TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

379 Carlton Road,
Carlton,
Barnsley,
S71 3JB

Prepared for: *White Agus*

Report Date: *October 2025*

Reference: *AWA6984*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 26 items of woody vegetation were surveyed, comprising individual trees and groups. Of these: 2 are moderate value (Category B), 24 are low value (Category C).

The proposed development will require the removal of 4 low-value trees and groups. No high or moderate value trees are proposed for removal. This will result in a negligible negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and `no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by White Agus 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 October 2025.

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 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Brandon Townsend: BSc (Hons) Biology, L4 (Arb) Apprentice, Arboricultural Technician 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 please 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**.

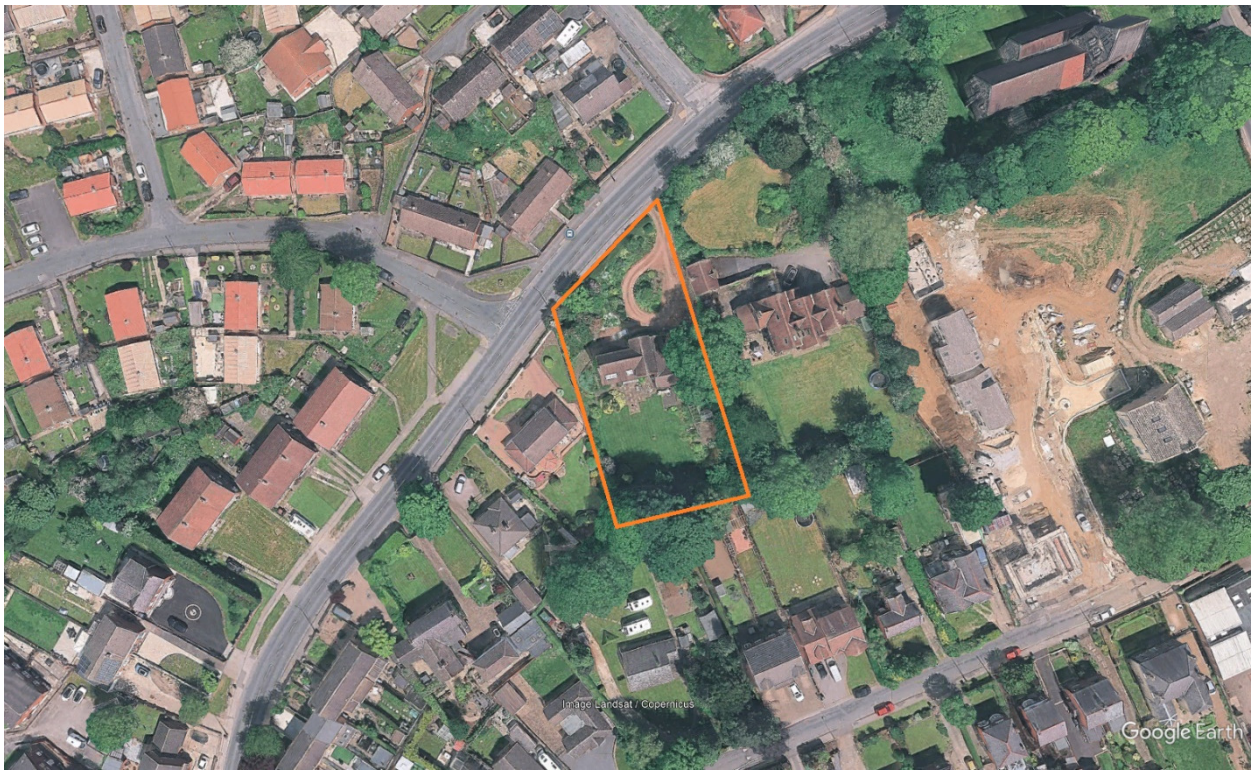
2. The Site

2.1 Location and Description

2.1.1 The site is located on Carlton Road, Barnsley.

2.1.2 The site comprises a detached building with associated garden space and access drive. To the north it is bounded by Carlton Road. The eastern boundary adjoins residential property and an area of ongoing construction. To the south and west the site adjoins residential property.

2.1.3 The approximate area of the survey is highlighted in the (2025 Google Earth) image below:



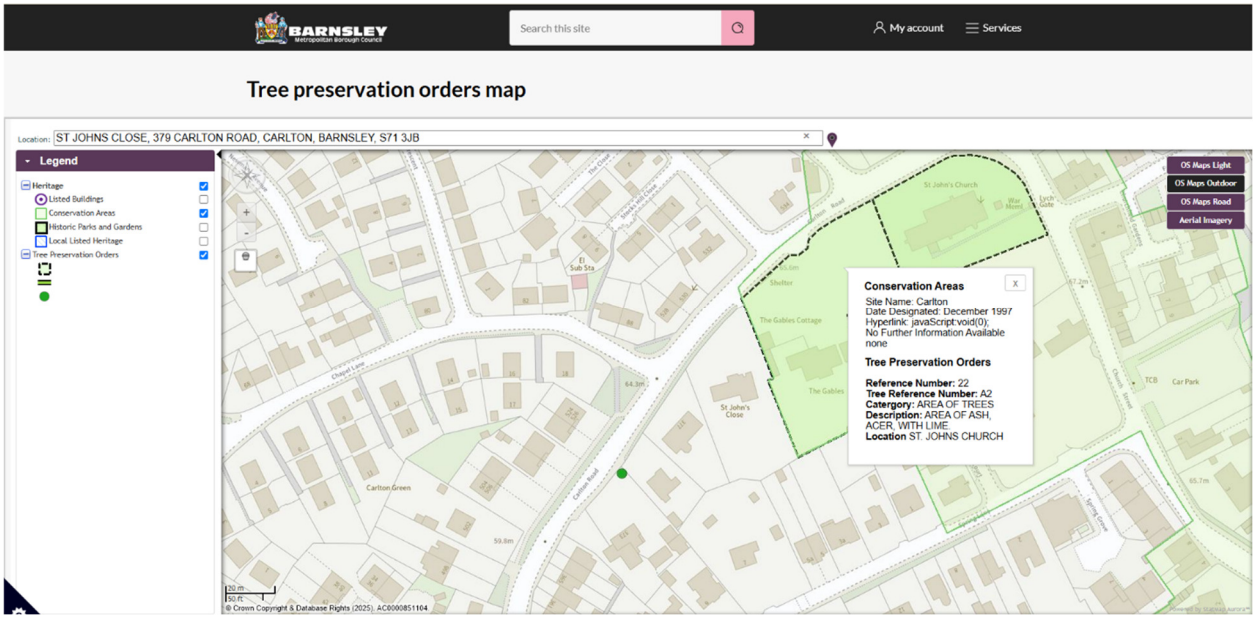
3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 07/10/25 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. **Trees at the site are not protected by a Tree Preservation Order**. The site is adjacent to the Carlton Conservation Area, and as such some **trees adjacent to the site are legally protected**.

3.1.3 The accessed map image from Barnsley Metropolitan Borough Council is detailed below:



3.1.4 Before carrying out any works to protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

3.1.5 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2025), and a check for catalogued Ancient and

Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2025).

3.1.6 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.7 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.8 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.9 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 26 items of woody vegetation, comprised of 25 individual trees and 1 tree group.

3.2.2 Of the surveyed trees: 2 trees are retention category `B' and 24 trees, tree groups are retention category `C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.4 Species diversity at the site is relatively good. The are several Sycamore, Ash, Apple and Cherry and the occasional Willow, Lilac and Walnut. The hedgerows are generally comprised of Hawthorn and Cotoneaster.

3.2.5 Most of the trees are semi-mature with only occasional early mature to mature trees.

3.2.6 The site's most significant tree is T3, a mature Ash. Situated to the east of the site and within the Carlton conservation area. T3 has some notable pruning wounds from historic works that slightly limits its value but T3 is prominent throughout the entire site and surrounding area and provides a moderate level of amenity value. No clear symptoms of Ash dieback were observed at the time of inspection, although ongoing monitoring is recommended due to the prevalence of the disease.

3.2.7 T4-T7 are adjacent semi mature Cherry, Sycamore and Ash trees along the eastern boundary of site. They provide some screening but are of lower

overall value.

3.2.8 T9-T13 and T15-T17 form an area of semi and early mature garden trees at the site's southern end. These trees have some minor defects such as exposed and damaged roots but are in fair overall condition and provide some collective amenity and screening value.

3.2.9 T14 is an adjacent early mature Sycamore tree to the south of site. It is prominent within the site and wider area and provides a moderate level of arboricultural value.

3.2.10 T19-T26 form part of an unmanaged ornamental shrubbery group in the northwest corner of site. These trees are of lower overall value but provide some screening value from the road.

3.2.11 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.

3.2.12 Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.

3.2.13 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.14 The tree Root Protection Area (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.

3.2.15 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs


Photo 1: T1 and T2 from south


Photo 2: T3 from north


Photo 3: Stem of T3 from south


Photo 4: T4-T7 and T9 from north


Photo 5: T10-T17 from north


Photo 6: T19-T26 form east

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new residential extension with associated access, parking, landscaping and facilities. 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, 3 trees and 1 tree group will require removal to facilitate the development 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 to facilitate the development are T8, T19 and T20.

4.2.3 The tree group that requires removal to facilitate the development is G24.

4.2.4 The trees to be removed are all lower value, retention category 'C'. T8, T19, T20 and G24 are semi-mature Maple, Willow, Lilac and Cypress trees with limited value.

4.2.5 Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, 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 new development encroaches close and into the RPA of T3 and T22. The encroachment into the RPA of T22 is very minor, and the detailed RPA for this tree is likely to be a slightly exaggerated representation of the trees actual rooting area. As such, it is unlikely that significant roots will be within these areas and the retained tree should remain largely unaffected by the works, provided care is taken during construction.

4.3.3 Construction encroaches slightly into the RPA of T3. Works within an RPA can potentially impact tree roots; however, in this case, the affected area

comprises existing hardstanding and sub-base, which will have limited root development in this part of the site. As such, significant root disturbance is unlikely, and specialist foundation solutions such as mini- or micro-piles are not expected to be required, though these remain an available option should deeper excavation be necessary.

4.3.4 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.

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 sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.

4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.

4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.

4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.

4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

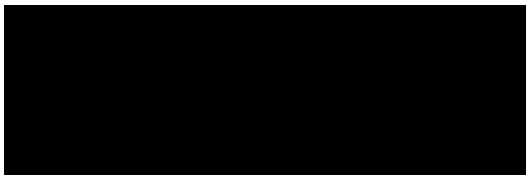
5. Summary of Tree Impacts

Tree/ Group Ref	***Value***	***Impact Type***	***Description of Impact***	***Impact Level***	***Mitigation / Solution***
T3	B (Moderate)	Indirect - RPA Incursion	Encroachment by proposed extension (within footprint of existing hardstanding and sub-base)	Minor	Care taken during construction (*See 4.3.3)*
T8, T19, T20 and G24	C (Low)	Direct - Removal	Within footprint of development area	Minor	Mitigation planting
T22	C (Low)	Indirect - RPA Incursion	Within footprint of development area	Negligible	Care taken during construction

6. Signature

I trust this report provides all the required information.

Signed



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

8th October 2025

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Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.

Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson: ***Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, QTRA +VALID Registered***
Adam is the company Director and Principal 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 25 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 he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major 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. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: ***BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: ***BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered***
James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: ***MSci Biology, L4 Dip Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Diploma in Arboriculture. Joe joined AWA in 2022 after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: ***MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered***
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: ***BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered***
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: ***FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2.
In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Brandon Townsend: ***BSc (Hons) Biology, L4 (Arb) Apprentice***
Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

Appendix 2: Survey Methodology and Limitations

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 BS 5837:2012 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.

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 in 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 unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Sycamore	*Acer pseudoplatanus*	Semi-mature	4	3	100, 100, 100	Yes	2	3	1	1	2	Limited access around base	Multiple stemmed, Ivy covered, Old pruning wounds, Stubs, Bark damage	Minor deadwood	Adjacent tree. Limited access prevented detailed inspection. Wall to immediate west. Drive to west. Slightly overhanging pavement to north.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate development
T2	Common Ash	*Fraxinus excelsior*	Semi-mature	5	3	120, 110, 100	Yes	2	1	2	2	2	Limited access around base	Multiple stemmed, Ivy covered, Fused/rubbing stems, Stubs	Minor deadwood	Adjacent tree. Limited access prevented detailed inspection. Wall to immediate west. Drive to west.	Good	Fair	10 to 20 yrs	Low	C	No works required to facilitate development
T3	Common Ash	*Fraxinus excelsior*	Mature	17	1	800	Yes	6	10	8	9	9	Limited access around base	Multiple stemmed, Old pruning wounds, Stubs, Ivy covered, Minor cavities, Minor decay	Minor deadwood, Moderate deadwood, Snapped /hanging branches, Old pruning wounds, Minor cavities	Adjacent tree. Limited access and Ivy prevented detailed inspection and stem measurements. One stem heavily Ivy clad. Significant pruning wounds to all three stems and in crown, with tear out wounds. Hung up branch in southern crown. Overhangs adjacent shed and overhangs site.	Good	Fair	20 to 40 yrs	Moderate	B	No works required to facilitate development
T4	Wild Cherry	*Prunus avium*	Semi-mature	12	2	250, 200	Yes	3	4	4.5	2	4	Limited access around base	Multiple stemmed, Ivy covered, Old pruning wounds, Stubs	Minor deadwood	Adjacent tree, limited access and Ivy prevented detailed inspection. Fence to immediate west.	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate development

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T5	Wild Cherry	*Prunus avium*	Early-mature	12	1	450	Yes	3	5	6	5	5	Limited access around base	Multiple stemmed, Ivy covered, Old pruning wounds, Stubs	Old pruning wounds, Minor deadwood	Adjacent tree, limited access and Ivy prevented detailed inspection. Fence to immediate west. Significant stub in western crown with tear out.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development
T6	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	1	350	Yes	3	5	4	2	4	Limited access around base	Single stemmed, Vertical, Ivy covered	Small / sparse, Unbalanced	Adjacent tree, limited access and Ivy prevented detailed inspection. Heavily Ivy covered with Ivy beginning to overtake crown. Unbalanced to the north.	Poor	Fair	10 to 20 yrs	Low	C	No works required to facilitate development
T7	Common Ash	*Fraxinus excelsior*	Semi-mature	14	1	500	Yes	3	6	6	6	4	Limited access around base	Single stemmed, Vertical, Ivy covered	Old pruning wounds, Minor dieback, Minor deadwood, Moderate deadwood	Adjacent tree, limited access and Ivy prevented detailed inspection. Heavily Ivy covered. Overhanging into site with rope swiping attached to overhanging branch. Ash dieback stage 1. 80mm diameter dead branch overhanging site.	Fair	Good	10 to 20 yrs	Low	C	No works required to facilitate development
T8	Japanese Maple	*Acer sp.*	Semi-mature	4	5	80, 80, 70, 60, 60	No	1	2	2	2	3	No visual defects	Multiple stemmed at 0.5m, Fused/rubbing stems, Old pruning wounds, Stubs	Normal	In planting bed. Retaining wall to north with hard standing beyond. Overhanging house to north.	Good	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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T9	Common Laburnum	*Laburnum anagyroides*	Semi-mature	5	1	340	No	1.5	3	4	3.5	3	No visual defects	Single stemmed, Vertical, Bark damage, Minor decay, Stubs, Old pruning wounds	Old pruning wounds, Minor deadwood, Rubbing/ fused branches	In garden area. Bark damage exposing heartwood with minor decay to north. Washing line attached to stem. Bark damage and decayed stubs in crown.	Fair	Fair	20 to 40 yrs	Low	C	No works required to facilitate development
T10	Cherry	*Prunus sp.*	Semi-mature	5	1	260	No	2	4	0.5	0.5	2.5	Exposed roots, Root damage /loss	Single stemmed, Vertical, Stubs, Old pruning wounds	Small / sparse, Unbalanced, Minor deadwood	In garden area. Root damage to south. Unbalanced to northwest. Rope toy and washing line attached to northern stems. Historic pruning works have left stubs and tear outs thoughtout the crown.	Poor	Poor	10 to 20 yrs	Low	C	No works required to facilitate development
T11	Walnut	*Juglans sp.*	Semi-mature	12	1	330	No	1	4	4	5	3	Exposed roots, Gilded roots	Single stemmed, Vertical, Stubs	Minor deadwood	In garden area. Exposed roots to north. Overhanging southern boundary.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development
T12	Apple	*Malus x domestica*	Semi-mature	4	1	180	No	1	5	2	2	3	No visual defects	Single stemmed, Vertical, Moderate cavity, Moderate decay, Stubs, Bark damage	Old pruning wounds, Unbalanced	In garden area. Unbalanced to northwest. Cavity and stub with decay to lower stem. Punching bag bolted to stem.	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate development
T13	Apple	*Malus x domestica*	Semi-mature	3	1	140	No	1	5	2	2	3	Exposed roots, Root damage /loss	Single stemmed, Vertical, Stubs, Bark damage	Old pruning wounds, Unbalanced	In garden area. Unbalanced to northwest. Large stub to east. Severed roots to south.	Fair	Fair	10 to 20 yrs	Low	C	No works 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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T14	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	750	Yes	6	8	8	7	7	Limited access around base	Single stemmed, Vertical, Multiple stemmed at 2m, Old pruning wounds, Stubs	Minor deadwood	Adjacent tree, limited access prevented detailed inspection. Overhanging into site. Swing attached to overhanging branch.	Good	Good	20 to 40 yrs	Moderate	B	No works required to facilitate development
T15	Common Pear	*Pyrus communis*	Semi-mature	5	1	240	No	1	5	2	2	2	Root damage /loss, Exposed roots	Single stemmed, Vertical, Old pruning wounds, Stubs	Minor deadwood, Slightly unbalanced	In garden area. Slightly unbalanced to the north. Exposed and damaged roots to the north. Wire around lower stem. Old pruning wounds and stubs throughout.	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate development
T16	Sycamore	*Acer pseudoplatanus*	Semi-mature	14	1	490	No	4	6	4	4	4.5	Exposed roots, Root damage /loss	Single stemmed, Vertical, Old pruning wounds	Minor deadwood	In garden area. Exposed roots with bark damage to north.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development
T17	Common Ash	*Fraxinus excelsior*	Early-mature	12	1	550	No	3	6	3	6	5	Exposed roots, Gilded roots, Root damage /loss	Single stemmed, Vertical, Stubs	Minor deadwood	In garden area. Shed to immediate south. Lifting paving slabs to east. Severed roots to east. Old pruning wounds to southern limbs both now have dense epicormic regeneration.	Good	Good	10 to 20 yrs	Low	C	No works required to facilitate development
T18	Cabbage Palm	*Cordyline australis*	Semi-mature	2.5	1	140	No	2	1	1	1	1	Limited access around base	Multiple stemmed at base	Normal	In planted shrubbery area	Good	Good	20 to 40 yrs	Low	C	No works 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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T19	Goat Willow	*Salix caprea*	Semi-mature	4	3	80, 70, 70	No	0.5	2	1.5	1.5	1	No visual defects	Multiple stemmed at 0.5m, Vertical	Normal	Fence to west on rough shrubbery area.	Good	Good	>40 yrs	Low	C	Removal required to facilitate development
T20	Common Lilac	*Syringa vulgaris*	Semi-mature	4	3	130, 120, 110	No	2	0.5	2	2.5	1	Exposed roots, Root damage /loss	Multiple stemmed at 0.5m, Slight lean, Stubs, Old pruning wounds, Bark damage	Minor deadwood	In rough shrubbery area. Slight lean south. Failed/ pruned stems at base. Bark damage and old pruning wounds throughout.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T21	Common Lilac	*Syringa vulgaris*	Semi-mature	4	2	90, 90	No	2	1	0.5	2	2	No visual defects	Twin stemmed at base, Stubs	Minor deadwood	In rough shrubbery area.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate development
T22	Crab Apple	*Malus sylvestris*	Early-mature	6	6	170 avg.	No	2	2	2.5	3	3	No visual defects	Multiple stemmed at base, Vertical, Stubs, Fused/rubbing stems, Bark damage, Minor decay	Minor deadwood	Apple tree in hedge line. Flaking bark and minor decay to some stems. Minor deadwood in northwest crown.	Good	Fair	20 to 40 yrs	Low	C	No works required to facilitate development
T23	Common Lilac	*Syringa vulgaris*	Semi-mature	3	4	90, 80, 70, 70	No	1	1.5	1	1	1	No visual defects	Multiple stemmed at base, Old pruning wounds, Stubs, Bark damage	Minor deadwood	In rough shrubbery area. Minor bark damage at base to north. Occasional stubs and old pruning wounds.	Good	Fair	20 to 40 yrs	Low	C	No works 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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G24	Lawson Cypress	*Chamaecyparis lawsoniana*	Semi-mature	3	10+	80 avg.	No	0	See plan				Small line of Cypress in rough shrubbery area. Rocks around base.				Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T25	Common Holly	*Ilex aquifolium*	Semi-mature	3	1	100	No	1	1.5	1.5	1	1	Limited access around base	Single stemmed, Vertical, Ivy covered	Normal	In rough shrubbery area. Ivy established on stem.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development
T26	Common Ash	*Fraxinus excelsior*	Semi-mature	4	1	90	No	1	1.5	1	1	1	Limited access around base	Single stemmed, Vertical	Normal	In rough shrubbery area.	Good	Good	20 to 40 yrs	Low	C	No works required to facilitate development

T1
T2
Catoneaster hedge
T23
T26
Shrubs
Young Lilac
Catoneaster hedge
T25
T22
T21
G24
Young Hawthorn
Shrubs
T20
T19
Small Elder
T3
T8
T18
T4
Shrubs
T5
Paper Plant
T6
T9
T7
Shrubs
T13
T10
T15
T12
T11
T16
T17
Hawthorn hedge
T14
NORTH

TREE CONSULTANTS

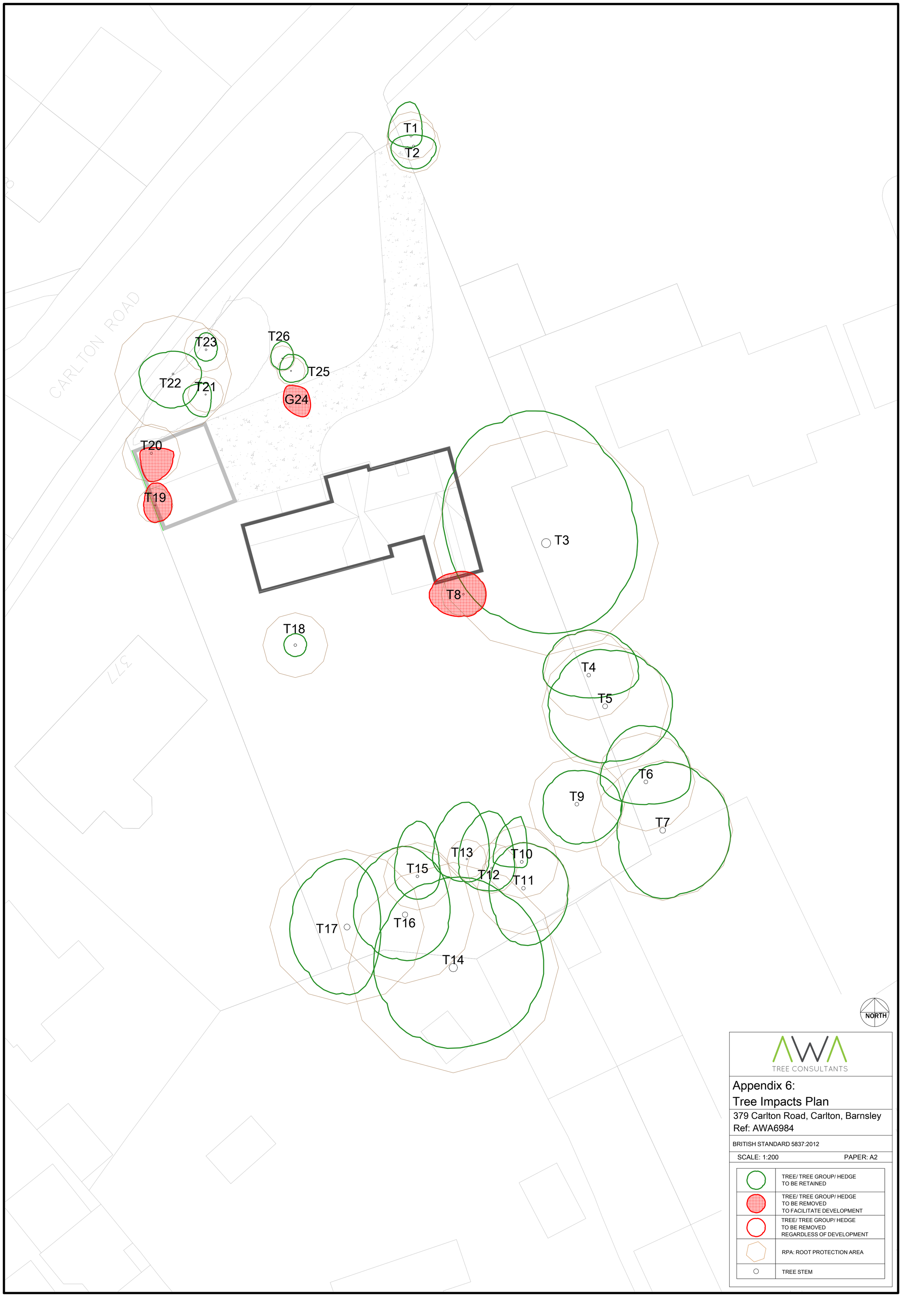
Appendix 5:
Tree Constraints Plan

379 Carlton Road, Carlton, Barnsley
Ref: AWA6984

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

SCALE: 1:200 PAPER: A2

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM



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Appendix 6:
Tree Impacts Plan

379 Carlton Road, Carlton, Barnsley
Ref: AWA6984

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A2

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT
	RPA: ROOT PROTECTION AREA
	TREE STEM