0QT, in relation to the proposed development of the site.

The development proposals involve demolition of an existing agricultural barn followed by the construction of a detached dwelling and garage in its place.

According to information which is available on the Kirklees Council website, trees located on land immediately to the east of the site are subject to a tree preservation order.

The site survey identified a total of five individual 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;
- three category B trees of moderate quality; and,
- one category C tree and three groups of low quality.

The proposed development will not require the removal of any trees.

One category A tree and two category B trees will require facilitation pruning to facilitate demolition of the existing agricultural building.

The RPAs of the retained trees are to be suitably protected throughout the development process by temporary tree protection fencing.

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. Instruction and Scope of Report

1.1.1. Woodsage Consulting Ltd have been instructed by Mr. R. Andrews to prepare an Arboricultural Impact Assessment for the land at Busk Farm, Northfield Lane, Kirkburton HD8 0QT, 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.

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 relation to the development proposals;
- prescribe tree protection measures, which will ensure the successful retention of the retained trees at the site (these measures will be further detailed in an outline Arboricultural Method Statement (AMS)); and,
- where necessary, provide preliminary recommendations for replacement 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 approximately 3.3 miles to the south-east of Huddersfield town centre. The site is accessed west off Northfield Lane.

Figure 1.1: *Aerial imagery showing the application site red line boundary*[2].

[1] British Standards (2012). *BS 5837:2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London.

[2] Microsoft Corporation (2026). *Bing Maps* [online]. Available at: > https://www.bing.com/maps?cp=53.621431%7E-1.711329&lvl=17.6&style=h < [accessed 18th March 2026].

1.2.2. The site is centred on OS Grid Reference SE 19145 13926 and covers approximately 768 m^2.

1.2.3. The site is bound by agricultural grassland to the north and west, by residential property to the east, and by Busk Farm to the south.

1.3. Site Topography and Elevation

1.3.1. The site lies at an approximate elevation of 139 m above ordnance datum (AOD).

1.3.2. Although the surrounding topography falls away from the south to north, the site consists mostly of level hardstanding.

1.4. Desk Based Study and Planning Context

1.4.1. According to the Cranfield Soil and Agrifood Institute[3], the soils in the surrounding area consist of *Soilscape 6.* These are slightly acidic and loamy soils, that are freely draining. However, it is worth noting that the site is entirely covered by existing sealed surface, which is likely to have influenced the underlying soil characteristics. No further detailed soil analysis was carried out as part of the survey.

1.4.2. According to information which is available on the Kirklees Council[4] website, there are trees located on land immediately to the east of the site that are subject to a tree preservation order (TPO Ref: 21/18/g1). The location and extent of TPO Ref: 21/18/g1 is shown in ***Fig. 1.2***, below.

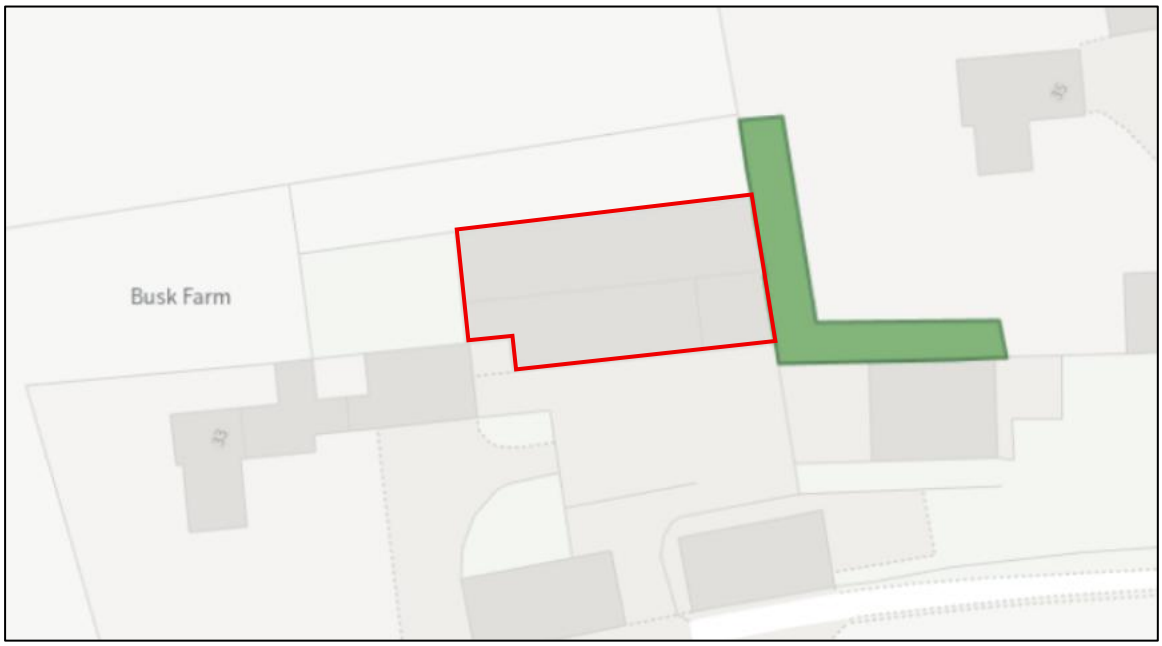


Figure 1.2: *Plan showing the approximate locations of TPOs at the site, shaded in green[4].*

1.5. Development Proposals

1.5.1. The development proposals involve demolition of an existing agricultural barn followed by the construction of a detached dwelling and garage in its place.

[3] Cranfield University (2026). *Land Information System (LandIS) - Soilscapes Viewer* [online]. Available at: > www.landis.org.uk/soilscapes < [accessed 18th March 2026].

[4] Kirklees Council (2026). *TPO/Conservation Area Map* [online]. Available at: > www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders.aspx < [accessed 18th March 2026].

2. Methods

2.1. Survey Details

2.1.1. The site survey was carried out on Tuesday the 3rd of March 2026.

2.1.2. The weather at the time of the survey was fine and dry; visibility of the trees was not impeded.

2.2. Survey Personnel

2.2.1. The survey was carried out by Jack Delaney, a Chartered Arboriculturalist and Member of the Institute of Chartered Foresters, with 20 years' experience in the arboricultural sector. Jack holds a Foundation Degree (FdSc) in Arboriculture with distinction, is a Professional Member of the Arboricultural Association, a LANTRA-qualified Professional Tree Inspector, and 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. In circumstances where trees form a cohesive feature, they have been recorded, assessed and plotted as groups, hedgerows, or woodlands. Whilst not every tree within a group, hedgerow, or woodland has been surveyed, a representative sample has been measured in order to calculate the crown spread and root protection area (RPA).

2.3.4. Tree information was recorded in accordance with *Section 4.4* of *BS 5837: 2012*, and includes tree species, height, stem diameter at breast height (DBH), crown spread, crown clearance, life stage, condition (physiological and structural), and safe useful life expectancy (SULE).

2.3.5. 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*[1].

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 may be removed if posing a constraint to development	Grey

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

BS 5837: 2012 Category	Definition	Retention	Colour code
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.	Potentially unfeasible	Red

2.3.6. Subcategories 1, 2 and 3 have also been applied to the trees, to reflect arboricultural (1) and landscape (2) qualities, and cultural values (3), respectively.

2.3.7. Tree dimensions were determined using the following methods[6]:

- Tree heights were measured from the base of the main stem to the top of the crown, using an electric clinometer
- Crown spreads were measured at each cardinal point, using a laser distometer
- Crown clearances were measured from the base of the main stem to the first significant branch, using an electric clinometer
- The DBH of trees was measured at 1.5 m above ground level using a diameter tape measure, employing the methods detailed in *Annex C* of *BS 5837:2012*

2.3.8. DBHs were then used to calculate tree RPAs using the following equations:

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:

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

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

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

2.3.9. For tree groups, hedgerows, and woodlands, the calculated RPAs are based on an offset from the canopy edge. This offset is determined with reference to the trees with the largest stem diameters and crown spreads located at the edge of the group, hedgerow or woodland.

2.3.10. For ancient and veteran trees (including those on the boundary of tree groups or woodlands), RPAs have been calculated in accordance with government standing advice[7]. This is based on a calculation of fifteen times the DBH or a minimum of five metres beyond the crown spread, whichever results in the greater area, with adjustments made where necessary to reflect site conditions.

2.3.11. Where access to trees was obstructed or obscured, DBH, height, and crown spread measurements may 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.

[6] Height, crown spread and crown clearance have been recorded to the nearest half metre for dimensions up to 10 m, and the nearest whole metre for dimensions over 10 m.

[7] Natural England (2026). *Ancient woodland, ancient trees, and veteran trees: advice for making planning decisions* [online]. Available at: > www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions < [accessed 24th March 2026].

2.4.2. The locations of the trees shown in the ***Tree Constraints Plan*** in ***Appendix 4*** have been determined using a topographical plan of the site (Drawing No: 9150/1), which was carried out by Ellam Land Surveys in October 2025.

2.4.3. Where tree stem locations are not shown on the topographical plan, these have been plotted using a combination of GPS, site features, and manual measurements. Aerial imagery has also been utilised to plot tree group canopy spreads. Although these methods provide a good representation of the surveyed trees, it should be noted that the GPS used is not sub-metre accurate and aerial imagery may not reflect the exact current dimensions of the trees.

2.4.4. There are trees on the site which:

- are located on neighbouring land;
- are situated within dense areas of vegetation; and/or,
- have dense epicormic growth or ivy *Hedera helix* on the main stems.

Whilst such trees were surveyed insofar as was reasonably practicable, the accuracy of such data cannot be guaranteed.

3. Survey Results

3.1. Arboricultural Observations

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

3.1.2. The surveyed trees comprise a total of four species, four genera, and four families.

Table 3.1: *Botanical families by species and genera richness.*

Family	No. of Species	No. of Genera
Sapindaceae	1	1
Rosaceae	1	1
Malvaceae	1	1
Cupressaceae	1	1

3.1.3. ***Tab. 3.1***, above, indicates that there is limited diversity in terms of the range of botanical families, genera, and species at the site.

3.1.4. Tree stock diversity is important for a range of ecological reasons and contributes to:

- increased resilience to pests and diseases;
- improved adaptability to climate change;
- enhanced biodiversity through the support of a wider range of invertebrates, birds, fungi, and mammals; and,
- greater structural continuity and long-term canopy stability.

3.1.5. The tree species recorded at the site include sycamore *Acer pseudoplatanus*, Leyland cypress *Cupressus* x *leylandii*, cherry laurel *Prunus laurocerasus*, and common lime *Tilia* x *europaea*.

3.1.6. T001, T002, T003, T004, and T005 comprise early mature or mature trees, which are located within the garden of a neighbouring property with canopies which overhang onto the site. Since these trees are subject to a TPO, they are anticipated to present the main arboricultural constraint to the proposed development.

3.1.7. G001, G002, and G003 comprise linear groupings of recently planted cherry laurel and young or semi-mature Leyland cypress. These specimens offer limited arboricultural value and are not anticipated to pose a constraint to the proposed development.

3.2. Tree Categorisation

3.2.1. The surveyed trees include:

- one category A tree of high quality;
- three category B trees of moderate quality; and,
- one category C tree and three groups of low quality.

There were no category U trees with SULEs of less than 10 years identified at the site.

3.2.2. A summary of the *BS 5837:2012* categories of trees at the site is given in ***Tab. 3.2***, below.

Table 3.2: *Summary of* BS 5837:2012 *tree categories.*

BS 5837:2012 Category	Description	Tree/Group Ref.	Line Totals
A	High-quality trees, which should be retained throughout the proposed development.	T003	1 Tree

BS 5837:2012 Category	Description	Tree/Group Ref.	Line Totals
B	Moderate-quality trees, which should where possible be retained throughout the proposed development.	T002, T004, T005	3 Trees
C	Low-quality trees, which, if removed to facilitate the development, can be readily mitigated.	T001 G001, G002, G003	1 Tree 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	-	-
		Totals:	**5 Trees** **3 Groups**

3.2.3. The full results of the survey can be viewed in the ***Tree Survey Schedule*** in ***Appendix 1***. Images of the trees can be viewed in ***Appendix 2***. 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 proposed development will not require the removal of any trees.

4.2. Facilitation Pruning

4.2.1. Branches extending west from T002, T003 and T004 overhang the site and are in contact with the roof of the existing agricultural building.

4.2.2. To prevent damage to the trees during the proposed demolition of the agricultural building, it is recommended that the crowns of T002, T003, and T004 are lifted to provide a minimum clearance of 1 m above the roof of the structure.

4.3. Tree Root Protection Areas (RPAs)

4.3.1. The proposed driveway will extend over the RPAs of T002, T003, and T004. However, since an existing concrete slab covering the same area will be retained, this aspect of the proposals will have no impact upon tree roots.

4.3.2. The proposed garage will extend over approximately 0.93 m^2 of the RPA of T003. Since the impacted RPA amounts to less than 1% of the total RPA and considering that the affected portion of the RPA is already covered by an existing concrete slab, the impacts of this aspect of the proposals upon tree roots will be negligible.

4.3.3. The temporary tree protection fencing which is detailed in ***Section A3.5*** of the ***Outline AMS*** in ***Appendix 3***, and which is shown in the ***Tree Protection Plan*** in ***Appendix 6***, will help to ensure that the RPAs of the retained trees are suitably protected from development activities.

4.3.4. Although construction activities are likely to take place within tree RPAs, most of the site is already covered by existing hardstanding/sealed surface, which affords adequate protection to tree roots and removes the requirement for additional temporary ground protection.

4.4. Shade Analysis

4.4.1. The proposed dwelling is situated to the west of the retained trees and therefore is unlikely to endure prolonged spells of shading. A ***Shade Analysis Plan*** demonstrating the shade patterns of the retained trees can be viewed in ***Appendix 5***.

4.5. Underground Utilities

4.5.1. At the time of writing, the client had not provided detailed plans indicating the location of proposed utilities and/or service runs. Details of all new utilities, drainage routes, and final site levels should be submitted to the Project Arboriculturalist to enable an assessment of their potential impact on the retained trees. This information can then be incorporated within the final AMS.

4.5.2. Any installation of new utilities as part of the development should be carried out in accordance with the National Joint Utilities Group (NJUG) guidance, *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4).*

5. Recommendations

5.1. Tree Works

5.1.1. Prior to development works commencing, T002, T003, and T004 should be crown lifted to provide a minimum clearance of 1 m above the roof of the existing agricultural building.

5.2. Legal Constraints

5.2.1. According to information which is available on the Kirklees Council website[4], T002, T003, and T004 are subject to a TPO. The proposed tree works should therefore only be carried out once planning permission has been granted, or after a Works to Protected Trees Application Form has been submitted and approved by Kirklees Council. Killing or damaging a protected tree is a criminal offence and may result in prosecution and an unlimited fine.

5.2.2. All tree works, including tree removals, should be carried out by a fully insured and suitably qualified arboricultural contractor who is able to comply with *BS 3998: 2010*[8].

5.2.3. Trees provide valuable habitat for wild birds, bats, and many other forms of wildlife. The risks posed to these should be suitably assessed before the recommendations within this report are completed.

5.2.4. Under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* and the *Wildlife and Countryside Act 1981 (as amended*):

- it is an offence to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or in, on or near a nest containing eggs or young, or to disturb the dependent young of such a bird; and
- it is an offence to deliberately damage or destroy a bat roost (breeding site or resting place), even if the roost is not occupied at the time.

5.3. Tree Protection

5.3.1. 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.

5.3.2. 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.

5.3.3. 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.

[8] British Standards (2010). *BS 3998:2010 - Tree Works: Recommendations.* British Standards Institute: London.

5.3.4. To avoid both direct and indirect damage to the roots of the retained trees, temporary tree protection fencing should be installed prior to development works commencing, in the locations shown in the ***Tree Protection Plan***, which can be viewed in ***Appendix 6***.

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

5.3.6. 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.

5.4. Replacement Tree Planting

5.4.1. The development proposals will not require trees to be removed from the site. Consequently, replacement tree planting is not considered necessary in the context of the development. However, additional tree and hedge planting could be incorporated to enhance amenity and/or biodiversity value

5.5. Additional Information

5.5.1. 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.

5.5.2. 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 labelled in the ***Tree Constraints Plan*** in ***Appendix 4***			**DBH:** Diameter at breast height (1.5 m), in millimetres
Height (Ht.): Overall height of tree, in metres			**SULE:** Safe useful estimated life expectancy of the tree, in years
Crown Spread (CS): Radius of crown to N, E, S, and W aspects, in metres			**Crown Clearance (CC):** Clearance from ground level of lowest branch, in metres
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	Sycamore *Acer pseudoplatanus*	M	10-20	17	700#	9#	7#	7.5	9	5.5	Off-site tree. Bifurcates between 3-5 m into multiple co-dominant stems. Major deadwood > 100 mm in diameter scattered throughout the crown. Multiple pruning wounds on main stem and first order branches up to 5 m, sustained from historic crown lifting works, some of which are developing into branch cavities. Dense ivy *Hedera helix* established on main stem up to 3 m.	P	PD	C2	No works recommended
T002	Common lime *Tilia x europaea*	EM	40-80	14	400#	4#	4#	5	5	5	Off-site tree. Minor deadwood < 100 mm in diameter scattered throughout the crown. Dense epicormic growth on main stem up to 5 m.	F	F	B2	Crown lift to provide a minimum clearance of 1 m above the roof of

Tree Ref:	Species	Age	SULE	Ht.	DBH	CS				CC	Comments	PC	SC	*BS 5837: 2012* Category	Recommendations
						N	E	S	W						
															the existing agricultural building
T003	Sycamore *Acer pseudoplatanus*	M	40-80	19	800#	6#	9#	7#	9	6	Off-site tree. Bifurcates at 4 m into two co-dominant stems. Minor deadwood < 100 mm in diameter scattered throughout the crown.	F	F	A2	Crown lift to provide a minimum clearance of 1 m above the roof of the existing agricultural building
T004	Sycamore *Acer pseudoplatanus*	M	40-80	16	600#	5	7#	5#	5.5	6	Off-site tree. Minor deadwood < 100 mm in diameter scattered throughout the crown.	F	F	B2	Crown lift to provide a minimum clearance of 1 m above the roof of the existing agricultural building
T005	Sycamore *Acer pseudoplatanus*	M	40-80	16	650#	6#	7#	5.5	6	2	Off-site tree. Minor deadwood < 100 mm in diameter scattered throughout the crown.	F	F	B2	No works recommended

Groups of Trees

Group Ref:	Species Composition	Age	SULE	Mx. Ht.	Mx. DBH	Approx. No. of Stems	CC	Comments	PC	SC	*BS 5837*:2012 Category	Recommendations
G001	Leyland cypress *Cupressus* x *leylandii*	SM	20-40	7	200	50#	0	Linear group of trees positioned on neighbouring property. No obvious significant defects, though of limited arboricultural merit, and lacks the necessary qualities for higher *BS 5837* categorisation.	F	F	C1	No works recommended
G002	Laurel cherry *Prunus laurocerasus*	NP	20-40	2	50	200#	0	Newly-planted hedge, along northern boundary of the site. No obvious significant defects, though of limited arboricultural merit, and lacks the necessary qualities for higher *BS 5837* categorisation.	G	G	C1	No works recommended
G003	Leyland cypress *Cupressus* x *leylandii*	Y	20-40	2.5	100	25#	0	Linear group of trees on the south-west boundary of the site. No obvious significant defects, though of limited arboricultural merit, and lacks the necessary qualities for higher *BS 5837* categorisation.	G	G	C1	No works recommended

Appendix 2: Images of Trees

Plate 1: *T001*

Plate 2: *T002 (right) & T003 (left)*

Plate 3: *T003 (right) & T004 (left)*

Plate 4: *T001, T002, T003, T004, & T005 (right to left)*

Plate 5: *T004 (right) & T005 (left)*

Plate 6: *G002*

Plate 7: *G003*

Appendix 3: Outline Arboricultural Method Statement (AMS)

A3.1 Introduction

A3.1.1 Woodsage Consulting Ltd have been instructed by Mr. R. Andrews to prepare an Outline AMS in relation to the proposed development of the land at Busk Farm, Northfield Lane, Kirkburton HD8 0QT.

A3.1.2 The development proposals involve demolition of an existing agricultural barn followed by the construction of a detached dwelling and garage in its place.

A3.1.3 This Outline AMS should be read in conjunction with the Arboricultural Impact Assessment (Ref: WC-507.1a).

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: *Development Sequence and Tree Protection Measures.*

Stage	Description
1	Site induction
2	Carry out the tree works which are detailed in ***Section A3.4*** of this ***AMS***.
3	Install the temporary tree protection fencing, to the specification detailed in ***Section A3.5*** of this ***AMS***, in the locations shown in ***Tree Protection Plan***.
4	Inspection of tree protection measures by the Project Arboriculturalist.
5	Carry out development works: • Precautionary measures detailed in ***Section A3.6*** of this ***AMS*** to be followed throughout the development
6	Remove the temporary tree protection fencing once development works are completed.
7	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 Tree Works

A3.4.1 Prior to development works commencing, T002, T003, and T004 should be crown lifted to provide a minimum clearance of 1 m above the roof of the existing agricultural building.

A3.4.2 According to information available on the Kirklees Council website, T002, T003, and T004 are subject to a TPO. The proposed tree works should therefore only be carried out once planning permission has been granted, or after a Works to Protected Trees Application Form has been submitted and approved by Kirklees Council. Killing or damaging a protected tree is a criminal offence and may result in prosecution and an unlimited fine.

A3.4.3 All tree works, including removals, should be carried out by a fully insured and suitably qualified arboricultural contractor, who is able to comply with *BS 3998: 2010 - Tree Works: Recommendations*.

A3.4.4 Trees provide valuable habitat for wild birds, bats, and many other forms of wildlife. The risks posed to these should therefore be suitably assessed before the recommendations within this AMS are completed.

A3.5 Temporary Tree Protection Fencing

A3.5.1 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.*

A3.5.2 **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***, below, and ***Fig. A3.2***, on the next page.

Figure A3.1*: Examples of scaffold framework temporary tree protection fencing.*

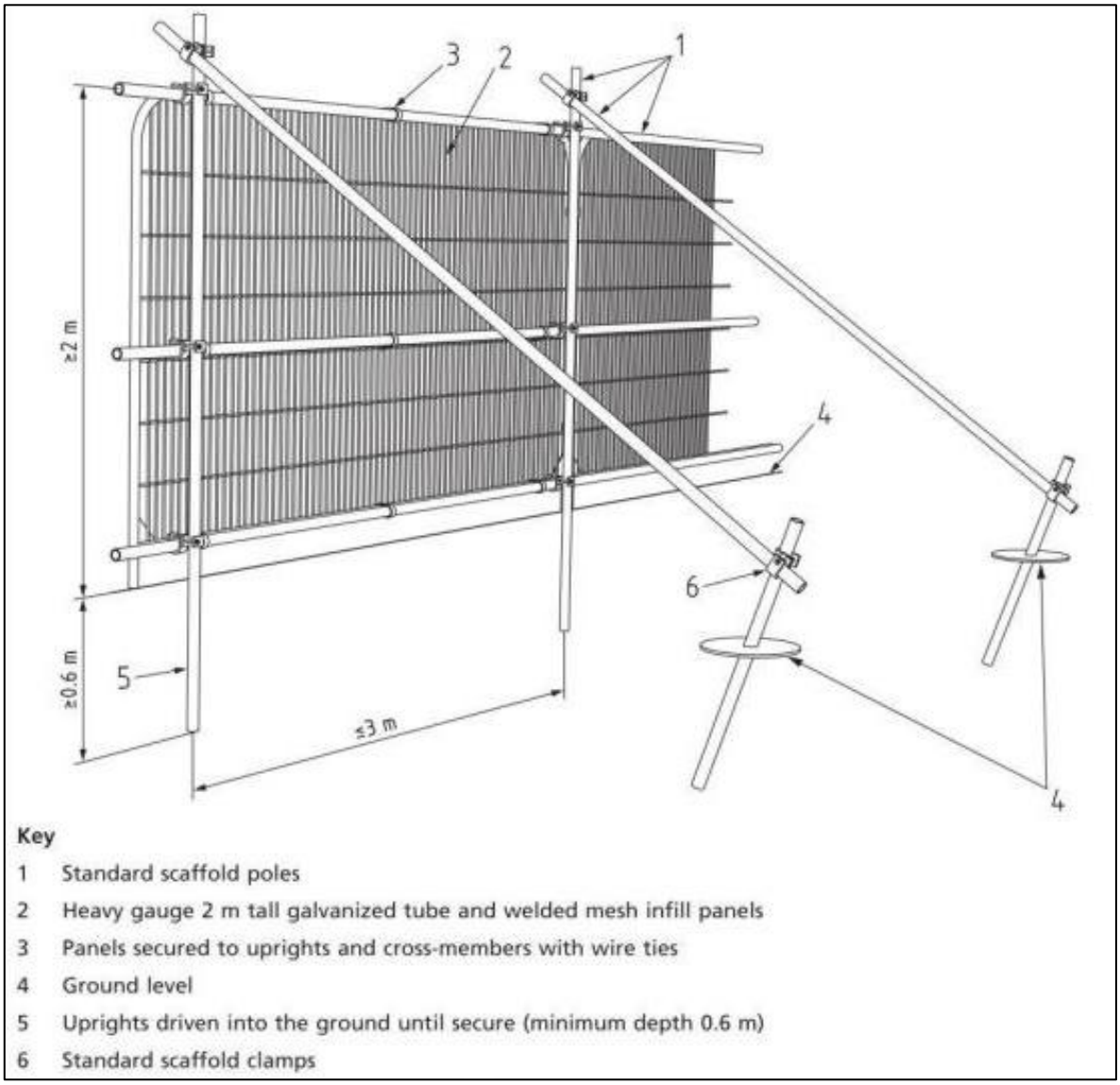
A3.5.3 The vertical tubes shall be spaced at a minimum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed.

A3.5.4 All-weather notices shall be attached to the barriers at 9 m intervals with the words 'TREE PROTECTION ZONE - NO ACCESS' clearly visible.

A3.5.5 **Location:** The temporary tree protection fencing should be installed in prior to the development commencing, in the locations shown in the ***Tree Protection Plan***.

A3.5.6 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.

A3.5.7 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. Since there are protected trees adjacent to the site, any breach which results in death or damage to these trees could result in a criminal offence being committed.



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**:* BS 5837: 2012 *default specifications for temporary tree protection fencing.*

A3.6 Precautionary Measures

A3.6.1 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.

A3.6.2 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.

A3.6.3 In favourable conditions, the majority of tree roots are typically found within the top 60 cm of soil; therefore, the existing levels within tree RPAs should be observed and maintained.

A3.6.4 Any unavoidable excavations into the soil within tree RPAs should be undertaken using either compressed air soil displacement or hand tools, subject to prior approval from 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.

A3.7 Responsibility and Site Management

A3.7.1 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.

A3.7.2 Inspections by the Project Arboriculturalist are to be undertaken at the following stages of the development:

1. Once the temporary tree protection fencing 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.

A3.7.3 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.

A3.8 Project Arboriculturalist Contact Details

Mr Jack Delaney MICFor
Woodsage Consulting Ltd
Unit 2, Hey End Farm,
Shield Hall Lane,
Luddendenfoot,
West Yorkshire HX2 6JN
Tel: 07962401997
Email: jack@woodsage.co.uk

SCALE BAR 1:250

0 10 20 30 40 50

RPA of T005 has been offset by 25% to the north-east due to retaining walls and hardstanding to the south-west of the tree (as per Paragraph 4.6.3 of BS *5837: 2012*)

RPAs of T002, T003, and T004 have been offset by 50% to the east due to retaining walls, buildings, and hardstanding to the west of these trees (as per Paragraph 4.6.3 of *BS 5837: 2012*)

RPA of T001 has been offset by 50% to the north due to retaining walls, buildings, and hardstanding to the south of the tree (as per Paragraph 4.6.3 of *BS 5837: 2012*)

T005 Sycamore

T004 Sycamore

T003 Sycamore

T002 Common lime

T001 Sycamore

G001

G002

G003

OLD WOOD BARN

BRICK GARAGE

STONE HOUSE

STONE BUNGALOW

STONE HOUSE

CLADDED BUILDING

GREEN HOUSE

PLANTER

PLANTER

PLANTER

POND

ROCKERY

GRASS

TILED

CONCRETE

TARMAC

CONIFER HEDGE

STONE RET.WALL

STONE WALL

WOOD FENCE HT 1.2

DRAINAGE CHANNEL

ST01 145.510

ST02 144.637

ST03 141.945

ST04 141.520

ST05 141.042

ST06 141.054

ST07 140.972

ST08 140.170

ST09 143.193

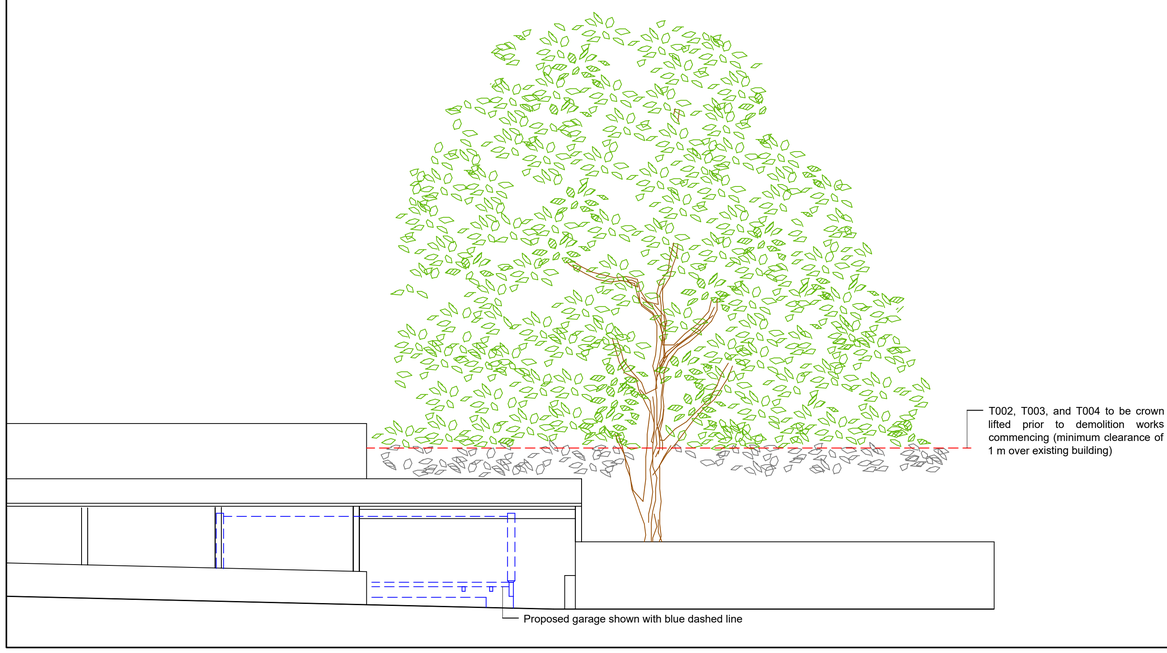
ST10 139.090

ST11 138.434

ST12 138.420

INDICATIVE

Existing Southern Elevation 1:100



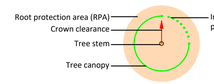
Appendix 4: Tree Constraints Plan

Project:	Busk Farm, Northfield Ln, Kirkburton HD8 0QT
Drawn by:	Jack Delaney
Date:	31st March 2026
Scale:	1:250 @ A1
Drawing Number:	WC-507.1a.4

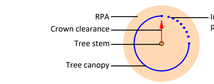
Do not scale off this drawing - to be reproduced in colour only

Map Key:

Category A trees of high quality



Category B trees of moderate quality



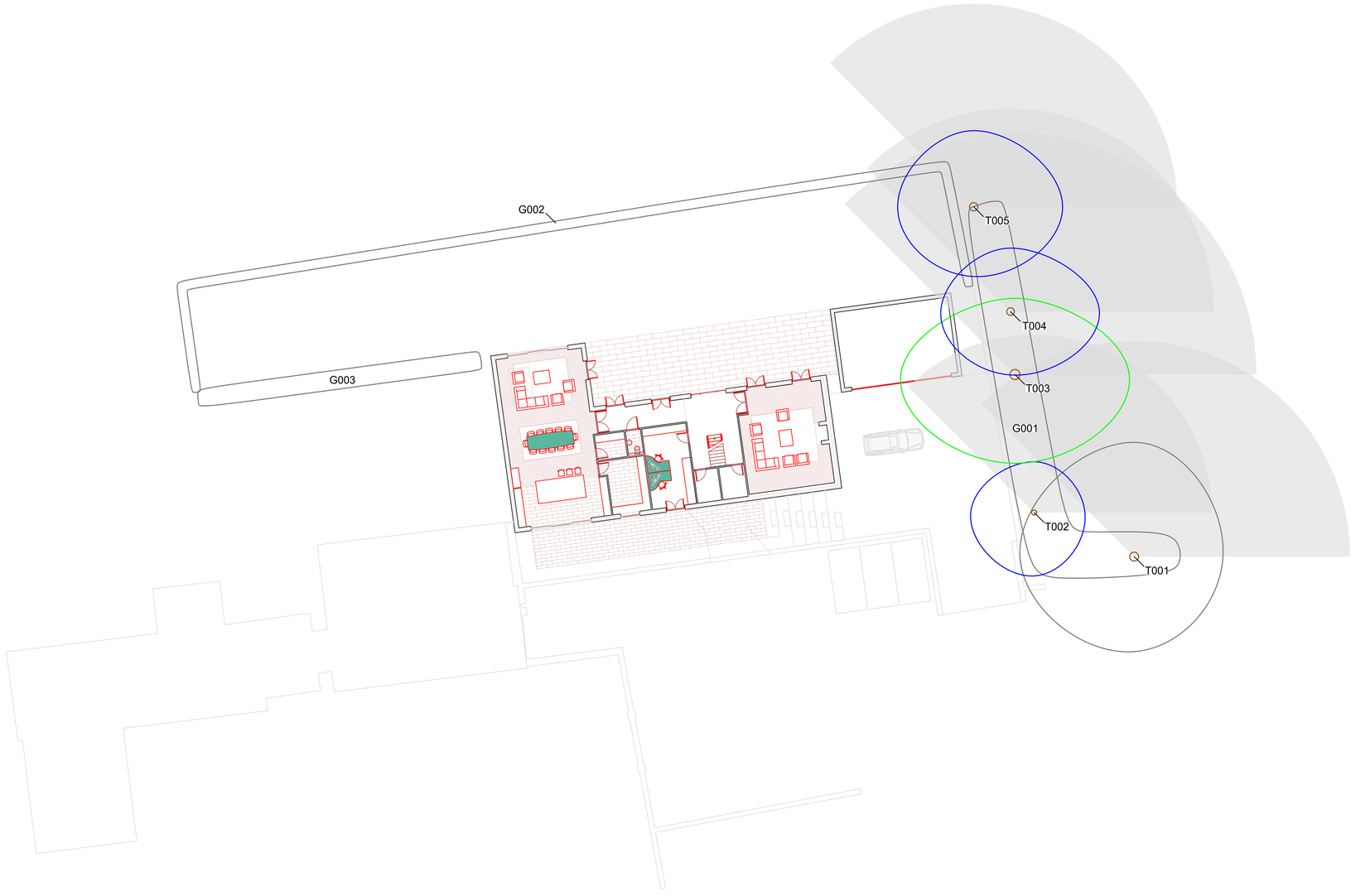
Category C trees/groups of low quality

Woodsage Consulting Ltd

T: 07962401997

E: info@woodsage.co.uk

W: https://woodsage.co.uk



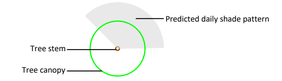
Appendix 5: Shade Analysis Plan

Project:	Busk Farm, Northfield Ln, Kirkburton HD8 0QT
Drawn by:	Jack Delaney
Date:	31st March 2026
Scale:	1:200 @ A1
Drawing Number:	WC-507.1a.5

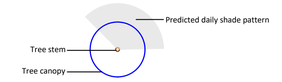
Do not scale off this drawing - to be reproduced in colour only

Key:

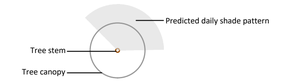
Category A trees of high quality



Category B trees of moderate quality



Category C trees/groups of low quality

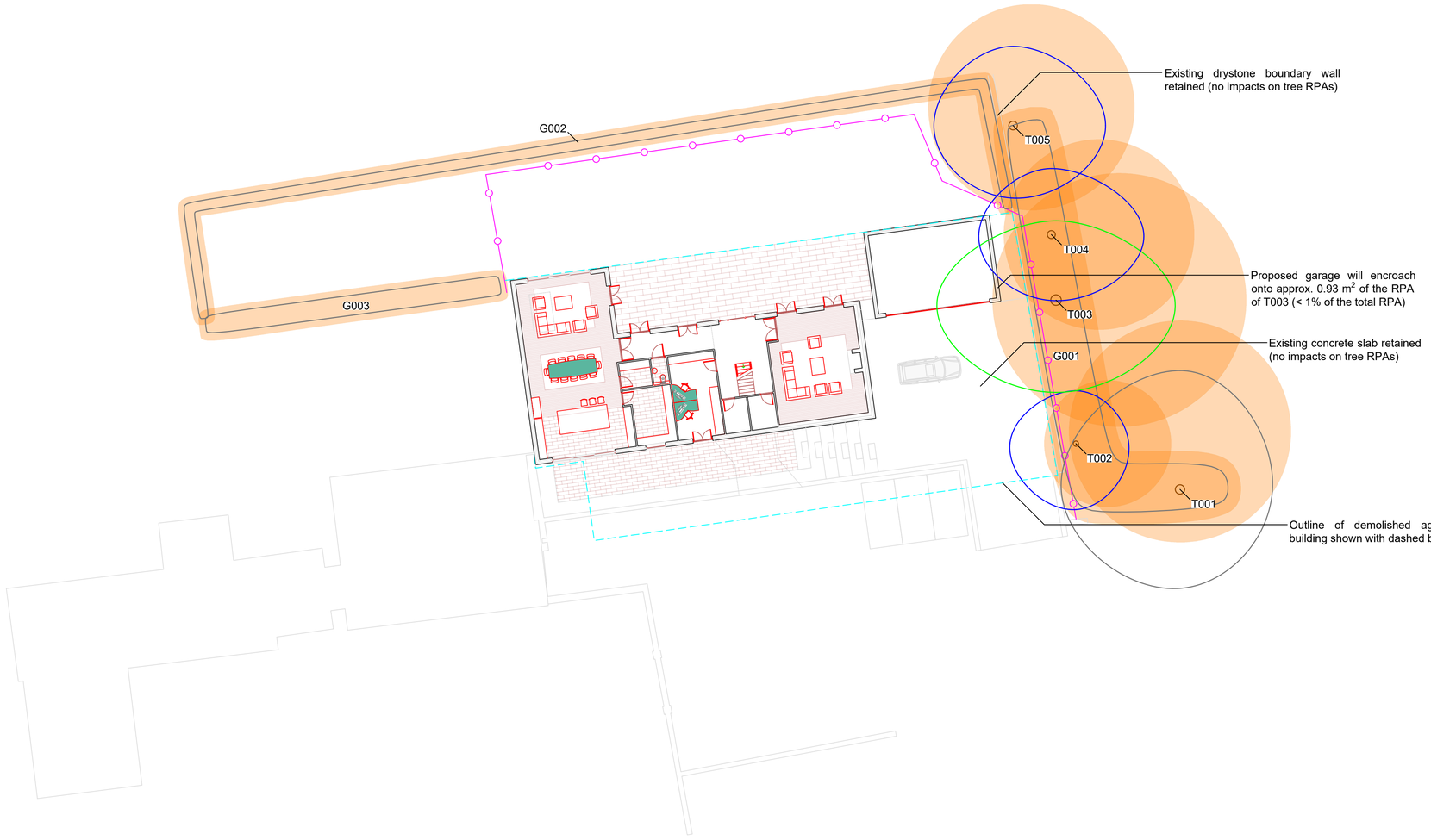


INDICATIVE

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

SCALE BAR 1:200

0 5 10 20 30 40



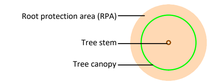
Appendix 6: Tree Protection Plan

Project:	Busk Farm, Northfield Ln, Kirkburton HD8 0QT
Drawn by:	Jack Delaney
Date:	31st March 2026
Scale:	1:200 @ A1
Drawing Number:	WC-507.1a.6

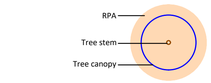
Do not scale off this drawing - to be reproduced in colour only

Map Key:

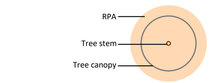
Category A trees of high quality



Category B trees of moderate quality



Category C trees/groups of low quality



Temporary tree protection fencing, to *BS 5837: 2012* specification, as detailed in ***Section A3.5*** of the ***Outline Arboricultural Method Statement (AMS)***.

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