KEY TREE SOLUTIONS

ARBORICULTURAL CONSULTANTS

Arboricultural Constraints Appraisal & Impact Assessment

Site Address:	Sorrel Bank Wortley Sheffield S35 7DR
Report Ref:	SBWS01-26
Report Date:	30th June 2026
Client:	Brendan West
Author:	Laurence Smith BSc (Hons) Arb, M Arbor A

Non-Technical Summary

This report provides an Arboricultural Impact Assessment (AIA) of the proposed extension and remodelling of the existing dwelling at Sorrel Bank, Wortley. The assessment has been prepared in accordance with the principles of BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations and considers the potential effects of the proposed development on existing trees within and immediately adjacent to the site.

A desk-based review confirmed that no Tree Preservation Orders (TPOs) affect trees within the application site. However, the woodland immediately adjoining the eastern boundary is protected by a Group Tree Preservation Order and has therefore been considered as part of this assessment.

The site supports a mixture of ornamental garden trees, managed hedgerows and a small woodland copse situated along the eastern boundary. The woodland contains the highest quality arboricultural features and represents the principal tree constraint associated with the site.

The proposed extensions have been designed within the footprint of the existing dwelling and areas of established hardstanding, where rooting potential is considered to be limited. As a result, no tree removals are required, and no significant direct impacts on retained trees or their Root Protection Areas (RPAs) have been identified. The proposal has also been designed to retain existing boundary features, including the shrub planting and boundary wall adjacent to the protected woodland, which provide additional separation between construction activities and the retained trees.

Subject to the implementation of the recommendations contained within this report, the proposed development is considered acceptable from an arboricultural perspective and is not expected to result in any significant adverse effects on the long-term health, condition, or amenity value of the retained tree population.

1. Introduction

1.1 Arboricultural Report

This report comprises an Arboricultural Survey and Arboricultural Impact Assessment (AIA) prepared in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

The report identifies, categorises and evaluates trees within and immediately adjacent to the site that may influence or be influenced by the proposed development. It also assesses the potential impacts of the development on these arboricultural features and provides recommendations for mitigation where required.

These impacts are illustrated on the Arboricultural Impact Plan (AIP) in Appendix D, which visually demonstrates the relationship between the development proposals and the surveyed trees.

1.2 Limitations

The survey is not intended to provide a comprehensive tree risk assessment, although any obvious hazards observed during the inspection have been noted.

Trees are living organisms subject to natural variation and external pressures such as weather, pests and disease. Their condition may therefore change over time, and the findings within this report represent a snapshot of conditions at the time of inspection.

No invasive investigation techniques were undertaken, and all trees were assessed from ground level using Visual Tree Assessment (VTA) principles.

1.3 Standards and Guidance

This report has been prepared in accordance with the principles of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

The standard provides a framework for integrating trees into the planning and design process and establishes how trees should be surveyed, assessed and considered in relation to development proposals.

1.4 Report Rationale

The central purpose of this report is to identify which trees are most suitable for retention within the context of future development. Trees vary in their quality and contribution to the wider environment, and informed design must distinguish between those that are essential to retain and those that can reasonably be removed.

Retained trees provide shade, shelter, biodiversity, and amenity value, but they can also present challenges where their size, rooting patterns, or physical presence conflict with proposed buildings or infrastructure. Good design should balance these opportunities and constraints.

It is important to avoid two common pitfalls. Retaining too many unsuitable trees can result in long-term management conflicts or post-construction demands for removal. Conversely, treating the site as a blank canvas risks the unnecessary loss of valuable arboricultural features. The objective is to integrate the best trees into the design in a way that supports both the development and the long-term health of the tree population.

Biodiversity Net Gain

Consideration should be given to Biodiversity Net Gain (BNG), which is now a legal requirement for qualifying developments in England. BNG mandates that schemes deliver at least a 10% measurable increase in biodiversity value compared to the pre-development baseline. Existing trees and hedgerows make a significant contribution to that baseline, and their retention will often be the most effective and cost-efficient way of achieving or exceeding the required uplift. Where losses are unavoidable, replacement planting and habitat creation should be designed to ensure compliance with BNG requirements while also enhancing the site's long-term landscape and ecological character. This report does not include a full BNG metric calculation but identifies arboricultural factors that will influence BNG delivery.

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2. Arboricultural Survey

2.1 Scope of the Works

The scope of works included:

- A survey of arboricultural features potentially affected by the proposed development
- Assessment and categorisation of trees in accordance with BS5837:2012
- Identification of statutory tree protection designations
- Preparation of an **Arboricultural Constraints Plan (ACP)**
- Assessment of development impacts through an **Arboricultural Impact Assessment (AIA)**
- Preparation of an **Arboricultural Impact Plan (AIP)**
- Provision of preliminary **Tree Protection Plan (TPP)** and mitigation recommendations

2.2 Quality and Value of Existing Trees

Trees have been categorised in accordance with BS5837:2012, which groups trees into four categories based on their condition, longevity and landscape value.

- **Category A** trees are of the highest quality and should be prioritised for retention wherever possible.
- **Category B** trees are of moderate quality and generally desirable to retain as part of a balanced layout.
- **Category C** trees are of lower quality or value. Retention may be beneficial where space allows, but their removal may be acceptable if appropriate mitigation (e.g. replacement planting) is provided.
- **Category U** trees are unsuitable for retention due to serious defects, disease, or very limited safe life expectancy.

Root Protection Areas (RPAs) are not shown for Category U trees on the constraints plan, as they are not expected to influence development design. However, RPAs are still listed within the tree survey schedule, in recognition that, in some circumstances, such as where a declining tree provides biodiversity or habitat value in a low-risk area, a case for retention may still be made.

2.3 Arboricultural Constraints

Potential constraints associated with trees may include:

- The physical presence of trees and their canopies
- Root Protection Areas (RPAs) restricting ground disturbance
- The presence of statutory tree protections
- Trees located outside the site boundary but influencing development
- Future pressure for pruning or removal where buildings are located close to trees
- Potential shading and leaf fall concerns

These constraints should be considered during the design process to ensure that retained trees can be successfully integrated into the development.

2.4 Proposed Development

The proposed development comprises the extension and remodelling of the existing dwelling to provide additional residential accommodation. The scheme includes the demolition of the existing conservatory and the construction of replacement single-storey extensions to the southern and northern elevations, together with associated internal alterations and modifications to external openings.

To assess the potential arboricultural impacts, the proposed development has been superimposed onto the Arboricultural Constraints Plan. This enables an assessment of the relationship between the proposed works and the existing tree stock, including any direct impacts arising from building construction, excavation, changes in ground levels, service installation, or encroachment into Root Protection Areas (RPAs). Where potential impacts have been identified, appropriate mitigation measures are recommended in accordance with the principles of BS5837:2012.

3. Existing Site Conditions

3.1 Existing Land Use

The site comprises an existing detached residential dwelling and associated domestic garden located off a private access drive. The property includes areas of lawn, ornamental planting, managed hedgerows, raised patio and decking areas, together with areas of block paving and hardstanding associated with vehicle parking and access.

The principal arboricultural features are located along the eastern site boundary, where a small group of mature trees provides visual screening between the property and neighbouring land. Elsewhere, the site is characterised by managed domestic landscaping with relatively limited tree cover.

Several existing built features, including the dwelling, garage extension, areas of hardstanding and raised patio construction, are likely to have constrained historic root development in parts of the site. These areas have been identified on the Arboricultural Constraints Plan where considered relevant to the assessment.

3.2 Existing Trees

The site contains a varied tree population comprising ornamental garden trees, boundary hedgerows, and a small woodland copse situated along the eastern boundary. The eastern boundary trees represent the site's principal arboricultural constraint and provide significant visual screening, landscape character, and local habitat value.

The woodland copse is dominated by mature Sycamore (Acer pseudoplatanus) specimens, together with Yew (Taxus baccata) and Holly (Ilex aquifolium) within the understorey. Several stems are clad in ivy; however, all retained Category A trees were found to be in good physiological condition with no significant structural defects identified from ground-level inspection. The group forms a cohesive landscape feature and should be regarded as the principal tree resource on the site.

Elsewhere, the tree stock comprises a mixture of ornamental species associated with the domestic garden, including Cider Gum (Eucalyptus gunnii), Willow-leaved Cotoneaster (Cotoneaster salicifolius), Wild Cherry (Prunus avium), together with managed Lawson Cypress (Chamaecyparis lawsoniana) hedges and mixed ornamental shrub planting. Whilst these features contribute to the immediate setting of the property, they are generally of lower arboricultural value than the eastern boundary woodland.

The survey recorded four Category A trees, three Category B trees, and six Category C arboricultural features, comprising individual trees, hedgerows, and shrub groups. Overall, the site supports a good-quality tree resource, with the eastern boundary woodland representing the primary arboricultural constraint to future development.

3.3 Site Topography

The site exhibits a gentle fall in level from the vicinity of the existing dwelling towards the surrounding garden. Spot levels recorded during the topographical survey indicate an overall change in elevation of approximately 5 m across the site.

The mature boundary trees along the eastern boundary appeared to be established at a slightly lower elevation than the proposed development area. Whilst no topographical survey data was available beyond the site boundary to confirm this relationship, the difference in level is not considered sufficient to materially influence the arboricultural assessment.

Any future alterations to existing ground levels within the Root Protection Areas (RPAs) of retained trees should be carefully designed to minimise disturbance to retained root systems in accordance with BS5837:2012.

3.4 Soil Assessment

No site-specific soil assessment was undertaken by the arboriculturist. However, baseline data obtained from the British Geological Survey indicate that the site's underlying bedrock comprises the Pennine Lower Coal Measures Formation – Sandstone.

Further information obtained from the Cranfield Soil and Agrifood Institute indicates that the site is likely to comprise freely draining slightly acidic loamy soils.

Based on the available information, the site's soils are not considered likely to be significantly susceptible to shrink–swell behaviour associated with tree root activity. Nevertheless, where new foundations are proposed in proximity to retained trees, foundation design should be informed by appropriate site-specific ground investigations and prepared in accordance with the recommendations of the project engineer.

3.5 Statutory Protection

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands by making Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within a Conservation Area (CA) which are not the subject of a TPO. The LPA's powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant local authority. Where works to trees within a CA are proposed, the relevant LPA must first give six weeks' notification. Unauthorised works on trees protected by a TPO or those within a CA could result in an unlimited fine.

The interactive mapping system on Barnsley Metropolitan Borough Council's website, reviewed on 30 June 2026, confirmed that no Tree Preservation Orders (TPOs) affect trees within the application site. However, the woodland immediately adjoining the eastern boundary is protected by a Group Tree Preservation Order, and those protected trees have been included within this assessment where they may influence the proposed development. The results of this review are provided in Appendix C.

Trees should be checked for protected species before work is undertaken where tree works are necessary. While it is outside of the scope of this tree survey to comment on the actual or likely presence of protected animal species, it is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations (2010). Likewise, nesting birds are protected by the Wildlife and Countryside Act (1981) (as amended) and Badgers by the

Protection of Badgers Act (1992). If protected species are discovered, works should cease immediately, and Natural England should be contacted for advice.

Alongside these animal protections, landscape features may also be protected under the following acts and regulations.

- The Hedgerow Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016

4. Arboricultural Impact Assessment

4.1 General

This report considers the trees adjacent to the proposed works and assesses their condition and suitability for retention. The report is supplemented by the AIP (Appendix D of this report), which presents in graphic form the trees recorded as part of the survey, their specific reference numbers and any impact the proposed development will have upon them.

The arboricultural data sheets within Appendix B of this report cover all the trees recorded as part of this assessment in line with the *BS 5837:2012* guidance.

4.2 Root Protection Areas (RPAs)

The Root Protection Area (RPA) is a notional design tool, calculated to represent the minimum volume of soil that should be retained undisturbed in order to support the long-term health and stability of a tree. It does not depict the full extent of the tree's rooting system, which is typically irregular, asymmetrical, and influenced by local site conditions.

In some cases, such as where rooting is constrained by a building, highway, or other impermeable surface, adjustments to the default circular RPA may be made. These modifications are intended to reflect a more realistic likely rooting pattern while maintaining the same total area of protected soil. Where adjustments have been applied, they are illustrated on the Tree Constraints Plan, in line with the approach set out in BS5837:2012.

It should be noted that any modification to an RPA is based on professional judgment and best-guess assumptions informed by site context. The actual rooting pattern of an individual tree cannot be determined without invasive investigation or Ground Penetrating Radar (GPR), and adjustments may therefore not always reflect the true distribution of roots. As such, they should be treated as a practical design tool rather than a precise representation.

Where RPAs are especially constrained or significantly modified, early consultation with the Local Authority Tree Officer is recommended to agree on an acceptable approach.

BS5837:2012 advises that development should avoid any incursion into RPAs. In practice, however, planning authorities and industry professionals recognise that this is not always feasible, particularly on constrained sites. Where unavoidable conflicts arise, limited incursions

may sometimes be tolerated if supported by robust arboricultural justification and mitigation measures, such as the use of “no-dig” construction techniques.

Based on current industry practice, rather than the British Standard itself:

- Up to circa 15% of the RPA may sometimes be accepted for “no-dig” construction.
- Up to circa 5% of the RPA may sometimes be accepted for excavation.

The acceptability of such incursions will depend on factors such as tree quality, condition, and the availability of rooting volume elsewhere, and ultimately rests with the Local Authority Tree Officer.

Early consultation is strongly recommended where RPA constraints are likely to affect design feasibility.

In addition to building footprints, RPAs also constrain the alignment of subsurface utilities, drainage, and service corridors. As a general principle, these should be located outside RPAs. Where incursions are unavoidable, trenchless methods such as directional drilling or moling should be employed to minimise disturbance. Open-cut trenching within RPAs is rarely acceptable and should only be considered as a last resort with arboricultural supervision and Local Authority agreement.

4.3 Utilities and services

No information has been made available regarding the precise location of existing drainage or underground utility services.

Given the nature of the proposed development, it is anticipated that any new service connections will tie into the existing domestic infrastructure. Based on the current layout, no significant impacts on retained trees are anticipated as a result of service installation.

Where practicable, new underground services should be routed outside the Root Protection Areas (RPAs) of retained trees. Should works within an RPA prove unavoidable, installation should be undertaken using trenchless techniques, such as directional drilling or moling, in accordance with the recommendations of BS5837:2012 to minimise disturbance to retained tree roots.

4.4 Scheme Details

The proposed works are illustrated on the AIP and are as described in Section 2.4.

4.5 Arboricultural Impacts and Mitigation

The proposal's impacts are listed in Table 1, along with recommendations for mitigation.

Table 1.

Group / Tree No.	Age & Species	Cat.	Removal due to:		Mitigation required for		Details of how proposed build layout affects trees and recommendations for mitigation.
			Cons.	Cond.	Canopy	RPA	
T3-T10	Mixed	C-A	-	-	-	-	The proposed extensions are situated substantially within the footprint of the existing dwelling and areas of existing hardstanding. No additional encroachment into the calculated Root Protection Areas (RPAs) of the retained trees is proposed. Consequently, no direct arboricultural impacts are anticipated.
T1, T2, T11, H12, H13	Mixed	C2	-	-	-	-	These arboricultural features are sufficiently removed from the proposed development and will not be affected by the proposed works. No mitigation is considered necessary.

Group / Tree No. - ID referenced within the arboricultural survey.
Age & Species - Age classification and common name for specimen.
Cat - BS 5837 category rating.
Removal due to - '*Cons*' = Construction. '*Cond*' = Condition.
Mitigation required for - Canopy or for RPA (Root Protection Area).

The impacts of the proposals have been quantified as accurately as possible, given the information available at this time.

The proposed extensions are situated predominantly within the footprint of the existing dwelling and areas of established hardstanding where rooting potential is considered to be limited. Although the Root Protection Area (RPA) of T8 extends marginally into the application site, this area is occupied by established shrub planting, which is to be retained. Whilst this precludes the installation of temporary ground protection, the retained shrubs will provide a natural barrier to construction activities and are considered sufficient to discourage inadvertent access into the RPA.

An existing boundary wall separates the application site from the adjoining Group TPO woodland and provides an effective physical barrier between the construction area and the retained trees. Consequently, additional exclusion fencing along this boundary is not considered necessary, provided construction activities remain confined to the approved development footprint.

4.6 Preliminary Management Recommendations

The arboricultural data sheets (see Appendix B) show management recommendations for those trees that were identified as requiring management intervention at the time of the survey.

As part of a duty of care, the property owner is responsible for ensuring the health, safety and management of all trees within the boundary. As such, monitoring should be an ongoing process with periodic inspections by a qualified arborist where applicable.

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5. Conclusions

The proposed development has been designed to utilise the footprint of the existing dwelling and areas of established hardstanding wherever practicable, thereby avoiding additional encroachment into the Root Protection Areas of retained trees. No tree removal is required, and no significant arboricultural impacts have been identified. The retained shrub planting and existing boundary wall provide effective separation between the construction works and the adjacent woodland, reducing the need for additional protective measures. Subject to normal good site practice, the proposal is considered acceptable from an arboricultural perspective.

Appendix A: Key & British Standard BS5837:2012 Survey Table

A1. Survey Key

Column Heading	Description
ID	Each surveyed element has been given a unique reference number as shown on the survey drawings. Each number is prefixed with a letter to represent the element type. (T) Tree, (G) Group, (H) Hedge, (W) Woodland.
Age Class	The tree is described as Young, Semi Mature, Early Mature, Mature, Over Mature, Veteran or Dead.
Species	The English common name has been used. In some instances the botanical name is also given in *italics*.
Height (m)	An indication of the tree's height measured in metres.
Stem Diameter (mm)	The diameter of the tree stem when measured at 1.5 metres from ground level.
Crown Spread (m) N E S W	The distance the live crown extends in each fo the four cardinal directions.
First Main Branch Height (m) / Direction	The height given in meters that the first significant branch extends from the stem, and the direction it points towards.
Canopy Height (m)	Height given in metres of the lowest part of the canopy.
Vitality	A quick reference guide to the tree's overall health and condition. Given as Good, Fair, Poor or Dead. This is primarily a visual and physiological assessment, not a definitive structural risk assessment **Normal** – a tree with little or no obvious physiological defects; leaf density and colour are typical for the species, bud, flower and fruit production are good, and there are no signs of dieback at any point throughout the crown. **Fair** – a tree with moderate physiological defects may have some or all of the following factors: leaf density is less than typical for the species, leaf cover is chlorotic, bud, flower or fruit production is deficient, there are signs of minor dieback within the crown, or there is a moderate degree of deadwood within the crown. **Poor** – a tree with major or multiple physiological defects; evidence of extensive crown thinning, bud, flower or fruit production is poor or missing, there are signs of advanced dieback throughout the crown, or there is extensive or major deadwood throughout the crown. **Dead** – a tree that has died due to either old age, drought, disease, pest infestation, physical damage to the main stem or rooting system, or a combination of these factors.
General Observations	Narrative comment on the general condition, including significant defects and overall appearance.
Preliminary Management Recommendations	Any works recommended in order to minimise risk, improve form or maintain a high value.
Estimated Remaining Contribution	An estimation of how long the feature will contribute to its surroundings in the current landscape context. Recorded in bands of either <10 years, >10 years, >20 years and >40 years.
Category Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). These letters are suffixed with a number, which gives an indication of how the tree sits within the landscape. More information on these values is given in the cascade chart in A2.
Root Protection Area Radius (m)	The minimum area around a tree is deemed to contain sufficient roots and rooting volume to maintain the tree's viability. Any modifications to the RPA due to constraints are annotated separately on the Tree Constraints Plan.

A2. BS5837: 2012 Cascade Chart

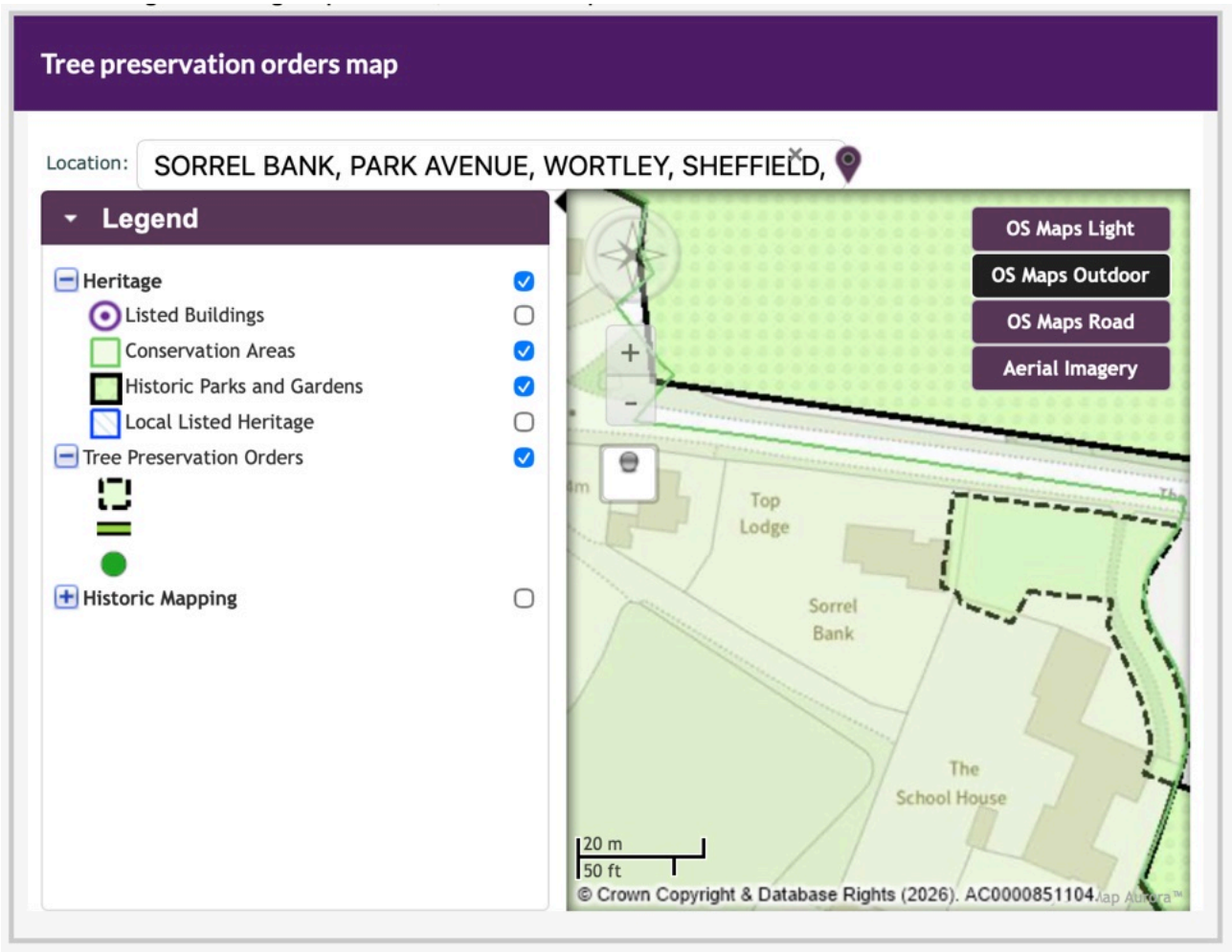
Trees to be considered for retention	(1) Mainly arboricultural qualities	(2) Mainly landscape qualities	(3) Mainly cultural values, including conservation.	Identification on plan
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	**Light Green**
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	**Mid Blue**
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits	Trees with no material conservation or other cultural value	**Grey**
Trees unsuitable for retention				
Category U Those in such a condition that they cannot realistically be retained as living trees in the contact of the current land use for longer than 10 years.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Tree infected with pathogens of significant to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.			**Red**

Appendix B: Arboricultural Survey Data

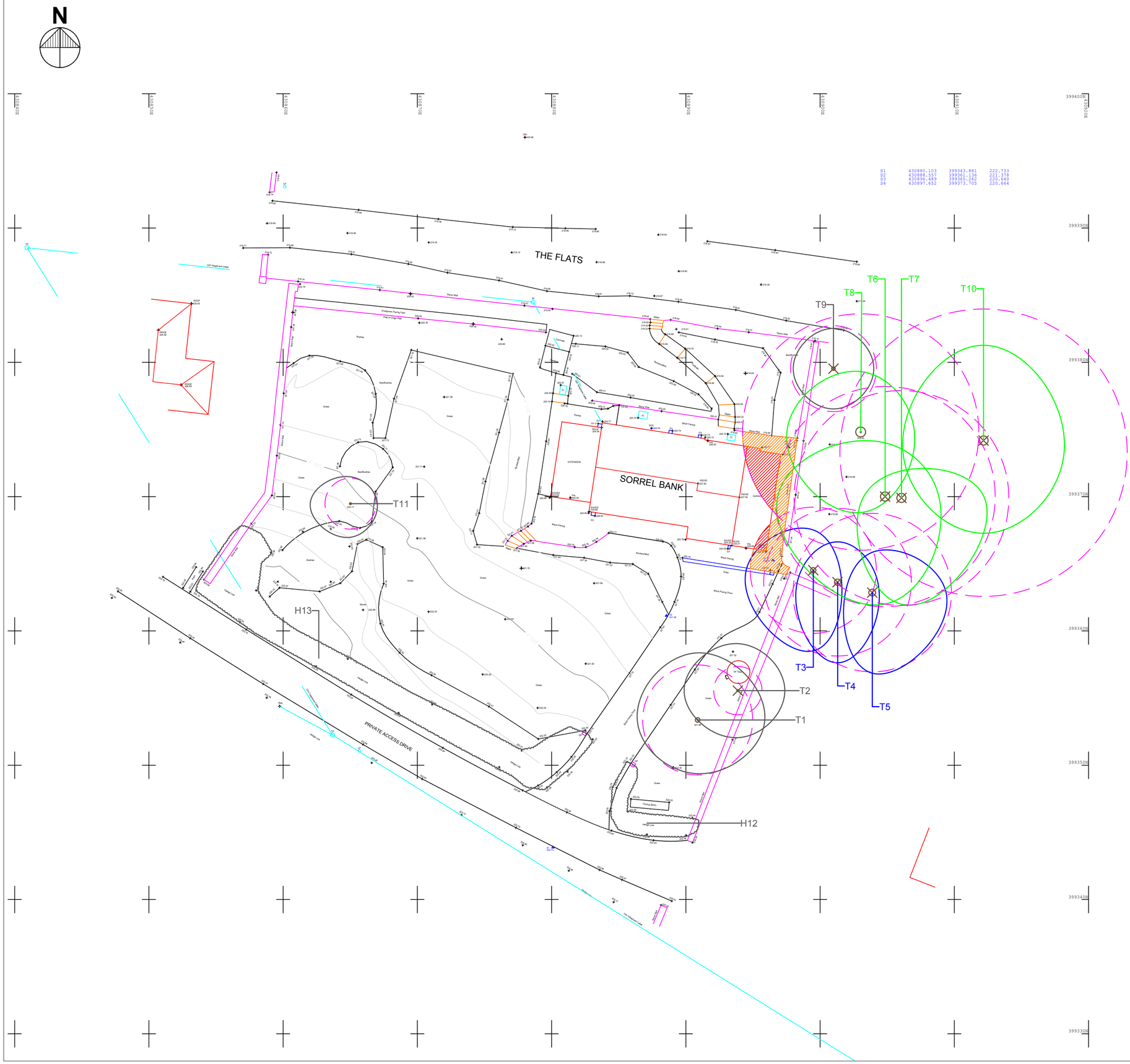
ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T1	Semi Mature	**Cider Gum** (Eucalyptus gunnii)	10	260, 320	5, 5, 4, 4.5	1.5 W	1	Normal	Healthy specimen displaying good physiological condition with no significant structural defects observed. The tree has historically been managed by periodic crown reduction to maintain a height of approximately 6 m.	None	>10	C2	4.1
T2	Early mature	**Willow-leaved Cotoneaster** (*Cotoneaster salicifolius*)	6	151	3.5, 3.5, 3.5, 4	-	0.5	Normal	Small ornamental specimen in reasonable physiological condition with no significant structural defects observed. Located beneath T1 where it contributes little to the wider landscape due to suppression.	None	>10	C1	1.8
T3	Early mature	**Yew** (Taxus baccata)	10	340, 330	3, 2, 6, 5	3 W	0.5	Normal	Twin stems arise from approximately 1 m above ground level, forming a bark-included union. The tree forms part of a boundary screening belt.	None	>20	B2	4.7
T4	Early Mature	**Yew** (Taxus baccata)	10	460, 300	3, 3, 6, 3	6 S	1.5	Normal	Yew in good condition with no significant defects noted. Tree forms part of a boundary screening belt.	None	>20	B2	5.5
T5	Mature	**Yew** (Taxus baccata)	10	510	3, 5.5, 6, 2	3 N	1.5	Normal	Yew in good condition with no significant defects noted. Tree forms part of a boundary screening belt.	None	>20	B2	5.9
T6	Mature	**Sycamore** (Acer pseudoplatanus)	18	680	4, 4, 8, 8	8.5 S	7	Normal	Located approximately 1 m from T10, with both trees forming a shared canopy within the woodland belt. The stem is heavily clad in ivy, although the crown appears to be in good physiological condition from ground level inspection.	None	>40	A2	8.2
T7	Mature	**Sycamore** (Acer pseudoplatanus)	18	670	2, 6, 8, 3	5.5 SW	2	Normal	Ivy-clad stem. The crown appears to be in good physiological and structural condition from ground level inspection.	None	>40	A2	8

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T8	Mature	**Sycamore** (Acer pseudoplatanus)	17	730	4.5, 4, 6, 5.5	17 N	9	Normal	Ivy-clad stem with very limited lateral branching until crown formation at approximately 10 m. Considerable epicormic development is present from the stem base to approximately 1.5 m above ground level adjacent to the neighbouring dwelling.	Remove epicormic growth from the lower stem as part of routine maintenance.	>40	A2	8.8
T9	Semi Mature	**Holly** (Ilex aquifolium)	9	270	3, 3, 3, 3	2.5 W	1	Fair	Partially suppressed by adjacent trees, resulting in slightly reduced vigour. Despite this, the tree is in reasonable physiological condition with no significant structural defects observed.	None	>10	C2	3.2
T10	Mature	**Sycamore** (Acer pseudoplatanus)	17	900	8, 6, 6, 6	17 N	9	Normal	One of the most significant trees within the small woodland copse. Minor ivy is present on the lower stem. The tree displays a well-balanced crown with good physiological condition and no significant structural defects observed.	None	>40	A2	10.7
T11	Semi Mature	**Wild Cherry** (Prunus avium)	3	155	2, 2, 2.5, 3	-	0.5	Fair	Small compact ornamental Cherry in reasonable condition with a dense internal crown. No significant defects recorded.	None	>10	C2	1.9
H12	Mature	**Lawson Cypress** (Chamaecyparis lawsoniana)	3	<75	See plan	-	Ground level	Fair	Managed hedge in fair condition with no significant defects noted.	None	>10	C2	1
H13	Mature	**Lawson Cypress** (Chamaecyparis lawsoniana) and **Holly** (Ilex aquifolium)	3	<75	See plan	-	Ground level	Fair	Managed hedge in fair condition with occasional dead sections throughout its length.	None	>10	C2	1
SG14	Semi Mature	Mixed	3	<75	See Plan	-	Ground level	Normal	Several mixed ornamental shrub beds containing a range of woody species with stem diameters below the 75 mm threshold for inclusion within BS5837 tree surveys. The group contributes to local screening and visual amenity.	None	>10	C2	N/A

Appendix C: Statutory Protection



Screenshot 1: Extract from Barnsley Metropolitan Borough Council's online mapping system showing the Group Tree Preservation Order affecting the woodland adjacent to the eastern site boundary.



KEY TREE SOLUTIONS
ARBORICULTURAL CONSULTANTS

KEY- Arboricultural Survey and Constraints Plan
(to be read in conjunction with report ref. SBWS01-26)

- Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey
- Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012)

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- No-dig construction
- Existing building footprint – limited potential for significant root development.
- Existing elevated patio – rooting potential likely to be limited due to historic ground build-up.

Site Location
Sorrel Bank
Wortley
Sheffield
S35 7DR

Key Tree Solutions
Rolys Cottage,
YO61 2QY
Tel. 07716 638 613
www.KeyTreeSolutions.co.uk

Job
Arboricultural Constraints Appraisal & Impact Assessment

Title
Appendix D:
Arboricultural Constraints Plan

Drawn by	Date	Scale @ A2	Drg. no.
L Smith	**June 2026**	**1:200**	**1/2**

N

T1

T2

T3

T4

T5

T6

T7

T8

T9

T10

KEY TREE SOLUTIONS

ARBORICULTURAL CONSULTANTS

KEY- Arboricultural Survey and Constraints Plan
(to be read in conjunction with report ref. SBWS01-26)

Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey

Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012)

Category A Trees

Category B Trees

Category C Trees

Category U Trees

No-dig construction

Existing building footprint – limited potential for significant root development.

Existing elevated patio – rooting potential likely to be limited due to historic ground build-up.

Site Location
Sorrel Bank
Wortley
Sheffield
S35 7DR

Key Tree Solutions
Rolys Cottage,
YO61 2QY
Tel. 07716 638 613
www.KeyTreeSolutions.co.uk

Job
Arboricultural Constraints Appraisal & Impact Assessment

Title
Appendix D:
Arboricultural Impacts Plan

Drawn by	Date	Scale @ A2	Drg. no.
L Smith	**June 2026**	**1:100**	**2/2**

Appendix E: Images

Figure 1. T1 with T2 directly below.

Figure 2. T3 (left), T4 (centre) and T5 (right).

Figure 3. T8 with T9 below alongside shrubs on the RPA of T8 within the site.