



ARBORICULTURAL REPORT

& Impact Assessment

to BS 5837:2012 at:

***Bence Farm Court,
Barnsley Road,
Darton,
Barnsley
S75 5NT***

Prepared for:
Paul Woodcock

Date: *November 2022*

Reference: *AWA4596*



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We were instructed Paul Woodcock 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.
- 1.1.3 This report is an update to the report provided by us in July 2021 (Ref: AWA3862). The development proposals have been amended to reduce the impact on the trees at the site, and to address Reason for Refusal 2 on the Decision Notice dated 23/03/2022 and the officer's report.

1.2 Survey Details

- 1.2.1 The survey took place during July 2021.
- 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, Principle and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr James Brown BSc (Hons) Arboriculture, MArborA, PTI (Lantra), Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations 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

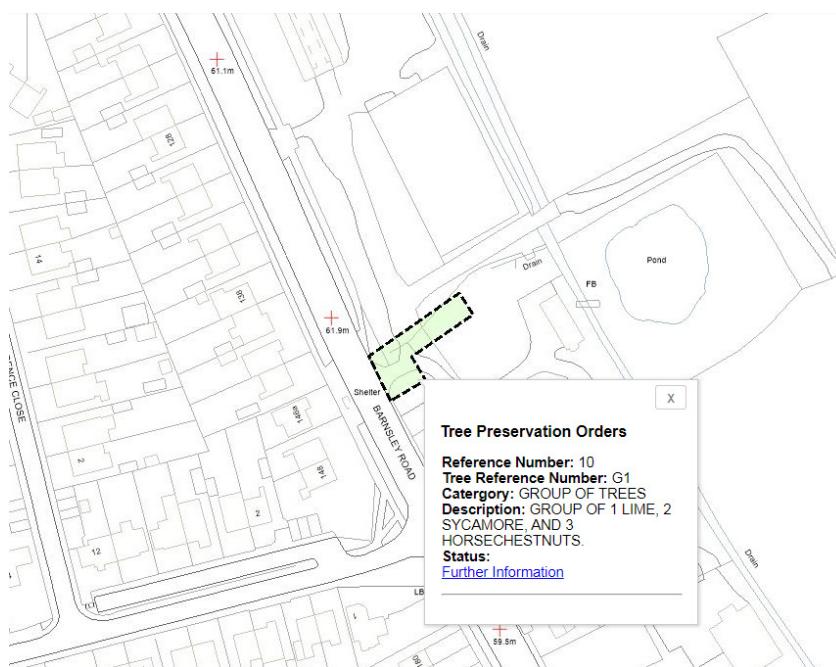
- 2.1.1 The is located off Barnsley Road in Darton in the Metropolitan Borough of Barnsley, South Yorkshire.
- 2.1.2 The approximate area of the survey is highlighted in the (2020 Google Earth) image below:



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 22nd of July 2021 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 a Tree Preservation Order. 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 Statutory permission is required before any works can take place to the protected trees. There are large potential penalties for illegally carrying out work to protected trees.
- 3.1.5 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.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 13 items of woody vegetation, comprised of 10 individual trees and 3 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 2 trees are retention category 'A', 10 trees, tree groups or hedges are retention category 'C', and 1 tree is retention category 'U' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.1 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:
- 3.2.2 The highest value trees at the site are Lime T4 and Sycamore T5. These are large mature trees in good condition which are situated in prominent roadside positions and provide considerable amenity value to the site and the surrounding area. T4 appears to be situated in adjacent and was inaccessible and so was only given a cursory inspection with measurements estimated and condition values indicative only.
- 3.2.3 Crack Willow T13 is situated at the site's northern corner, on the edge of a stream. The tree appears to have been previously twin stemmed, but a large north eastern stem has previously split and failed. The tree is in poor structural condition, with several large included bark unions and numerous significant cavities with decay to its stems and fungal brackets and several significant snapouts in its crown. It is recommended to undertake pruning works to T13 regardless of development at the site, heavily reducing the tree to around 4m from ground level.
- 3.2.4 Sycamores T6 to T9 are situated to the centre of the site. T6, T7 and T8 are relatively large early mature trees, while T9 is a small insignificant young tree. T6, T7 and T8 have large long bark wounds to their stems; there is little visible decay to the stem of T7, but there is decay to the stem of T6, and significant and extensive decay to the stem of T8.
- 3.2.5 Goat Willow T10 is situated at the site's northern boundary fence and significantly overhangs the adjacent access track to the north. The tree has several significant included bark unions to its stems and numerous pruning wounds and stubs to its northern crown.
- 3.2.6 G11 and G12 form boundary groups of young to semi mature Ash and Sycamore. The Ash within the groups have symptoms of the fungal disease Ash Dieback and likely have limited future prospects regardless of development at the site; once a tree is infected, the disease is usually fatal, either directly or indirectly.

- 3.2.7 Managed Hawthorn and Beech hedge G3 provides some screening but is of low arboricultural value.
- 3.2.8 Plum T1 and Field Maple T2 are situated in an inaccessible adjacent garden and so were only given cursory inspections with measurements estimated and condition values indicative only.
- 3.2.9 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5 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.
- 3.2.10 Some lower value tree groups and hedges 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.
- 3.2.11 The 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.

3.3 Photographs



Photo 1: T1 and T2 from north



Photo 2: G3 from south west



Photo 3: T4 from west



Photo 4: T5 from east



Photo 5: Stem of T5 from south

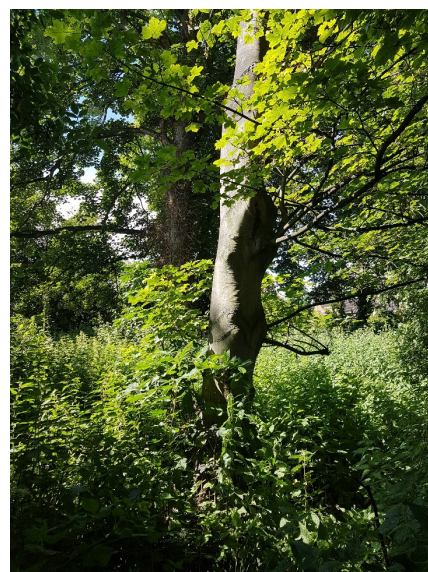


Photo 6: T6 from north east



Photo 7: T7 and T8 from north east

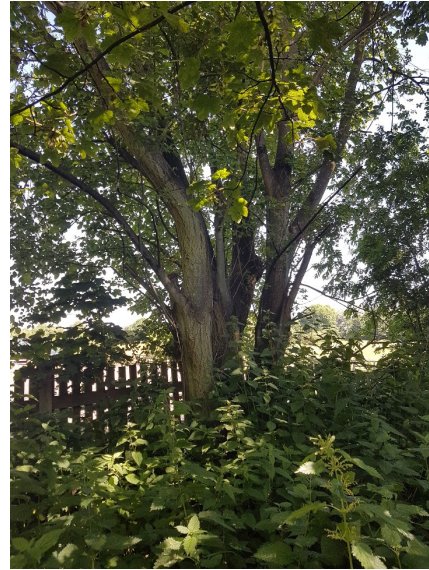


Photo 8: T10 from south



Photo 9: G11 from south east



Photo 10: G12 from south



Photo 11: T13 from south west



Photo 12: Stem of T13 from west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build two new cabins at the site with associated access, parking and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.
- 4.1.2 The development proposals have been amended since the report provided by us in July 2021 (Ref: AWA3862), in order to reduce the impact on the trees at the site.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 1 tree group will require removal as it is situated in the footprint of the development or its retention and protection throughout the development is not suitable.
- 4.2.2 The tree group that requires removal to facilitate the proposed development is G12.
- 4.2.3 G12 is low value retention category 'C' and its removal will have little negative impact. The Ash within G12 have symptoms of the fungal disease Ash Dieback and likely have limited future prospects regardless of development at the site.
- 4.2.4 New trees are to be planted as part of the proposed new development which will easily mitigate for the required removal of G12 and will improve the site's tree cover in the longer term.
- 4.2.5 Pruning works are recommended to Willow T13 regardless of the development, heavily reducing the tree to around 4m from ground level.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendix 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 The proposed new vehicular access and parking encroach into the edge of the RPA of retained Sycamore T5, however, the encroachment into the RPA is minor and T5 should remain largely unaffected by the works, provided care is taken during construction.

- 4.3.3 New drainage runs are proposed within the RPA of retained Willow T13, however, as the tree is to be heavily reduced regardless of the proposed new development, the installation of the proposed new drainage runs should have little negative impact on the tree provided care is taken during their installation. The potential negative impacts on the retained tree's roots could be minimised by only using hand tools within the RPA, with no heavy machinery used within the RPA, leaving significant tree roots intact where possible and passing the drainage runs through the retained tree roots and wrapping any exposed roots with hessian sacking to keep them damp.
- 4.3.4 The proposed new bin store within the RPAs of retained trees T4 and T5 will have little negative impact on the retained trees provided care is taken during its installation, with no excavations or significant increases in ground levels within the RPAs of the retained trees.
- 4.3.5 The buildability of the proposed development 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 may require protection by fencing in accordance with BS 5837: 2012, during the development phase. If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



.....

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

25th November 2022

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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

Mr 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.

Mr 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.

Dr Felicity Stout, PhD, MA, BA (Hons), Cert Ed Forestry, TechArborA, PTI (Lantra)

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced social forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and she has work published in The Arboricultural Journal on this subject. As well as working at AWA Felicity is the Tree Conservation Officer for the Peak District National Park Authority.

Mr James Godfrey, BA (Hons), Dip Forestry and Arboriculture Level 4, Cert Arb L3, TechArborA, QTRA Registered

James has extensive arboricultural experience working as a team leader within the public and private sector. By achieving a Distinction Star in the Extended Diploma in Forestry and Arboriculture, James was able to use his knowledge to inform and carry out appropriate maintenance that ensured the long term wellbeing of trees across the UK. During his time at Darlington Borough Council, James provided on site assessment and the management of the remedial works required to ensure safe and suitable retention of trees that provide a multitude of benefits to the urban environment. Currently, James is completing a Foundation Degree in Arboriculture and Tree Management, while working at AWA.

Mr 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.

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

Jim joined 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.

Miss Lucy Garbutt, MSc, BSc (Hons) Biology, CIEEM, TechArborA

Lucy recently 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 moved into arboriculture after previous experience of protected species' surveys with a large environmental consulting company. This included surveys of bats, reptiles, and dormice.

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.

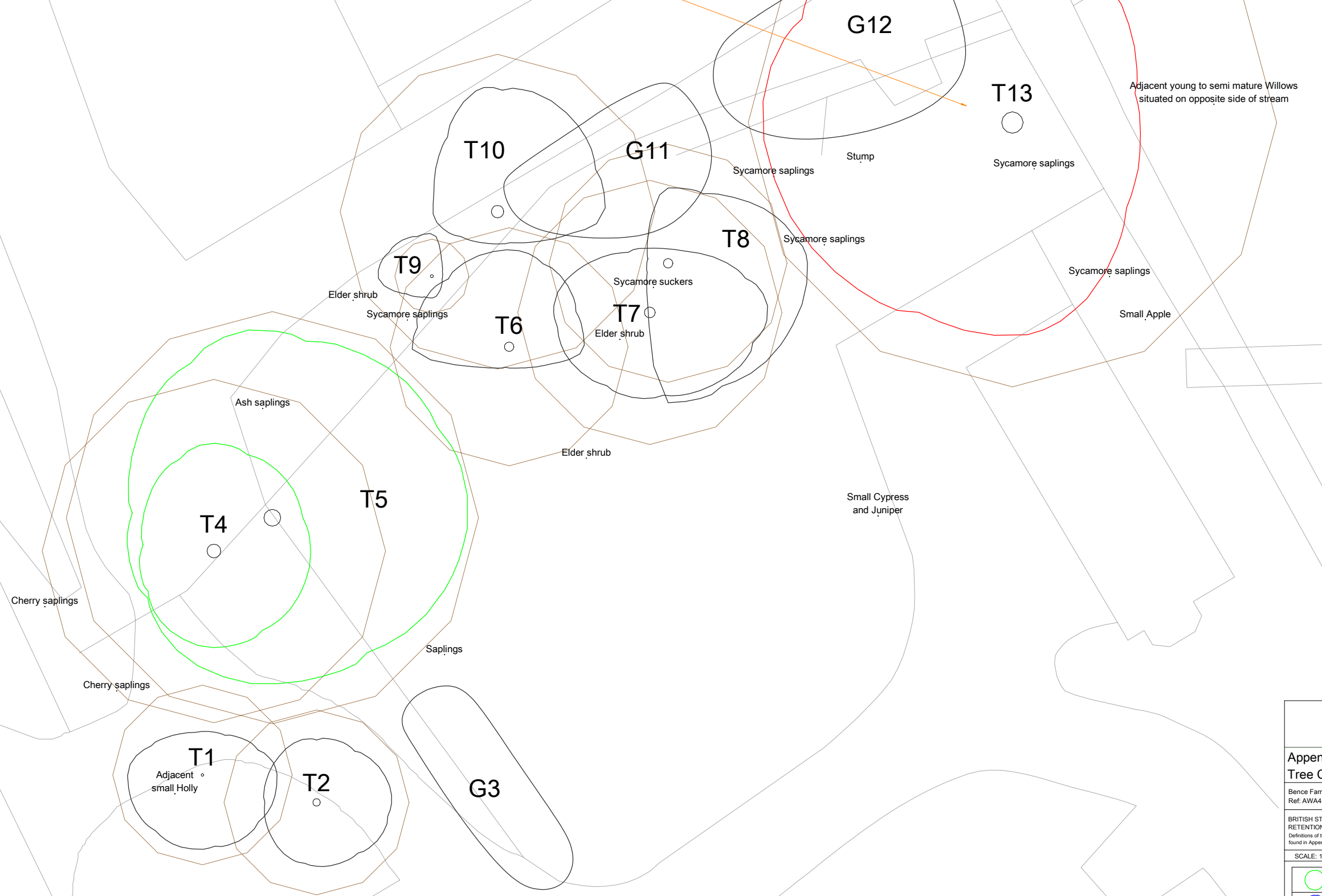
U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

Tree Species				Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Average Height (m)	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Plum	Prunus sp.	Early-mature	11	8	120	Yes	1.5	2	3.5	3.5	3.5	Limited access around base	Multiple stemmed at base. Vertical. Tight unions. Epicormic growths. Stubs. Old pruning wounds	Minor deadwood	Adjacent, no access. Overhanging access drive. Previously pruned over access drive.	Good	Good	10 to 20 yrs	Low	C	No works required
T2	Field Maple	Acer campestre	Semi-mature	13	1	350	Yes	1.5	3	3.5	3	2.5	Limited access around base	Single stemmed. Vertical. Epicormic growths	Minor deadwood	Adjacent, no access	Good	Good	>40 yrs	Moderate	C	No works required
G3	Hawthorn. Beech.	Crataegus sp. Fagus sp.	Semi-mature	3.5	10	20	No	0.5	See plan				Managed hedge. Ivy covered.				Good	Good	20 to 40 yrs	Low	C	No works required
T4	Lime	Tilia x europaea	Mature	19	1	650	Yes	3	5	4.5	4.5	3.5	Limited access around base. Ivy covered	Single stemmed. Vertical. Epicormic growths. Ivy covered	Minor deadwood. Minor snapouts	Adjacent, no access. Situated on opposite side of fence. Very dense epicormic growths at base. Ivy covered. Ivy and epicormic growths prevented detailed inspection.	Good	Good	>40 yrs	High	A	No works required
T5	Sycamore	Acer pseudoplatanus	Mature	22	1	780	No	1.5	8.5	9.5	8	6.5	No visual defects. Ivy covered	Single stemmed. Vertical. Dead Ivy covered	Minor deadwood	Dense Ivy covering ground and base of stem. Ivy prevented detailed inspection. Situated at junction of 3 fences. Dead Ivy covering stem.	Good	Good	>40 yrs	High	A	No works required

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition								Value		Management
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Average Height (m)	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	18	1	450	No	1.5	4.5	3.5	1	4.5	Increase in soil level	Single stemmed. Slight lean north west. Bark damage. Minor decay.	Minor deadwood	Large bark wound to northern side of stem from 2.5m to 6m with some decay. Limited stem flare at base, likely previous increase in ground level around base.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required
T7	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	17	1	500	No	3	3	7	4	4.5	No visual defects	Single stemmed. Vertical. Bark damage	Minor deadwood. Minor snapouts. Bark damage	Long bark wound to northern side of stem from 1m to 5m but with no visible decay	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T8	Sycamore	<i>Acer pseudoplatanus</i>	Early-mature	17	1	450	No	3	3.5	6.5	6.5	1	No visual defects	Single stemmed. Vertical. Bark damage. Major cavity. Moderate decay	Minor deadwood	Large long bark wound to northern side of stem from base to 3.5m with significant and extensive decay	Fair	Poor	10 to 20 yrs	Moderate	U	No works required
T9	Sycamore	<i>Acer pseudoplatanus</i>	Young	7	1	140	No	2.5	2	0.5	1	2.5	No visual defects	Single stemmed. Slight lean north west	Minor deadwood		Good	Good	10 to 20 yrs	Low	C	No works required
T10	Goat Willow	<i>Salix caprea</i>	Semi-mature	13	4	280, 310, 300, 300	No	1.5	6	5	1.5	3	No visual defects	Multiple stemmed at base. Slight lean north. Tight unions. Old pruning wounds. Stubs. Partially included bark. Bark damage	Minor deadwood	Numerous tight unions and included bark. Previously pruned from north, leaving stubs. Crown significantly overhangs access track to north.	Good	Fair	20 to 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	Average Height (m)	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G11	Ash. Sycamore.	Fraxinus sp. Acer sp.	Young	10	10	70	No	1.5	See plan				Boundary group of young to semi mature Ash and Sycamore. Ash have symptoms of Ash Dieback. Crowns slightly overhang access track to north.				Poor	Fair	10 to 20 yrs	Low	C	No works required
G12	Ash. Sycamore.	Fraxinus sp. Acer sp.	Young	10	10	90	No	1.5	See plan				Boundary group of young to semi mature Ash and Sycamore. Ash have symptoms of Ash Dieback. Crowns slightly overhang access track to north.				Poor	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T13	Crack Willow	Salix fragilis	Mature	15	1	1000	No	0.5	11	6	10	12	Soil erosion. Exposed roots	Single stemmed. Slight lean north. Bark damage. Moderate cavities. Moderate decay. Split stem. Failed stem. Old pruning wounds	Minor deadwood. Moderate deadwood. Minor snapouts. Moderate snapouts. Major snapouts. Fungal brackets	Situated on edge of stream. Previously twin stemmed, but large north eastern stem has previously split and failed. Numerous significant cavities with decay to stem and crown. Fungal brackets to crown. Numerous significant snapouts from crown. Very large western scaffold limb at 1.5m extends significantly to west.	Fair	Poor	10 to 20 yrs	Moderate	U	Pruning works recommended regardless of development - Heavily reduce to around 4m from ground level

Pruning works recommended to T13 regardless of development
Heavily reduce to around 4m from ground level





Appendix 5:
Tree Constraints Plan

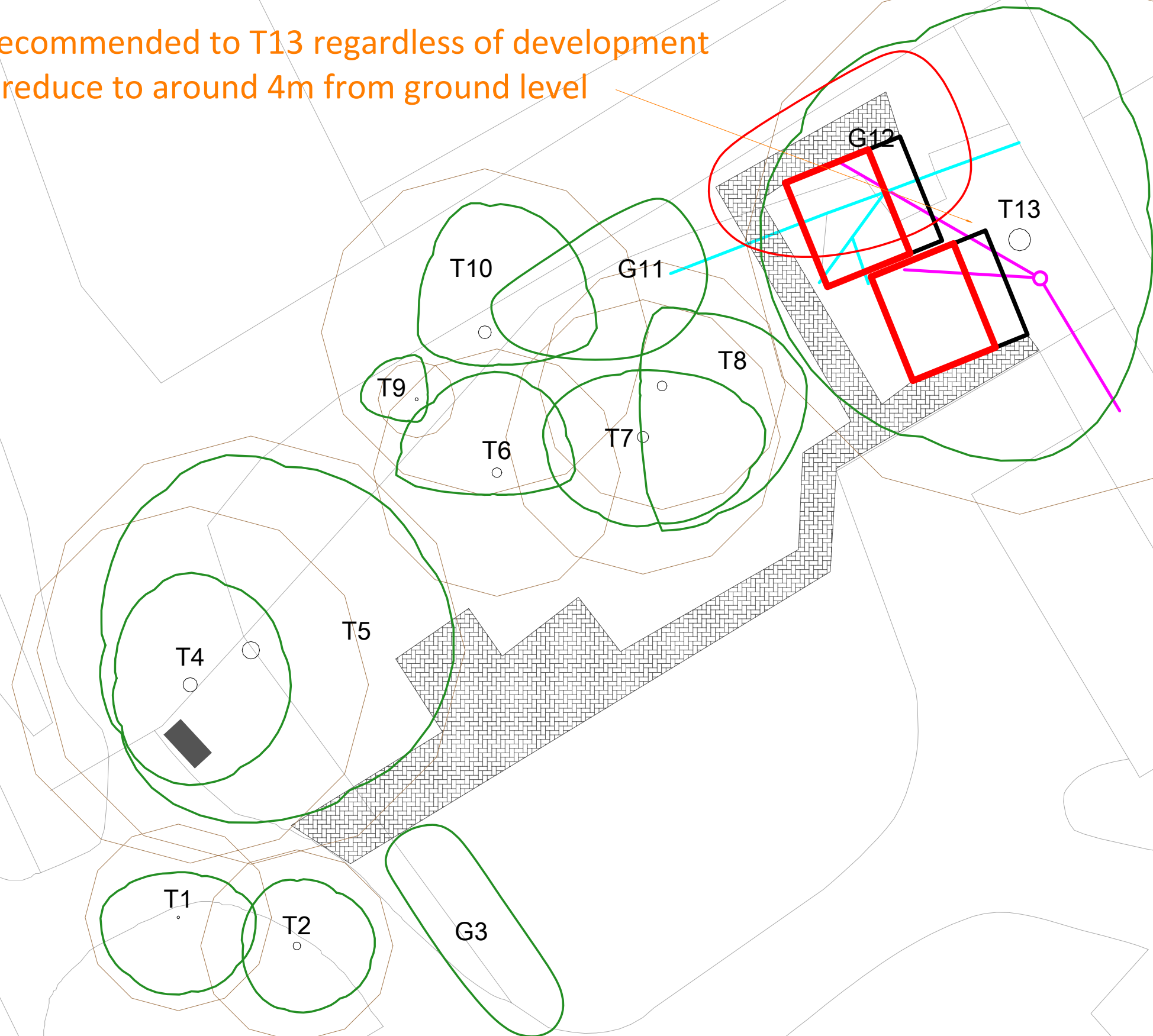
Bence Farm Court, Bamsley Road, Darton, Bamsley
Ref: AWA4596

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

Pruning works recommended to T13 regardless of development
Heavily reduce to around 4m from ground level



AWA
TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan

Bence Farm Court, Barnsley Road, Darton, Barnsley
Ref: AWA4596

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM