



TREE REPORT

Land at Polar Ford
Dodworth Road
Barnsley

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1. Instructions.

To carry out an inspection of the trees at the former Polar Ford site as shown on the attached drawing and record information in relation to BS 5837: trees in relation to construction (2005).

To comment and advise on the development proposals in relation to the tree survey findings.

To advise on measures required for the protection of those trees suitable for retention.

2. Date of inspection.

The trees were inspected on the 28th June 2011.

3. Background information:

The trees concerned form screening to the perimeter of the site. These have been retained following the demolition of the Polar Ford development.

4. Condition of trees.

Please see Appendix No 1 attached to my report which gives information on each tree and groups of trees in relation to the following:

- Tree types and groups with reference number
- Species
- Height
- Stem / trunk diameter at 1.5m above ground level
- Crown spread
- Height from ground level to lowest part of crown
- Age Class
- Physical condition
- Structural condition
- Other Comments
- Preliminary Management Recommendations

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Removal or not for development purposes
Safe useful life expectancy
Tree Quality Assessment in relation to 'BS 5837 - Trees in relation to construction' 2005.
Photographs

The recommendations made are preliminary and are in relation to the management of the trees prior to any development.

The trees are located on the attached drawing.

5. Wildlife and countryside Act:

Where birds and bats may be affected by work to trees and hedges, consideration should be given to the timing of the work and whether the work is essential.

Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. The trees have been inspected for possible bat roosts during the tree survey and no obvious signs were found. However, if the presence of bats is suspected when tree works commence then advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from 'The Bat Conservation Trust' (020 7627 2629).

6. Development Comments:

6.1. General:

The development is designed to create an area of housing across the whole former Polar Ford site. The majority of the trees are in groups though two large individual trees have been identified in the eastern section of the area.

6.2. Tree Constraints Plan

The locations of the trees are shown on the attached drawing along with my grades for each tree as shown in Appendix No.1 and in relation to BS5837 (2005). Those of grades A and B are normally considered as features to be retained in any development proposals with grade C trees

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retained only where they do not significantly affect the development proposals or provide features which could enhance or maintain the amenity of the area.

6.2.1. Root Protection Areas:

I have indicated my considered Root Protection Areas on the attached drawing for the possible protection of all grade B and C trees that could be affected by the works.

The root protection areas are based primarily on the stem diameters of the trees but root restrictions such as ground compaction and steep banks have also been taken into consideration.

6.2.2. Above ground constraints:

The above ground constraints relate to the crown spread of the trees and their ultimate size. The actual crown spreads are detailed in the attached appendix.

7. Arboricultural implications assessment:

7.1. Tree constraints and design:

- Trees No's 1, 2 and 3 are growing in the adjacent properties of 221 and 219 Dodworth Road. There may be some minor obstruction of the access from Dodworth Road into the site as the crowns of trees 1 and 2 overhang the access at a height of around 3m.
- The large poplar 4 is in a poor structural condition and should be felled on health and safety grounds.
- Groups G1, G2 and G3 are all part of an area to the east of the *proposed development*. This is a *semi-wild area with a steep slope* away from the proposed houses down towards the rear of existing properties on the perimeter of the site. There are a number of poplar trees within this area some of which have been pollarded and require similar treatment again. There are also some dead poplars near the properties to the east and a poplar with decay in the base of the stem near the proposed rear gardens. This is a valuable wildlife area but safety issues need to take precedent as the trees will be near existing and new housing and will attract children, which is already apparent. I would recommend that the

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dead, dangerous trees close to existing and new properties be felled and that the old pollards be re-pollarded.

- Poplar 5 is amongst dense shrubs and bramble cover and was not possible inspect closely. This may require further inspection when the area is cleaned out in relation to its structure.
- Sycamores G5 and G6 are partly growing out of some large concrete rings that have been placed along the boundary. These trees would not be suitable for retention in these pipes as the root systems could be very restricted which could lead to wind throw.
- Group G7 is at the base of an embankment close to the railway line. The trees form an important screen and barrier to the line. The crowns are low on the south side due to the steepness of the bank. I have recommended removal of obvious broken branches and deadwood but I have also advised crown lifting on the south side to ~5m. This is to assist future residents in maintaining the bank. The north side of the crowns can be left down as a buffer to the railway.
- Group G8 forms a screen along the eastern boundary of the adjacent park. The trees are generally in a sound and healthy condition though the crowns are down to around 1m above ground level. To assist the development and future residents, I would recommend crown lifting on the east side of the crowns to ~5m.
- G9 is a group of trees providing a screen to the site from properties on Dodworth Road. A row of trees has been felled along the north side of the group which has left a row of generally low quality trees, sycamore, whitebeam, wild cherry, poplar and rowan. The cherries are 'cankered' but still surviving and provide screening. The trees that were originally along the north side of this group shaded out parts of the crowns of the remainder. I have recommended pruning to remove all obvious deadwood along with new planting of trees and shrubs to provide new screening.
- There are 2 small areas of scrub goat willow along the northern boundary which provide some screening but these are not of high value. They were not included in the site survey but could be retained, if practical (See photographs 24 and 25).

7.2. Proximity of trees to structures:

Please see section 7.1.

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8. Restrictions:

No felling or tree clearance should be carried out without planning approval.

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**Arboricultural Method Statements and Tree
Protection Plan**

1. General

The following arboricultural method statements and tree protection plan should be read in conjunction with the tree report prepared by Waller Tree Consulting. The tree report details all the significant trees present on the site with information prepared in relation to British standard 5837 (2005).

Site Personnel, employees and contractors, will be made aware of these Arboricultural Method Statements (AMS). A copy of the AMS and notes / plans will also be kept in the site office file so that it can be referred to or viewed at all times. Any new contractors appointed at a later date will also be issued with a copy and have a site induction meeting.

2. Tree protection plan:

When trees are retained then the Root Protection Areas indicated on the attached drawing should be protected during development. The protected areas will be the *Construction Exclusion Zones*. Fencing must be erected prior to any demolition or construction works commencing. No storage of materials, mixing of concrete, parking of vehicles etc is to take place within the protected areas designated on the attached drawing. These areas to be protected with secure fencing which will prevent access throughout the development and which will be installed prior to starting and not be removed until completion. Depending on the scale of the development and the trees to be protected, the protection fencing should be appropriate to the degree of protection required. I would recommend that the fencing be 'Heras-type' fencing some 2m tall with supports *driven* into the ground to prevent them being moved.

The fencing must be clearly labeled "TREE PROTECTION, DO NOT MOVE".

All fencing should be checked on site by a Tree Consultant to ensure it is placed in the correct locations and is adequate for the purpose.

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3. Non-dig roads and driveways

Method statement for the Construction of Non-dig roads and driveways:

Not applicable.

4. Barriers and ground protection within the Root Protection Area

Not applicable.

5. Progress of development:

Prior to the commencement of construction of access road, services and foundations, a predevelopment meeting will be held between the Tree Officer, Tree Consultant, site manager/foreman, if requested by the local authority, to ensure that the construction exclusion zone fencing is in place. The meeting will also discuss all the practical aspects of tree management in relation to the development so that all the trees to be retained can be kept in a healthy and safe condition.

The site will be visited on a regular basis by a tree consultant once development has begun to ensure that all protection measures are being adhered to and any problems in relation to trees are resolved.

6. Tree works:

All tree works should be carried out prior to development of the site including the erection of protection fencing.

7. Pile foundations within the Root Protection Area:

Not applicable.

Appendix No.1	Location Bellway Homes, Dodworth Road, Barnsley	Date: 28 th June 2011	
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Ref	Species	Ht (m)	Stem Dia (mm)	Crown Spread	Ht cr	A Cl	P C	S C	Other Comments	Preliminary Management Recommendations	RDP	Sule	TQA	Ph								
1	Goat Willow	8	351	<table><tr><td>N</td><td>2</td></tr><tr><td>S</td><td>5</td></tr><tr><td>W</td><td>3</td></tr><tr><td>E</td><td>6</td></tr></table>	N	2	S	5	W	3	E	6	2	M	F	F	In garden of No.221 Dodworth Road. Reasonably sound and healthy.	No urgent action required.	No	10-20	C	1
N	2																					
S	5																					
W	3																					
E	6																					
2	Goat Willow	8	312	<table><tr><td>N</td><td>5</td></tr><tr><td>S</td><td>2</td></tr><tr><td>W</td><td>4</td></tr><tr><td>E</td><td>4</td></tr></table>	N	5	S	2	W	4	E	4	3	M	F	F	In garden of No.221 Dodworth Road. Reasonably sound and healthy.	No urgent action required.	No	10-20	C	1
N	5																					
S	2																					
W	4																					
E	4																					
3	Leyland Cypress	11	396	<table><tr><td>N</td><td>3</td></tr><tr><td>S</td><td>3</td></tr><tr><td>W</td><td>3</td></tr><tr><td>E</td><td>3</td></tr></table>	N	3	S	3	W	3	E	3	2	M A	G	F	In adjacent garden. Pollarded at 2m and regrown. Reasonably sound and healthy.	No urgent action required.	No	10-20	C	2
N	3																					
S	3																					
W	3																					
E	3																					
4	Poplar	19	1100	<table><tr><td>N</td><td>7</td></tr><tr><td>S</td><td>7</td></tr><tr><td>W</td><td>7</td></tr><tr><td>E</td><td>7</td></tr></table>	N	7	S	7	W	7	E	7	1	O M	F	P	Pollarded many years ago at 7m and regrown. Large limbs have fallen out from the pollard points due to decay and poor structure of the regrowth. Large cavity in trunk on east side at 1m above ground level.	Fell.	No	0-5	R	3
N	7																					
S	7																					
W	7																					
E	7																					

Appendix No.1	Location Bellway Homes, Dodworth Road, Barnsley	Date: 28 th June 2011	
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G1	Poplar	< 15	<400	-	2	M A	F	P	Area of pollarded trees that have regrown from ~5m. Close to rear gardens of properties to south. Risk of falling branches in to rear gardens.	Retain trees as of amenity value but re-pollard those on southern boundary to ensure safety near to adjacent property. Allow pollarded trees to re-grow.	No	10-20	C	5
G2	Leyland Cypress x2		<150	-	0	M A	G	G	Small group of trees to rear of private garage. Sound and healthy.	No urgent action required.	No	10-20	C	4
	Sycamore x3		<200		0	Y	G	F						
G3	Leyland Cypress x2	10	<200	-	1	M A	G	G	Sound and healthy.	No urgent action required.	No	10-20	C	9
G4	Poplar Elder Wild-Cherry Sycamore Ash Thorn	< 20	<400	-	0	M	F / P	F / P	Wild area on steep embankment. To be retained as an amenity to east of new properties. Poplars are generally poor with deadwood and decay. Dead tree on east boundary. One mature poplar on bank is well decayed from ~1m agl down to gl. Likely to split apart. Other poplars have large stem tears from wind	Wildlife area but needs to be safe in case of access therefore clear out all rubbish and dangerous poplars, some of which have already collapsed or are in danger of collapse. Some new planting of indigenous shrubs	No	0-30	C	6 7 8

Appendix No.1	Location Bellway Homes, Dodworth Road, Barnsley	Date: 28 th June 2011	
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									damage. Also vandalism damage and some dumping of rubbish.	and trees will be required.												
5	Poplar	~ 20	~ 1000	<table><tr><td>N</td><td>15</td></tr><tr><td>S</td><td>15</td></tr><tr><td>W</td><td>15</td></tr><tr><td>E</td><td>15</td></tr></table>	N	15	S	15	W	15	E	15		M	F		Twin stemmed, large tree. Close inspection impossible because of difficult access. Crown appears healthy but unable to check stem for any decay.	Check again when access possible and tree surgeons on site.	No	-	C	10
N	15																					
S	15																					
W	15																					
E	15																					
G5	Sycamore	<9	<150	-	0	Y	G	F	Group of self sown trees. Growing in and around concrete pipes placed along boundary.	Fell and replant at suitable locations.	No	20-30	R	11								
G6	Sycamore	< 30	<450	-	2	M A	G	P	Group of self sown trees. Growing in and around concrete pipes along boundary.	Fell and replant at suitable locations.	No	5-10	R	12 13								
6	London Plane	14	443	<table><tr><td>N</td><td>3</td></tr><tr><td>S</td><td>4</td></tr><tr><td>W</td><td>3</td></tr><tr><td>E</td><td>5</td></tr></table>	N	3	S	4	W	3	E	5	5	M A	F	F	Highway tree. Pollarded to keep within verge boundary.	No urgent action required.	No	30-40	B	14
N	3																					
S	4																					
W	3																					
E	5																					

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G7	Sycamore	< 18	<600	-	3	M A	G	F	At base of steep embankment to south of railway. Single and multi stemmed trees. Broken and low branches to south. Some stem damage but generally appears sound and healthy.	Remove broken branches. General crown life on south side only to ~5m, creating more light to houses but retaining screening from railway.	No	30-40	B	15 16								
G8	Norway Maple Horse Chestnut Ash Rowan	<18	<400	<table><tr><td>N</td><td></td></tr><tr><td>S</td><td></td></tr><tr><td>W</td><td></td></tr><tr><td>E</td><td>8</td></tr></table>	N		S		W		E	8	1	M A	G	G	In adjacent park. Some stem damage due to vandalism. Low crowns to east that spread some 8m onto the site.	Crown lift to 4- 5m along the eastern side of the trees.	No	40+	B	17 18
N																						
S																						
W																						
E	8																					

Appendix No.1	Location Bellway Homes, Dodworth Road, Barnsley	Date: 28 th June 2011	
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G9	Sycamore	9-19	<350	-	6	M A	F	F	Group of trees along boundary to properties to Dodworth Road. Deadwood present on trees due to previous shading by trees along northern side which have been removed. Some bark damage due to vandalism. Some of the Wild Cherries have stem canker but not a significant problem at present time. Valuable screen to properties to south.	Remove stumps from previously felled trees along northern side of group. Remove deadwood from remaining trees to improve amenity value. The embankment then requires new planting of trees and shrubs for long term screening and conservation of tree belt.	No	20-30	C	19 20 21 22 23
	White-beam													
	Wild-Cherry													
	Lombardy-Poplar													
	Rowan													

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EXPLANATION OF TERMS

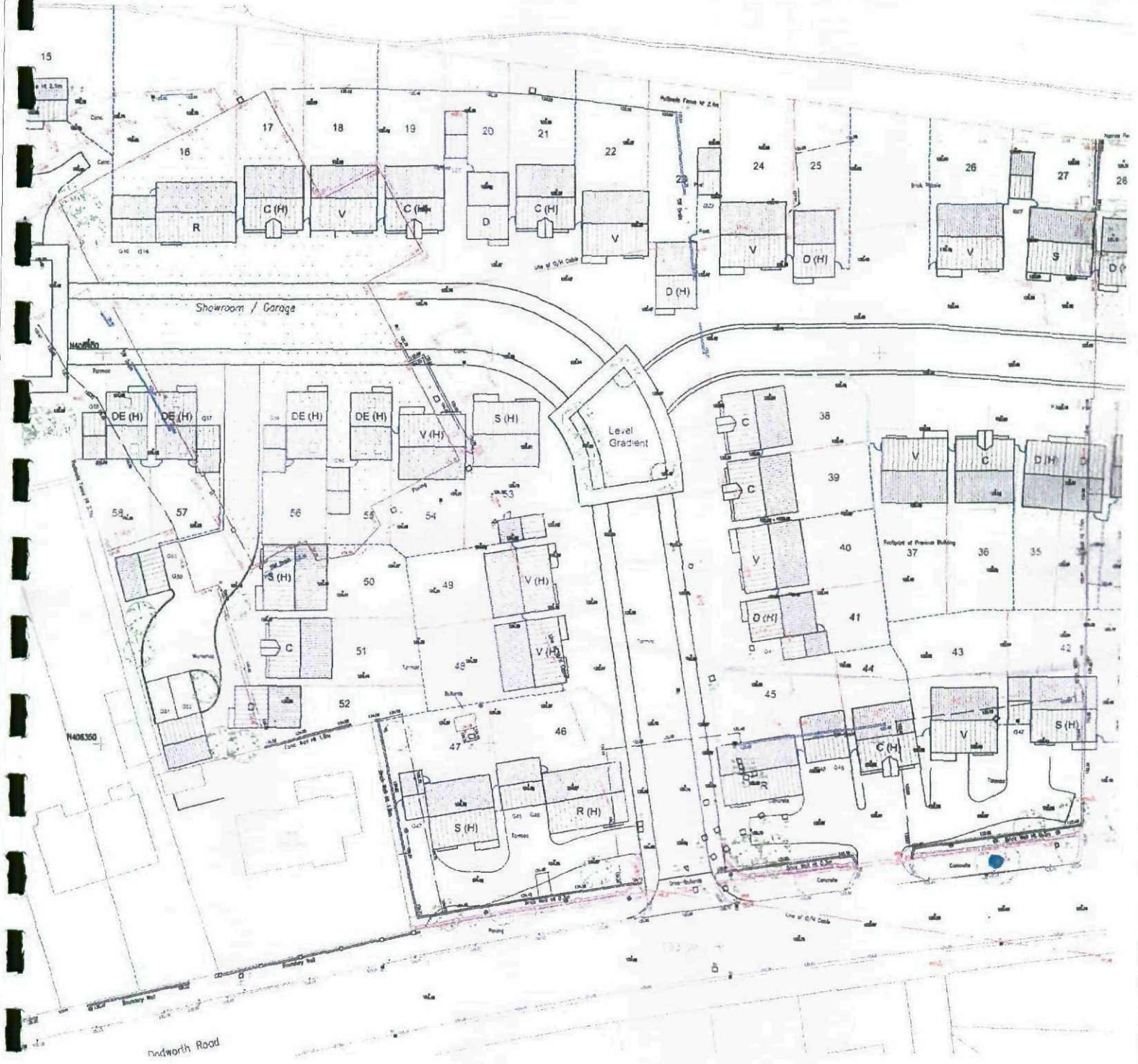
Age class (AC)	Physiological condition (PC)	Structural Condition (SC)	Tree quality assessment based on BS5837:2005 (TQA)	OTHER HEADINGS	
Y – Young	G - Good	G – Good	R -Trees in such a condition where any existing value would be lost within 10 years	Ref – Reference number which may refer to a tag attached to the tree	Ht Cr – Height from ground level to lowest branches of crown.
MA – Middle aged	F – Fair	F – Fair	A -Trees of high quality and value	Species – Common name with latin name (if considered necessary)	SULE – Safe Useful Life Expectancy (Estimated remaining contribution in years)
M – Mature	P – Poor	P - Poor	B -Trees of good quality and value	Ht – Overall height in metres	RDP – Trees to be removed for development purposes
OM – Over mature	D – Dead or dying	D – Dead or dying	C -Trees of low quality and value (trees in this category should not be retained where they impose significant constraints on development or management)	Stem Dia – Diameter of stem at 1.5m above ground level	Ph. – Photograph number
V - Veteran				Crown Spread – Spread of branches to the 4 cardinal points	gl – ground level agl – above ground level.

Where trees are considered for felling, a replanting scheme should be prepared to ensure that there are an adequate number of replacements of suitable species to provide for the long term environmental impact of the scheme and to provide for a sustainable development.

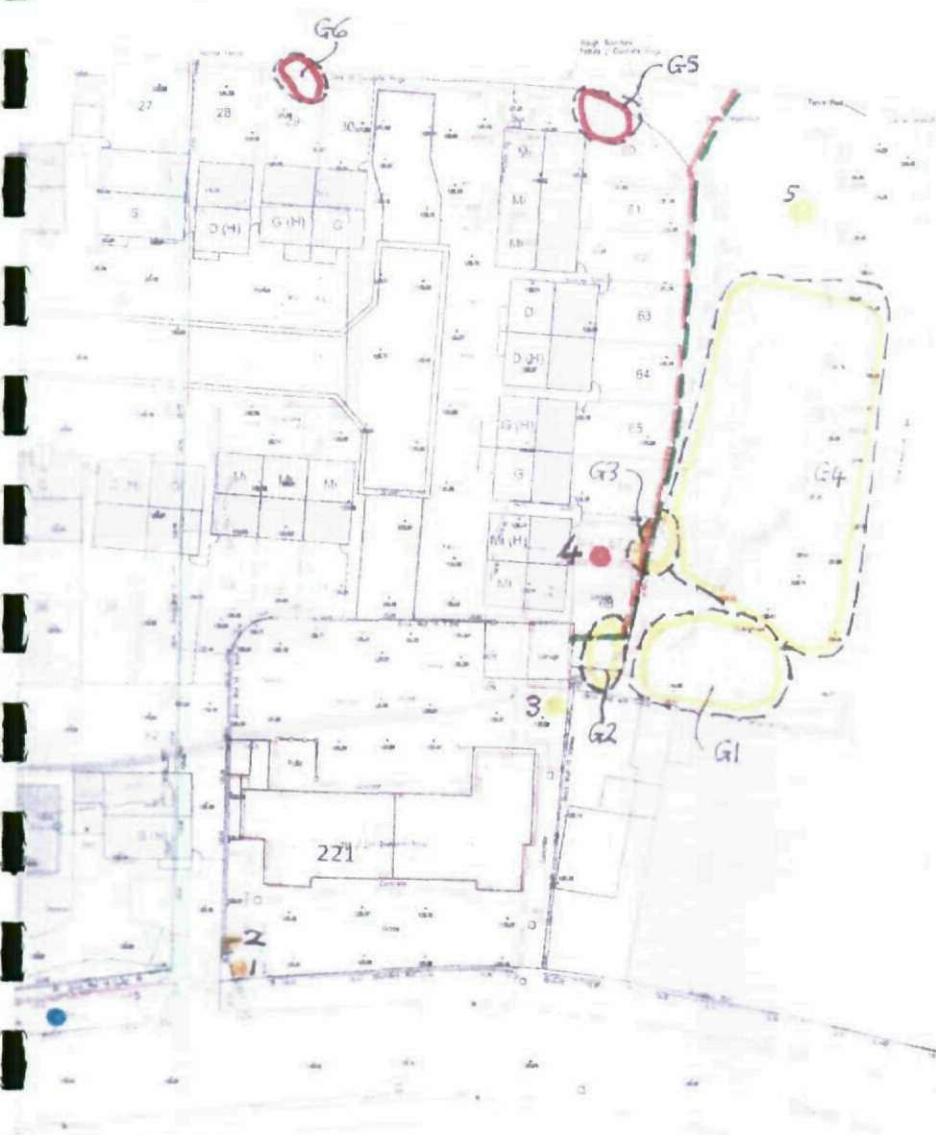








Root Protection Areas ---
Construction Exclusion Zone



- Coventry
- Sovereign
- Viscount
- Regent
- Oxford
- 1800mm High Close Boarded Fencing
 - 1200mm High Post and Rail Fencing
 - 900mm High Screen Wall
 - 1800mm High Screen Wall
- Affordable Housing Provision

Rev E - Additional plots added
 Numbers amended
 Plot 42 changed to Sovereign
 Rev D - Plots 46 & 47 boundary amended
 Rev C - All Piccadillys changed to Viscount
 Rev B - Plot 47 moved 200mm east
 Rev A - Schedule of accommodation updated.

Development
Polar Ford
Dodworth

Drawing Title
Site Layout
PRELIMINARY

Bellway
 (Yorkshire Division)
 (a member of the Bellway Plc Group of Companies)
 2 Deighton Close, Wetherby, West Yorkshire
 LS22 7GZ
 Tel 01937 583 533 Fax 01937 586 147
 www.bellway.co.uk

Scale	1:500	Drawn	LB
Date	14 - 01 - 11	Checked	

Drawing No.	146 / 01	Rev	E
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Grades to BS5837 (2005)
 A ●
 B ●
 C ●
 R ●

as ---
 Vision Zones ---



11 - 1 - 11

