

Joe Turner <jturner@cfa-archaeology.co.uk>

16/1/2020 12:03

## Fwd: Old Corn Mill archaeology

To mike.clynch@talktalk.net

Hi Mike,  
Below.

MR SUITA/DENMAN

PLEASE - EXTRACT PROVIDED  
REPORT IF REQUIRED.

----- Forwarded Message -----

**Subject:** Old Corn Mill archaeology  
**Date:** Fri, 10 Jan 2020 14:23:40 +0000  
**From:** Joe Turner <jturner@cfa-archaeology.co.uk>  
**Reply-To:** jturner@cfa-archaeology.co.uk  
**Organisation:** CFA Archaeology Ltd  
**To:** mike.clynch@talktalk.net

Hi Mike,

Hope you are well. Following our discussion earlier this week, I've amended the last couple of sections of the archaeology report to reflect that archaeological remains in the site aren't an obstacle to development.

I've put the new text here, as I thought it would be simpler than reissuing the entire report. Let me know if you are happy with the amended wording or if you have any further comments.

### 6. ARCHAEOLOGICAL POTENTIAL AND IMPACT ASSESSMENT

Archaeological potential of the site relates primarily to the history of Hornthwaite Mill. Historic mapping shows that within the north side of the PDA there were elements of the former mill dam.

There is a consideration however that an earlier mill may have been located in a different location. The suggestion for this comes from the possible presence of a mill to the west of its known location on Jeffrey's Map of Yorkshire 1771, although this is tentative. A reference to the mill around 1764 and to a second goit which returned water to the River Don measuring 120 yards, could also suggest that a mill was located further west than its known location. Although this remains unconfirmed, previously unrecorded archaeological deposits associated with this would be considered significant.

The footprint of the proposed new buildings lies outside the area which was formerly occupied by the mill dam. Internal access roads for the proposed development will however cross the northern part of the PDA, leading to the north-west corner of the site. Construction groundworks in the northern side of the PDA have a high potential to encounter archaeological deposits related to the former mill dam. Although these groundworks will be limited, archaeological remains associated with the mill dam are anticipated to be present close to the surface.

Overall, the proposed development is anticipated to be of limited impact to the total remains of the former mill dam if encountered, due to the limited depths of the proposed groundworks associated with the site access, and the location of the building footprints outside the known area of archaeological remains. The potential impact to archaeological deposits could be mitigated by an appropriate planning condition.

### 7. CONCLUSIONS

The archaeological desk-based assessment has identified a high potential for archaeological remains to be present within the PDA, primarily deposits associated with the former Hornthwaite Mill dam. These would be impacted by groundworks associated with the proposed development, specifically by groundworks relating to site access. There is also a tentative suggestion of an earlier mill located to the west of this location, inferred from Jeffreys Map of Yorkshire, 1771, and from descriptions from around this time of a second goit returning water to the river, which seems too long to reflect the length of the goit associated with the known mill location. If an earlier mill existed in this area, there is a potential that these may be encountered during development.

It is considered that a programme of archaeological work, most likely in the form of monitoring of groundworks,

would mitigate the impact of the proposed development upon these archaeological deposits. The requirement for any further archaeological work should be discussed with the South Yorkshire Archaeology Service.

Kind regards,

—  
Untitled Document

**Joe Turner**

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Mobile: 07990 554 984

**For CFA Archaeology Ltd**

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- CFA\_Email\_Logos\_Master.png (20 KB)

### **Addendum to Tree Survey Information**

The proposed new house is sited to the west of the overall Corn Mill curtilage but more central than an original location to minimise the likelihood of any archaeological findings but also minimise any impact on trees in the vicinity.

The Council tree officer was primarily concerned with a Willow tree (T32) and a sycamore (T33) on inspection of the site before the previous scheme as they have some "moderate" amenity value in both cases according to the A.W.A. tree survey.

Trees to the northern edge T15, T14, T13 & T12, are growing from the river wall, are sycamores, and of "moderate" amenity.

The new house position is sited to much reduce any possible impact on any existing trees or the overall amenity level of house rooms.

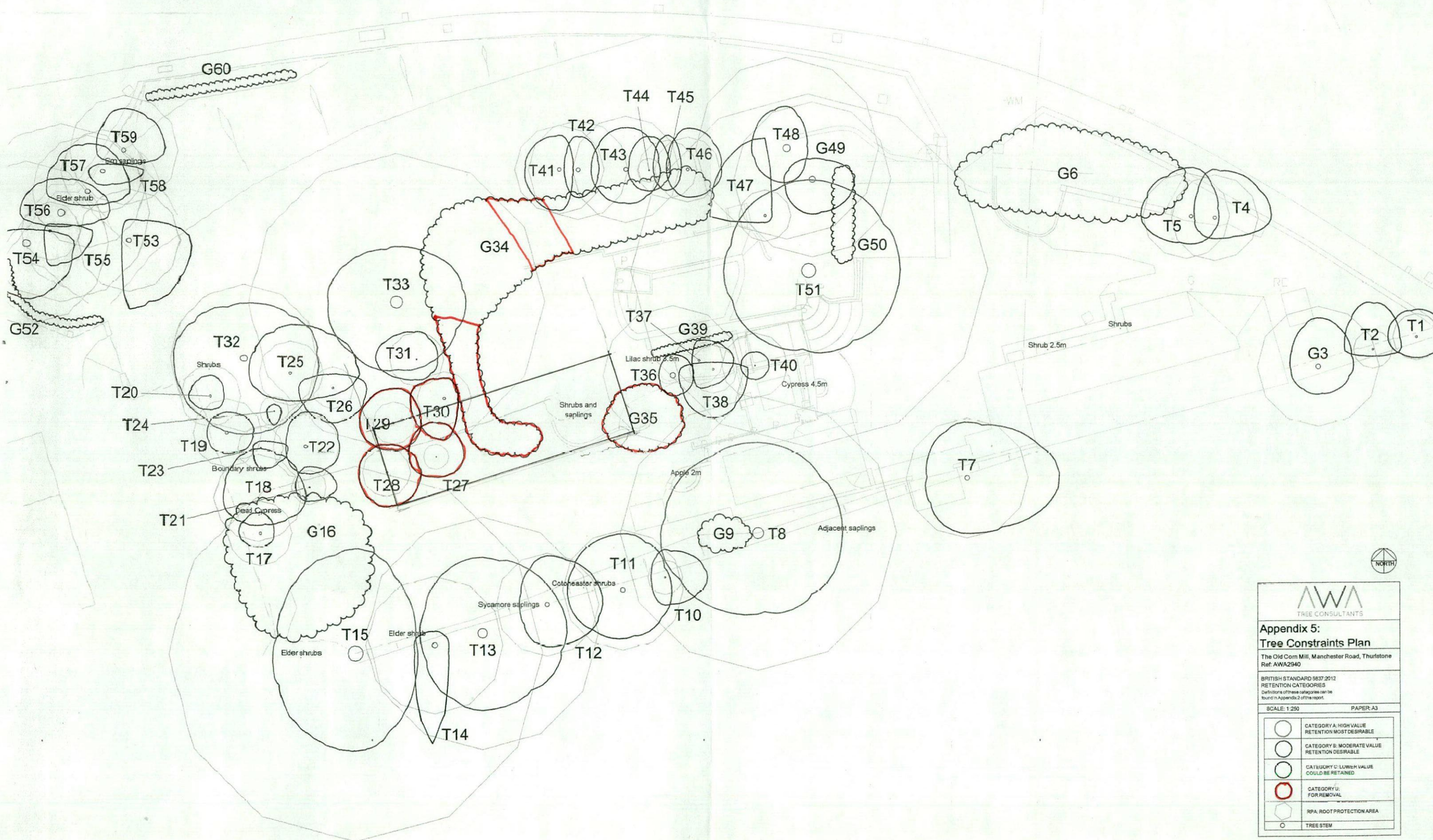
T32 is unaffected.

T33. The crown height to the south (facing the northern house wall) which is the height at which the crown begins, is 5 metres above ground height. The proposed house wall facing T33 is 4.5 metres to the eaves. The main rooms to the ground and upper floor are not facing into the tree crown because they are to the eastern end of the building. At the western end the main kitchen and dining spaces are lit largely from the west facing a preserved orchard. The tree will require no adjustments and will be clear of the house walls with only minimal shading affects as the sunlight will be focussed from the south. Any possible impact on tree roots will be minimal and safeguarded by the proposed foundation arrangements and the position of the building as explained in 4.3.2 of the tree report.

The trees to the south are growing into the river bed and the level differences to the house are unlikely to affect any roots. These trees are furthest away from the house and should have no direct impact on the building.

The new house is mainly lit from the north and west with only minor openings facing the river so amenity is not affected and, in any event, the tree cover is part of the attraction of the site for future buyers. The riverside trees are growing mainly vertically as they struggle for light because mature trees to the other bank side shade the river.

The Inspector's view of the impact of the trees does not relate to the new building or its position. More trees overall are retained by the new scheme and additional planting can be provided in future.





**AWA**  
TREE CONSULTANTS

**Appendix 5:  
Tree Constraints Plan**

The Old Corn Mill, Manchester Road, Thurstone  
Ref: AWA2940

BRITISH STANDARD 5837:2012  
RETENTION CATEGORIES  
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:250      PAPER: A3

|  |                                                    |
|--|----------------------------------------------------|
|  | CATEGORY A: HIGH VALUE<br>RETENTION MOST DESIRABLE |
|  | CATEGORY B: MODERATE VALUE<br>RETENTION DESIRABLE  |
|  | CATEGORY C: LOWEST VALUE<br>COULD BE RETAINED      |
|  | CATEGORY U:<br>FOR REMOVAL                         |
|  | RPA: ROOT PROTECTION AREA                          |
|  | TREE STEM                                          |





# **ARBORICULTURAL REPORT**

## **& Impact Assessment**

### **to BS 5837:2012 at:**

***The Old Corn Mill,  
Manchester Road,  
Thurlstone,  
Sheffield,  
South Yorkshire  
S36 9PT***

Prepared for:  
**Michael Clynh**  
14 Huddersfield Road,  
Ingbirchworth,  
Barnsley,  
South Yorkshire  
S36 7GF

Date: December 2019

Reference: AWA2940

 Institute of  
Chartered Foresters  
Registered Consultant

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# 1. Introduction

## 1.1 Instructions and Brief

- 1.1.1 We are instructed by Michael Clynych to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

## 1.2 Survey Details

- 1.2.1 The survey took place during November 2019.
- 1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principle and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr James Brown BSc (Hons) Arboriculture, MArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

## 2. The Site

### 2.1 Location and Description

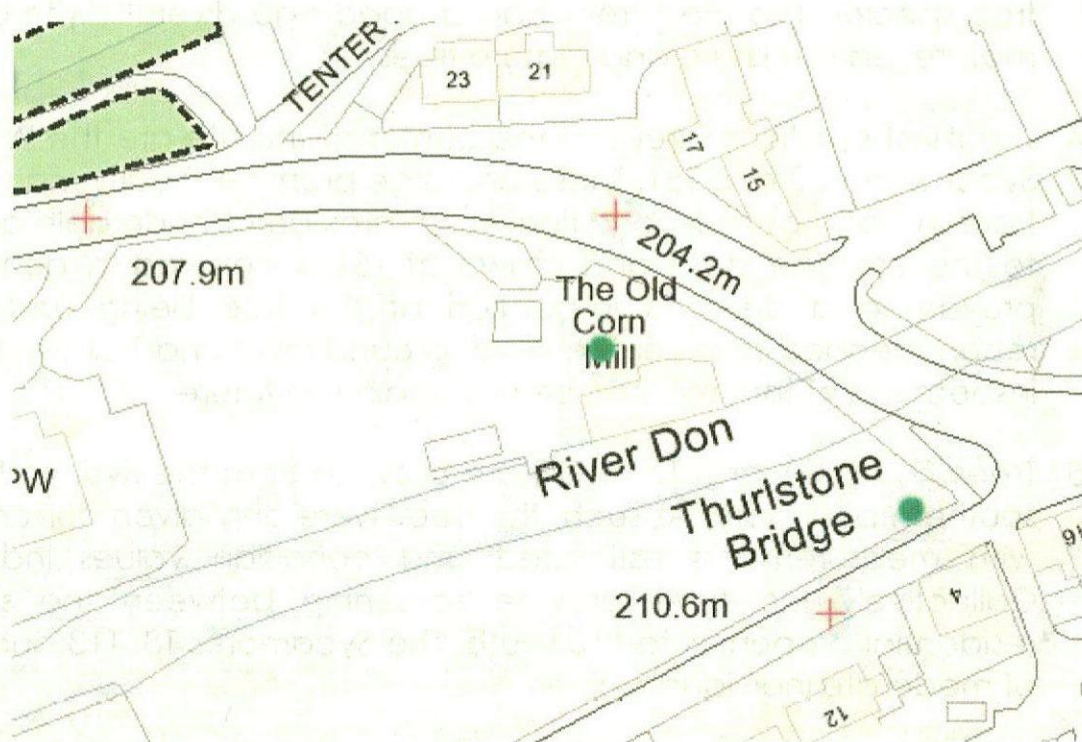
- 2.1.1 The site is located on Manchester Road in Thurlstone, a village in the Metropolitan Borough of Barnsley, South Yorkshire.
- 2.1.2 The site comprises a residential property with attached gardens. Manchester Road borders the site's northern and eastern boundaries, with the River Don to the immediate south and a church to the west.
- 2.1.3 The approximate area of the survey is highlighted in the (2019 Google Earth) image below:



### 3. The Trees

#### 3.1 Legal

- 3.1.1 An online check was made with Barnsley Metropolitan Borough Council on the 21<sup>st</sup> of November 2019. This showed that trees at the site are protected by a Tree Preservation Order (TPO). As such, written statutory permission is required before any works can take place to the protected trees. The accessed map image from <http://barnsley.gov.uk> is detailed below:



- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a check should be made with the Local Planning Authority to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area (unless such works are approved by planning permission). If either applies, then statutory permission is required before any works can take place.
- 3.1.3 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance. All tree work should be carried out according to British Standard 3998:2010 *Tree Work - Recommendations*.

## 3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 60 items of woody vegetation, comprised of 49 individual trees and 11 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 5 trees are retention category 'B', and 55 trees, tree groups or hedges are retention category 'C' (explanatory details regarding the retention categories are included within Appendix 3).
- 3.2.3 Species diversity at the site is relatively good, with Sycamore the dominant tree species. The site's trees had a good age diversity with a mix of semi mature, early mature and mature trees.
- 3.2.4 The most significant trees to the centre of the site are the Willow T32 and Sycamores T33 and T51. These are large prominent early mature to mature trees in good overall condition which provide considerable amenity value to the site. The stem and crown of T51 is covered in dense Ivy which prevented a detailed inspection of the tree being undertaken; it is recommended to sever the Ivy at ground level and 1.5m so that detailed inspections of the tree can be undertaken in future.
- 3.2.5 Trees T1, T2, G3 and T7 to T15 are growing from the river wall at the site's southern boundary. As such, the trees were only given cursory inspections with measurements estimated and condition values indicative only. Collectively the trees provide screening between the site and the residential properties to the south. The Sycamores T8, T13 and T15 appear of moderate individual value.
- 3.2.6 Boundary tree and hedge groups G6, G39, G50, G52 and G60 provide some screening but are only of low arboricultural value.
- 3.2.7 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 3.2.8 The RPA for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

## 4. Arboricultural Impact Assessment

### 4.1 Proposed New Development

- 4.1.1 It is proposed to build a new residential development at the site with associated access and landscaping. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

### 4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 17 trees or tree groups will require removal as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal are G16, T17 and T18, T21, T22 and T23, T27 to T31 and G34 to G39.
- 4.2.3 The trees requiring removal are all low value retention category 'C' and their removal will have little negative amenity impact at the site. The removals can be easily mitigated against with new landscape plantings at the site if required.

### 4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The proposed new residential properties are within the RPA of retained trees T8, T12, T15 and T33. Construction within the RPA can have negative impacts on tree roots. However, it should be possible to employ special foundation design such as raft foundations, pile and suspended beam foundations or cantilevered foundations, in order to overcome or minimise any negative impact on the tree roots.
- 4.3.3 The proposed new access drive is situated over the RPA of retained trees T32 and T33. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the potential negative impacts

can often be overcome or minimised by employing a 'no dig' type construction method with a porous final surface.

4.3.4 New boundary fencing is proposed within the RPA of retained trees T8, T41, T42 and T43. The encroachment into the tree's RPA should not significantly adversely impact on the health or future condition of the tree, provided posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, and care is taken during the construction to avoid root damage.

4.3.5 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

#### **4.4 Suitable Mitigation**

4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the site's tree cover.

#### **4.5 Protection of the Retained Trees**

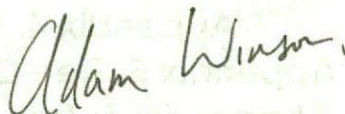
4.5.1 The retained trees may require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

## 5. Signature

I trust this report provides all the required information.

Signed



.....  
**Adam Winson**, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM.

**23<sup>rd</sup> December 2019**

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# Appendices

**Appendix 1: Authors Qualifications and Experience**

**Appendix 2: Survey Methodology and Limitations**

**Appendix 3: Explanation of Tree Descriptions**

**Appendix 4: Tree Data**

**Appendix 5: Tree Constraints Plan**

**Appendix 6: Tree Impacts Plan**

## Appendix 1: Authors Qualifications & Experience

**Mr Adam Winson** Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered.

Adam is the company Director and Principle Consultant. He has a mix of the highest level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years, and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the Crown Court.

**Mr James Brown** BSc (Hons) Arboriculture, MArborA, PTI (Lantra).

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James previously worked in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

**Mr Dave Farmer** FdSc (Arb), MArborA, PTI (Lantra).

Dave has a Foundation Degree in Arboriculture (with Distinction) and is qualified in Professional Tree Inspection. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. Dave has many years of experience within the tree care profession, including lecturing in arboriculture. His work focuses on diagnosing potential tree risk problems, and recommending appropriate treatments and work programmes.

**Dr Felicity Stout** Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA, PTI (Lantra).

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

**Mr Patrick Rowntree** Cert Arb L3, TechArborA, PTI (Lantra).

Patrick is a trained arborist with 5 years of experience in the private and commercial sectors, both in the UK and New Zealand. Formerly a professional rugby player, Patrick was awarded a distinction in the Extended Diploma in Forestry & Arboriculture and is a technician Member of the Arboricultural Association. Patrick now uses his experience at AWA focusing on BS5837:2012 tree surveys for development projects; this involves accurate tree data collection and the preparation of tree reports to BS 5837:2012.

## Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS5837 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - 'Tree Work: Recommendations'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

## Appendix 3: Explanation of Tree Descriptions

**HEIGHT** of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

**CROWN HEIGHT** is an indication of the average height at which the crown begins and includes information of the first significant branch and direction of growth.

**STEM DIAMETER** is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

**CROWN SPREAD** is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

**AGE CLASS** of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

**PHYSIOLOGICAL CONDITION** is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

**STRUCTURAL CONDITION** is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

**LIFE EXPECTANCY** is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

### Retention Categories

**A (marked green on Appendix 5) = retention most desirable.** These trees are of very high quality and value with a good life expectancy.

**B (marked in blue on Appendix 5) = retention desirable.** These trees are of good quality and value with a significant life expectancy.

**C (marked in grey on Appendix 5) = trees which could be retained.** These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

**U (marked in red on Appendix 5) = trees for removal.** These trees are in such a condition that any existing value would be lost within 10 years.

## Appendix 4: Tree Data

|         | Tree Species     |                            |              | Measurements |       |                        |           | Crown (m)  |     |     |     | Tree Condition |                         |                                                                                                                       |                                                   |                                                                                                                                     |               |            | Value           |          | Management |                   |
|---------|------------------|----------------------------|--------------|--------------|-------|------------------------|-----------|------------|-----|-----|-----|----------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|-------------------|
| Tree ID | Common Name      | Latin Name                 | Maturity     | Height (m)   | Stems | Stem Diameter (mm)     | Estimated | Ave Height | N   | E   | S   | W              | Roots                   | Stem                                                                                                                  | Crown                                             | Comments                                                                                                                            | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works             |
| T1      | Sycamore         | Acer pseudoplatanus        | Young        | 8            | 2     | 90-100                 | No        | 2          | 2   | 2   | 1.5 | 2              | Growing from river wall | Twin stemmed at 1m. Vertical                                                                                          | Normal                                            | Growing from river wall. Limited access. Two co-dominant stems at 1m.                                                               | Good          | Fair       | 10 to 20 yrs    | Low      | C          | No works required |
| T2      | Sycamore         | Acer pseudoplatanus        | Young        | 9            | 1     | 110                    | No        | 2          | 3.5 | 2   | 0.5 | 2              | Growing from river wall | Single stemmed. Slight lean north. Old pruning wounds. Stubs                                                          | Normal                                            | Growing from river wall                                                                                                             | Fair          | Fair       | 10 to 20 yrs    | Low      | C          | No works required |
| G3      | Hawthorn, Elder. | Crataegus sp. Sambucus sp. | Early-mature | 8            | 5     | 250, 150, 150, 70, 100 | Yes       | 1.5        | 3.5 | 2.5 | 2   | 2              | Growing from river wall | Multiple stemmed at base. Vertical. Stubs. Old pruning wounds. Bark damage. Tight unions. Minor cavities. Minor decay | Minor deadwood. Minor dieback                     | Growing from river wall. Limited access. Hawthorn and Elder forming one crown. Extensive bark damage. Recently pruned from west.    | Fair          | Fair       | 10 to 20 yrs    | Low      | C          | No works required |
| T4      | Birch            | Betula pendula             | Early-mature | 14           | 1     | 250                    | No        | 4          | 3.5 | 4   | 1.5 | 1.5            | Soil compaction         | Single stemmed. Vertical. Stubs. Bark damage                                                                          | Old pruning wounds. Minor dieback. Minor deadwood | Rubble piled around base of stem causing compaction and bark damage. Minor dieback. deadwood and old pruning wounds in lower crown. | Fair          | Fair       | 20 to 40 yrs    | Moderate | C          | No works required |

| Tree ID | Tree Species  |                        | Maturity     | Measurements |       |                    |           | Crown (m)  |          |     |   |     | Tree Condition                                                                                                                           |                                                                                                   |                                                   |                                                                                                                                                                                                                                                  |               |            |                 | Value    |          | Management        |
|---------|---------------|------------------------|--------------|--------------|-------|--------------------|-----------|------------|----------|-----|---|-----|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|----------|-------------------|
|         | Common Name   | Latin Name             |              | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N        | E   | S | W   | Roots                                                                                                                                    | Stem                                                                                              | Crown                                             | Comments                                                                                                                                                                                                                                         | Physiological | Structural | Life Expectancy | Amenity  | Category | Works             |
| T5      | Birch         | Betula pendula         | Early-mature | 15           | 1     | 250                | No        | 5          | 3.5      | 2   | 2 | 3.5 | Soil compaction                                                                                                                          | Single stemmed. Vertical. Stubs. Bark damage                                                      | Minor dieback. Minor deadwood. Old pruning wounds | Rubble piled around base of stem causing compaction and bark damage. Minor dieback. deadwood and old pruning wounds in lower crown.                                                                                                              | Fair          | Fair       | 20 to 40 yrs    | Moderate | C        | No works required |
| G6      | Beech. Elder. | Fagus sp. Sambucus sp. | Semi-mature  | 7            | 10+   | 100                | No        | 1.5        | See plan |     |   |     | Linear group of Beech stems with occasional Elder. Likely once managed hedge, now unmanaged. Good screening value. Telephone line above. |                                                                                                   |                                                   |                                                                                                                                                                                                                                                  | Good          | Good       | 20 to 40 yrs    | Moderate | C        | No works required |
| T7      | Sycamore      | Acer pseudoplatanus    | Early-mature | 13           | 1     | 350                | No        | 0.5        | 4        | 6.5 | 4 | 3   | Growing from river wall                                                                                                                  | Single stemmed. Significant lean south. Epicormic growths. Old pruning wounds. Stubs. Bark damage | Old pruning wounds. Moderate deadwood             | Growing from river wall. Limited access. Stem pressing against balcony to west. Occasional moderate old pruning wounds and stubs to main stem and pruning wounds with moderate deadwood stub in crown. Eastern crown just in contact with house. | Fair          | Fair       | 20 to 40 yrs    | Moderate | C        | No works required |

|         | Tree Species |                     |             | Measurements |       |                    |           | Crown (m)  |          |     |     | Tree Condition |                                             |                                       |                                                        |                                                                                                                         |               |            | Value           |          | Management |                                                                 |
|---------|--------------|---------------------|-------------|--------------|-------|--------------------|-----------|------------|----------|-----|-----|----------------|---------------------------------------------|---------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|-----------------------------------------------------------------|
| Tree ID | Common Name  | Latin Name          | Maturity    | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N        | E   | S   | W              | Roots                                       | Stem                                  | Crown                                                  | Comments                                                                                                                | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works                                                           |
| T8      | Sycamore     | Acer pseudoplatanus | Mature      | 18           | 1     | 800                | Yes       | 3          | 6.5      | 6   | 6   | 7              | Growing from river wall                     | Single stemmed. Vertical. Ivy covered | Minor deadwood. Snapped/ hanging branches. Ivy covered | Large mature Sycamore. Growing out of river wall. No access. Ivy covering stem and crown prevented detailed inspection. | Fair          | Fair       | >40 yrs         | Moderate | B          | Sever Ivy. Formal risk assessment recommended once Ivy severed. |
| G9      | Cypress      | Cupressus sp.       | Young       | 5            | 10+   | 40                 | No        | 0          | See plan |     |     |                | Row of young Cypress stems. Very low value. |                                       |                                                        |                                                                                                                         | Good          | Fair       | 10 to 20 yrs    | Low      | C          | No works required                                               |
| T10     | Field Maple  | Acer campestre      | Semi-mature | 6            | 1     | 100                | Yes       | 1          | 2        | 3   | 2   | 1              | Growing from river wall                     | Single stemmed. Significant lean east | Minor deadwood                                         | Growing from river wall. No access.                                                                                     | Fair          | Fair       | 10 to 20 yrs    | Low      | C          | No works required                                               |
| T11     | Field Maple  | Acer campestre      | Eary-mature | 17           | 1     | 350                | Yes       | 2          | 4        | 3.5 | 3.5 | 4              | Growing from river wall                     | Single stemmed. Vertical. Stubs       | Minor deadwood                                         | Growing from river wall. No access.                                                                                     | Fair          | Fair       | >40 yrs         | Moderate | C          | No works required                                               |
| T12     | Sycamore     | Acer pseudoplatanus | Semi-mature | 13           | 1     | 300                | Yes       | 1          | 3.5      | 4   | 3   | 2              | Growing from river wall                     | Single stemmed. Slight lean south     | Minor deadwood                                         | Growing from river wall. No access.                                                                                     | Fair          | Fair       | 20 to 40 yrs    | Moderate | C          | No works required                                               |

|         | Tree Species  |                     |              | Measurements |       |                         |           | Crown (m)  |          |     |     | Tree Condition |                                                                         |                                                                     |                               |                                                                                                              |               |            | Value           |          | Management |                                            |
|---------|---------------|---------------------|--------------|--------------|-------|-------------------------|-----------|------------|----------|-----|-----|----------------|-------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|--------------------------------------------|
| Tree ID | Common Name   | Latin Name          | Maturity     | Height (m)   | Stems | Stem Diameter (mm)      | Estimated | Ave Height | N        | E   | S   | W              | Roots                                                                   | Stem                                                                | Crown                         | Comments                                                                                                     | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works                                      |
| T13     | Sycamore      | Acer pseudoplatanus | Early-mature | 20           | 5     | 450, 300, 250, 250, 200 | Yes       | 7          | 5.5      | 6   | 5.5 | 4.5            | Growing from river wall                                                 | Multiple stemmed at base. Vertical. Old pruning wounds. Stubs       | Minor dieback. Minor deadwood | Growing from river wall. No access. Occasional minor to moderate deadwood stub in crown.                     | Good          | Fair       | >40 yrs         | Moderate | B          | No works required                          |
| T14     | Sycamore      | Acer pseudoplatanus | Early-mature | 20           | 1     | 400                     | Yes       | 12         | 1        | 1   | 7   | 1.5            | Growing from river wall                                                 | Single stemmed. Slight lean south                                   | Minor deadwood                | Growing from river wall. No access.                                                                          | Fair          | Fair       | 20 to 40 yrs    | Moderate | C          | No works required                          |
| T15     | Sycamore      | Acer pseudoplatanus | Mature       | 20           | 5     | 700, 500, 500, 450      | Yes       | 2          | 7.5      | 4.5 | 7   | 6              | Growing from river wall                                                 | Multiple stemmed at base. Vertical. Bark damage. Ivy covered. Stubs | Minor deadwood. Ivy covered   | Growing from river wall. No access. Large bark wound to northern stem. Northern stems and crown Ivy covered. | Fair          | Fair       | >40 yrs         | Moderate | B          | No works required                          |
| G16     | Cherry Laurel | Prunus laurocerasus | Semi-mature  | 6            | 10+   | 60                      | No        | 0          | See plan |     |     |                | Shrubby Cherry Laurel group. Some screening value. Situated on banking. |                                                                     |                               |                                                                                                              | Good          | Good       | 20 to 40 yrs    | Moderate | C          | Removal required to facilitate development |
| T17     | Cypress       | Cupressus sp.       | Semi-mature  | 8            | 1     | 190                     | No        | 2.5        | 1.5      | 1   | 1   | 1.5            | No visual defects                                                       | Single stemmed. Vertical                                            | Minor dieback. Minor deadwood |                                                                                                              | Fair          | Fair       | 10 to 20 yrs    | Low      | C          | Removal required to facilitate development |

|         | Tree Species |                 |              | Measurements |       |                      |           | Crown (m)  |     |     |     | Tree Condition |                   |                                                                                             |                                                   | Value                                                      |               |            | Management      |              |          |                                            |
|---------|--------------|-----------------|--------------|--------------|-------|----------------------|-----------|------------|-----|-----|-----|----------------|-------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|---------------|------------|-----------------|--------------|----------|--------------------------------------------|
| Tree ID | Common Name  | Latin Name      | Maturity     | Height (m)   | Stems | Stem Diameter (mm)   | Estimated | Ave Height | N   | E   | S   | W              | Roots             | Stem                                                                                        | Crown                                             | Comments                                                   | Physiological | Structural | Life Expectancy | Authenticity | Category | Works                                      |
| T18     | Blackthorn   | Prunus spinosa  | Early-mature | 9            | 8     | 90                   | No        | 1.5        | 3.5 | 3.5 | 2   | 2.5            | No visual defects | Single stemmed. Slight lean east. Tight unions. Partially included bark. Old pruning wounds | Minor deadwood. Old pruning wounds                | Numerous tight unions and rubbing stems. Pruned from west. | Good          | Good       | >40 yrs         | Moderate     | C        | Removal required to facilitate development |
| T19     | Cypress      | Cupressus sp.   | Semi-mature  | 7            | 1     | 200                  | No        | 0.5        | 1.5 | 2   | 1.5 | 1.5            | No visual defects | Single stemmed. Vertical                                                                    | Minor dieback. Minor deadwood                     | Minor dieback and deadwood in lower crown                  | Fair          | Good       | 20 to 40 yrs    | Moderate     | C        | No works required                          |
| T20     | Cypress      | Cupressus sp.   | Semi-mature  | 7            | 1     | 180                  | No        | 1          | 1.5 | 1   | 1   | 1.5            | No visual defects | Single stemmed. Vertical                                                                    | Minor dieback. Minor deadwood                     | Minor dieback and deadwood in lower crown                  | Fair          | Good       | 20 to 40 yrs    | Moderate     | C        | No works required                          |
| T21     | Apple        | Malus domestica | Semi-mature  | 4.5          | 1     | 100                  | No        | 1.5        | 1.5 | 2   | 1   | 1              | No visual defects | Single stemmed. Significant lean east. Old pruning wounds. Stubs. Bark damage. Minor decay  | Old pruning wounds. Minor dieback. Minor deadwood |                                                            | Fair          | Fair       | 20 to 40 yrs    | Low          | C        | Removal required to facilitate development |
| T22     | Apple        | Malus domestica | Semi-mature  | 6            | 5     | 70, 100, 70, 90, 100 | No        | 1.5        | 2.5 | 2.5 | 2   | 1.5            | No visual defects | Multiple stemmed at 1m. Slight lean north. Old pruning wounds. Stubs. Minor decay           | Old pruning wounds. Minor deadwood                |                                                            | Fair          | Fair       | 20 to 40 yrs    | Low          | C        | Removal required to facilitate development |

|         | Tree Species |                        |             | Measurements |       |                    |           | Crown (m)  |     |     |     |     | Tree Condition    |                                                                                                                 |                                                   |          |               |            |                 | Value   |          | Management                                 |
|---------|--------------|------------------------|-------------|--------------|-------|--------------------|-----------|------------|-----|-----|-----|-----|-------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------|---------------|------------|-----------------|---------|----------|--------------------------------------------|
| Tree ID | Common Name  | Latin Name             | Maturity    | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N   | E   | S   | W   | Roots             | Stem                                                                                                            | Crown                                             | Comments | Physiological | Structural | Life Expectancy | Amenity | Category | Works                                      |
| T23     | Pear         | <i>Pyrus communis</i>  | Semi-mature | 7            | 1     | 130                | No        | 2          | 0.5 | 2   | 1.5 | 0.5 | No visual defects | Single stemmed. Vertical. Old pruning wounds. Stubs. Bark damage. Minor decay. Ivy covered                      | Old pruning wounds. Minor dieback. Minor deadwood |          | Fair          | Fair       | 20 to 40 yrs    | Low     | C        | Removal required to facilitate development |
| T24     | Plum         | <i>Prunus sp.</i>      | Young       | 3            | 2     | 70                 | No        | 1.5        | 0.5 | 0.5 | 1   | 0.5 | No visual defects | Twin stemmed at 1m. Slight lean. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay            | Moderate dieback. Minor deadwood                  |          | Fair          | Fair       | 20 to 40 yrs    | Low     | C        | No works required                          |
| T25     | Apple        | <i>Malus domestica</i> | Semi-mature | 5            | 3     | 130, 110, 80       | No        | 1          | 3.5 | 5   | 2   | 3   | No visual defects | Multiple stemmed at base. Slight lean east. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay | Minor dieback. Minor deadwood                     |          | Fair          | Fair       | 20 to 40 yrs    | Low     | C        | No works required                          |
| T26     | Apple        | <i>Malus domestica</i> | Semi-mature | 3.5          | 4     | 80, 60, 50, 50     | No        | 1.5        | 1   | 2.5 | 2.5 | 2.5 | No visual defects | Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay         | Minor dieback. Minor deadwood                     |          | Fair          | Fair       | 20 to 40 yrs    | Low     | C        | No works required                          |
| T27     | Plum         | <i>Prunus sp.</i>      | Semi-mature | 3            | 6     | 30                 | No        | 1.5        | 2.5 | 2   | 1.5 | 2   | No visual defects | Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Minor decay                                      | Minor dieback. Minor deadwood                     |          | Fair          | Fair       | 20 to 40 yrs    | Low     | C        | Removal required to facilitate development |

| Tree ID | Tree Species |                         | Maturity     | Measurements |       |                    |           | Crown (m)  |     |     |     | Tree Condition |                   |                                                                                         |                                                   |                                                 |               |            |                 | Value    |          | Management                                 |
|---------|--------------|-------------------------|--------------|--------------|-------|--------------------|-----------|------------|-----|-----|-----|----------------|-------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------|---------------|------------|-----------------|----------|----------|--------------------------------------------|
|         | Common Name  | Latin Name              |              | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N   | E   | S   | W              | Roots             | Stem                                                                                    | Crown                                             | Comments                                        | Physiological | Structural | Life Expectancy | Amenity  | Category | Works                                      |
| T28     | Apple        | <i>Malus domestica</i>  | Semi-mature  | 7            | 1     | 140                | No        | 1.5        | 2   | 2.5 | 2.5 | 2              | No visual defects | Single stemmed. Vertical. Old pruning wounds                                            | Old pruning wounds. Minor dieback. Minor deadwood |                                                 | Fair          | Fair       | 20 to 40 yrs    | Low      | C        | Removal required to facilitate development |
| T29     | Apple        | <i>Malus domestica</i>  | Semi-mature  | 5.5          | 3     | 70, 90, 50         | No        | 1.5        | 2.5 | 2   | 2   | 2.5            | No visual defects | Multiple stemmed at base. Vertical. Stubs. Old pruning wounds. Bark damage. Minor decay | Old pruning wounds. Minor dieback. Minor deadwood |                                                 | Fair          | Fair       | 20 to 40 yrs    | Low      | C        | Removal required to facilitate development |
| T30     | Apple        | <i>Malus domestica</i>  | Semi-mature  | 7            | 4     | 70, 110, 60, 60    | No        | 1.5        | 1.5 | 1   | 3   | 2.5            | No visual defects | Multiple stemmed at 1m. Vertical. Old pruning wounds. Stubs. Bark damage. Minor decay   | Minor dieback. Minor deadwood. Old pruning wounds |                                                 | Fair          | Fair       | 20 to 40 yrs    | Low      | C        | Removal required to facilitate development |
| T31     | Apple        | <i>Malus domestica</i>  | Semi-mature  | 5.5          | 7     | 60                 | No        | 1.5        | 2   | 1.5 | 1.5 | 3              | No visual defects | Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Bark damage. Minor decay | Minor dieback. Old pruning wounds. Minor deadwood |                                                 | Fair          | Fair       | 20 to 40 yrs    | Low      | C        | Removal required to facilitate development |
| T32     | Willow       | <i>Salix babylonica</i> | Early-mature | 12           | 1     | 430                | No        | 0.5        | 4   | 5.5 | 5.5 | 5              | No visual defects | Single stemmed. Vertical. Stubs. Old pruning wounds                                     | Minor deadwood                                    | Occasional moderate deadwood stubs to main stem | Good          | Good       | >40 yrs         | Moderate | B        | No works required                          |

| Tree ID | Tree Species                        |                                                                                  | Maturity     | Measurements |       |                    |           | Crown (m)  |          |   |   |   | Tree Condition                                                                                |                                                                          |                |                                                                                                                                                                                                                                                                                                           |               |            | Value           |          | Management |                                            |
|---------|-------------------------------------|----------------------------------------------------------------------------------|--------------|--------------|-------|--------------------|-----------|------------|----------|---|---|---|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|--------------------------------------------|
|         | Common Name                         | Latin Name                                                                       |              | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N        | E | S | W | Roots                                                                                         | Stem                                                                     | Crown          | Comments                                                                                                                                                                                                                                                                                                  | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works                                      |
| T33     | Sycamore                            | <i>Acer pseudoplatanus</i>                                                       | Early-mature | 19           | 3     | 460, 520, 520      | No        | 3          | 4        | 5 | 5 | 5 | Exposed roots                                                                                 | Multiple stemmed at 1m. Vertical. Stubs. Old pruning wounds. Bark damage | Minor deadwood | Multiple stemmed at 1m with co-dominant main stems. Union collecting water and debris. Large buttress roots to east and west. Satellite dish attached to southern side of main stem. Nails to north eastern side of main stem. Occasional old pruning wounds and stubs to main stems with minor cavities. | Good          | Fair       | >40 yrs         | Moderate | B          | No works required                          |
| G34     | Cypress, Cherry Laurel, Holly, Yew. | <i>Cupressus sp.</i><br><i>Prunus sp.</i><br><i>Ilex sp.</i><br><i>Taxus sp.</i> | Semi-mature  | 8            | 10+   | 150                | No        | 0          | See plan |   |   |   | Dense linear group of mostly Cypress with several Cherry Laurel and occasional Holly and Yew. |                                                                          |                |                                                                                                                                                                                                                                                                                                           | Good          | Good       | >40 yrs         | Moderate | C          | Removal required to facilitate development |
| G35     | Cypress                             | <i>Cupressus sp.</i>                                                             | Semi-mature  | 9            | 10+   | 150                | No        | 0.5        | See plan |   |   |   | Group of tall Cypress                                                                         |                                                                          |                |                                                                                                                                                                                                                                                                                                           | Good          | Fair       | 20 to 40 yrs    | Moderate | C          | Removal required to facilitate development |

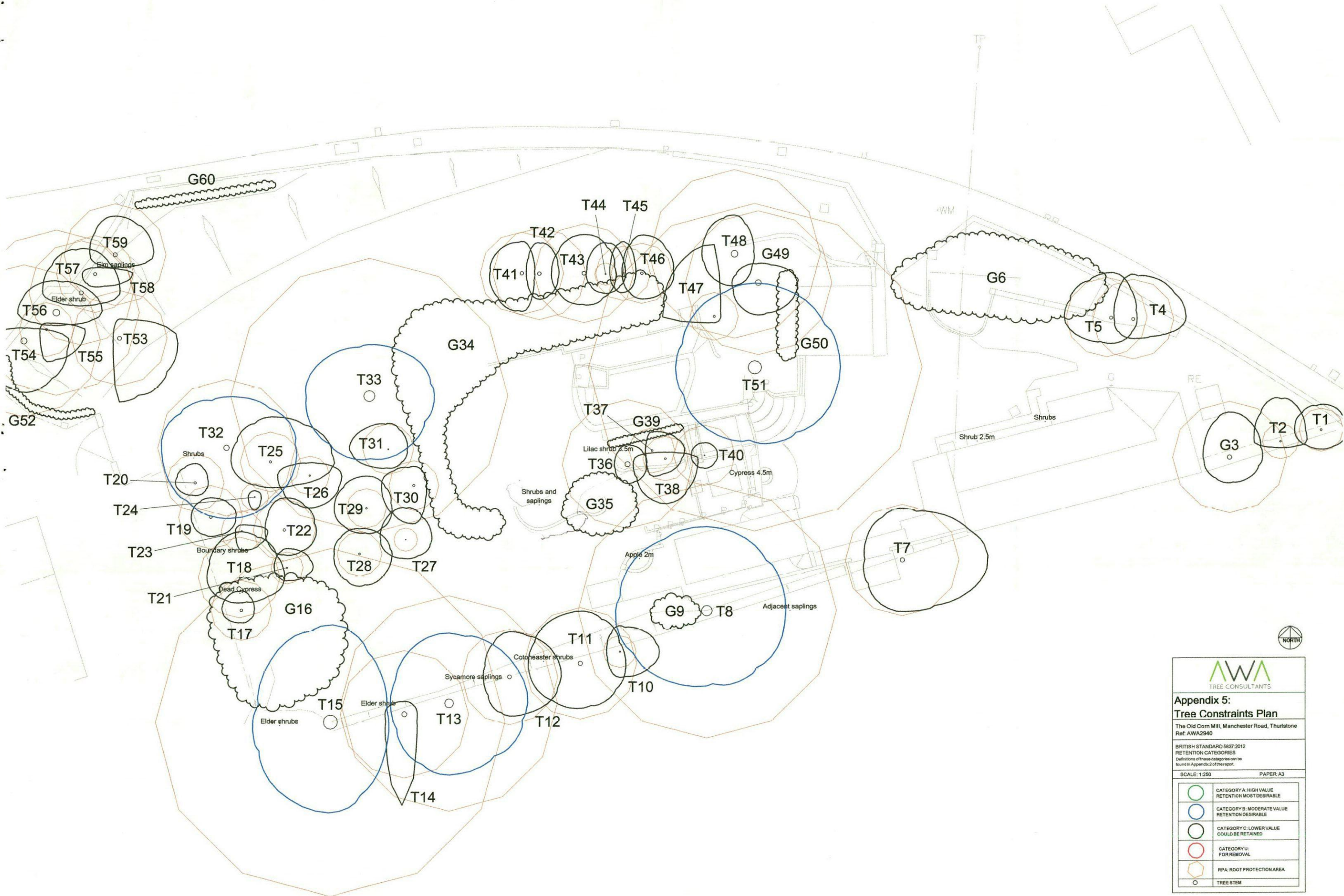
|         | Tree Species   |               |             | Measurements |       |                    |           | Crown (m)  |          |     |     | Tree Condition |                                                      |                                                                                |                                                   |                                                                                                        |               |            |                 | Value    |          | Management                                 |
|---------|----------------|---------------|-------------|--------------|-------|--------------------|-----------|------------|----------|-----|-----|----------------|------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|----------|--------------------------------------------|
| Tree ID | Common Name    | Latin Name    | Maturity    | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N        | E   | S   | W              | Roots                                                | Stem                                                                           | Crown                                             | Comments                                                                                               | Physiological | Structural | Life Expectancy | Amenity  | Category | Works                                      |
| T36     | Cypress        | Cupressus sp. | Semi-mature | 14           | 3     | 200, 250, 250      | No        | 0.5        | 1.5      | 1.5 | 1.5 | 1              | No visual defects                                    | Multiple stemmed at base. Vertical                                             | Minor deadwood                                    | Stem measurements estimated                                                                            | Good          | Fair       | >40 yrs         | Moderate | C        | Removal required to facilitate development |
| T37     | Japanese Maple | Acer palmatum | Semi-mature | 10           | 2     | 90, 110            | No        | 4          | 1.5      | 2.5 | 2   | 0.5            | No visual defects                                    | Twin stemmed at base. Slight lean east. Old pruning wounds. Stubs. Ivy covered | Minor deadwood                                    | Two co-dominant stems at base                                                                          | Good          | Fair       | 20 to 40 yrs    | Low      | C        | Removal required to facilitate development |
| T38     | Cherry         | Prunus sp.    | Semi-mature | 4.5          | 1     | 140                | No        | 1.5        | 0.5      | 2.5 | 3.5 | 2.5            | No visual defects                                    | Single stemmed. Slight lean south. Bark damage                                 | Old pruning wounds. Minor deadwood. Minor dieback |                                                                                                        | Fair          | Fair       | 10 to 20 yrs    | Low      | C        | Removal required to facilitate development |
| G39     | Yew            | Taxus baccata | Semi-mature | 3.5          | 10+   | 30                 | No        | 0          | See plan |     |     |                | Yew hedge. Managed from north, unmanaged from south. |                                                                                |                                                   |                                                                                                        | Fair          | Good       | 10 to 20 yrs    | Low      | C        | Removal required to facilitate development |
| T40     | Cypress        | Cupressus sp  | Semi-mature | 8            | 10+   | 60                 | No        | 0.5        | 1        | 1   | 1   | 1              | No visual defects                                    | Multiple stemmed at base. Vertical                                             | Minor deadwood                                    | Situated in small bed                                                                                  | Good          | Good       | 20 to 40 yrs    | Moderate | C        | No works required                          |
| T41     | Fir            | Abies sp.     | Semi-mature | 17           | 1     | 260                | No        | 1.5        | 2.5      | 1   | 3   | 2.5            | Exposed roots. Girdled roots                         | Single stemmed. Vertical. Old pruning wounds. Stubs                            | Minor deadwood. Old pruning wounds                | Old pruning wounds to main stem and lower crown. Large exposed girdled root to south with bark damage. | Good          | Good       | >40 yrs         | Moderate | C        | No works required                          |

|         | Tree Species |              |             | Measurements |       |                    |           | Crown (m)  |     |     |     | Tree Condition |                   |                                                                  |                                            |                                                                                                  |               |            | Value           |          | Management |                   |
|---------|--------------|--------------|-------------|--------------|-------|--------------------|-----------|------------|-----|-----|-----|----------------|-------------------|------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|-------------------|
| Tree ID | Common Name  | Latin Name   | Maturity    | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N   | E   | S   | W              | Roots             | Stem                                                             | Crown                                      | Comments                                                                                         | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works             |
| T42     | Fir          | Abies sp.    | Semi-mature | 18           | 1     | 290                | No        | 2.5        | 2.5 | 1.5 | 2   | 1              | No visual defects | Single stemmed. Vertical. Old pruning wounds. Stubs              | Old pruning wounds. Minor deadwood         | Old pruning wounds to main stem and lower crown                                                  | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T43     | Fir          | Abies sp.    | Semi-mature | 17           | 1     | 310                | No        | 1.5        | 3   | 2.5 | 2.5 | 2.5            | No visual defects | Single stemmed. Vertical. Old pruning wounds. Stubs              | Minor deadwood. Old pruning wounds         | Old pruning wounds to main stem and lower crown                                                  | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T44     | Fir          | Abies sp.    | Young       | 5            | 1     | 70                 | No        | 1.5        | 2.5 | 1.5 | 1.5 | 1.5            | No visual defects | Single stemmed. Vertical. Old pruning wounds. Stubs              | Sparse. Moderate dieback. Minor deadwood   | Suppressed with considerable dieback                                                             | Poor          | Fair       | 10 to 20 yrs    | Low      | C          | No works required |
| T45     | Fir          | Abies sp.    | Semi-mature | 14           | 1     | 170                | No        | 1.5        | 2.5 | 1   | 1.5 | 1              | No visual defects | Single stemmed. Vertical. Old pruning wounds. Stubs              | Old pruning wounds. Minor deadwood         | Old pruning wounds to main stem and lower crown                                                  | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T46     | Fir          | Abies sp.    | Semi-mature | 14           | 1     | 190                | No        | 2          | 3   | 2.5 | 2   | 1.5            | No visual defects | Single stemmed. Vertical. Old pruning wounds. Stubs. Bark damage | Old pruning wounds. Minor deadwood         | Old pruning wounds to main stem and lower crown. Large bark wound at base of main stem to north. | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T47     | Willow       | Salix caprea | Semi-mature | 5            | 1     | 150                | No        | 1.5        | 5.5 | 0.5 | 0.5 | 4              | No visual defects | Single stemmed. Significant lean north west. Ivy covered         | Minor dieback. Minor deadwood. Ivy covered | Ivy prevented detailed inspection and accurate stem measurement                                  | Fair          | Fair       | 10 to 20 yrs    | Low      | C          | No works required |

|         | Tree Species   |                                 |              | Measurements |       |                    |           | Crown (m)  |          |     |     | Tree Condition |                                               |                                              |                             |                                                                                                  |               |            | Value           |          | Management |                                                                                |
|---------|----------------|---------------------------------|--------------|--------------|-------|--------------------|-----------|------------|----------|-----|-----|----------------|-----------------------------------------------|----------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|--------------------------------------------------------------------------------|
| Tree ID | Common Name    | Latin Name                      | Maturity     | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N        | E   | S   | W              | Roots                                         | Stem                                         | Crown                       | Comments                                                                                         | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works                                                                          |
| T48     | Lawson Cypress | <i>Chamaecyparis lawsoniana</i> | Early-mature | 14           | 1     | 530                | No        | 1          | 3        | 1.5 | 2.5 | 2.5            | No visual defects                             | Single stemmed. Vertical. Ivy covered        | Minor deadwood              | Ivy prevented detailed inspection and accurate stem measurement                                  | Good          | Fair       | >40 yrs         | Moderate | C          | No works required                                                              |
| G49     | Lawson Cypress | <i>Chamaecyparis lawsoniana</i> | Early-mature | 14           | 4     | 150, 120, 290, 290 | No        | 1          | 1.5      | 3   | 2.5 | 2              | No visual defects                             | Multiple stemmed at base. Vertical           | Minor deadwood              | 3 trees forming one crown                                                                        | Good          | Fair       | >40 yrs         | Moderate | C          | No works required                                                              |
| G50     | Cypress        | <i>Cupressus</i> sp.            | Semi-mature  | 3.5          | 10+   | 40                 | No        | 0          | See plan |     |     |                | Cypress hedge                                 |                                              |                             |                                                                                                  | Fair          | Good       | 10 to 20 yrs    | Low      | C          | No works required                                                              |
| T51     | Sycamore       | <i>Acer pseudoplatanus</i>      | Mature       | 17           | 2     | 800, 650           | No        | 2          | 6.5      | 6.5 | 6   | 6              | No visual defects                             | Twin stemmed at base. Vertical. Ivy covered  | Minor deadwood. Ivy covered | Ivy covering ground, stem and crown prevented detailed inspection and accurate stem measurement. | Good          | Fair       | >40 yrs         | Moderate | B          | Sever Ivy at 0m and 1.5m. Formal risk assessment recommended once Ivy severed. |
| G52     | Hornbeam       | <i>Carpinus betulus</i>         | Semi-mature  | 2.5          | 10+   | 60                 | No        | 0          | See plan |     |     |                | Managed boundary hedge. Good screening value. |                                              |                             |                                                                                                  | Good          | Good       | 20 to 40 yrs    | Moderate | C          | No works required                                                              |
| T53     | Sycamore       | <i>Acer pseudoplatanus</i>      | Semi-mature  | 14           | 1     | 300                | No        | 1.5        | 1.5      | 4.5 | 5   | 0.5            | No visual defects                             | Single stemmed. Vertical. Old pruning wounds | Minor deadwood              | Situated on slight banking. Moderate old pruning wound to southern side of stem.                 | Good          | Good       | >40 yrs         | Moderate | C          | No works required                                                              |

|         | Tree Species |                     |             | Measurements |       |                    |           | Crown (m)  |     |     |     | Tree Condition |                   |                                                                      |                             |                                                                                                        |               |            | Value           |          | Management |                   |
|---------|--------------|---------------------|-------------|--------------|-------|--------------------|-----------|------------|-----|-----|-----|----------------|-------------------|----------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|------------|-------------------|
| Tree ID | Common Name  | Latin Name          | Maturity    | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N   | E   | S   | W              | Roots             | Stem                                                                 | Crown                       | Comments                                                                                               | Physiological | Structural | Life Expectancy | Amenity  | Category   | Works             |
| T54     | Sycamore     | Acer pseudoplatanus | Semi-mature | 13           | 1     | 480                | No        | 2.5        | 1   | 3.5 | 4   | 3              | No visual defects | Multiple stemmed at base. Vertical. Ivy covered                      | Minor deadwood. Ivy covered | Ivy prevented detailed inspection. Wire embedded in stem. Leaf litter piled around stem to north west. | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T55     | Sycamore     | Acer pseudoplatanus | Semi-mature | 11           | 1     | 170                | No        | 4          | 0.5 | 3   | 2.5 | 0.5            | No visual defects | Single stemmed. Slight lean east. Ivy covered                        | Minor deadwood              | Ivy prevented detailed inspection. Wire embedded in stem. Leaf litter piled around stem to north west. | Good          | Good       | 20 to 40 yrs    | Moderate | C          | No works required |
| T56     | Sycamore     | Acer pseudoplatanus | Semi-mature | 15           | 1     | 520                | No        | 3.5        | 2.5 | 3.5 | 1   | 3              | No visual defects | Twin stemmed at 1m. Vertical. Ivy covered. Old pruning wounds. Stubs | Minor deadwood              | Ivy prevented detailed inspection. Wire embedded in stem. Leaf litter piled around stem to north west. | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T57     | Sycamore     | Acer pseudoplatanus | Semi-mature | 14           | 3     | 180, 150, 230      | No        | 2          | 3.5 | 3   | 1   | 3              | No visual defects | Multiple stemmed at base. Vertical. Ivy covered                      | Minor deadwood. Ivy covered | Ivy prevented detailed inspection. Wire embedded in stem. Leaf litter piled around stem to north west. | Good          | Good       | >40 yrs         | Moderate | C          | No works required |
| T58     | Sycamore     | Acer pseudoplatanus | Semi-mature | 14           | 2     | 120, 210           | No        | 5          | 0.5 | 3   | 1   | 1              | No visual defects | Multiple stemmed at base. Slight lean east                           | Minor deadwood              | Ivy prevented detailed inspection. Wire embedded in stem. Leaf litter piled around stem to north west. | Good          | Good       | >40 yrs         | Moderate | C          | No works required |

|         | Tree Species |                     |             | Measurements |       |                    |           | Crown (m)  |          |   |   | Tree Condition |                                              |                                                                          |                |                                                                                                        |               |            |                 | Value    |          | Management        |
|---------|--------------|---------------------|-------------|--------------|-------|--------------------|-----------|------------|----------|---|---|----------------|----------------------------------------------|--------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------|---------------|------------|-----------------|----------|----------|-------------------|
| Tree ID | Common Name  | Latin Name          | Maturity    | Height (m)   | Stems | Stem Diameter (mm) | Estimated | Ave Height | N        | E | S | W              | Roots                                        | Stem                                                                     | Crown          | Comments                                                                                               | Physiological | Structural | Life Expectancy | Amenity  | Category | Works             |
| T59     | Sycamore     | Acer pseudoplatanus | Semi-mature | 14           | 1     | 320                | No        | 2.5        | 3        | 3 | 1 | 2              | No visual defects                            | Single stemmed. Slight lean east. Old pruning wounds. Stubs. Ivy covered | Minor deadwood | Ivy prevented detailed inspection. Wire embedded in stem. Leaf litter piled around stem to north west. | Good          | Good       | >40 yrs         | Moderate | C        | No works required |
| G60     | Cypress      | Cupressus sp.       | Semi-mature | 1.5          | 10+   | 30                 | No        | 0          | See plan |   |   |                | Managed Cypress hedge. Some screening value. |                                                                          |                |                                                                                                        | Good          | Good       | 20 to 40 yrs    | Moderate | C        | No works required |



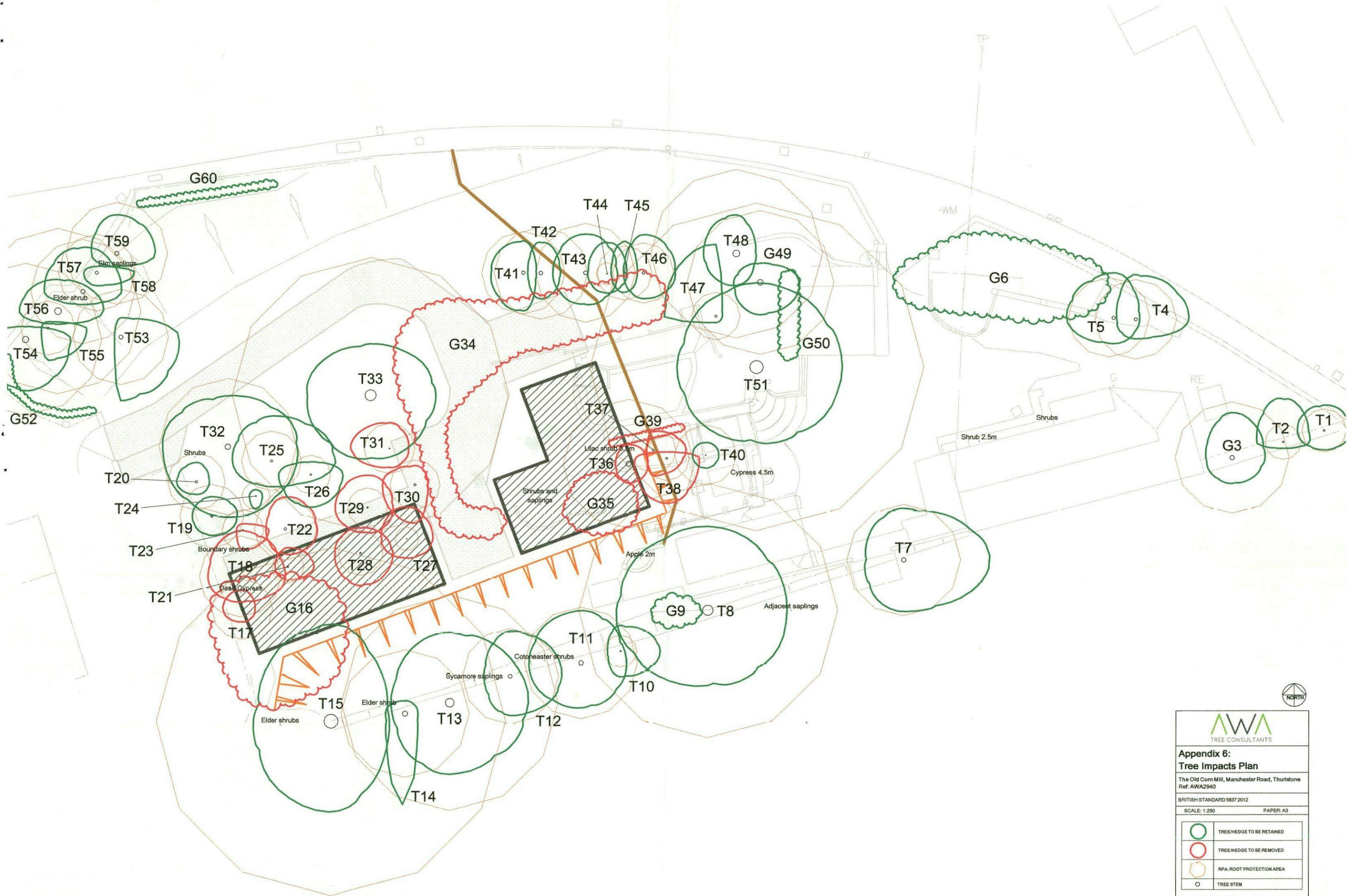


**Appendix 5:**  
**Tree Constraints Plan**  
The Old Corn Mill, Manchester Road, Thurstone  
Ref: AWA2940

BRITISH STANDARD BS37:2012  
RETENTION CATEGORIES  
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:250      PAPER: A3

|                                                                                       |                                                    |
|---------------------------------------------------------------------------------------|----------------------------------------------------|
|  | CATEGORY A: HIGH VALUE<br>RETENTION MOST DESIRABLE |
|  | CATEGORY B: MODERATE VALUE<br>RETENTION DESIRABLE  |
|  | CATEGORY C: LOWER VALUE<br>COULD BE RETAINED       |
|  | CATEGORY U:<br>FOR REMOVAL                         |
|  | RPA: ROOT PROTECTION AREA                          |
|  | TREE STEM                                          |



**AWA**  
TREE CONSULTANTS

**Appendix 6:  
Tree Impacts Plan**

The Old Corn Mill, Manchester Road, Thurstone  
Ref: AWA2940

BRITISH STANDARD 5837:2012

SCALE: 1:250 PAPER: A3

|  |                           |
|--|---------------------------|
|  | TREE/HEDGE TO BE RETAINED |
|  | TREE/HEDGE TO BE REMOVED  |
|  | RPA: ROOT PROTECTION AREA |
|  | TREE STEM                 |

## The Old Corn Mill

### Heritage Impact Statement

#### 1. The site

The site, proposed to be developed with just <sup>one</sup> two high quality houses, lies to the southern edge of the Thurlstone Conservation Area immediately on entry from the eastern point of the Thurlstone Road. The site has a river frontage to the South and falls away from the main road frontage to a building platform level approximately three metres lower than the main road level. The western edge of the site houses a relatively modern building, the Jehovah's Witness Hall, of no particular architectural merit, with car parking and the access road serves a range of older houses and cottages. The site currently houses a small decorative pond with some ancillary buildings for general garden use and storage and has significant tree cover, mixed in quality and age. The tree issue has been addressed by meetings with the council responsible officer and will be supported shortly with a B.S. tree survey.

Essentially, the applicant intends to retain tree cover on the site as far as practical and in line with the aims of the Conservation Area status. Tree cover to the river frontage effectively screens the site from the higher level around Rock Side Road and we anticipate that any significant and valuable trees will remain to frontage areas of the main road.

#### 2. The proposal.

The proposal uses an existing access point off the Manchester Road to service two new housing units sited to the southern edge of the site. The access route will be built with a porous stone surface finish with localised paving close to the new properties. The Corn Mill exists on site and is sited at a lower level than the new building platform and is screened from it by retained trees and shrubbery. There will be little physical or visual relationship between the new houses and old mill as the mill retains its separate access and service curtilage to the east of the site. On the land to the north of the site are the weavers cottages at Tenter Hill, set high into the ground to take advantage of levels of light in the upper floors with stone dwellings strung along the roadside. None of these buildings directly face the proposed development area and Tenter Hill properties are sixty metres away from the proposed houses which will be set three metres or so down from the frontage road level and screened by existing trees and possible new planting.

The new buildings do not relate in locational terms to the new proposals but the older structures contribute to the quality and interest of the site area albeit with strong visual disconnection by the main road separating the sites and by major differences in levels.

The bulk of the most interesting and historic structures are set further along the main road to the west particularly centred on Towngate and, although not

visible from the site, the historic architectural forms of these structures inform aspects of design of the new houses.

### 3. Building Design

The new house<sup>is</sup> ~~are~~ not intended to be a pastiche of the older properties as this approach is seldom appropriate or respectful of previous development and leads to uncomfortable issues connected to modern constructional requirements, modern accommodation needs, services matters and architectural dishonesty.

The buildings do, however, incorporate visual clues and elements of the surrounding buildings where appropriate and suitable for modern high quality housing units. Much of the conservation area buildings have large openings connected with farming activity and the window openings are typical of cloth manufacturing in the area many decades ago. The proportions are driven by the need to handle much of the material by hand or simple winches and the tensile strength of the stone used in the area.

Arched openings are used to light main entrance areas to give welcoming light and clear visual signals of the entrance of the houses. Simple proportions are used in window areas with multiple grouped openings as a reference to weaver cottage history yet providing good quality light throughout modern accommodation.

The south and east elevation of unit 1 allows the main wall to present a visual play of mass and void indication modern accommodation in historic context but honest in its architectural form. The openings are framed in stone and traditional details are incorporated in the natural stone masonry and the roofs will be covered with stone slates or high quality replacement.

### 4. Summary

The proposals respect the ambience of the Conservation Area and the high quality of the materials used respect the build quality of the older buildings in the area.

The scheme is small in scale and will have low impact on the appearance of the Corn Mill site due to its siting and visual screening. Passing vehicles will be largely unaware of its presence but it will add to the quality of the Conservation Area and in future years be absorbed into the texture of the village envelope without challenge.



**Michael Clynch**  
**Architect, Town Planner, Property Consultant**  
**DIP.ARCH. DIP.T.P. A.R.I.B.A. F.R.S.A.**  
**14 Huddersfield Road**  
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**S36 7GF**

**01226 766308**

**16 October 2019**

**Nathan Denman**  
**BMBC Planning Dept**  
**PO Box 634**  
**Barnsley**  
**S70 9GG**

**Dear Nathan**

**I have added to the report already produced and have consulted Roger Shrimpton the RIBA consultant expert who has advised me on this issue. I hope now this matter can be regarded as satisfactorily addressed.**

**Yours sincerely**

## Additional Information – Cornmill Site Thurlstone

App 2019/1042

### Sequential Test In Flood Risk Areas

#### The Application Site

The site describes in the original report on this matter dated 09/2019 is an extremely small area of land in development terms and is in the ownership of one individual who will ultimately offer the two house sites either for self build or to smaller commercial companies for construction and sale. The opportunity cannot be replaced elsewhere for obvious reasons of ownership and connection with the owners current home i.e. the Old Corn Mill and his reasonable desire to properly use his land asset which, as a domestic curtilage, is becoming a maintenance burden.

#### Policy Context

The site is identified in the new Local Plan as Urban Fabric. The site is also included in the Conservation Area boundary which has meant that considerable effort has been made to design appropriate buildings on site. The Conservation Area has no identified specific development plots within its boundary and only safeguarded land beyond. The village is closely constrained by Green Belt on all its boundaries.

The Conservation Area itself is highly constrained by its dense pattern and grain and the few opportunities available at High Bank and Towngate were rejected due to traffic constraints and conservation issues related to listed buildings and curtilages. Unlike the Corn Mill site any development opportunities will centre on demolition or conversion such as the former "Black Bull" site on the Manchester Road. Larger Penistone sites such as HS72, HS71 & HS70 are either under development, currently being marketed with planning permission in place and available to large building companies and representing larger speculative housing opportunities not intimate small scale high-end units. Millhouse Green has no identified housing sites in the Local Plan. Local Agents are attempting to sell a riverside house and site, "Starling House" off Birks Lane. The site (S36 9NB) area is, however, entirely in flood zone 2 and Starling House is being promoted at very high acquisition cost not yet agreed.

Essentially the Corn Mill site was included on the Council's own Local Plan and in the earlier enquiry was acceptable in principle for housing and the council would have reviewed the boundary of the village during this process. It affords the opportunity to use available land for housing in the area in line with Local Plan requirements and Government policy and the sequential test was applied during the Local Plan process (para162) NPPF.

The directors and sale negotiators were consulted at the two main estate agents (Simon Blyth and Fine & Country) in Penistone and confirm that they rarely have any individual housing plots for sale in the area of Thurlstone village and beyond and

fringe areas, *Currently there are no plots available for sale in the area.* They also confirm that there is always interest from the public and smaller house builders if attractive sites become available and Thurlstone village cannot easily attract new residents as it is so constrained and described by the companies as "full" yet highly attractive as a residential location.

### **Sequential Test Criteria**

The site has been subject to a flood risk assessment as a small southern area of the site is indicated to be in zone 2. The Environment Agency do not object to the proposals as the housing plots can be easily managed in order to be at the ground level of the zone 1 which actually forms the bulk of the site area.

There are clearly no similar reasonably available sites in the location for the proposed development in areas with lower risk of flooding (para 159 NPPF)

The site has no flood risk because of its primarily risk free location and minor level adjustments to the rear of the housing plots being managed to eradicate any risk. Access and egress to the site housing plots is entirely safe.

The development will provide sustainability benefits to the village with new homes to be safe for the lifetime without increasing flood risk elsewhere (para 160 NPPF). The site conforms with para 163 NPPF in its entirety

### **Conclusion**

The unused site area provides an opportunity to attract new residents to a popular village in the West of Barnsley bereft of smaller plots with positive environmental impact on the quality of the village environment. There is no flood risk to the proposed residents or increase in flood risk elsewhere in the site location. The development will offer a modest increase to a diverse and attractive pool of new housing required by the Authority.

## Planning Flood Risk

### Sequential Test – Thurlstone Corn Mill 2019/1042

#### 1. The Application Site

- a) The application site is mainly in Zone 1- an area with a low risk of flooding and, being smaller than 1 hectare, a flood risk assessment is not required by the Environment Agency. However, the overall red lined area does include a small area in Zone 2 at the southern edge. A flood risk assessment showing how the actual proposed development can be accommodated entirely within the ground levels of Zone 1 has already been provided and accepted by the Agency. There is no risk to any future users of the property.
- b) The site is shown on the approved Local Plan as designated Urban Fabric i.e. housing is appropriate. It is also in the Thurlstone Conservation Area.

The Local Plan has no allocated new sites within the Conservation Area for housing and only one area (SAF 21) of safeguarded land. The village is surrounded by Green Belt. Normal possibilities of windfall sites may arise in future from identified small opportunities or demolitions.

- c) Penistone has significant areas of land adjacent to the river allocated as functional flood plain which will deal with any future flood events, if they occur, centred around the east and west of Penistone a short distance from Thurlstone village.
- d) The original planning enquiry about the site was received in November 2018 which confirmed the principle of residential development on the Corn Mill site was "considered acceptable".

#### 2. N.P.P.F.

- a) The N.P.P.F. requires consideration of a sequential test approach to new housing development.

By its very scale the site in question has no measurable impact on flood risk management in the area. Only two properties are envisaged and the Environment Agency has accepted that both properties do not pose danger to people or property and are entirely sustainable (para 157). The scheme's minor level adjustments on site (157C) clearly reduce any flood risk to the area to nil.

- b) Thurlstone is an attractive housing location with a high level of interest in any housing available. Thurlstone has no clearly identified new housing development sites of any size. The village has had small development sites built out recently (e.g. The Black Bull former pub site) and is a sustainable

village with local amenities and a short distance from Penistone with its range of facilities. The current proposal would see two new high quality housing units built in a popular village reflecting the quality of the better properties in the village and adding to the value of the Conservation Area housing offer. The site is clearly safe and sustainable.

The exceptions test (para 159) is not appropriate on this small site but it clearly has sustainable benefits to the community outweighing any flood risk and it will be lifetime safe without having any measurable increase in flood risk elsewhere and actually reduce flood risk overall due to slightly increasing the site area 1 Zone.

The site conforms with para 163 in its entirety.

### **Summary**

The small site and garden curtilage provides an opportunity to develop high quality housing in an appropriate location on land identified as generally suitable for such works. The development platform is safe and in a sustainable location. The village can contribute to the Borough's housing needs without affecting any flood risk levels elsewhere, is entirely consistent with the Borough's requirements to build new housing and is in line with the N.P.P.F. and the Local Plan designation.

## **Addendum to Flood Risk Assessment**

1. The current single house is entirely within Zone one
2. The Environment Agency do not require a flood risk assessment on sites smaller than 1 hectare. The total site curtilage is only 1200 Sq m (1ha = 10,000 sq m)
3. Local Plan Policy CC3 (referenced para 32 on the Appeal Dismissal) only requires FRAs for proposals over 1ha also.

The site plan layout shows accurate site levels for all of the land associated with the Mill and the proposed site.

The house will be on piled foundations and with a finished G.F. Slab level of 205. *All of zone 1 is 204 or more including all the immediate curtilage of the house at existing ground levels. A proposed deck level terrace to the south will be 204.50.*

The house is free of flood risk and this will be supported by the availability of normal insurance requirements on sale.

The Corn Mill itself has existing level at ground of 202.64 with the river level at approx 200. The Corn Mill has never flooded.

No adjustments will need to be undertaken to existing ground levels throughout the site other than small scale intrusions required by the actual house foundation arrangements and minor structure associated with the northern terrace-platform.

The Council has made provision a short distance down river east of the site with major functional flood plain provision at Bridge End and other space. This floodplain has never been required but would be available to control river depth in any unlikely catastrophic event.

# Flood map for planning

Your reference  
**S36 9PT**

Location (easting/northing)  
**423434/403489**

Created  
**6 Feb 2021 11:22**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

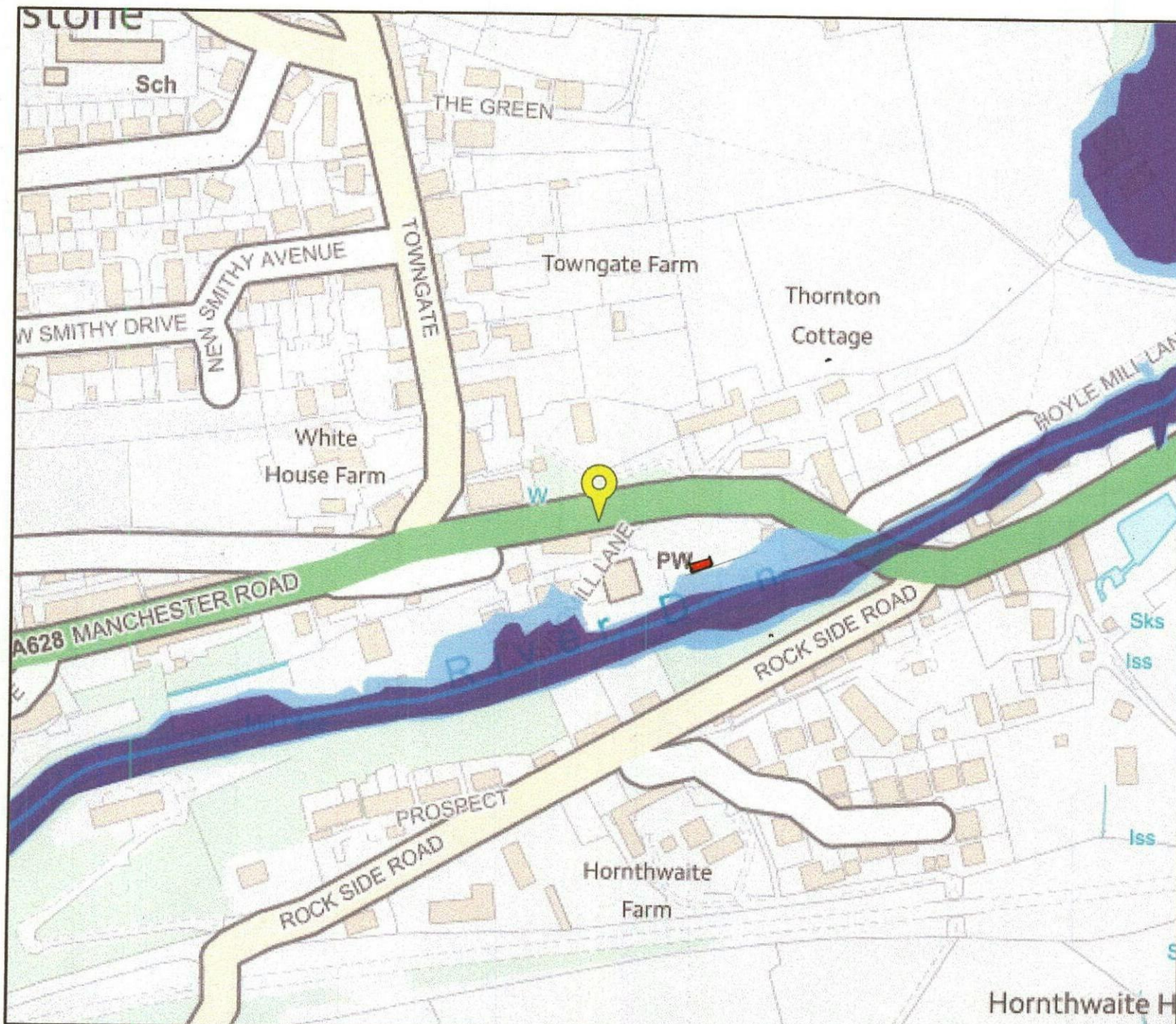
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Environment  
Agency

### Flood map for planning

Your reference

**S36 9PT**

Location (easting/northing)

**423434/403489**

Scale

**1:2500**

Created

**6 Feb 2021 11:22**



Selected point



Flood zone 3



Flood zone 3: areas  
benefitting from flood  
defences



Flood zone 2



Flood zone 1



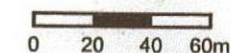
Flood defence



Main river



Flood storage area



Page 2 of 2