Oh Sew Sweet

Wood Walk,

Wombwell,

S73 8UE

Phase 2 Pre-development Arboricultural Report prepared at the request of

Mr J Hall of Oh Sew Sweet Shop

16 September 2019

By

Ian Kennedy BSc (Hons), MArborA, MICFor

Wharncliffe Trees and Woodland Consultancy

Summary

I have been instructed by Mr J Hall of the Oh Sew Sweet Shop to carry out an updated pre-development tree survey of the significant trees on the southern boundary of Oh Sew Sweet, Wood Walk, Wombwell is association with the planning application for the tea shop seating area on the south side of the existing building. The trees on the northern side of the building are not included in this report because they could not be affected by the extension.

The location and spread of four individual trees are shown on Plan 1 that shows the existing layout. Table 1 records their species, dimensions, age, life expectancy, categorisation and root protection areas. This information was collected, interpreted and recorded in accordance with BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Plan 1 also shows the root protection areas (RPA) that would be required for each tree necessary to protect them if they were to be retained as part of development.

Plan 2 is the tree constraints plan that shows the trees in context of the tea shop extension.

Two of the trees are included in retention category 'B' because of their landscape value and good health. This is the second highest retention category. These are not large trees and in many situations would be categorised as 'C'. However, they have been categorised B in this location because of their contribution to the local landscape. One tree, Tree 1, has been included in category 'U' because it is in mid-decline. The tree's health has declined since the inspection in 2015 with more dead wood in the crown. I recommend that an application is made to Planning Services to fell this tree.

The footprint of the conservatory is outside the crown spreads and root protection areas of the existing trees. The development will have no impact on existing trees.

Contents

1.0 Introduction

1.1 Instruction

I was instructed by Mr J Hall to carry out an updated pre-development tree survey of four trees to the south side of the Oh Sew Sweet building at Wood Walk, Wombwell.

The initial survey was completed in May 2015 and included all of the trees at the site. This updated survey has been completed to assess any possible impact of the new tea shop seating area on the trees.

The trees on the northern boundary are not included in this report because they could not be affected by the development on the opposite side of the building.

The tree survey is intended to provide a structured, impartial assessment of the tree population within the site, together with any trees on neighbouring land that could be affected by development.

The survey is intended to be informative to all stages of the development process and was carried out in accordance with *BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.*

1.2 Documents and Information Provided

I was provided with the following documents:

Plan showing the position and dimensions of the conservatory dated 20 August 2019.

1.3 Limitations

This report is concerned only with assessing the condition of the trees, their importance in the local landscape and any cultural and conservation values.

It takes no account of the affects the trees may have on the soil, such as heave where trees are removed or shrinkage where trees are retained.

Whilst no checks have been made with the Local Planning Authority regarding Conservation Area status, TPOs or other planning restrictions I am informed that Trees 1, 2, 3 and 4 are protected by a Tree Preservation Order.

Trees are dynamic organisms influenced by weather, pests and diseases. Therefore, this report can only remain valid for a period of 24 months.

Any works around the trees such as trenching, pruning, storage of materials and trafficking that has not first been approved by a suitably qualified arboriculturalist will invalidate this report.

No decay detection equipment was used to gather information on the condition of the trees.

All survey and inspection was completed at ground level.

2.0 Site Visit and Observations

2.1 Site Visit

The latest site visit took place on 12 September 2019. All dimensions were taken using recognised methodology and arboricultural measuring equipment, unless otherwise stated.

The weather at the time of inspections was dry and sunny with a moderate breeze. Visibility was good throughout.

Only Trees 1, 2, 3 and 4 were inspected.

2.2 Brief Site Description

The site is a small corner plot at the junction of Wood Walk and Dovecliffe Road. A one story brick building occupies the centre of the site with a garage to the north of the main building. There is parking around the building. Trees are confined to the perimeter of the site.

2.3 Development Proposals

A conservatory on the southern elevation of the building intended as a seating area for the tea shop.

2.4 Tree Observations

All trees within the site were inspected in detail. Information on their size, condition and retention category is included in Table 1.

2.5 Locations of the Trees

The locations of the trees were plotted and recorded by triangulation using the existing building to provide known datum points. These were plotted on the plan provided by Mr J Hall.

3.0 Interpretation of Information and References

My interpretation and appraisal of information gathered from the survey is based on experience of tree species, visual risk hazard assessment and the guidance set out in BS5837:2012 *Trees in Relation to Design, Demolition, Construction – Recommendations*. My qualifications and experience in arboriculture are included in appendix 1.

3.1 BS5837:2012 Tree Retention Categories

All trees have been assessed and assigned a category in accordance with Table 1 of the standard. A copy of Table 1 is included as Appendix 1. This categorisation is intended to rank trees according to their importance in terms of quality, health, life expectancy, amenity and landscape value, together with wildlife and cultural importance. This ranking assists in determining the suitability and appropriateness of trees for retention in any development. Categories A to C are those considered for retention; 'A' being highest for trees in the best possible condition, rare trees and trees with the highest landscape value or possibly important cultural or conservation values. Category 'C' trees are those included in the lowest retention category because they are of lower quality due to their condition, offering small landscape benefit or because they have no material conservation or other cultural value.

Category 'U' trees are those not suitable for retention within the current site use because of impaired condition.

3.2 Below Ground Constraints; Root Protection Areas (RPAs)

The root protection area is the area of land considered necessary for trees should they be retained as part of any development. This is calculated using the stem diameter measured at 1.5 metres from ground level. This protection area is usually shown diagrammatically as a circle centred on the base of the tree where it is expected that rooting has not been impeded in any one direction and where disturbance has not taken place. Where rooting has been impeded or disturbance taken place then the shape and size of the root protection area is modified according to an assessment of where rooting is likely to take place. The RPAs of most of the trees has been offset into the site and shown as a square due to the trees' positions next to the public highway. Rooting is likely to be impeded due to the inferior rooting conditions found under highways. See Plan 1.

Where trees are to be retained, it is optimal to locate structures and services outside the RPA. However, where incursion becomes necessary, technical solutions may be possible to limit damage, areas lost can be compensated elsewhere, or the soil environment can be improved. In these circumstances an arboricultural method statement will be necessary to ensure that works are undertaken sympathetically and do not damage the below ground parts of the trees.

3.3 Above Ground Constraints; Crown Spreads

Ideally working areas should be out with the crown spreads of trees to be retained. However the development activity involved with the construction of the parking spaces is considerably less intrusive than on development sites where large machinery needs access and scaffolding is required.

4.0 Arboricultural Impact Assessment

4.1 Table 1. The Tree Survey

Tree number	Species	Height (M)	Stem diameter (DBH in MM)	Branch spread (M)	Ht first branch above GL* (M)	Ht of canopy above GL (M)	Life stage	Vitality	General observations on the tree's condition	Recommended remedial works	Estimated life in years	Category
T1	Sycamore	10.0	340 270, 250, 300	North – 5.6 South–5.0# East – 6.6 West – 2.0	GL	2.0	Young mature	Mid decline	There are four stems from the base. Three of these continue to die from the top. There is a dead branch over the parking area. There is an acute stem union at the base that is stable. The tree is growing immediately adjacent the highway.	Apply to the Local Planning Authority to fell the tree with a view to completing this work within the next 12 months.	<10	U
T2	Sycamore	13.5	305	North –4.5 South-5.0# East – 1.0 West – 1.0	2.5	3.0	Young mature	Normal vitality	No significant defects were noted. The tree is suppressed by its neighbours. The tree is growing immediately adjacent the highway.	None	20+	C (1&2)

T3	Sycamore	14.0	360, 340# 310	North – 4.3 South-5.0# East – 3.0 West – 3.0	0.5	3.0	Young mature	Normal vitality	There are three stems from the base. The unions appeared stable at the time of inspection. The stems have significant ivy cover to 6m preventing detailed inspection. The tree is growing immediately adjacent the highway.	Sever ivy at base.	20+	**B (2)**
T4	Sycamore	13.5	350# 420#	North – 6.5 South-7.0# East – 5.4 West – 6.6	2.0	3.5	Young mature	Normal vitality	There are two stems from the base. The unions appeared stable at the time of inspection but there is significant ivy cover to 6m preventing detailed inspection.	Sever ivy at base.	20+	**B (2)**

Estimated * Ground Level

4.2 Hedges and other vegetation

There are no hedges or other significant vegetation on the site.

4.3 Impact Assessment of Proposed Layout on Existing Trees

No RPA has been shown for Tree 1 because I recommend that an application is made to the Local Planning Authority to fell it as I believe the tree is in terminal decline.

The conservatory footprint does not encroach into the RPAs or crown spreads of any of the trees. The development does not have any impact on the existing trees.

4.4 Tree Protection Plan

The building works appear to be complete. There would be no merit in putting up any tree protection at this stage.

5.0 Conclusions

The new conservatory will have no impact on the existing trees.

6.0 Legal Considerations

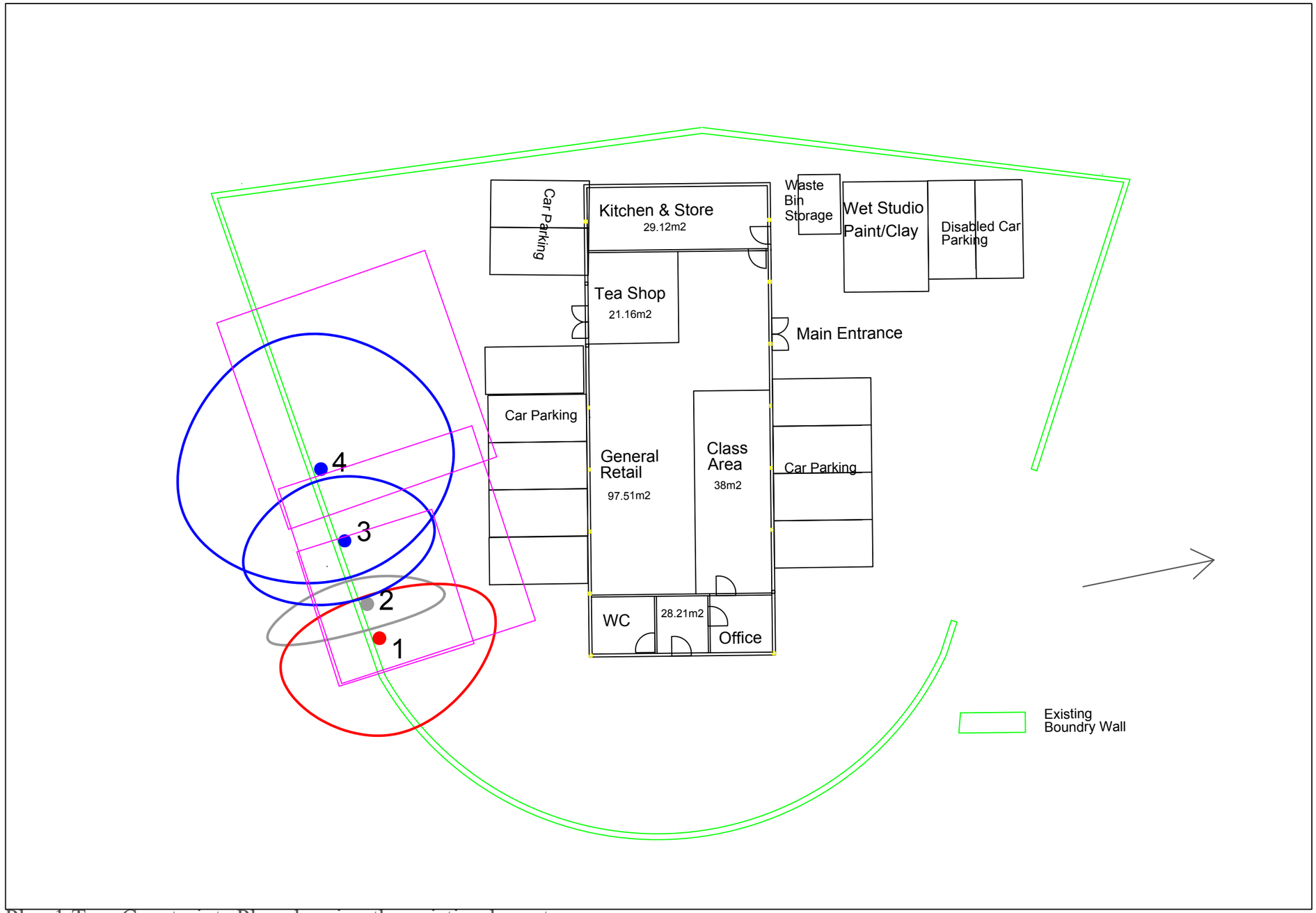
Protected trees

No checks have been made with the Local Planning Authority for TPOs but I was informed at the time of writing the first report that Trees 1, 2, 3 and 4 are protected by a TPO.

The recommended removal of Tree 1 will require the consent of the Local Planning Authority as this work is not considered exempt. The Local Planning Authority may also require replacement of this tree with a suitable replacement in an agreed position.

Whilst this tree is dying it is not considered exempt from an application to fell it. Only dead and dangerous trees have exemptions from an application.

The removal of dead branches from the tree would be exempt from an application.



Key

Category B tree
tree stem
crown spread
root protection
area

Category C tree
tree stem
crown spread
root protection
area

Category U tree
tree stem
crown spread

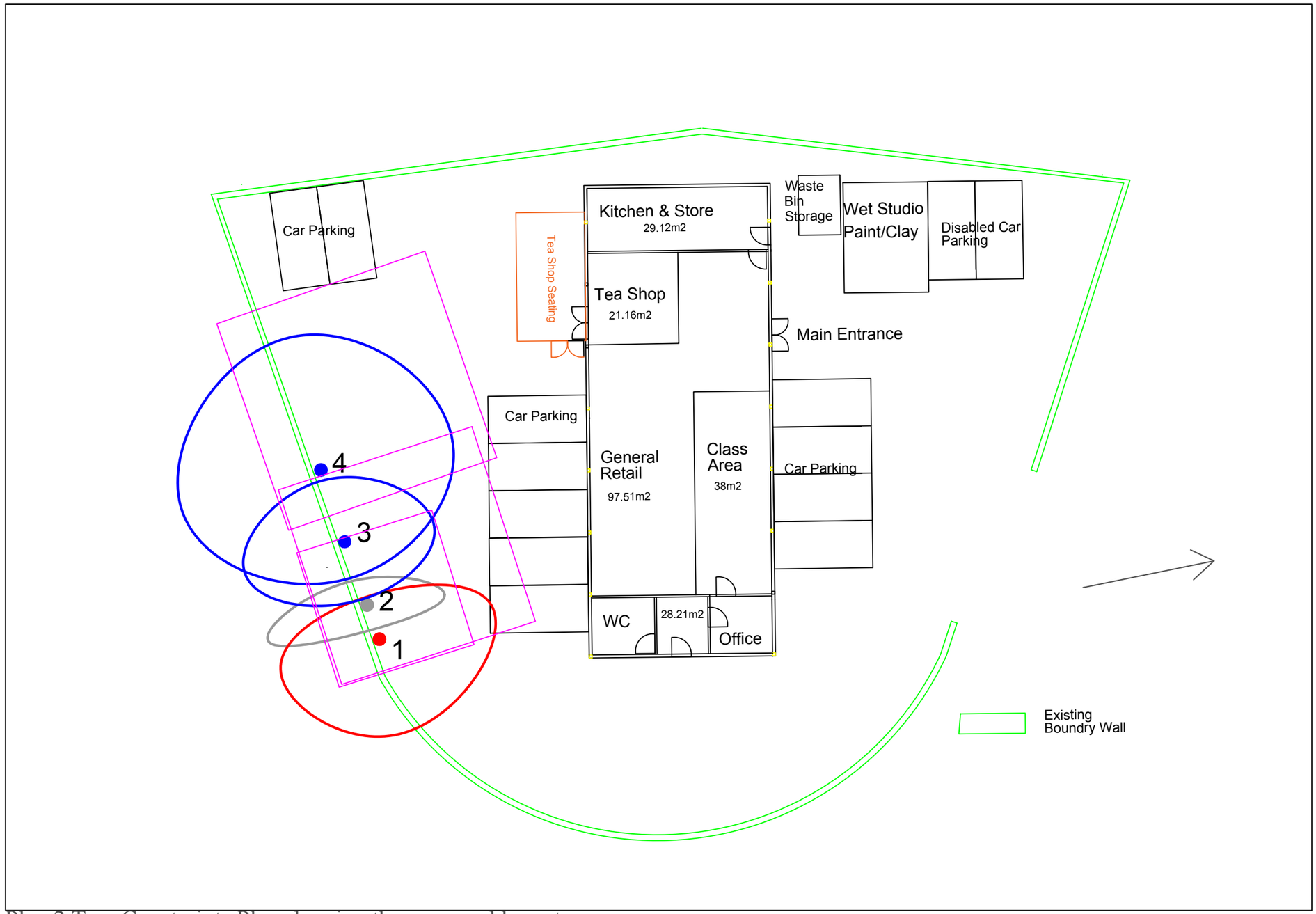
WHARNCLIFFE
TREES AND WOODLAND CONSULTANCY

16 Hartcliffe View
Thurgoland
sheffield
S35 7BD

0114 2885501
07891488303

info@wharncliffetwc.co.uk

Plan 1 Tree Constraints Plan showing the existing layout



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Plan 2 Tree Constraints Plan showing the proposed layout

Appendix 1.Qualifications and Experience of Ian Kennedy

1. Qualifications

Ian graduated from the Scottish Agricultural College in August 1995 with a Higher National Diploma in Horticulture (HND) with Distinction.

In 1998 Ian graduated from the University of Aberdeen with a BSc (Hons) Upper second class in Forestry with Arboriculture and Amenity Forestry.

He passed the LANTRA Professional Tree Inspection examination in 2006.

In 2009 his application to become a professional member of the Arboricultural Association was assessed to fulfil all the necessary requirements and he became a professional member of the Association that year.

In 2011 he passed the final examination of the Institute of Chartered Foresters and become a member of that institute in January 2012.

2. Practical experience

Presently Ian is working in private practice as an independent arboricultural and woodland management consultant undertaking tree conditions surveys, pre-development tree surveys to the BS5837:2012 standard, mortgage reports and woodland management planning works. Clients range from home owners and farmers to architects, building companies, local authorities, schools and larger development companies.

Prior to private practice Ian held a number of positions in local government. Firstly he was the arboriculturalist within a planning office in Essex. Ian gained considerable experience regarding trees in relation to development, in particular BS 5837.

Development work formed the core of his duties and applications ranged from small back garden developments to major schemes such as the redevelopment of Ministry of Defence land for private residential development. Ian also undertook all functions associated with

Tree Preservation Orders (TPOs), including the making of new TPOs, assessing suitability of applications to work on protected trees and trees in conservation areas.

Ian went on to manageda 500 hectare woodland estate for a local authority in South Yorkshire that included a mix of urban and rural woodlands. This included preparation and implementation of detailed management plans for multiple use woodlands. He undertook all aspects of silvicultural management from marking to contract tendering and monitoring. He also managed the access, conservation, landscape and archaeological requirements of the estate. Ian was directly involved in the estate achieving Forest Stewardship Council certification in 2003 and personally ensured continued certification.

Ian has worked extensively with Forestry Commission to obtain the necessary licences for management works and ensured the estate benefited fully from the full range of grants available.

Latterly at the same authority Ian went on to manage the trees and woodlands unit, having overall responsibility for management of the authority's tree and woodland stock and associated staff, together with delivery of other tree related services such as those associated with the Town and Country Planning Acts.

3. Continuing professional development

Ian regularly attends meetings, seminars and training events hosted by The Arboricultural Association, Institute of Chartered Foresters, Royal Forestry Society and Forestry Commission and benefits from the respective journals, briefings and newsletters available to members of the first three of the organisations listed.

4. Relevant experience

Ian Kennedy has spent 19 years working with trees, including as the arboricultural advisor to planning officers for a Local Planning Authority and manager of a trees and woodlands unit for another local authority with overall responsibility for trees, including in relation to the Town and Country Planning Acts.

Appendix 2. Tree Retention Categories

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context 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 • Trees infected with pathogens of significance to the 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; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
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)	See Table 2
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	See Table 2
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	See Table 2

Appendix 3. Explanatory notes for terms used in this report

- **Compass Bearing:** N = north; S = south; E = east; W = west;
- **Age Class:** Assessed as either:
    - Young = a size which could be easily transplanted;
    - Semi-mature = prior to seed bearing age and could be transplanted with care;
    - Young Mature = early maturity, not fully grown but of seed bearing age and may have achieved mature height;
    - Mature = fully grown, annual growth is much reduced;
    - Old Mature = old for the species, possibly starting to decline;
- **Trunk Diameter:** These figures relate to the diameter of the trunk at a given distance above ground level and are recorded in centimetres measured with a diameter tape.
- **Estimated size:** #
- **Health:**
    - Normal Vitality = normal growth and twig extension;
    - Moderate Vitality = reduced twig extension but other than that few signs of ill-health;
    - Early Decline = reduced twig extension and some dead twigs in the outer canopy;
    - Mid-decline = small internodes, the canopy may be thinning and contain dead twigs and/or branches in the outer canopy, older branch wounds that haven't occluded may be decaying and forming cavities;
    - Severe Decline = sparse crown, numerous dead twigs and branches in the outer canopy, older branch wounds likely to be decaying and forming cavities;
    - Dead.
- **Structural Condition**
    - Acute stem union = a weak union between two or more stems at the main forking point caused by the formation of reaction wood. Mechanical pressure at the forking point increases as secondary thickening occurs increasing the risk of failure at that point.
    - Acute branch union = the same principle as acute stem unions but between a stem and a branch or two branches rather than 2 main stems.

Ian Kennedy
Wharncliffe Trees and Woodland Consultancy
16 Hartcliffe View
Thurgoland
Sheffield
S35 7BD

0114 288 5501
07891 488303

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