

ADVISORY

Wordsworth Property Developments Ltd
Long Lane, Earlsheaton
Dewsbury
Arboricultural Method Statement

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Arboricultural Method Statement

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1. INTRODUCTION

Introduction and Background

- 1.1 This report contains an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in support of an application for development on land at Long Lane, Earlsheaton (the Site).
- 1.2 This report has been produced to provide additional information for the proposed Planning Application comprising of 24 residential dwellings and associated vehicle access and landscaping.
- 1.3 A tree survey of the Site in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' was carried out in May 2024, and also March 2024 to cover an additional area, with the results outlined in the following report:
 - Wordsworth Property Developments Ltd, Long Lane, Earlsheaton, Dewsbury, Arboricultural Impact Assessment dated March 2024
- 1.4 The above report was produced to support the design of the proposed development. As part of this survey the relevant qualitative tree data was recorded in order to assess the condition of the existing trees, their constraints upon the prospective development and the necessary protection and construction specifications required to allow their retention as a sustainable and integral part of the completed development. Information is given on condition, age, size and indicative positioning of all the trees, both on and affecting the Site. This is in accordance with the British Standard 5837:2012.

Objectives

- 1.5 This AMS has been produced in accordance with BS 5837:2012 in order to provide guidance and information required to protect the retained trees on-Site.
- 1.6 A copy of this AMS must be made available to all contractors on-Site during the development stage to ensure all parties comply with protection measures outlined within.
- 1.7 This AMS has been produced specifically for this Site and therefore cannot be used for any other location.

Trees Within the Site

- 1.8 Trees included within this survey comprised eight individual trees, six groups and one hedgerow, details of which are included in the the Tree Constraints Plan (TCP) at **Appendix 1**, Tree Protection Plan (TPP) at **Appendix 2** and tree survey schedule at **Appendix 3**.
 - 1 woodland was classified as Category A;
 - One individual tree was classified as Category B;

- Three tree groups were classified as Category B;
- Six individual trees were classified as a Category C trees;
- Three tree groups were classified as Category C trees;
- One hedgerow group was classified as Category C; and
- One individual tree was classified as Category U.

2. ARBORICULTURAL METHOD STATEMENT

Introduction

- 2.1 This AMS has outlined the procedures and requirements needed to protect the retained trees on-Site and complete the Proposed Development without detrimental effect on retained trees.

Sequence of Events

- 2.2 For the purposes of protection for the retained trees, the development works on-Site should be completed in line with the following sequence of events:
- Pre-Commencement Site meeting;
 - Pre-Commencement tree works;
 - Installation of tree protection fencing;
 - Construction phase; and
 - Removal of tree protection.

Pre-Commencement Site Meeting

- 2.3 A pre-commencement Site meeting should take place prior to any works being started to finalise plans for the layout of tree protection.
- 2.4 The developers, the project arboriculturist and the Tree Officer from Kirklees Council (KC) should be in attendance for the Site meeting.

Pre-Commencement Tree Works

- 2.5 Prior to any construction activities, the following proposed tree works will require completion.
- T1, T6, T7, T8, H1, G4 and G6 are to be removed.
 - Along the southern and eastern boundary, access facilitation pruning in the form of lateral pruning works will be required for some trees within G1, G2, G3 and G5 for the installation of the retaining wall posts and panels.
 - Crown lifting works of G1 and G2 to attain approximately 4m will be required in order to accommodate the rear gardens and garden fences of plots along the south boundary.
 - Crown lifting works will be required for G3 to attain approximately 4m height clearance for the area of proposed landscape area to the east of plot 13.
 - Crown lifting works to attain approximately 4m height clearance will be required for G5 in order to provide working space for the construction of the road and pavement.

- 2.6 All tree works must be completed in accordance with BS3998:2010 'Tree Work Recommendations' and be completed by appropriately qualified, experienced and insured Arboricultural contractors.

Root Protection Areas (RPAs)

- 2.7 Based on the tree survey data, RPAs have been determined for trees on-Site.
- 2.8 A topographical survey was undertaken to detail the location of trees within the Site. The location of individual trees is shown in **Appendix 1**; it should be noted however that topographical surveys are not always comprehensive, and it is recommended that the root protection zones and therefore the location of the Protective Fencing is measured on-Site during installation (using collected data for RPAs and canopy spreads). Any deviation from the location of the proposed Protective Fencing should be confirmed with the Tree Officer at KC.
- 2.9 The RPA is designed to protect, at least, a functional minimum of tree root mass in order to ensure that the trees survive the construction process.
- 2.10 It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Tree Protection Fencing

Standard Fencing

- 2.11 The TPP, shown in **Appendix 2**, details the position of the Tree Protection Fencing (TPF). This fencing will comprise of the type detailed in **Figure 1** and **Figure 2**. The TPF must be erected before any materials or machinery are brought onto Site and before any development or stripping of soil commences.
- 2.12 Once erected, the TPF will not be removed or altered without prior agreement of an arboriculturist and approval by KC.
- 2.13 Barriers should be fit for the purpose of excluding constructive activity, and appropriate to the degree and proximity of work taking place around the retained trees. Special attention should be paid to ensuring that barriers remain rigid and complete. Once the barrier fencing has been installed, construction work can commence. All-weather notices should be erected on the barrier with words such as: "Construction Exclusion Zone – Keep Out".
- 2.14 The default TPF specification (**Figure 1**) is a vertical and horizontal framework, braced to resist impacts. The vertical timbers are driven securely into the ground. Welded mesh panels are securely attached to the timber posts. During installation it is important to consider the position of below ground services and structural roots, which must not be damaged. Where these constraints prevent the use of this specification, an alternative specification is provided in **Figure 2**.

- 2.15 It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them. In the event of any panel or support becoming damaged, this must be immediately reinforced by adding panels with the designs below as appropriate.
- 2.16 Before any works take place within the Site, full BS5837 fencing will be used to ensure the safeguard of the tree RPAs, until there is no risk from damage from the construction activity. An illustrated specification, extracted from BS5837, is shown in **Figures 1 and 2** below. To be effective the fencing must be robust and clearly signed.

Figure 1: Default Specification for Protective Barrier (Tree Protection Fencing – TPF)
[Taken from Figure 2 of Section 6 BS5837:2012]

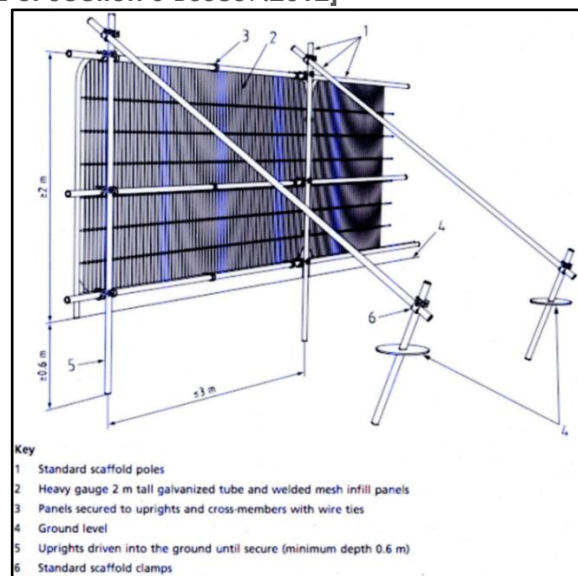
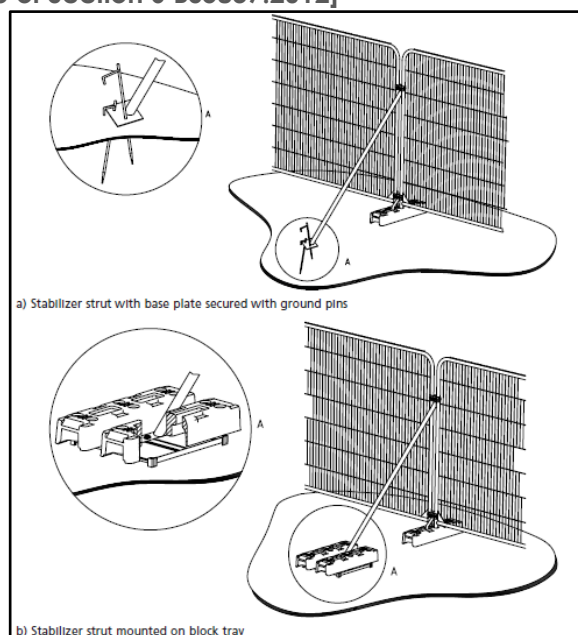


Figure 2: Alternative Specification for Protective Barrier (Tree Protection Fencing – TPF)
[Taken from Figure 3 of Section 6 BS5837:2012]



Restrictions within Tree Protection Areas

2.17 Inside the exclusion area of the TPF, the following shall apply:

- No mechanical excavation and no excavation by any other means without prior agreement and stipulation on ground protection requirements from KC;
- No ground level changes whatsoever, no storage of plant or materials and no vehicular access. No storage or handling of any chemicals. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls outside of RPAs of trees. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%;
- All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage;
- All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund. All material storage facilities and work areas must consider the effects of sloping ground on the movement of potentially harmful liquid spillages towards or into protected areas; and
- Prior to and during all construction works on-Site, no spoil or construction materials will be stored within the RPA of any tree on, or adjacent to the Site, even if the proposed development is to be within the RPA. This is to reduce the compaction of the soil of the trees to a minimum. Any encroachment within this protected area will only be with the prior agreement with KC.

Soil Compaction Within the RPAs

- 2.18 Access to the main Site will be via the existing Site entrance to the southwest. No encroachment into RPAs will be required for Site access.
- 2.19 All construction traffic and machinery must follow existing access and remain within existing hard surfacing to prevent movement over soft landscaped areas and damage to unprotected RPAs.
- 2.20 All construction machinery and traffic must remain outside of retained trees RPAs and must not pass over unprotected soils within these areas. Compaction of soil reduces oxygen and water movement through the soil which can lead to the suffocation and the eventual death of roots.
- 2.21 Barrier fencing will need to be erected to create a Construction Exclusion Zone (CEZ) to ensure no compaction of soil occurs within any unprotected retained tree's RPA.

Below Ground Constraints

Construction of Retaining Walls within the RPAs

- 2.22 The proposed retaining walls along the south and east boundaries will require post supports being installed within the RPAs of trees along the Site extents.
- 2.23 All post holes should be hand dug where within retained tree RPAs and re-sited to allow retention of tree roots >25mm diameter. Following the depth of 500mm, where most roots are generally present, excavation can then continue with an auger attachment on plant machinery to reach the required depth of up to 5m in some areas.
- 2.24 Tree protection fencing must be retained in position until immediately prior to construction of the retaining walls and groundworks within the RPAs of trees along the south and east boundaries. The retaining walls are then be utilised as the tree protection scheme instead of the prior fencing,

Ground Level Changes Within the RPAs

- 2.25 Following the construction of the retaining walls, the ground levels are to be increased within the Site, with some of the areas encroaching into the RPAs of trees along the southern and eastern boundary.
- 2.26 Raising the ground level in the RPAs up to 150 mm is not likely to have a significant effect on the trees. However, any addition of fill to the RPAs must not be compacted and should be of coarse textured soils with a higher sand content to allow good aeration and water movement through the soil.
- 2.27 Should the addition of fill be greater than 150 mm within the RPAs, then the installation of an aeration system such as perforated piping must be installed within the fill to allow air and water movement through the whole depth.
- 2.28 If plans change and any further ground level changes are required within the RPA of retained trees, these will require prior consultation with the project arboriculturist.

Above Ground Constraints

Avoiding Crown and Stem Damage

- 2.29 Great care must be exercised when working close to retained trees. Plant and machinery with booms, jibs and counterweights and the passage of tall or wide loads should be controlled by a banksman to maintain adequate clearance.
- 2.30 Under no circumstance shall construction personnel undertake any tree pruning operations.

Soil Condition Within the RPAs

- 2.31 It is vital that current soil condition is maintained within the RPAs. Effects on bulk density of the soil from construction activity and the quality of the soil can impact on the trees severely as the roots have adapted to the current conditions of the soil.

Location of Site Buildings/Compounds

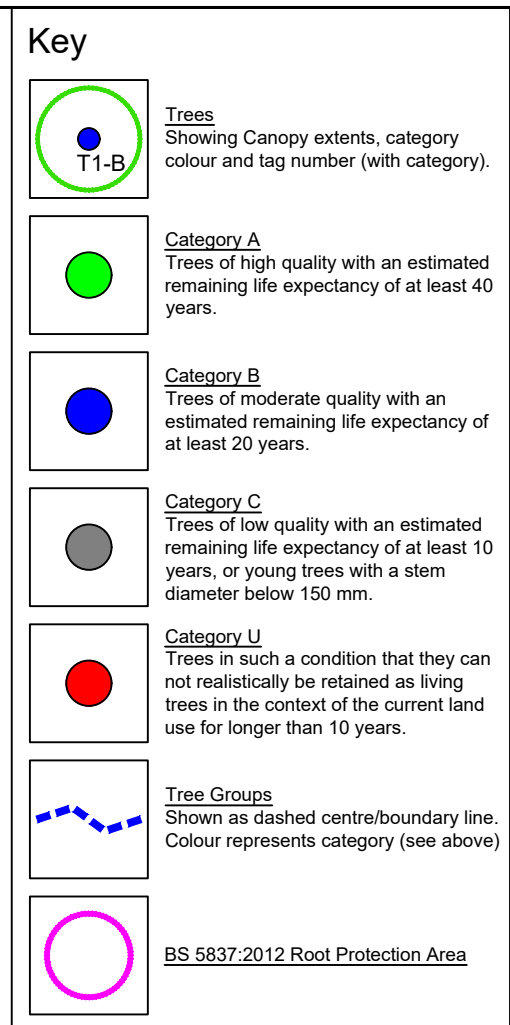
- 2.32 Site buildings and compound must be situated outside of RPAs of trees within the Site.
- 2.33 Under no circumstances must any material or debris be stored within the RPA of retained trees and stems must remain clear of any material.
- 2.34 Covering of tree stems with materials or debris can block lenticels and prevent gaseous exchanges, killing the living cambium beneath the bark and leading to the eventual death of trees.

Site Monitoring

- 2.35 Site monitoring and supervision by the project arboriculturist will be required on a regular basis throughout the proposed development. Crucial stages throughout the proposed development will require supervision, with these to be decided and agreed upon during the pre-commencement meeting and are likely to include the following key stages:
- Tree removal and tree pruning operations;
 - Installation of tree protection fencing;
 - Construction of Site compound;
 - Retaining wall posts installed within RPAs; and
 - Removal of tree protection.
- 2.36 Regular Site monitoring visits will also be required during the construction phase, typically one visit per month to ensure tree protection measures remain in place and have not been modified or moved without prior notification and approval from the arboriculturist and KC.
- 2.37 All Site visits should be recorded with the date and time and any findings or comments on tree protection and observed procedures should be noted, photographic evidence should also be provided.
- 2.38 All comments and observations should be communicated to KC's tree officer.

APPENDICES

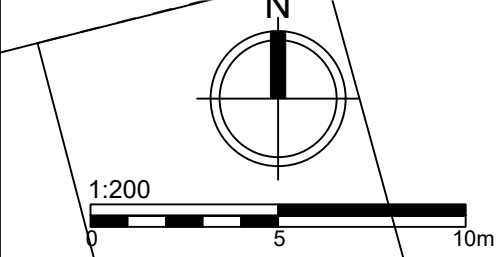
APPENDIX 1: Tree Constraints Plan



Drawing Title				
Tree Constraints Plan				
Client				
Wardsworth Property Developments Ltd				
Site/Project				
Long Lane, Earlsheaton				
Scale/Sheet		Date		
1:200 - A1		13/03/2024		
Drawing No		Rev	Drawn by	Checked
		1	CS	DB
 ■ Birmingham 0121 233 3322 ■ Leeds 0113 233 8060 ■ London 020 7284 9122 ■ Manchester 0161 533 4200 ■ Nottingham 0115 824 1100 www.bwbconsulting.com				

APPENDIX 2: Tree Protection Plan

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

- Trees Showing Canopy extents, category colour and tag number (with category).
- Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups Shown as dashed centre/boundary line. Colour represents category (see above).
- BS 5837:2012 Root Protection Area
- BS 5837:2012 Tree Protection Fencing

Tree Protection Fencing to be retained in position until immediately prior to construction of the retaining wall and following groundworks. Retaining wall to then be used as tree protection measure instead of prior fencing

Tree Protection Fencing to be retained in position until immediately prior to construction of the retaining wall and following groundworks. Retaining wall to then be used as tree protection measure instead of prior fencing

Tree Protection Plan			
Client			
Site/Project			
Long Lane, Earlsheaton			
Scale/Sheet		Date	
1:200 - A1		15/06/2026	
Drawing No	Rev	Drawn By	Checked By
	1	DB	SS

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APPENDIX 3: Tree Survey Schedule

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	E	S	W									
INDIVIDUAL TREES																
T1	Ash	D	8	6	2	2	2	0	280*	P	P	<10	Tree which has failed and is now leaning into site area	Remove	U	35.47
T2	Sessile oak	M	22	7	5	8	7	1	900	G	F	30+	Stem failure in past which has damaged other stems. Failed crown still hanging in tree.	Retain where possible	B1	366.44
T3	Poplar	YM	22	4	7	9	9	0	790	G	G	30+	Three stems with trifurcation at base. Damage on stems with failures in past.	Retain due to third party ownership	C1	282.34

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	E	S	W									
T4	Oak	Y	5	1	1	1	1	1	80	G	G	30+	Young tree at edge of woodland	Retain due to third party ownership	C1	2.90
T5	Sycamore	Y	7	1	1	3	3	0	160	G	G	0+	Young tree at edge of woodland	Retain due to third party ownership	C1	11.5 8
T6	Holly	YM	3	2	2	2	2	0	90*	G	G	30+	Dense canopy restricting inspection.	Retain or remove as per development plans	C1	3.66
T7	Leylandii	YM	4	2	2	2	2	0	120*	G	G	30+	Dense canopy restricting inspection	Retain or remove as per development plans	C1	6.51
T8	Cypress	YM,	7	4	4	4	3	0	320*	G	G	30+	Dense ground vegetation	Retain or remove as per development plans	C1	46.3 2



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	E	S	W									
Groups of Trees																
G1	Cypress, fir	YM	13	3	3	3	3	0	320	G	G	30+	Row of trees adjacent to site boundary. No landscape value	Retain due to third party ownership	B2	46.3 2
G2	Spruce, ash	YM	16	3	3	3	3	0	320*	G	G	30+	Row of trees on adjacent land	Retain due to third party ownership	C2	46.3 2
G3	Sycamore	M	18	2	6	5	6	0	380, 120, 120	G	G	30+	Three stems at edge of woodland ivy clad with crowns overhanging site area.	Retain due to third party ownership	C2	65.3 3

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	E	S	W									
G4	Sycamore	YM - M	21	5	5	5	5	0	370	G	F	30+	Line of trees adjacent to site. two trees have failed stems which has since produced re growth. canopy overhanging into site area.	Retain due to third party ownership	C2	61.9 3
G5	Sycamore	YM - M	21	10	10	10	10	1	440	G	G	30+	Line of trees adjacent to site. Large canopies overhanging into site. Small volume of deadwood.	Retain due to third party ownership	B2	87.5 8

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	E	S	W									
G6	Leylandii	YM	12	6	6	6	6	0	330*	G	G	30+	Line of trees along boundary on adjacent site. Good visual screen with dense canopy.	Retain due to third party ownership	B2	49.27
Hedgerow																
H1	Hawthorn	YM	3	1	1	1	1	0	80	G	G	30+	Long hedgerow along south boundary. Good screening.	Retain or remove as per development plans	C2	2.90
Woodland																

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	E	S	W									
W1	Willow, oak, sycamore	Y-M	Up to 22	/	/	/	/	0	Up to 600	G	G	30+		Retain due to third party ownership	A2	162.86

