



ARBORICULTURAL REPORT **& Impact Assessment** **to BS 5837:2012 at:**

***9 Broom Close,
Barnsley,
S70 3EG***

Prepared for:
Barnsley Metropolitan Borough Council

Date: *August 2023*

Reference: *AWA5556*



Contents

1. Introduction	3
1.1 Instructions and Brief	3
1.2 Survey Details	3
2. The Site	4
2.1 Location and Description	4
3. The Trees	5
3.1 Legal	5
3.2 Tree Survey Results	6
3.3 Photographs	8
4. Arboricultural Impact Assessment	9
4.1 Proposed New Development	9
4.2 Direct Impacts	9
4.3 Indirect Impacts	9
4.4 Protection of the Retained Trees	9
5. Signature	10
Appendix 1: Authors Qualifications & Experience	12
Appendix 2: Survey Methodology and Limitations	13
Appendix 3: Explanation of Tree Descriptions	14
Appendix 4: Tree Data	15
Appendix 5: Tree Constraints Plan	16
Appendix 6: Tree Impacts Plan	17

1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Barnsley Metropolitan Borough Council 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 2023.
- 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 Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.
- 1.2.6 The tree survey data collection was carried out by Miss Lucy Garbutt, MSc, BSc (Hons), Arboriculturist at AWA Tree Consultants.
- 1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on Broom Close, Barnsley.
- 2.1.2 The site comprises a detached disused building with a housing estate to the north, park to the east and west, and a car park to the south.
- 2.1.3 The approximate area of the survey is highlighted in the (2022 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 26/07/23 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.
- 3.1.3 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).
- 3.1.4 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).
- 3.1.5 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 10 items of woody vegetation, comprised of 9 individual trees and 1 tree groups or hedges.
- 3.2.2 Of the surveyed trees: all trees, tree groups and hedges 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 The significant tree cover within the site consists mainly of a mixed species semi-mature hedge group that runs along the boundary of the site. Situated within this group are a few more mature trees of a mix of species.
- 3.2.5 Poplar and Silver Birch are the most dominant species found at the site, but with several Beech and the occasional Willow.
- 3.2.6 Most of the trees are semi-mature with only occasional early mature to mature trees.
- 3.2.7 Large mature Poplars T1 – T3 are prominent and provide moderate amenity to the surrounding area. Despite their size and stature within the landscape, they have defects which limit their long-term prospects. T1 has some decayed stubs at the base and T3 has some exposed roots to the east where recent ground works have taken place. Within a more developed context, it is unlikely that these trees are suitable for retention, but within the current site context they can be retained. Due to these defects, these trees are only retention category 'C'.
- 3.2.8 Silver Birch T7 is a semi-mature individual with significant defects that limit its long-term prospects. Limited access prevented detailed inspection, however there is moderate dieback within the crown and a slight lean south. Similarly to T1 – T3, this tree can be retained in the current site context however in a more developed context it is unlikely that this tree can be retained.
- 3.2.9 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.10 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.
- 3.2.11 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.

3.2.12 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: Base of T1 from south.



Photo 2: T1 – 3 from south east.



Photo 3: T4 situated within G5.



Photo 4: T6 from south west.



Photo 5: T7 from south east.



Photo 6: T10 from north.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to demolish the existing detached building on site. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the proposals, no trees will require removal to facilitate the demolition.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The demolition of the existing derelict building at the site will take place close to and within the RPAs of retained trees T1, T2 and T3.

4.3.3 The demolition works should not adversely impact on the health or future condition of the trees provided the demolition is undertaken from the east and south, inwards from within the footprint of the existing building (often referred to as "top down, pull back"), with care taken not to damage the overhanging crowns of T1, T2 and T3.

4.3.4 The buildability of the proposed demolition has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Protection of the Retained Trees


4.4.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.4.2 An associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees has been provided.

5. Signature

I trust this report provides all the required information.

Signed



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

11th August 2023

**AWA Tree Consultants Limited
Union Forge
27 Mowbray Street
Sheffield
S3 8EN**

www.awatrees.com



Institute of
Chartered Foresters
Registered Consultant

Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts 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 multimillion pound housing developments and 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 has also undertaken locum Tree Officer work for several local authorities.

James Brown, BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered

James 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 several 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

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.

James Boyle, HND Level 5 Arboriculture and Urban Forestry, Dip Arboriculture Level 4, TechArborA

Jim joined AWA after having worked within the tree care profession for several years, alongside studying at college and university. During this time, he gained a wealth of experience and several professional and practical NPTC qualifications in the tree care industry. Jim has studied Arboriculture and Urban Forestry at Merrist Wood College in Surrey, Plumpton College in Sussex and University of Highlands and Islands in the Scottish Highlands, where he achieved a distinction in the Higher National Diploma Level 5.

Lucy Garbutt, MSc Animal Behaviour, BSc (Hons) Biology, CIEEM membership

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, TechArborA

Sophie has more than 10 years experience as a self employed arborist in the private sector working for a variety of companies. Her roles included assessing and managing jobs and as a team leader. Her experience ranges from working on large infrastructure tree works to domestic tree management, working with clients to achieve the desired outcomes for their trees to ensure their safety and longevity. She holds several practical NPTC qualifications in tree works. She has gained experience in tree management for conservation with Sheffield City Council Ranger service and The Wildlife Trust.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

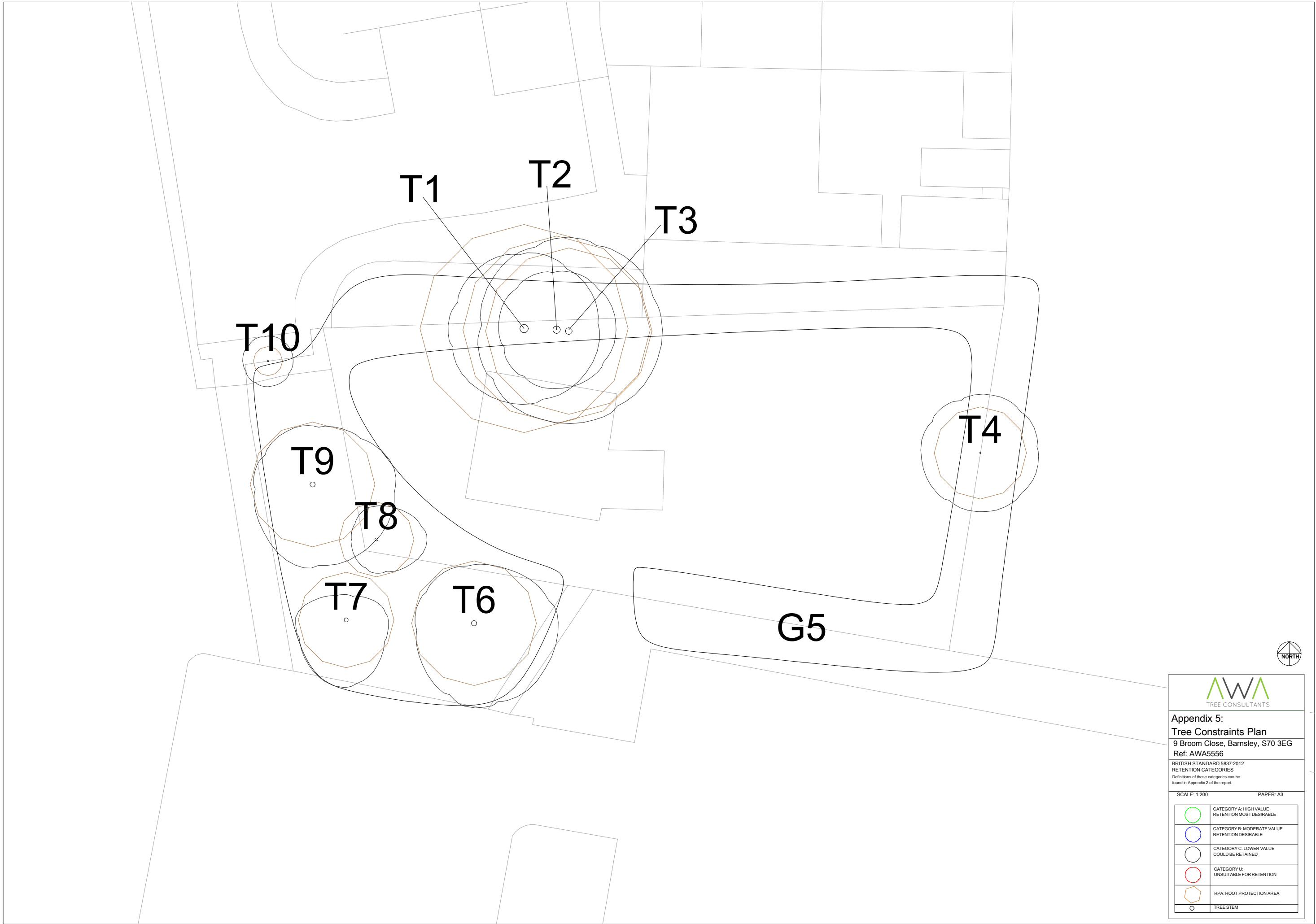
B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.


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

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition				Physiological	Structural	Life Expectancy	Value		Management	
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown				Comments	Amenity		Category
T1	Poplar	<i>Populus sp.</i>	Mature	18	1	500	Yes	4	4.5	4.5	4.5	4.5	Limited access around base. Decay	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Tight union. Partially included bark	Old pruning wounds. Minor dieback. Minor deadwood. Cavities	Large Poplar situated within planting border. Twin stemmed at approx 3m. Crown almost in contact with building. Some decayed stubs at base.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required.
T2	Poplar	<i>Populus sp.</i>	Mature	18	1	450	Yes	4	3.5	3.5	3.5	3.5	Limited access around base.	Single stemmed. Vertical. Epicormic growths. Heavily ivy covered. Old pruning wounds. Tight union. Partially included bark	Old pruning wounds. Minor dieback. Minor deadwood. Cavities	Heavily ivy covered.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required.
T3	Poplar	<i>Populus sp.</i>	Mature	18	1	400	Yes	4	5.5	5.5	5.5	5.5	Limited access around base.	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Tight union. Partially included bark	Old pruning wounds. Minor dieback. Minor deadwood. Cavities	Plank of wood nailed to stem. Electric works approx 2.5m from T3 with some roots exposed.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required.
T4	Willow	<i>Salix sp.</i>	Semi-mature	6	10	70	Yes	2	3.5	3.5	3.5	3.5	Limited access around base	Multiple stemmed at base. Vertical	Normal	Situated within group.	Fair	Good	>40 yrs	Low	C	No works required.
G5	Beech, Elder and Holly	<i>Fagus sylvatica, Sambucus nigra, Ilex aquifolium</i>	Semi-mature	2	10	70	Yes	0	See plans.				Limited access around base	Multiple stemmed at base. Vertical	Normal	Mixed species hedgerow which wraps around site and provides decent screening.	Fair	Good	>40 yrs	Low	C	No works required.







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	Silver Birch	<i>Betula pendula</i>	Early-mature	8	1	300	Yes	3	3.5	5	5	3.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths	Old pruning wounds		Good	Good	>40 yrs	Moderate	C	No works required.
T7	Silver Birch	<i>Betula pendula</i>	Semi-mature	5	1	230	Yes	1.5	1.5	2.5	4	3	Limited access around base	Single stemmed. Slight lean. Old pruning wounds	Old pruning wounds. Moderate dieback. Minor deadwood	Moderate dieback in crown. Leaning south.	Fair	Fair	10 to 20 yrs	Low	C	No works required.
T8	Beech	<i>Fagus sylvatica</i>	Semi-mature	6	2	100, 150	Yes	2.5	2	3	2	1.5	Limited access around base	Twin stemmed at 1m. Vertical	Normal		Good	Good	>40 yrs	Low	C	No works required.
T9	Silver Birch	<i>Betula pendula</i>	Early-mature	8	1	300	Yes	3	3.5	5	5	3.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths	Old pruning wounds		Good	Good	>40 yrs	Moderate	C	No works required.
T10	Silver Birch	<i>Betula pendula</i>	Semi-mature	3	1	70	Yes	1.5	1.5	1.5	1.5	1.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths	Old pruning wounds		Fair	Fair	>40 yrs	Low	C	No works required.

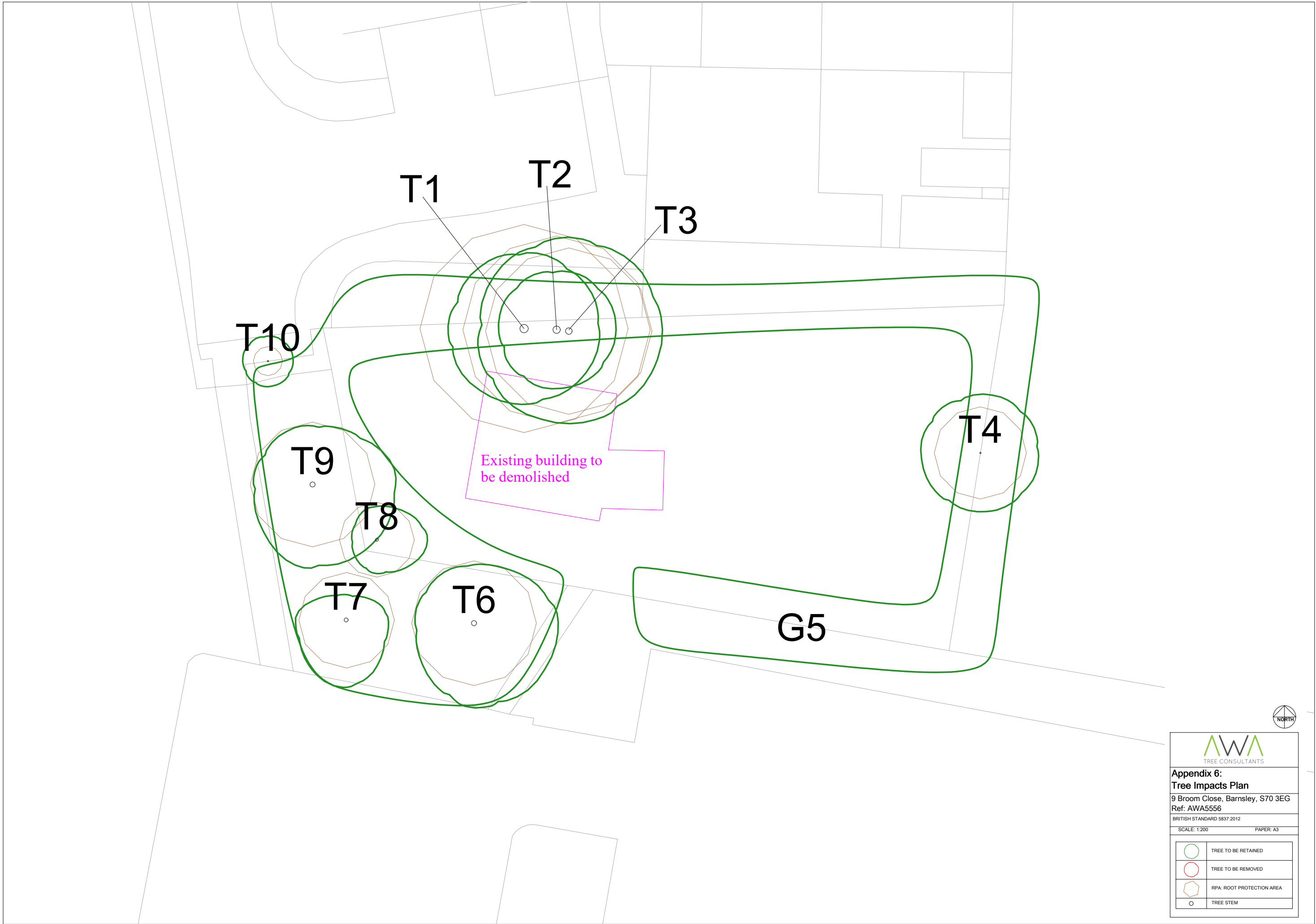



Appendix 5:
Tree Constraints Plan
 9 Broom Close, Barnsley, S70 3EG
 Ref: AWA5556

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



AWA
TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan
9 Broom Close, Barnsley, S70 3EG
Ref: AWA5556

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM