

Arboricultural Impact Assessment (AIA)

NAME OF SITE:	Oxford Road, Gomersal BD19 4JS
PROJECT No:	13400
CLIENT NAME:	Walter Thompson
SPECIALIST:	Amenity Tree Care Ltd
DATE PREPARED:	02.10.2026
PREPARED BY:	Paul Springett
REVIEWED BY:	Simon Brain
DATE REVIEWED:	02.10.2026
VERSION CONTROL:	Version 1

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1.0 Introduction

1.1 Instruction, Scope, Methodology, Mitigation & Limitations

- 1.2 My name is Paul Springett, with 19 years' experience holding the LANTRA Professional Tree Inspection certificate. I have been instructed by the client to prepare the following Arboricultural Impact Assessment for land at Oxford Road, Gomersal BD19 4JS.
- 1.3 This Arboricultural Implications Assessment (AIA) is based on the proposed developments as shown on the Proposed Site A253019 - Gomersal - AL(9)901 P8 - Proposed Site Plan as drawn by TDC Arch Design and incorporated into the Tree Protection Plans (TPP) in Appendix 2 of this report.
- 1.4 The assessment will be carried out in line with the recommendations in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* and will evaluate the direct and indirect impacts of the proposed design and where necessary recommend mitigation.
- 1.5 The AIA considers constraints posed above and below ground and where appropriate makes recommendations to mitigate impacts associated with development sites and retained trees.
- 1.6 Where specialist design, construction techniques or in areas where supervision of the works is required a Special Measure Area (SMA) has been shown on the TPP for the study areas.
- 1.7 Below ground constraints are influenced by the root protection area and are determined in line with the recommendations set out in BS 5837:2012. These recommendations quantify the root protection area based on a measured stem diameter in accordance with Annex C, and the root protection area determined from Annex D.
- 1.8 It is important to understand that when considering the Root Protection Area (RPA) with regards to the circular plot as delineated on the TPP that a number of site factors can influence root morphology and disposition of tree roots.
- 1.9 Above ground constraints are considered above and below ground and in line with the recommendations in BS 5837:2012 to include; shade, dominance, current and future crown spread as well as the ultimate height of those retained trees.

1.10 Impacts associated with development sites and retained trees can be associated with single or multiple site operations that can subject trees to multiple impacts (*root severance, compaction, loss of photosynthetic material*), where this is applicable it will be highlighted in the AIA.

1.11 The mitigation measures proposed in this report are essential to ensure that trees marked for retention are adequately protected during the period of post/preconstruction.

2.0 Arboricultural Impact Assessment

2.1 Area for proposed development

2.2 The proposed development has been embedded within the Tree Constraints Plan which indicates the following developments associated with this site to have an arboricultural impact:

- New surfacing (including existing surface removal) in the vicinity of retained trees.
- Installation of proposed development infrastructure requiring tree removal

2.3 The arboricultural impacts of these items have been identified below.

2.3.1 Access alignments and new surfacing (including existing surface removal) in the vicinity of retained trees.

New surfacing in the RPA of G7 and G8 within a designated Special Measure Area (SMA) and construction of this can only be proposed as 'no dig' construction if the following items can be achieved:

- A cross section of the existing and proposed ground levels is submitted for arboriculture review.
- A detailed engineer-based drawing specification of the no dig driveway is produced for arboriculture review
- The California Bearing Ratio and soil structure are acquired and have undergone arboriculture review.
- Future maintenance, water interception, pollution potential and deformation potential of the new surface is assessed.
- No walls of any kind will be acceptable in the RPA.
- A full AMS is needed when these matters have been managed to support a planning application which will detail sequencing, methods, materials, tree

protections, personnel and a detailed supervisory timetable with the provision of compliance reporting at regular intervals.

Typical no dig construction can consist of:

- Establishment of the California Bearing Ratio of the land in question order to inform engineers of type and capacity of load bearing cellular confinement system to be used.
- Appoint and confirm engineer for design and supply of a suitable load bearing geo cellular confinement system requiring no more than 25cm of excavation for topsoil preparation only.
- New surfacing is constructed and finished to the agreed specifications before any other general building activity commences on site.
- The cellular confinement system shall be guaranteed by the supplier so as not to cause subsequent compaction for a period of ten years.
- Typically, a 'no dig' approach (based on APN12 Driveways close to trees) will be taken with the confinement system being laid directly onto the existing ground level; where local cuts and fills are required this shall be no more than 75-100mm in depth.
- Typically, a confinement system of 150mm in depth is used.
- Edge restraints shall be required, and they shall be secured by means of small metal ties approximately 50cm+ long at appropriate intervals.
- The cellular confinement system shall be laid by pedestrian means under the consultant's on-site supervision. Small excavators can be used on the surface when it is newly laid and when ground boarding is provided.
- The system shall be filled with granular material that retains porosity and maintain a porous finished wearing surface such as pea gravel or resin bonded gravel. Proprietary surface coverings that may be suitable for some surfaces include Flexipave and Permadrive.
- All surface construction when complete shall be covered in on ground boarding throughout the SMA for the remainder of the build period.
- All surface construction if acceptable will be located with Special Measure Areas (SMA) which is designated on the Tree Protections Plan (TPP). All construction

shall be supervised on site by a qualified arboricultural consultant who shall record all progress and oversee all new surface installations in the RPA's affected and document the installation in the event of any future third party claims.

NOTE: The chronological order of events shall be as follows.

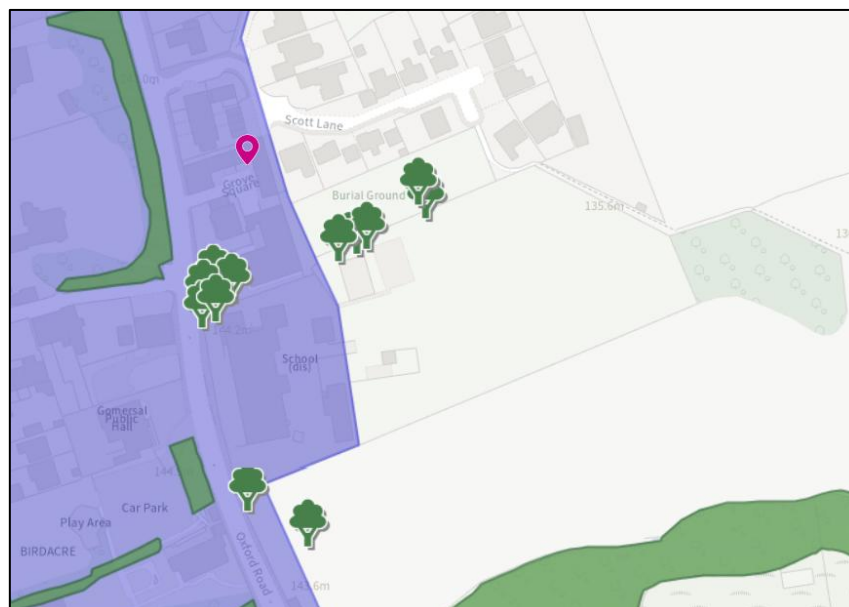
Following installation of the CEZ access is installed under supervision to no dig specification provided and all new surfacing's are protected by on ground boarding such as scaffold boards prior to any other construction activity commencing in the vicinity. It is however critical that ground boarding is proportionate to the load anticipated to be exerted on the surface. Therefore, in areas of proposed driveway where vehicular (car) and pedestrian traffic is anticipated during / post construction scaffold boarding is enough above the newly laid surface. However, heavier construction related deliveries may be required and ground boarding shall be upgraded to bog mat or similar which must bear the anticipated load. Both types of on ground boarding are required for the construction duration.

- 2.3.2 Installation of proposed development access requires the removal of the following tree references:

- T10, T11, G6, and G2

3.0 Tree Preservation Orders

- 3.1 A desktop review of the Kirklees Council Interactive Map for Tree Preservation Orders confirmed that several trees within the site are protected by TPOs, and that part of the site lies within a designated Conservation Area, as shown in the image below.



4.0 Trees to be removed and retained

- 4.1 No trees have been identified for removal due to their condition (Category U):
- 4.2 A total of three trees, one group and one partial group are identified to be removed for the direct impact of development as listed in section 2.3.2.
- 4.3 The remaining trees are due to be retained and protected as outlined on the TPP by methodology needed in an AMS.

5.0 Root Protection Areas (RPA)-modifications

- 5.1 Root Protection Areas have been plotted in line with the guidance given in BS 5837: 2012 where ground constraints have had or are likely to affect the root morphology of trees e.g. where underground utilities or building foundations have obstructed root growth this shall require formal confirmation by excavation to establish presence or absence of significant rooting material. No RPA modifications have been shown for this scheme.

6.0 Post construction considerations

- 6.1 Not applicable due to the nature of the development

7.0 Tree pruning to facilitate development and future pruning

- 7.1 There are requirements for minor levels of tree pruning to facilitate the proposed development as stated in the tree survey schedule.

8.0 New surfacing and ground level modifications

- 8.1 New surfacing is required in RPA of retained trees. Refer to section 2.3.1 and appendix 3 for details of construction.

9.0 Construction Exclusion Zones and Special Measure Areas

- 9.1 The Construction Exclusion Zone has been shown as a black fenced polyline on the TPP in Appendix 2 and shall be constructed using heras panels and rubber feet securely staked to the ground.
- 9.2 The CEZ is purposefully located within proposed new surfacing near retained trees in order to prompt site supervision and wider protective measures when new surfacing is installed.

- 9.3 The CEZ must be installed as signed off as fit for purpose before any other works commence on site.

10.0 Site supervision and monitoring

- 10.1 Where a tree has been delineated on the TPP as requiring retention there will be a requirement to oversee construction operations in these areas to ensure that no damage occurs to the retained tree.
- 10.2 To ensure that there is an auditable system of site monitoring, reports will be compiled by an appointed arborist and following site visits they issued to the site manager and design team, copies of which will be available on site at all times for inspection by a Council planning/Tree officer.

11.0 Installation of below ground infrastructure

- 11.1 No detailed plans have been provided specifying the location of site utilities
- 11.2 Specialist advice with regards to the position of utilities will need to be sought from engineers and must be reviewed by the consulting arboriculturist prior to commencement on site.
- 11.3 The usual construction techniques for installing site utilities within an RPA will be unacceptable due to the level of root severance that would occur. The impact of root severance will have a detrimental effect on tree health as trees require a healthy root system to maintain water and mineral uptake from the soil. Trees need to maintain a balance between shoot and root growth to ensure that the resources supplied by each can meet the demand of the other. Severance of tree roots caused by trenching can lead to reduced water uptake which in turn impacts on the trees ability to supply water to the canopy, resulting in desiccation. A further complication associated with root severance can be problems associated with tree stability. The tree relies on an intact root system to maintain stability; this stability will be compromised by root severance.
- 11.4 The use of trenchless techniques can be acceptable provided the depth of service run that is excavated is below the anticipated root depth.

12.0 Design change requirements

- 12.1 Design change requirements have not been necessary.

13.0 Amenity Value

The retention of significant arboricultural has been achieved within the design.

14.0 Concluding statement

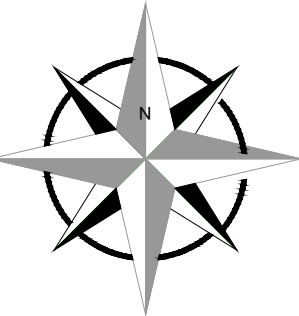
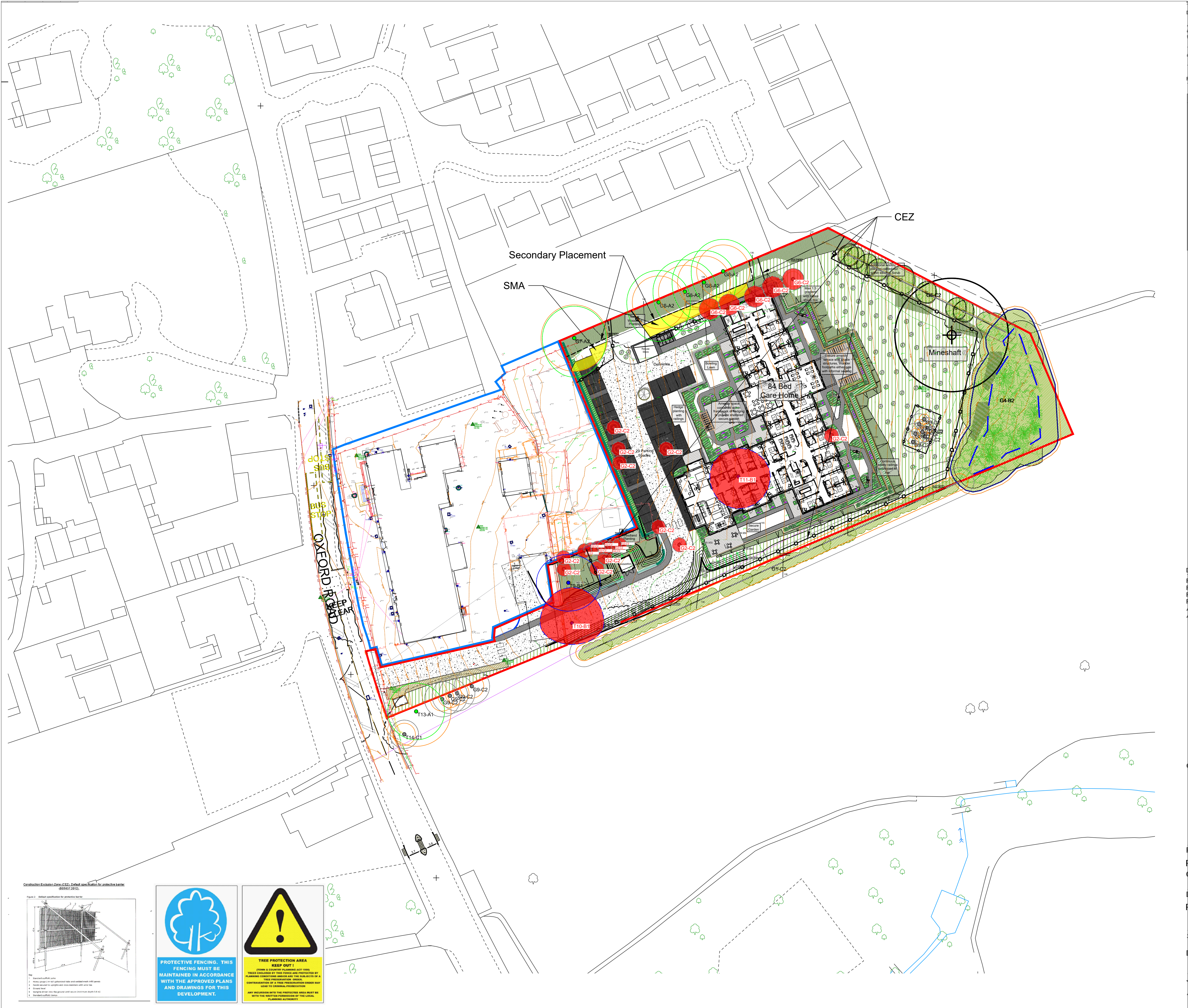
- 14.1 The proposed scheme was assessed in line with guidance provided in BS 5837:2012 *Trees in relation to design demolition and construction – Recommendations* with the aim to achieve a harmonious relationship between trees and structures that can be sustained in the long term.
- 14.2 It is my professional opinion as an arboriculturist that the proposed development, together with the recommended tree protection, mitigation measures and proposed planting achieves a harmonious balance between retained and removed trees and would be considered acceptable to the Local Planning Authority from an arboricultural perspective.

Appendix 1 Survey sheets (updated as a result of AIA)

Tree No.	latin name	Life Stage	DBH Diameter (m)	Stem Count	Height(m) / Crown Height (m)	Canopy Spread (m)				Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	AIA Recommendations	RPR(m)	RPA(m)	X-Easting	Y-Northing
						North	South	East	West									
T9	Acer campestre (Field Maple)	M	540	1	14(2)	8	8	9	9	B1	40+		The tree is situated within densely vegetated ground and there is evidence of historical pruning. Branches are encroaching onto the adjacent building.	Remove to facilitate the proposed sub station area	6.48	131.93	420851.5075	426323.4763
T10	Salix caprea (Goat Willow)	M	530,470,320	3	15(0)	10	6	9	9	B1	40+		The main stem divides at ground level, forming included unions. A partially occluded wound is present on the easternmost stem. Branches are encroaching onto the adjacent building.	Not affected by the development Install Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP)	9.32	272.92	420852.5434	426312.1008
G1	Acer pseudoplatanus (Sycamore),Acer campestre (Field Maple),Corylus avellana (Hazel),Crataegus monogyna (Hawthorn)	SM	190	1	12(0)	4	4	4	4	C2	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Linear boundary mixed species group. Dbh range 90mm-190mm.	Off site not affected by the development Install Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP)	2.28	16.33	420855.906195154,420961.862982166	426303.783325715,426351.942471201
G2	Salix caprea (Goat Willow),Acer campestre (Field Maple)	SM	100	1	4(0)	2	2	2	2	C2	40+		Mixed species self seeded group. Dbh range 90mm-100mm.	Remove trees within the redline boundary to facilitate the proposed substation area, access road and car parking spaces Install Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP)	1.2	4.52	420850.153574987,420850.272624,426327.3081137557,420859.535472825,420861.704798074,420862.832847204,420856.074337082,420857.886785635,420859.83917836,420861.618025064,420864.481534393,420866.00062068,420859.83917836,420861.791571084,420866.607473137,420876.921451939,420865.927311576,420865.672198927,420864.31159813,420879.10813179,420882.84978398,420925.675374344	426330.522532864,426327.308113483,426327.490683896,426330.65789876,426333.347862069,426332.480145423,426332.783837504,426333.217702554,426333.564794594,426333.955273139,426334.172205664,426336.948941983,426339.855837817,426339.985997332,426340.680181411,426339.192753184,426357.281454842,426361.193182131,426367.230848165,426361.193182131,426334.151241305,426364.986537151
T11	Acer pseudoplatanus (Sycamore)	M	730	1	15(1)	8	9	9	8	B1	40+	Epicormics on stem.	The tree is situated within dense bramble growth, with basal shoots present.	Remove to facilitate the proposed development	8.76	241.11	420899.4089	426353.3891
G3	Prunus avium (Wild Cherry)	SM	120	1	6(0.5)	3	3	3	3	C2	40+		Group located in a grassed area, Dbh range 90mm-120mm.	Not affected by the development Install Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP)	1.44	6.52	420948.70640482,420949.299335264,420950.393976085,420951.85349718,420952.765697864,420951.990327283,420951.30617677	426363.176661163,426365.457162873,426368.102544857,426369.562065952,426367.007904036,426364.727402326,426365.958873249
G4	Acer campestre (Field Maple),Acer pseudoplatanus (Sycamore),Betula pendula (Silver Birch),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Pinus sylvestris (Scots Pine),Pinus nigra (Austrian Pine),Prunus avium (Wild Cherry)	SM	480	1	16(1)	5	5	5	5	B2	40+		Mixed species group, Dbh range 120mm-480mm.	Not affected by the development Install Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP)	5.76	104.24	420974.068727985,420975.468332772,420971.239740778,420969.844385615,420969.661461555,420966.577224569,420964.188536002,420965.671094928,420971.616230215,420974.904663172,420981.492168248,420984.591795926,420983.793648725,420979.124749417,420977.618933896	426391.584769264,426387.330649264,426380.904791999,426372.649676991,426366.332310507,426361.576207476,426355.758694901,426354.067683942,426356.588244839,426359.912840672,426362.361088805,426364.301222166,426378.465060411,426392.324981975,426395.679101299
G5	Acer pseudoplatanus (Sycamore),Acer campestre (Field Maple),Crataegus monogyna (Hawthorn)	SM	250	1	11(0)	3	3	3	3	C2	40+		Mixed species group, Dbh range 120mm-250mm.	Not affected by the development Install Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP)	3	28.28	420974.694084131,420930.438469976	426394.158506657,426415.880042352
G6	Acer pseudoplatanus (Sycamore),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash)	SM	180	1	7(1)	3	3	3	3	C2	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Mixed species group located in dense bramble growth adjacent to boundary wall. Dbh range 130mm-180mm.	Remove to facilitate the proposed development	2.16	14.66	420914.877332984,420909.110546211,420891.366272551,420896.786714968,420904.066076427	426409.025837901,426406.804227867,426400.622645199,426401.823612132,426404.122357856

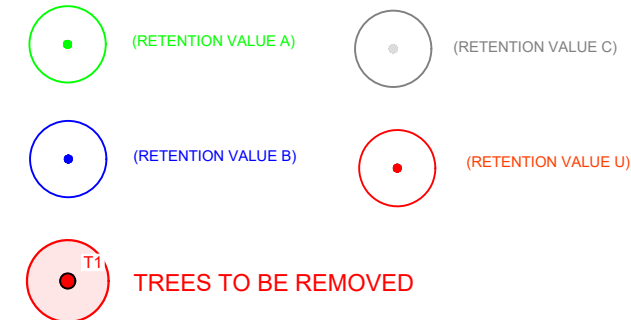
Tree No.	latin name	Life Stage	DBH Diameter (m)	Stem Count	Height(m) / Crown Height (m)	North	South	East	West	Category	Estimated Remaining Life Expectancy (yrs)	Pick Comments	Comments	AIA Recommendations	RPR(m)	RPA(m)	X-Easting	Y-Northing
G7	Acer pseudoplatanus (Sycamore),Salix caprea (Goat Willow)	M	780	1	14(3)	9	11	9	9	A2	40+		Two off-site trees with canopies overhanging the site located in a grave yard, measurements estimated due to no access.	SMA No Dig for the proposed hard surfacing	9.36	275.27	420844.622244663,420853.177273752	426388.879146522,426392.412190066
G8	Acer pseudoplatanus (Sycamore)	M	620	1	16(1)	9	11	9	9	A2	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Four off-site trees with low canopies overhanging the site located in a grave yard, measurements estimated due to no access.	SMA No Dig for the proposed hard surfacing and landscaping area. Facilitation pruning of 2-3m for the proposed development Install initial Construction Exclusion Zone (CEZ) as per Tree Protection Plan (TPP) The CEZ can be relocated to its secondary location once the SMA works have been completed	7.44	173.92	420876.974080988,420884.358163086,420889.739782243,420895.121401399	426402.485140068,426405.488834481,426408.117067092,426411.245915438
T12	Salix caprea (Goat Willow)	M	540	1	15(1.5)	7	7	7	7	B1	40+		Off-site tree with canopy overhanging the site located in a grave yard, measurements estimated due to no access.	Off site tree not affected by the development	6.48	131.93	420833.0872	426387.8071
G9	Fraxinus excelsior (Ash),Acer pseudoplatanus (Sycamore)	SM	280	1	14(3)	5	5	5	5	C2	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Mixed species off-site linear group located adjacent to boundary wall, measurements estimated due to no access.	RPA modified to the existing boundary wall Boundary wall to act as the CEZ	3.36	35.47	420815.946591273,420818.117628902,420820.160958434,420824.311471547	426290.661458973,426291.619269691,426292.321664218,426294.301139703
T13	Fagus sylvatica (Beech)	M	820	1	16(1)	8	8	8	8	A1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Off-site tree located adjacent to boundary wall, measurements estimated due to no access.	RPA modified to the existing boundary wall Boundary wall to act as the CEZ	9.84	304.23	420808.6034	426287.2133
T14	Ulmus procera (English Elm)	SM	260	1	14(3)	4	4	4	4	C1	40+	Tree not picked up on the topo, plotted by eye by the surveyor on site.	Off-site tree measurements estimated due to no access.	Off site tree not affected by the development	3.12	30.59	420805.2702	426280.7641

Appendix 2 Tree Protection Plan



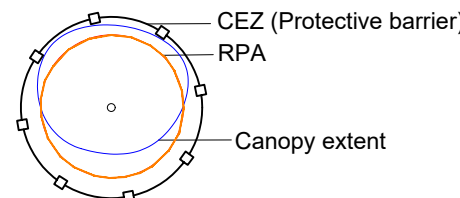
TREE PROTECTION PLAN

Retention value key



Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.

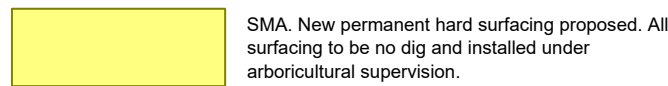


CEZ and re-positioning during build period

The CEZ's will require installation as shown on the TPP. The CEZ shall be repositioned only under ACOW

Special Measure Areas (SMA)

Special Measure Areas (SMA's) have been identified for construction in these areas and they have been shown as detailed below.



Refer to Arboricultural Implications Assessment (AIA) for details of recommended construction in SMA's.

NOTES

This drawing shall not be reproduced in black and white.
This drawing is produced for Planning and Construction

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Project:

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Detail:

TREE PROTECTION PLAN - Overview

Drawn By:

PS

Date:

12/10/2026

Scale:

1:500 - A1

Drg No:

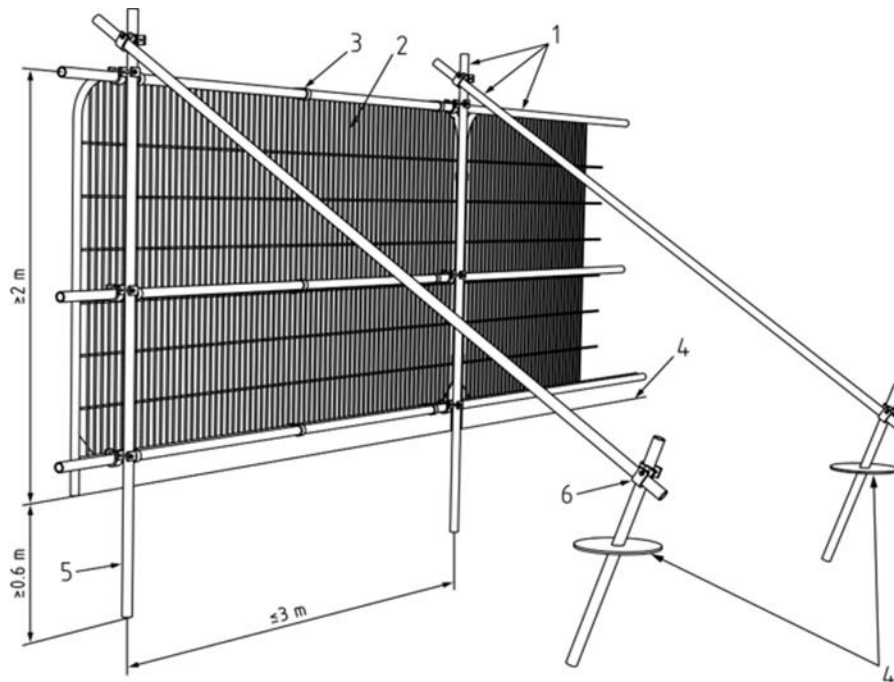
TR-01-Overview Sheet

Revision:

V1

Appendix 3 Tree Protection Fencing Specification

Default specification for protective barrier



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

