Arboricultural Impact Assessment and Arboricultural Method Statement

In accordance with BS 5837

Address: Land at Land at Greenside Road / Wellhouse Lane, Mirfield

Date: March 2026

R JONES
ARBORICULTURE
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Arboricultural Impact Assessment

Address: Moravian Union - Land at Wellhouse Moravian Settlement Greenside Road Mirfield

1.0 Introduction

1.1 A request for an Arboricultural Impact Assessment (AIA) that includes a Tree Survey and Tree Protection Plan was made by John Forrester Limited Chartered Surveyors & Land Agents in support of a planning application at the site. This assessment was created on the 16/03/2026.

2.0 Site Details

2.1 The site survey was carried out on Thursday 12th March 2026.

2.2 The site surveyed is split in two with parcels of land to the southeast and west. The land to the west is open managed grassland abounded by stone walls on all sides apart from a hedge to the south which is a residential boundary. The land to the southeast is currently in use as a horse paddock that has a small shed in the centre and a wooden fence as a boundary.

3.0 Tree Survey Details

3.1 The trees were surveyed in accordance with guidance in the BS 5837: Trees in relation to design, demolition and construction. – Recommendations.

3.2 The tree data can be found in Appendix1. Each tree was surveyed by recording: species type, height, diameter at breast height, crown spread and age. Stem diameter was calculated using a diameter tape at 1.5m above ground level.

3.3 Sixteen individual trees were surveyed, and one small group of self-seeded trees was logged.

3.4 The tree inspection was carried out using the ‘Visual Tree Assessment’ methodology to give a consistent, systematic, and transparent evaluation method to tree inspecting.

4.0 Development Implications

4.1 The proposals include the development of the site to include numerous residential properties. Details of the site layout and potential conflicts for trees have been addressed with tree protective fencing as can be seen on the Tree Protection Plan.

4.2 The layout is such that the trees on and off site can be adequately protected as part of the proposed development. The Root Protection Areas (RPA) of the all the trees on the two sites have been calculated and taken into consideration as part of this report. The protection of the trees and their rooting systems will be considered as part of this report to avoid issues such as ground compaction and storage of materials deemed harmful to trees.

4.3 Post development pressures may arise due to falling debris including leaf litter and branches as well as sap and other seasonal nuisances such as slippery surfaces and gutters being blocked. The site layout has also considered shade issues that arise from developments being too close to existing trees. Understanding tree shade is important for post development implications, and BS 5837 does state that shading by trees can be a problem where rooms need natural light as well as causing apprehension to occupants resulting in pressure for the trees' removal.

4.4 An Arboricultural Method Statement (AMS) has been produced in accordance with guidance within the BS 5837. The idea is that where there is potential for the proposals to impact upon the roots, all the relevant points will be address that will ensure the complete protection of the trees during the development phase.

5.0 Conclusion

5.1 The design layout for the proposed development means that no trees are needing to be removed, and consideration for the positioning of the properties means that there will be limited direct/indirect impacts relating to existing trees.

5.2 There are some areas where there is a minor conflict with the trees' RPA, however, this is well covered in the details of the Arboricultural Method Statement (AMS).

5.3 I can see no arboricultural reasoning as to why the proposed development should be refused. Tree protective fencing will be provided in accordance with BS5837, of which will be in place prior to any activities on the site. This will ensure the protection of the tree's rooting area during the whole of the development phase.

3.2 The decision has been made to retain all the trees on the site which will aid screening of the proposed development and ensure that the built form will respond to the characteristics of the site and its surroundings.

6.0 Limitations of the Survey/Report

6.1 All tree surveys are undertaken from ground level, and no trees are climbed as part of the inspection.

6.2 No internal examination of trees was undertaken.

6.3 Recommendations are made on the basis of tree health and condition at the time of the inspection, as well as the required details for pruning works in relation to BS 3998 Tree Work – Recommendations.

6.4 Trees are living growing things that cannot be guaranteed safe. It is recommended that trees are inspected on a regular basis.

6.5 At no time has the issue of subsidence been considered as part of this report.

7.0 Qualifications and Further Information

7.1 Roland Jones has been working in Local Government as a Tree Officer for over 30 years. Originally working on a horticultural tree nursery at a young age, Roland has worked within the Arboricultural Industry since attending Myerscough College in the 1990's. He has always been involved in various areas of Arboriculture and was also the acting Chairman of the Northwest Tree Officers Group. Qualifications include a HND Arboriculture, Quantified Tree Risk Assessment (QTRA), Visual Tree Assessment (VTA), Bats and Arboriculture (The Bat Conservation Trust), numerous Practical Arboriculture Qualifications (NPTC) as well as Membership of the National body called the 'Arboricultural Association' as a Professional Member (M.Arbor.A.

Tree No	Species	Height (m)	Stem (DBH) (cm)	Crown Spread (m)	Condition	Age/Class	Structural Conditions	Preliminary recommendations	BS 5837 Cat	RPA
1	Lime	16	70	6	G	M	Bifurcates at 2m . Situated tight to a stone wall. Previously crown reduced.	N/A	B	8.4
2	Sycamore	17	65	6	G	M	Situated tight to stone wall. Numerous epicormic branches typical of spp.	N/A	B	7.8
3	Sycamore	13	55	5	F	SM	Bifurcates at 4m. Slightly sparse crown with deadwood present.	N/A	C	6.6
4	Ash	18	90	6	F	OM	Situated up on a banking in close proximity to brick wall. Some minor signs of Ash Dieback (Class 1-2) Numerous branch wounds and tears and has a slightly sparse crown.	Monitor annually for AD progression	C	10.8
5	Sycamore	9	30	4	F	SM	Situated up on a banking. Dense Ivy present. Suppressed	N/A	C	3.6
6	Oak	17	60	6	F	M	One sided sparse crown with lots of deadwood present.	N/A	B	7.2
7	Lime	17	70	6	F	M	Edge of a group along a PROW. Sparse crown mostly to the east due tyo it being an edge opf the group tree.	N/A	C	8.4
8	Lime	17	70	4	G	M	Slightly suppressed. Typical for sp.	N/A	B	8.4
9	Sycamore	15	80	8	F	M	Bifurcates at 2m. Hanging branches and sparse crown. Deadwood present	N/A	C	9.6
10	Lime	17	55	5	F	M	Typical form. Slightly sparse crwon with hanging branches present	N/A	C	6.6
11	Lime	17	75	7	G	M	Typical form. Slightly sparse crwon with hanging branches present. Lots of epicormic growth present.	N/A	B	9
12	Lime	17	75	6	G		Typical form. Slightly sparse crown with some hanging branches. Lots of epicormic growth present.	N/A	B	9
13	Lime	17	90	7	G	M	Bifurcates at 2m. Hanging branches and sparse crown. Deadwood present	N/A	B	10.8
14	Sycamore	10	35	4	F	YT	Birfucates at less than 1m. Lots of Epicormic growth present.	N/A	C	4.2

Key: Condition - P = Poor G = Good F = Fair.

Age/Class - YT = Young Tree SM = Semi Mature M =Mature OM = Over Mature

15	Ash	5	40	5	P	YT	Multi-stemmed. Stress growth. Some Ash Dieback present (Class 1-2). Numerous suckers present.	Monitor annually for AD progression	U	4.8
16	Sycamore	12	45	4	F	YT	Bifurcates at less than 1m. Lots of Ivy present.	N/A	C	5.4
G1	1 Ash + 2 Hawthorn	4	15	2	P	YT	Self-seeded and tightly grouped	N/A	C	1.8

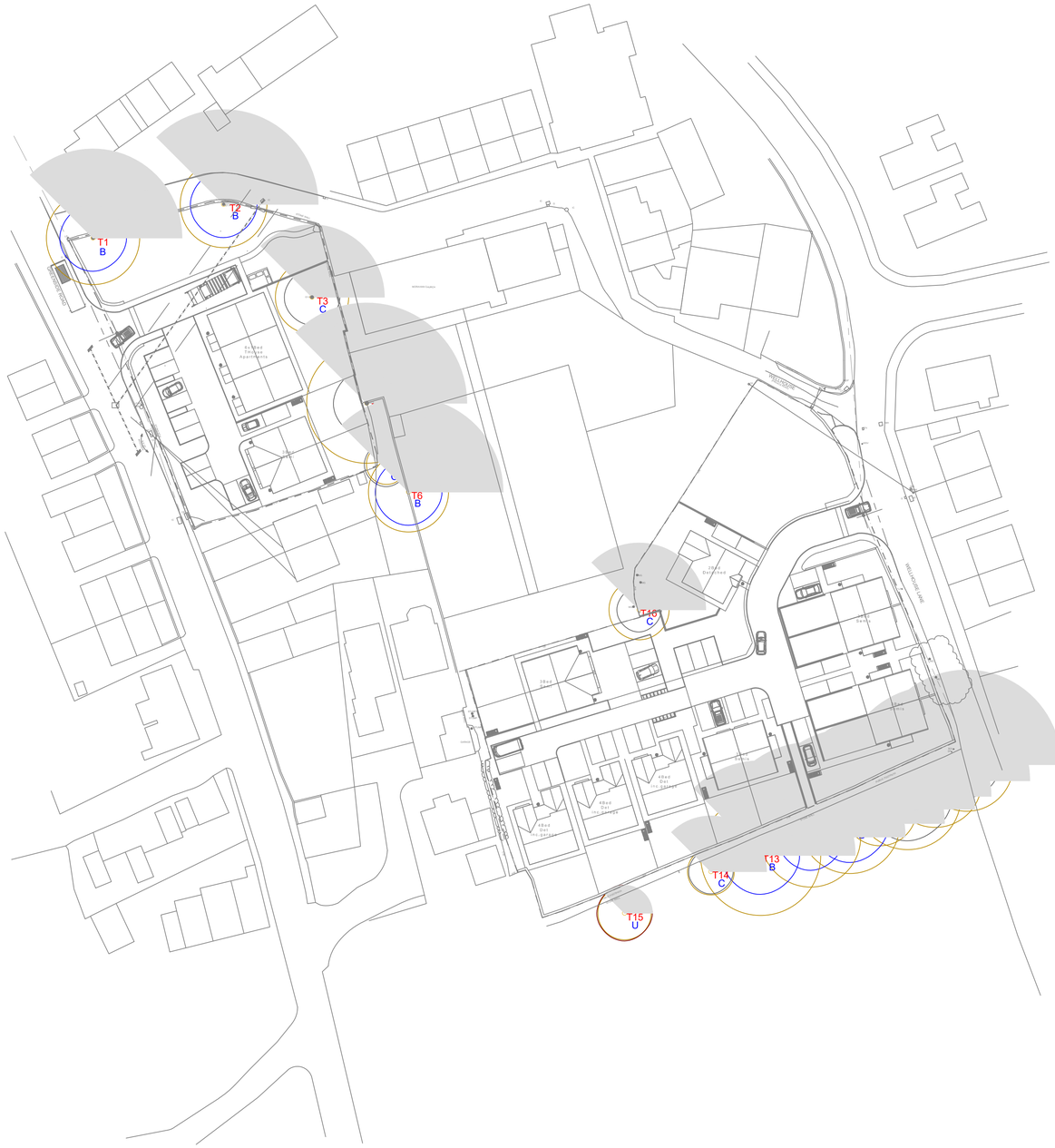
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Appendix2 Tree Survey


T1
B
T2
B
T3
C
T4
C
T5
C
T6
B
T7
C
T8
B
T9
C
T10
C
T11
B
T12
B
T13
B
T14
C
T15
U
T16
C
HILLHOUSE
GREENSIDE ROAD
WESTCOMB LANE
Fa Mad Terrace Apartments
Dwelling
Dwelling
Dwelling

Appendix3 Shadow Plan



ROLAND JONES
ARBORICULTURAL CONSULTANT

General Notes

LEGEND

AREA
GROUP
HEDGE
WOOD

TRUNK LOCATION
TREE SHADE (24 hr)

A1	AREA REFERENCE
G1	GROUP REFERENCE
H1	HEDGE REFERENCE
T1	TREE REFERENCE
W1	WOOD REFERENCE
B	CATEGORY GRADE

TREE CANOPY GRADES
CATEGORY A
CATEGORY B
CATEGORY C
CATEGORY U
ROOT PROTECTION AREA

N

0 5 10 15 20 25m
Scale 1:500

Shadow Plan

No.	Revision/Issue	Date

Project Name and Address
Land at Greenside Road

Drawn by
www.YourCad.co.uk

Checked
IT

Date
March 2026

Scale
1:500 @ A1

Appendix4 Site Layout - Tree Protective Fencing to be carried out in accordance with section 6.2.2 of the BS 5837



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General Notes

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TREE CANOPY GRADES
CATEGORY A
CATEGORY B
CATEGORY C
CATEGORY U
ROOT PROTECTION AREA

N

0 5 10 15 20 25m
Scale 1:500

	Tree Protection Plan	13/04
No.	Revision/Issue	Date

Project Name and Address
Land at Greenside Road

Drawn by www.YourCad.co.uk
Checked IT

Date March 2026

Scale 1:500 @ A1

APPENDIX5 - ARBORICULTURAL METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

CONTRACTOR: TBA

ARBORICULTURAL CONSULTANT: R Jones Arboriculture.

SITE ADDRESS: Land at Wellhouse Moravian Settlement Greenside Road, Mirfield

TELEPHONE NUMBER: 07976 277 334

PLANNING APPLICATION REFERENCE: N/A

AGREEMENT TO PROTECT TREES:

The Contract Site Manger will agree to work in accordance with this Method Statement to maximise the protection of the trees during the development phase.

PROTECTED AREA:

The Tree Protection Fencing as shown, on the plan, will be in place prior to the start of any development or demolition activity on the site. The fencing will be in accordance with BS 5837 and will stay in place until all the development activities have finished.

• At all times, any machinery used for the demolition should avoid contact with tree branches.

• Where there is a significant build-up of dust on the foliage, it will be necessary to hose down the tree after completion.

• No materials including cement, diesel or oil should be stored in close proximity to the trees.

• No ropes, cables, services or notice boards should be fixed to existing trees.

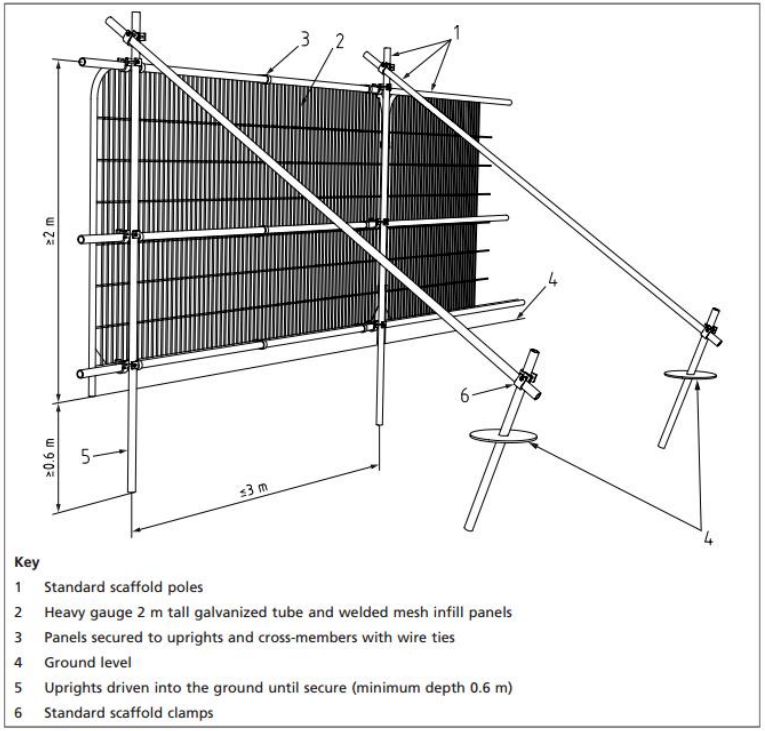
• No levels should be changed and the existing hardstanding within the RPA should be left undisturbed.

• No underground services are to be introduced without the prior written approval of the LPA.

• No fires to be lit under the canopy of the trees.

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Tree Protective Fencing in accordance with Section 6.2.2 od the BS 5837 Trees in relation to design, demolition and construction – Recommendations.



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