
Dewsbury Market

Arboricultural Method Statement

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Issue Status

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1.0 Introduction

1.1 Background

- 1.1.1 This Arboricultural Method Statement (AMS) has been prepared for the redevelopment of Dewsbury Market. It sets out the sequence, controls, working methods and arboricultural supervision required to protect retained trees T1, T2 and T3 before and throughout development, including groundworks and landscaping.
- 1.1.2 The AMS is based on the Arboricultural Impact Assessment prepared by BDP (document DMTP-BDP-00-ZZ-SU-Y-92003 Rev 01, August 2024) and incorporates the protection and mitigation measures listed in Table 4 of that report. The Tree Impacts & Protection Plan contained in Appendix B of the AIA is reproduced as Appendix I and is treated as the Tree Protection Plan (TPP) for the purposes of this method statement.

Binding requirement: This AMS and the appended TPP shall be included within the construction documentation and contractor RAMS. No development, demolition, site clearance, groundworks, material delivery or plant movement affecting the tree protection measures shall commence until the pre-commencement requirements in Section 6 have been completed and signed off by the Project Arboriculturist.

1.2 Planning Condition

- 1.2.1 The planning condition requires an AMS and TPP to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development, including groundworks. The approved documents must include the measures listed in Table 4 of the AIA and the development must thereafter be carried out in accordance with the approved details.
- 1.2.2 The planning condition requires an AMS and TPP to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development, including groundworks. The approved documents must include the measures listed in Table 4 of the AIA and the development must thereafter be carried out in accordance with the approved details.

1.3 Scope, Assumptions and Limitations

- 1.3.1 This AMS applies to all works within or adjacent to the calculated Root Protection Areas (RPAs) and crown spreads of T1, T2 and T3, including removal of existing hard surfacing, any associated sub-base removal, temporary access, landscaping, soil handling and operation of plant with booms, jibs or counterweights.
- 1.3.2 The following assumptions are fundamental to this method statement:
- No tree removal is required to facilitate the approved development.
 - Works within the RPAs are limited to removal of existing hard surfaces and implementation of the approved landscape proposals shown on the TPP.
 - Existing ground levels within the RPAs will be retained. There will be no excavation below the existing construction formation or into root-bearing soil except where expressly supervised and approved by the Project Arboriculturist.
 - No new foundations, kerbs, drainage, utility trenches, lighting columns, sign foundations or other structures will be installed within the RPAs unless a revised arboricultural assessment and method are approved in writing by the Local Planning Authority.
 - Site compounds, welfare facilities, storage, washout areas and fuel or chemical storage will be located outside RPAs and positioned so that contaminated runoff cannot enter them.
 - The Principal Contractor will provide the Project Arboriculturist with the final programme, plant list and detailed groundworks sequence before the pre-commencement meeting. These details must be consistent with this AMS.

Change control: Any change to the approved design, levels, construction build-up, access route, landscaping or service layout that could affect retained trees shall be referred to the Project Arboriculturist before implementation. Where the change materially alters the assessed impact, a revised AMS/TPP shall be submitted to the Local Planning Authority for written approval.

1.4 Reference Documents

Document	Reference
Arboricultural Impact Assessment	BDP, DMTP-BDP-00-ZZ-SU-Y-92003 Rev 01, August 2024
Tree Impacts & Protection Plan	Appendix B of the AIA, dated 31 July 2024
Landscape General Arrangement	DMTP-BDP-TP-SL-PL-L-90110, April 2025
British Standard	BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations
British Standard	BS 3998:2010 Tree work - Recommendations
Utilities guidance	NJUG Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees

2.0 Responsibilities

2.1 Arboricultural Context

- 2.1.1 The AIA records three retained individual trees within the study area. Two are Category B trees of moderate quality and one is a Category C tree of low quality. No tree removals are proposed. The AIA identifies substantial overlap between the proposed hard-surface removal and the calculated RPAs; the significance is considered minimal only where the specified mitigation and supervision are implemented.

Tree	Species	BS5837 category	DBH (mm)	RPA radius (m)	RPA area (m ²)	Incursion (m ²)	Incursion
T1	Cherry sp.	B1	420	5.04	80	36.9	46.1%
T2	Whitebeam	B1	500	6.00	113	65.2	57.7%
T3	Cherry sp.	C1	390	4.68	69	40.6	58.8%

2.2 Individual Responsibilities and Communication

Party	Requirement
Client / Developer	Ensure the approved AMS and TPP are issued to the Principal Contractor; appoint a competent Project Arboriculturist; ensure adequate time and budget are allowed for the protection measures and supervision.
Principal Contractor	Implement this AMS and the TPP; include the requirements in site RAMS and inductions; maintain protection measures; provide the final programme, plant list and work sequence; stop work and contact the Project Arboriculturist if unexpected roots, damage or conflict arises.
Site Manager	Act as the daily point of contact; maintain the tree protection inspection register; brief subcontractors; prevent unauthorised access or storage within RPAs; arrange attendance at hold points.
Project Arboriculturist / ACoW	Attend the pre-commencement meeting; inspect and approve protection measures; supervise all excavation and hard-surface removal within RPAs; advise on roots and pruning; issue written site records and completion sign-off.
Landscape Contractor	Undertake landscaping within RPAs using the hand-working and root protection measures in this AMS; retain existing levels; keep plant and materials outside unprotected RPAs.
All site personnel	Comply with the tree protection measures and report damage, fencing displacement, root exposure or unauthorised activity immediately.

2.3 Categorisation pre-commencement requirements

- The Client shall appoint a Project Arboriculturist/Arboricultural Clerk of Works (ACoW) and provide contact details to the Principal Contractor before works commence.
- The Principal Contractor shall issue the construction programme, plant and equipment schedule, site logistics plan and the proposed date for hard-surface removal to the Project Arboriculturist.
- The approved AMS and TPP shall be incorporated into the Principal Contractor's Construction Phase Plan, task-specific RAMS, site induction and relevant subcontract orders.
- A copy of the approved AMS and TPP shall be retained in the site office and be available for inspection throughout the works.

2.4 Root Protection Area

2.4.1 A pre-commencement meeting shall be held on site before any development activity. The Client or representative, Site Manager, groundworks contractor, landscape contractor and Project Arboriculturist shall attend. The meeting shall confirm:

- the identity, position and RPAs of T1, T2 and T3;
- the line and specification of protective fencing and the locations where individual stem protection is required;
- the permitted access route and areas where plant must remain on existing hard surfaces;
- the sequence and equipment for hard-surface removal;
- the proposed landscape works and soil levels within the RPAs;
- arboricultural hold points and notification periods;
- the emergency procedure for root, stem or crown damage; and
- whether any facilitation pruning is genuinely necessary

3.0 Tree Protection Measures

3.1 Tree Protective Fencing

3.1.1 Tree protective fencing shall be installed in the positions shown on the TPP to segregate retained tree areas from the main construction zone. Unless an alternative is agreed by the Project Arboriculturist, fencing shall comprise a minimum 2 m high welded-mesh panel system on rubber or concrete feet, securely joined and braced so that it cannot be readily moved. Where fencing is located within an RPA, it shall be supported without driven stakes or excavation.

- Fencing shall be installed before commencement and retained until all construction and landscape operations that could affect the trees are complete.
- Weatherproof signs stating "TREE PROTECTION AREA - KEEP OUT" shall be fixed at regular intervals.
- No fencing shall be moved, reduced or temporarily opened without prior written approval from the Project Arboriculturist.
- The Site Manager shall inspect fencing at least weekly and after high winds, impact or changes in site operations. Defects shall be corrected immediately.

3.2 Individual stem protection

3.2.1 Because approved works occur within the RPAs and close to the stems, T1, T2 and T3 shall receive individual temporary protection before works begin. The preferred arrangement, where working space allows, is three securely connected fence panels forming a triangular exclusion area around each stem.

3.2.2 Where triangular fencing would prevent the approved works, the stem shall be protected using breathable hessian padding and a freestanding close-boarded or rigid guard outside the padding. The guard shall be secured to itself and shall not be fixed to the tree. Nails, screws, wire and tight straps shall not be used against the bark. Stem protection shall be inspected weekly and maintained for the shortest period necessary to avoid abrasion, moisture retention or constriction.

3.3 Construction exclusion and prohibited activities

3.2.1 Except for the expressly authorised works described in Sections 9 and 10, the RPAs and protected areas are construction exclusion zones. The following are prohibited within them:

- storage of soil, spoil, materials, plant, skips, pallets or waste;
- parking or refuelling of vehicles and plant;
- mixing or washing out cement, concrete, mortar, plaster or chemicals;
- discharge or runoff of fuel, oils, dirty water or other contaminants;
- fires or use of heat sources;
- raising or lowering ground levels, soil stripping or cultivation;
- excavation, trenching, service installation or installation of temporary structures;
- attachment of notices, cables, lighting or other fixtures to trees; and
- unauthorised pruning or damage to stems, branches or roots.

3.4 Sequence of works

Stage	Activity	Requirement
1	Pre-start	Appoint ACoW; issue programme, plant list and RAMS; hold pre-commencement meeting.
2	Protection	Install fencing, signage and individual stem protection; ACoW inspection and written sign-off.
3	Site set-up	Establish compound, storage, washout and access outside RPAs. Mark the hand-work zones on site.
4	Hard-surface removal	Remove existing hard surfacing within RPAs by the supervised hand-working method in Section 10.
5	Root inspection	ACoW inspects any exposed roots and the formation before backfilling or landscaping.
6	Temporary ground protection	Protect or exclude exposed ground immediately; no trafficking on unprotected soil.
7	Landscaping	Implement approved landscape works by hand, retaining levels and working around roots.
8	Completion	ACoW final inspection; rectify defects; remove protection only after written approval; issue completion record.

4.0 Detailed Methodology for works within RPAs

4.1 Tree Plant positioning and access

4.1.1 Based on the findings of the arboricultural assessment, it is expected that the proposed development will require the removal of a small number of trees, as outlined in Table 2 below. In total, ten individual trees are likely to be removed to allow for construction and to accommodate the approved site layout.

- All machinery working within or adjacent to the RPAs shall remain on the existing hard surfaces. Plant shall not track, slew, place outriggers or deposit loads on newly exposed soil.
- Plant selection shall be proportionate to the work and shall minimise reach, weight, vibration and risk of crown or stem contact. Excavators or mechanical breakers shall not be used to excavate within the RPAs.
- The Site Manager shall define a safe working envelope before operations commence. All operations involving booms, jibs, lifting arms or counterweights adjacent to the trees shall be controlled by a competent banksman under arboricultural direction.
- Loads shall not be suspended or slewed through the crowns. Where adequate clearance cannot be maintained, work shall stop and the method shall be revised.

4.2 Removal of Existing Hard Surfacing

- Hard-surface removal within the RPAs of T1, T2 and T3 shall be undertaken under direct arboricultural supervision. The objective is to remove only the existing construction layers without disturbing underlying soil or roots.
- The limits of the RPA working area shall be marked on the surface before work begins.
- Surfacing shall be cut into small, manageable sections using hand-held tools with the cutting depth set no deeper than the surfacing layer. A hand-held low-vibration breaker may be used where necessary under the direction of the ACoW. Large excavator-mounted breakers are prohibited.
- Paving units, slabs or broken sections shall be lifted manually using hand tools. Buckets, grabs or toothed attachments shall not be used to prise material from the ground within RPAs.
- Material shall be removed progressively and transferred to trolleys, barrows or plant positioned on the remaining hard surface. Removed material shall not be stacked within the RPAs.
- The existing sub-base may only be removed where required by the approved landscape build-up and under the continuous direction of the ACoW. It shall be loosened and removed using hand tools or compressed-air soil displacement equipment. The underlying formation shall not be reduced.
- Where roots are encountered within or immediately beneath the construction layers, material shall be loosened from around them by hand. Roots shall not be pulled, torn, struck, levered against or used as a fulcrum.
- Work shall progress in a manner that avoids repeated foot or vehicle traffic over exposed soil. Newly exposed ground shall be protected or fenced off immediately as described in Section 10.4.

4.3 Root Management

- All roots shall be treated as retained unless the ACoW confirms that pruning is unavoidable.
- Exposed roots shall be kept moist and protected from desiccation, direct sunlight, frost and physical damage using damp hessian or an equivalent breathable material. Polythene shall not be wrapped directly around roots.
- Roots up to 25 mm diameter may only be pruned where unavoidable and with the approval of the ACoW. Cuts shall be made cleanly back to sound tissue with sharp, clean secateurs or a pruning saw.
- Roots greater than 25 mm diameter shall be retained. The work, level or landscape detail shall be adjusted around them. If retention cannot be achieved, work shall stop and the matter shall be referred to the Project Arboriculturist and Local Planning Authority before any cut is made.
- Roots shall not be left exposed longer than necessary. Following ACoW inspection, voids around retained roots shall be carefully backfilled by hand using suitable clean soil or approved tree-compatible material, without compacting or displacing the roots.

4.4 Temporary protection of exposed ground

- 4.4.1 Following removal of hard surfacing, exposed soil within RPAs shall either be incorporated immediately into the final landscape works or protected from compaction. Where temporary pedestrian access is unavoidable, the ground shall be covered with a permeable geotextile, a cushioning layer of clean woodchip and rigid load-spreading boards. The precise build-up shall be agreed by the ACoW to suit the duration and load. Vehicle access over exposed soil is prohibited.

4.5 Landscape works within RPAs

- Existing levels shall be retained. No grading, rotavation, mechanical cultivation or deep scarification shall occur within RPAs.
- Any topsoil or growing medium shall be clean, suitable for the planting specification and placed by hand without burying stem bases or raising levels against the trees.
- Planting positions within RPAs shall remain flexible. Pits shall be dug by hand and relocated where significant roots are encountered. Roots greater than 25 mm shall not be cut to accommodate planting.
- No new tree pits, structural soil cells, kerbs, edging foundations, irrigation trenches or drainage trenches shall be installed within RPAs unless separately assessed and approved.
- Turfing, seeding and mulch placement shall be undertaken using pedestrian methods. Mechanical plant shall remain on retained hard surfaces or approved ground protection.
- Vibrating compaction equipment shall not be used within RPAs. Only light hand consolidation sufficient for landscape establishment is permitted.

4.6 Facilitation pruning and tree work

- 4.6.1 No facilitation pruning is assumed to be necessary. The need for any pruning shall be reviewed at the pre-commencement meeting after plant, access and working envelopes have been confirmed. Construction plant shall be selected and operated to avoid pruning wherever practicable.
- 4.6.2 Where pruning is essential, a written specification shall be prepared or approved by the Project Arboriculturist, agreed with the Local Planning Authority where required, and implemented by a suitably qualified and insured arboricultural contractor in accordance with BS 3998:2010. Works shall be completed before relevant plant enters the area. No ad hoc pruning by construction personnel is permitted.

5.0 Arboricultural Supervision

5.1 Hold Points and Records

Hold point	Timing	ACoW action	Record
HP1	Before site set-up	Pre-commencement meeting and review of final programme, plant and logistics.	Meeting record / agreed actions
HP2	Before development commences	Inspection of protective fencing, signage and stem protection.	Written approval with photographs
HP3	Start of hard-surface removal	ACoW present to brief operatives and supervise the first work area.	Site supervision note
HP4	All excavation / sub-base removal in RPAs	Direct ACoW supervision; inspect roots and approve method as work progresses.	Site supervision note and root record
HP5	Before backfill / landscaping	Inspect exposed formation and roots; approve protection and soil placement.	Written release of hold point
HP6	Completion of landscape works	Inspect tree condition, final levels and protection measures.	Completion inspection

- 5.1.1 The Principal Contractor shall provide not less than five working days' notice for planned hold points, except where urgent attendance is required following unexpected root exposure or damage. The ACoW shall maintain a photographic record and issue concise written site notes to the Client and Site Manager. Records shall be made available to the Local Planning Authority on request.

5.2 General site controls

- 5.2.1 All operatives working near retained trees shall receive a tree protection briefing during induction and before commencing relevant tasks.
- 5.2.2 Deliveries and crane or lifting operations shall be planned so that vehicles, loads and lifting equipment do not contact tree crowns or stems.
- 5.2.3 Cement, mortar, fuel, oils, chemicals and washout facilities shall be kept outside RPAs and located so that runoff cannot enter them.
- 5.2.4 Spoil and waste shall be removed promptly and shall not be stored within RPAs.
- 5.2.5 No change to drainage shall create prolonged waterlogging or drying within the RPAs.
- 5.2.6 If roots are unexpectedly found outside the plotted RPAs, they shall be treated in accordance with Section 4.3 and reported to the ACoW.

5.3 Damage, non-compliance and emergency procedure

- 5.3.1 If a stem, branch or root is damaged, if protective measures are displaced, or if unauthorised excavation, storage or trafficking occurs within an RPA, the following procedure shall apply:
 - Stop the affected work immediately and prevent further access to the area.
 - Do not cut, dress, pull, backfill or otherwise treat damaged roots or branches unless directed by the Project Arboriculturist.
 - Protect exposed roots with damp hessian and safeguard the area from further damage.
 - Notify the Site Manager and Project Arboriculturist immediately and provide photographs and a description of the incident.
 - Implement the remedial action specified by the Project Arboriculturist. Where the incident materially departs from the approved documents, notify the Local Planning Authority and obtain written agreement before work resumes.
 - Record the incident, cause, corrective action and measures adopted to prevent recurrence.

Stop-work authority: The Project Arboriculturist and Site Manager shall have authority to stop any operation that is not being undertaken in accordance with the approved AMS/TPP or that presents an avoidable risk to retained trees.

5.4 Completion and removal of protection

- 5.4.1 Tree protective fencing and stem protection shall remain in place until all construction, material movement and landscape works capable of affecting the trees are complete. Protection shall not be removed merely to improve access or appearance.
- 5.4.2 The Project Arboriculturist shall undertake a completion inspection. Any defects, soil compaction, damage, inappropriate levels or outstanding landscape work shall be corrected before protection is removed. A final written record shall confirm whether the works were completed in accordance with this AMS and identify any recommended post-construction tree management or monitoring.

6.0 Condition compliance matrix

AIA Table 4 / associated requirement	AMS provision
Machinery positioned on existing hard surfaces within and adjacent to RPAs	Sections 4.1 and 4.2
Temporary stem protection to T1, T2 and T3; triangular panels where space permits	Section 3.1
Hand-working methods for removal of hard surfacing within RPAs	Section 4.2
Any excavation within an RPA supervised by an ACoW	Sections 4.2, 4.3 and 5
Plant with booms, jibs and counterweights planned to avoid retained trees; banksman and arboricultural direction	Section 4.1
Facilitation pruning reviewed at pre-commencement and completed to BS3998 where necessary	Section 4.6
Protective fencing installed before materials and machinery enter the site	Sections 3.1 and 3.2
Storage, mixing, washing and fuel areas outside RPAs; no contaminant discharge or runoff into RPAs	Sections 3.3 and 5.1
Detailed groundworks schedule and method incorporated into AMS / contractor RAMS	Sections 1.3, 2.2 and 2.3

References

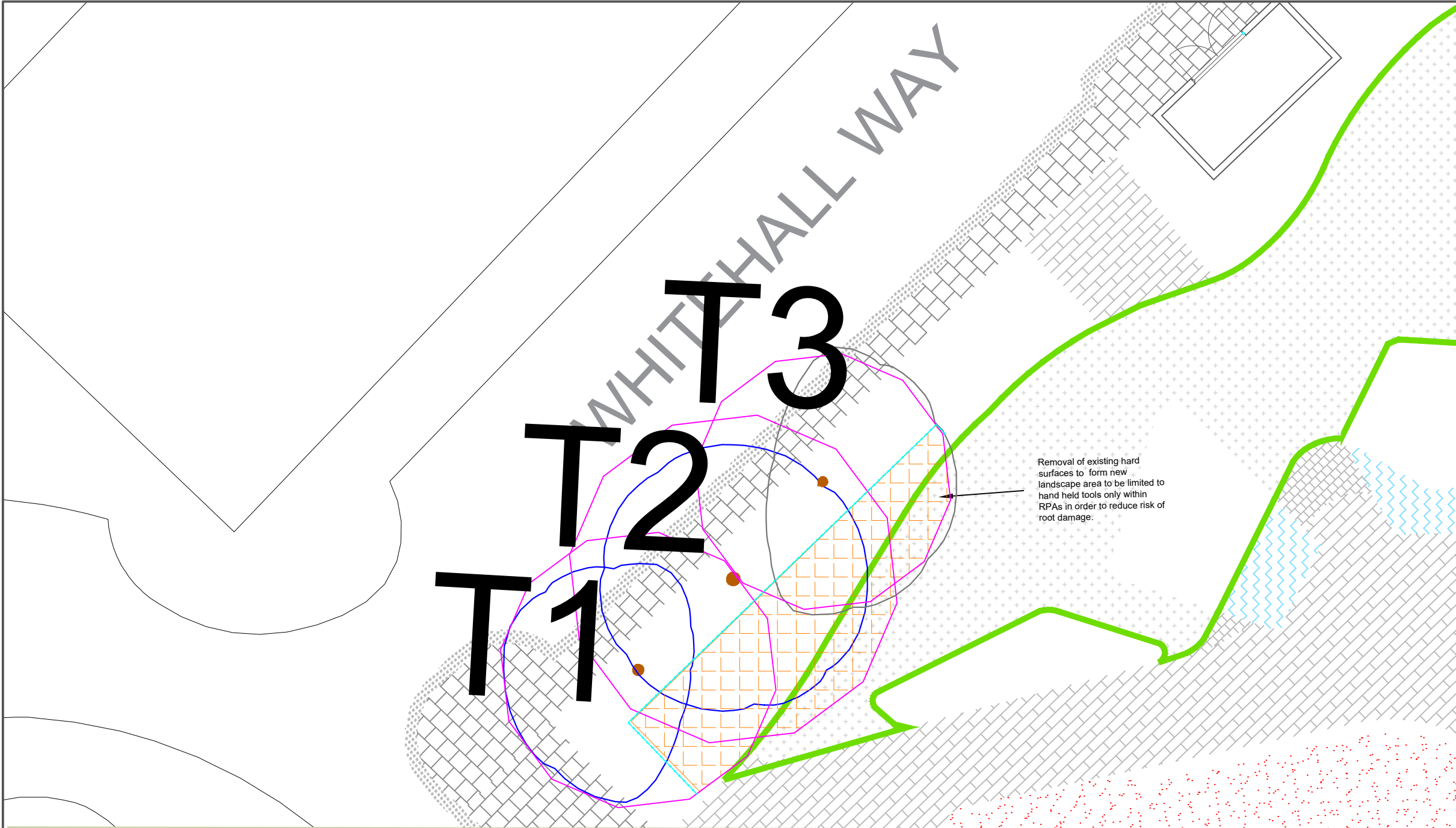
British Standards Institution (2010). BS 3998:2010 Tree work - Recommendations.

British Standards Institution (2012). BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

Dewsbury Market Arboricultural Impact Assessment, DMTP-BDP-00-ZZ-SU-Y-92003 Rev 01, BDP, August 2024

National Joint Utilities Group (2007). Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.

Appendix I - Tree Constraints Plan



BDP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.
ALL DIMENSIONS SHOULD BE CHECKED ON SITE.
DO NOT SCALE FROM THIS DRAWING.
ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW

Legend

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

Root Protection Area Encroachment:



Tree Protective Fencing:



1. This drawing shall be read in conjunction with the approved Arboricultural Method Statement.
2. No development, demolition, site clearance, delivery or plant movement affecting retained trees shall commence until tree protection measures have been inspected and approved in writing by the Project Arboriculturist.
3. The RPAs and tree protection measures shall be set out on site before commencement.
4. Existing ground levels within RPAs shall be retained.
5. Site compounds, welfare, storage, fuel, chemicals and washout facilities shall be located outside RPAs and positioned to prevent contaminated runoff entering them.
6. No new foundations, kerbs, drainage, utilities, lighting columns, signage foundations or other structures shall be installed within RPAs unless separately assessed and approved.
7. A minimum of five working days' notice shall be provided for planned arboricultural hold points.
8. Protective fencing and stem protection shall remain until written authorisation for removal has been issued.
9. Any unexpected roots, tree damage or unauthorised activity within an RPA shall result in immediate cessation of the affected work and notification of the Project Arboriculturist.
10. No facilitation pruning shall be undertaken without an approved written specification.

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PROJECT

Dewsbury Market

DRAWING TITLE

Tree Protection Plan

DATE

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