



ARBORICULTURAL REPORT

to BS 5837:2012 at:

***Springhill Road
Grimethorpe,
Barnsley
S72 7BQ***

Prepared for: *Andrew Swift*

Report Date: *February 2026*

Reference: *AWA7294*

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We were instructed by Andrew Swift 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 February 2026.
- 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 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 James Brown, Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, 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 please refer to the Tree Constraints Plan at **Appendix 5**.

2. The Site

2.1 Location and Description

- 2.1.1 The site comprises a car dealership located on Springhill Road in Grimethorpe, Barnsley, South Yorkshire. Springhill Road borders the site's northern boundary, Springvale Road borders the site's south eastern boundary, and Park Spring Road and a roundabout border the site's south western boundary.

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.
- 3.1.2 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.
- 3.1.3 An online search was undertaken with Barnsley Metropolitan Borough Council on the 23rd of February 2026 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date no trees at the site are protected by a Tree Preservation Order or are within a Conservation Area.
- 3.1.4 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 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 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

- 3.1.6 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.
- 3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 Full details of the surveyed trees and tree groups are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.2 T1 is an adjacent individual semi mature Birch situated bordering Springhill Road beyond the site's north eastern corner.
- 3.2.3 G2 and G3 are young and semi mature tree groups bordering the site's eastern boundary, G4, T5, T6, T7, T9, T10, G11 and T14 are young to semi mature trees and tree groups bordering the site's southern boundary, and G8 is a young to semi mature tree group bordering the site's western boundary.
- 3.2.4 T12, T13, T15 and T16 are early mature Cherries of moderate value situated bordering the roundabout beyond the site's southern western boundary.
- 3.2.5 It is recommended to remove the stake and tie from Cherry T14 regardless of development at the site.
- 3.2.6 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.
- 3.2.7 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 from north west



Photo 2: G2 and G3 from north west



Photo 3: G4 from north west



Photo 4: T5 from south east



Photo 5: T6 from north



Photo 6: T7 from east



Photo 7: G8 from south east



Photo 8: T9, T10 and G11 from south west



Photo 9: T12 and T13 from south west



Photo 10: T14 from south west



Photo 11: T15 and T16 from south west

3.4 Arboricultural Development Advice

- 3.4.1 The higher value retention category 'A' and 'B' trees and tree groups should be retained, where possible, and incorporated into any new development design.
- 3.4.2 Where suitable, those category 'C' trees, tree groups and hedges with reasonable future prospects should be retained as part of any new development. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.4.3 If required by the development proposals, occasional lower value, retention category 'C' trees, tree groups and hedges could be removed, and replacement planting would largely mitigate their losses.
- 3.4.4 The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be 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.
- 3.4.5 If construction of new buildings is required within the RPA of retained trees it may be possible to employ special foundation design such as mini/ micro pile and suspended beam foundations or cantilevered foundations.
- 3.4.6 Construction of hard surfaces, for drives and paths, 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.
- 3.4.7 The design of the new development should consider tree crown positions in relation to any new dwellings. The dappled shade of a tree is more pleasant than the deep shadow of a building, and some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. While either shade or sunlight might be desirable, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light and should give adequate provision for future tree growth.

4. Signature

I trust this report provides all the required information.

Signed



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

23rd February 2026

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



Appendices

- Appendix 1: Authors Qualifications and Experience**
- Appendix 2: Survey Methodology and Limitations of Report**
- Appendix 3: Explanation of Tree Descriptions**
- Appendix 4: Tree Data**
- Appendix 5: Tree Constraints Plan**

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: Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MArborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He is a Chartered Arboriculturist and a Professional Member of the Arboricultural Association, and he has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. 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 + VALID 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 + VALID 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, QTRA Registered

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 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 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.

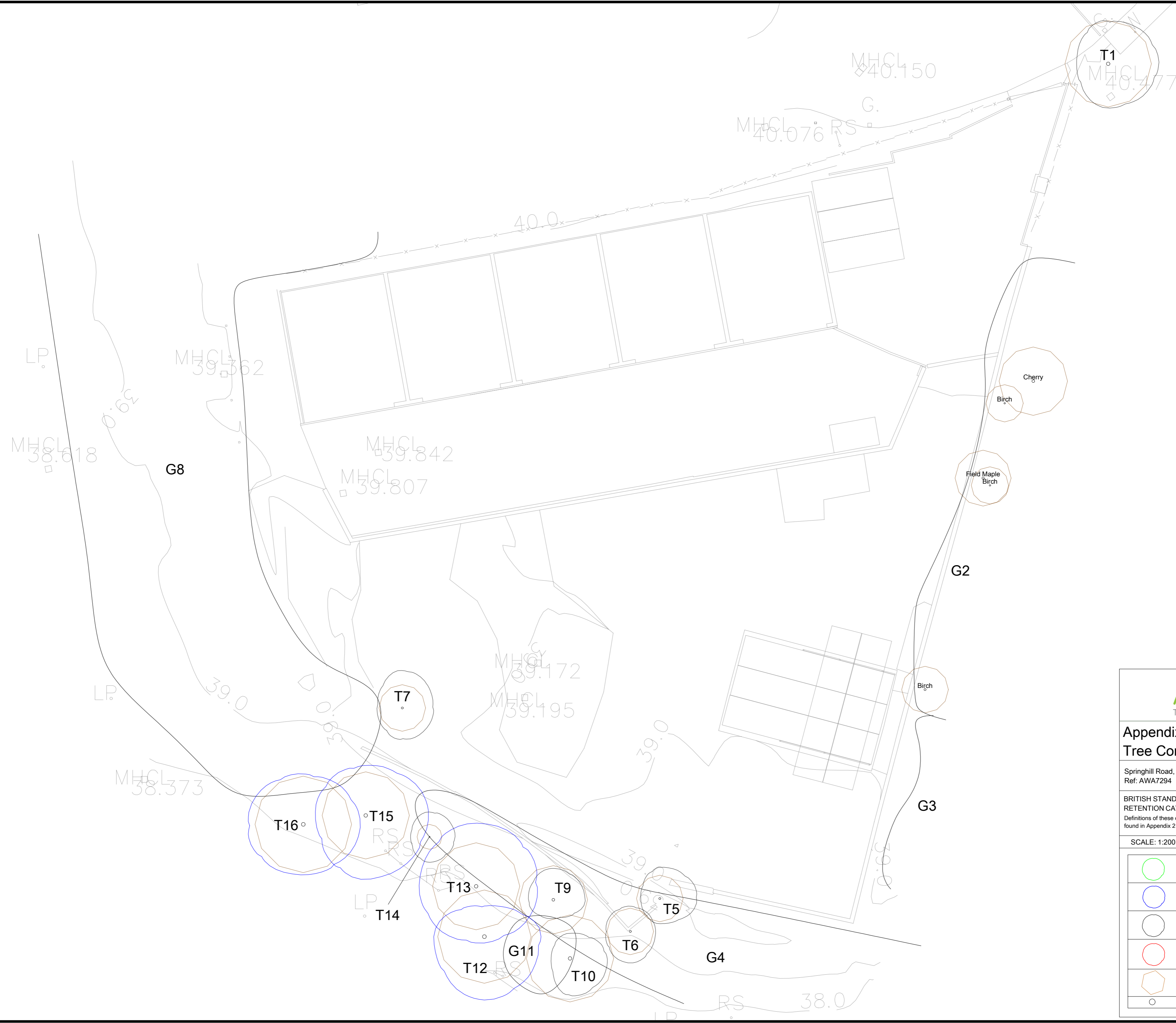
C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

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 ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition						Category	Management Works		
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological			Structural	Life Expectancy
T1	Birch	<i>Betula sp.</i>	Semi-mature	13	2	170, 220	No	0.5	3.5	4	3.5	2.5	Exposed roots. Girdled roots. Root damage	Twin stemmed at base. Old pruning wounds. Stubs. Vertical	Minor deadwood	Root damage at base of stem to north west	Good	Fair	10 to 20 yrs	C	No works required in current site context
G2	Birch. Cherry. Field Maple. Dogwood. Hawthorn.	<i>Betula sp. Prunus sp. Acer sp. Cornus sp. Crataegus sp.</i>	Semi-mature	10	10	120	No	1	See plan				Young to semi mature tree group. Birch, Cherry and Field Maple with shrubby Dogwood and Hawthorn understorey. Wall constructed along north western edge.				Good	Good	20 to 40 yrs	C	No works required in current site context
G3	Birch. Cherry. Field Maple.	<i>Betula sp. Prunus sp. Acer sp.</i>	Semi-mature	5	10	80	No	0.5	See plan				Young tree group. Birch, Cherry and Field Maple. Wall constructed along north western edge.				Good	Good	20 to 40 yrs	C	No works required in current site context
G4	Beech. Hornbeam. Photinia. Cypress. Cherry Laurel.	<i>Fagus sp. Carpinus sp. Photinia sp. Cupressus sp. Prunus sp.</i>	Young	5	10	80	No	1	See plan				Young boundary tree group. Beech, Hornbeam, Photinia, Cypress and Cherry Laurel.				Good	Good	20 to 40 yrs	C	No works required in current site context
T5	Hornbeam	<i>Carpinus betulus</i>	Young	10	1	150	No	1	2.5	3	2	1.5	Increase in ground level	Single stemmed. Slight lean east. Bark damage	Minor deadwood	Increase in ground level around base of stem	Fair	Fair	10 to 20 yrs	C	No works required in current site context
T6	Pine	<i>Pinus sylvestris</i>	Young	10	1	150	No	1	2	2	2.5	2	Increase in ground level	Single stemmed. Vertical	Minor deadwood	Retaining wall and increase in ground level to north west of stem	Good	Good	20 to 40 yrs	C	No works required in current site context

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition						Category	Management Works		
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological			Structural	Life Expectancy
T7	Hornbeam	<i>Carpinus betulus</i>	Young	9	1	150	No	2.5	3	2.5	2.5	2	Increase in ground level	Single stemmed. Vertical. Old pruning wounds. Stubs	Minor deadwood	Increase in ground level around base of stem. Pruning wounds and stubs to stem from crown lifting works.	Good	Good	10 to 20 yrs	C	No works required in current site context
G8	Cherry Laurel. Willow. Beech. Birch. Hornbeam. Pine.	<i>Prunus sp. Salix sp. Fagus sp. Betula sp. Carpinus sp. Pinus sp.</i>	Semi-mature	10	10	100	Yes	1	See plan				Young to semi mature boundary group. Cherry Laurel, Willow, Beech, Birch, Hornbeam and occasional Pine. Piled soil along eastern edge. Limited access.				Good	Good	20 to 40 yrs	C	No works required in current site context
T9	Pine	<i>Pinus sp.</i>	Semi-mature	9	1	220	No	2	2.5	2.5	1.5	2	Limited access around base	Single stemmed. Slight lean north east. Stubs	Minor deadwood	Limited access. Stake at base to south east but not attached.	Good	Good	20 to 40 yrs	C	No works required in current site context
T10	Pine	<i>Pinus sp.</i>	Semi-mature	8	1	280	No	1.5	2	3	3	1.5	No visual defects	Single stemmed. Vertical	Minor deadwood. Old pruning wounds		Good	Good	20 to 40 yrs	C	No works required in current site context
G11	Cherry	<i>Prunus sp.</i>	Semi-mature	10	3	80, 130, 110	No	2	See plan				Three Cherries forming one crown. Slight lean south east. Pruning wounds to stems.				Good	Good	10 to 20 yrs	C	No works required in current site context
T12	Cherry	<i>Prunus sp.</i>	Early mature	12	1	300	No	2.5	2.5	4.5	5	4	Exposed roots. Mower damage	Single stemmed. Slight lean south east	Minor deadwood. Old pruning wounds	Exposed roots with mower damage	Good	Good	20 to 40 yrs	B	No works required in current site context

Tree Species		Maturity	Measurements				Crown (m)				Tree Condition							Category	Management		
Tree ID	Common Name		Latin Name	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological		Structural	Life Expectancy	Works
T13	Cherry	<i>Prunus sp.</i>	Early mature	12	1	280	No	3	5	5	4.5	4.5	No visual defects	Single stemmed. Vertical. Stubs	Minor deadwood. Old pruning wounds	Stake at base to north but not attached	Good	Good	20 to 40 yrs	B	No works required in current site context
T14	Cherry	<i>Prunus sp.</i>	Young	4.5	1	80	No	2	2	2	2	1.5	No visual defects	Single stemmed. Vertical. Old pruning wounds. Stubs. Bark damage. bleeds	Minor deadwood	Stake and tie attached. Tie significantly girdling stem.	Good	Good	10 to 20 yrs	C	Recommended to remove stake and tie regardless of development
T15	Cherry	<i>Prunus sp.</i>	Early mature	12	1	280	No	3	4	5	5	4	Exposed roots. Mower damage. Girdled roots	Single stemmed. Vertical	Minor deadwood. Old pruning wounds	Exposed roots with mower damage. Stake at base to north west but not attached.	Good	Good	20 to 40 yrs	B	No works required in current site context
T16	Cherry	<i>Prunus sp.</i>	Early mature	11	1	310	No	2.5	4	4.5	4	4.5	No visual defects	Single stemmed. Vertical	Minor deadwood. Old pruning wounds	Stakes at base to north but not attached	Good	Good	20 to 40 yrs	B	No works required in current site context



**Appendix 5:
Tree Constraints Plan**

Springhill Road, Grimthorpe, Barnsley
Ref: AWA7294

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

