TREE CONSULTANTS

ARBORICULTURAL REPORT

to BS 5837:2012 at:

23 Squires Gardens,
Ardsley,
Barnsley
S71 5PJ

Prepared for: *PBM Plans Ltd*

Report Date: *August 2025*

Reference: *AWA6805*

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Executive Summary

This report presents the findings of a tree survey conducted in accordance with BS 5837:2012, offering independent arboricultural advice regarding the trees in the context of potential development.

The surveyed site comprises a residential property and garden, with 14 individual trees. The assessment categorised these as follows:

- 1 tree of high value,
- 2 trees of moderate value, and
- 11 trees of low value.

It is proposed to build a new single storey extension to the southeastern side of the existing residential property.

No trees will require removal to facilitate the proposed new extension and no tree pruning works are required to facilitate the proposed new extension.

The proposed new extension is a significant distance from the trees at the site and is well outside of the RPAs of the trees at the site.

The proposed new extension will have no significant negative impact on the trees at the site.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We were instructed by PBM Plans Ltd 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 July 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.

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 is located on Squires Gardens in Ardsley, Barnsley, South Yorkshire.

2.1.2 The site comprises a residential property with associated gardens. To the north, west and immediate south are further residential properties. To the east and further south are the grounds of the Barnsley Crematorium.

2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:

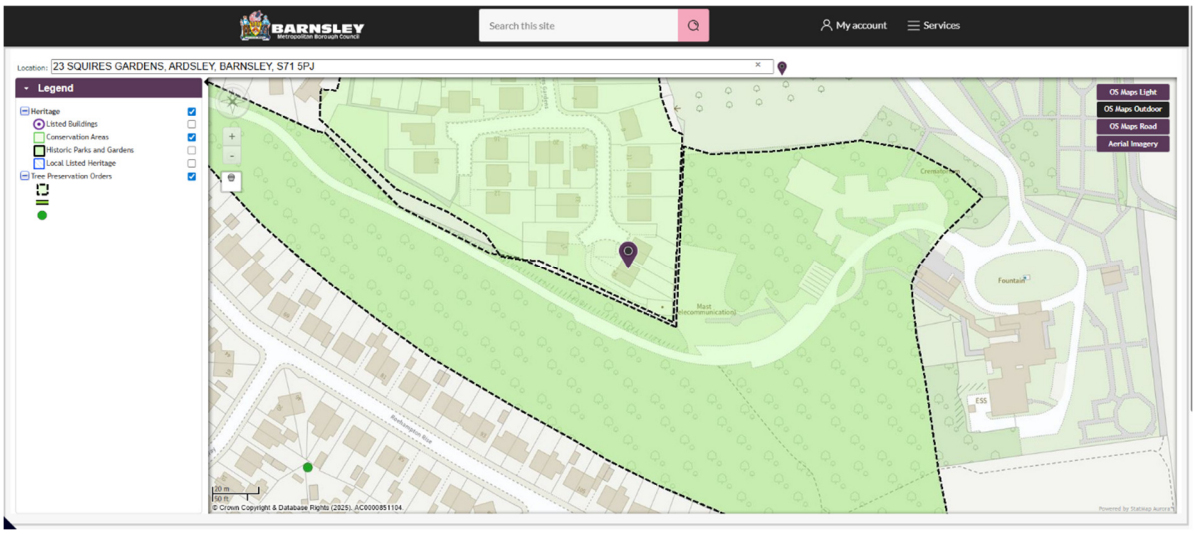
3. The Trees

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 the 1st of August 2025 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 protected by Tree Preservation Orders (Ref: 1, W1 and 23, A1). The site is not within a Conservation Area.

3.1.3 The accessed map image from barnsley.gov.uk is detailed below:



3.1.4 Before carrying out any works to the 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). 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 The tree survey revealed 14 items of woody vegetation, comprised of 14 individual trees.

3.2.2 Of the surveyed trees: 1 tree is retention category 'A', 2 trees are retention category 'B' and 11 trees 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 T1 to T10 are adjacent, semi mature Ash and Cherry trees along the eastern edge of site. Ownership of these trees is unclear. These trees have been crown raised away from site historically leaving old pruning wounds and high, unbalanced crowns. These trees are of lower overall value but do provide some good screening for the site.

3.2.5 T11 is a young Snakebark Maple in an adjacent front garden to the east of site. T11 is of lower overall value.

3.2.6 T12, T13 and T14 are early mature trees within the grounds of the Barnsley Crematorium to the east of site. T12 and T13 are moderate value Sycamores and T13 is a high value Oak tree. All three trees are prominent throughout the wider area and provide a moderate level of amenity.

3.2.7 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 T2, T3, T6, T8, T9 and T10 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.

3.2.8 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.

3.2.9 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.

3.2.10 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: Site looking east

Photo 2: T1 to T4 from northwest

Photo 3: T4 to T8 from southwest

Photo 4: T1 to T9, T12 and T13 from east

Photo 5: T13 from east

Photo 6: T13 and T14 from southeast

3.4 Arboricultural Development Advice

3.4.1 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.

3.4.2 It is proposed to build a new single storey extension to the southeastern side of the existing residential property.

3.4.3 No trees will require removal to facilitate the proposed new extension and no tree pruning works are required to facilitate the proposed new extension.

3.4.4 The proposed new extension is a significant distance from the trees at the site and is well outside of the RPAs of the trees at the site.

3.4.5 The proposed new extension will have no significant negative impact on the trees at the site.

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*

7th August 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 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, ACIEEM, QTRA 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 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 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, Award L4 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 Award in Arboriculture. Joe joined AWA 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, MArborA, 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 professional-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.

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 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	Cherry	*Prunus sp.*	Semi-mature	12	1	150	Yes	4	0.5	4.5	5	0.5	Limited access around base	Single stemmed, Vertical, Ivy covered	Unbalanced	Adjacent tree. Ivy and access prevented detailed inspection. Crown weighted to southeast and close to contact with telecommunications mast.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context
T2	Ash	*Fraxinus excelsior*	Semi-mature	17	1	150	Yes	8	2	5	5	0.5	Limited access around base	Single stemmed, Vertical, Ivy covered	Minor dieback, Minor deadwood, Unbalanced	Adjacent tree. Access and Ivy cover prevented detailed inspection. Crown weighted to southwest. Minor deadwood. Ash dieback stage 1.	Fair	Fair	10 to 20 yrs	Low	C	No works required in current site context
T3	Ash	*Fraxinus excelsior*	Semi-mature	17	1	150	Yes	9	0.5	0.5	5	1	Limited access around base	Single stemmed, Vertical, Old pruning wounds	Unbalanced	Adjacent tree. Limited access prevented detailed inspection. High crown weighted to south. Pruning wounds from historic crown raising works.	Good	Fair	10 to 20 yrs	Low	C	No works required in current site context
T4	Cherry	*Prunus sp.*	Semi-mature	15	2	150, 150	Yes	6	2	0.5	0.5	3	Limited access around base	Twin stemmed, at base, Old pruning wounds	Unbalanced	Adjacent tree, limited access prevented detailed inspection. Weighted to west with crown to west. Old pruning wounds to east.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context
T5	Cherry	*Prunus sp.*	Semi-mature	15	1	170	Yes	8	2	3	2	3	Limited access around base	Single stemmed, Vertical, Ivy covered, Old pruning wounds, Stubs, Bark damage	Minor deadwood	Adjacent tree, limited access prevented detailed inspection. Ivy establishing on lower stem. Old pruning wounds from crown raising. Bark wound 5cm by 5cm at 5m to east.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context

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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*
T6	Ash	*Fraxinus excelsior*	Semi-mature	14	2	160, 150	Yes	7	3	4	2	0.5	Limited access around base	Twin stemmed at base, Slight lean, Old pruning wounds, Stubs, Bark damage	Minor dieback, Minor deadwood	Adjacent tree, limited access prevented detailed inspection. Lean and weighted to east. Ash dieback stage 1. Minor bark damage, dieback and deadwood throughout.	Fair	Fair	10 to 20 yrs	Low	C	No works required in current site context
T7	Cherry	*Prunus sp.*	Semi-mature	14	2	140, 140	Yes	7	3	3	1	0.5	Limited access around base	Twin stemmed, at base, Vertical, Old pruning wounds, Stubs, Bark damage	Unbalanced	Adjacent tree, limited access prevented detailed inspection. Stems rubbing in crown. Crown weight to east.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context
T8	Ash	*Fraxinus excelsior*	Semi-mature	17	2	180, 150	Yes	9	3	2	3	4	Limited access around base	Twin stemmed at base, Vertical, Slight lean, Old pruning wounds	Slightly unbalanced, Minor deadwood	Adjacent tree, limited access prevented detailed inspection. Old pruning wounds from crown lifting works. Slight phototrophic habit to west in upper crown.	Good	Fair	10 to 20 yrs	Low	C	No works required in current site context
T9	Ash	*Fraxinus excelsior*	Semi-mature	15	1	200	Yes	5	3	1	1	1	Limited access around base	Single stemmed, Multiple stemmed, at 3m, Vertical, Old pruning wounds, Stubs, Epicormic growths, Tight union, Partially included bark	Slightly unbalanced	Tight union at 3m with included bark and stems below this point fused. One stem above union reduced to a stub with some reaction growth.	Fair	Fair	10 to 20 yrs	Low	C	No works required in current site context

	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*
T10	Ash	*Fraxinus excelsior*	Early-mature	13	3	140, 130, 100	Yes	6	4	2	2	2	Limited access around base	Multiple stemmed at base, Significant lean, Old pruning wounds, Stubs	Minor deadwood, Snapped/ hanging branches	Adjacent tree, limited access prevented detailed inspection. One stem leaning heavily to west. Minor snap outs.	Good	Fair	10 to 20 yrs	Low	C	No works required in current site context
T11	Snakebark Maple	*Acer sp.*	Young	3	1	80	Yes	1.5	1	1	1	1	Limited access around base	Single stemmed, Vertical, Old pruning wounds	Old pruning wounds	Adjacent tree, limited access prevented detailed inspection.	Good	Good	20 to 40 yrs	Low	C	No works required in current site context
T12	Oak	*Quercus petraea*	Early-mature	20	1	570	No	4	5	5.5	8.5	5	No visual defects	Single stemmed, Significant lean, Stubs, Old pruning wounds	Minor deadwood, Moderate deadwood, Bark damage, Old pruning wounds	Adjacent tree. Significant lean south. Beginning to correct higher up. Some soil splits to north. Squirrel damage in crown. Minor deadwood throughout. Moderate deadwood in southern crown.	Good	Fair	>40 yrs	Moderate	A	No works required in current site context
T13	Sycamore	*Acer pseudoplatanus*	Early-mature	20	1	630	No	8	6	6.5	4	4	No visual defects	Single stemmed, Vertical, Old pruning wounds, Stubs	Minor deadwood	Adjacent tree. Some garden arising around base. Small clumps of suckers at base. Some bark loss and discolouration. Burl to east at 1.5m approx. 15cm across.	Good	Good	>40 yrs	Moderate	B	No works required in current site context

	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	19	2	510 510	No	3	5	4	6	5	Exposed roots, Root damage /loss, Girdled roots	Twin stemmed at 1m, Bark damage, Minor decay, Tight union, Partially included bark, Old pruning wounds	Minor deadwood, Moderate deadwood, Minor dieback	Adjacent tree. Twin stemmed at 1.5m, measured above. Tight union with include bark. Large bark wounds exposing heartwood to south with minor decay. Active ground works and excavations to west at time of survey. Moderate deadwood in southern crown.	Fair	Fair	20 to 40 yrs	Moderate	B	No works required in current site context

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T14

T13

T11

T9

T7

Shrubs

T8

T5

Shrubs

T6

T2

T4

T3

T1

T10

T12

NORTH

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Appendix 5:
Tree Constraints Plan

23 Squires Gardens, Ardsley, Barnsley
Ref: AWA6805

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

SCALE: 1:200 PAPER: A3

	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