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ARBORICULTURAL ASSESSMENT

Client

Homes by Honey and Keith, Brenda, Christopher, and Sharon Wike

Project

Woolley Colliery Road, Darton

Date

March 2026

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1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Homes by Honey, Keith and Brenda Wike of Manor House Farm, Bloomhouse Lane, Darton, Barnsley S75 5AS and Christopher and Sharon Wike of 23 Huddersfield Road, Darton, Barnsley S75 5ND. To present the findings of an Arboricultural Assessment and survey of trees located at Woolley Colliery Road, Darton, Barnsley. (hereafter referred to as the site), OS Grid Ref SE 313 104.

Site Description

- 1.2 The site occupies former agricultural land to the north of Darton, a large village in the Metropolitan Borough of Barnsley situated close to the borders of South and West Yorkshire. Residential development sits to the south and east of the site, with an open rural landscape to the west. Further tracts of agricultural land are situated to the north.

Scope of Assessment

- 1.3 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on 29th October 2025 in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.4 This report has been produced to accompany a planning application for a 119 plot residential development.
- 1.5 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 In relation to arboriculture, the NPPF states that:
- 136 *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 52), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
 - 193 (c) *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 70) and a suitable compensation strategy exists'.*
and provides specific guidance that:
 - 193 (d) *'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.*
- 2.3 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Local Planning Policy

- 2.4 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.

- 2.5 Within the context of the adopted Local Plan 2019- 2033 for Barnsley Metropolitan Borough Council there are several policies relating to trees. The following lists the most relevant.
- 2.6 Policy GD1 General Development:
[...] 'Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.'
- 2.7 Policy HE4 Developments affecting Historic Areas or Landscapes:
[...] 'Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.'
- 2.8 Policy BIO1 Biodiversity and Geodiversity:
[...] 'Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured'
- 2.9 The site is also listed within the local plan as 'HS11 Land South of Bloomhouse Lane, Darton Indicative number of dwellings 214. The following text relates to trees:
[...] 'Retain, buffer and manage all the hedges plus retain and manage a significant proportion of the existing scrub as part of the greenspace provision'

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups or hedgerows where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
- 3.3 An assessment of individual trees within groups and hedgerows has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

- 3.4 Trees, groups and hedgerows have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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 within this category are:
- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
 - Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
 - Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low-quality trees suppressing adjacent trees of better quality.
 - Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

- 3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:
- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
 - Subcategory (ii) trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.
 - Subcategory (iii) trees, groups, or woodlands of significant conservation, historical, commemorative, or other value for example veteran or wood pasture.
- 3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:
- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
 - Subcategory (ii) 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.
 - Subcategory (iii) trees with material conservation or other cultural value.
- 3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:
- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
 - Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
 - Subcategory (iii) trees with no material conservation or other cultural value.

Considerations and Limitations of the Tree Survey

- 3.11 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.12 The statements made in this report regarding the assessed trees applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.

- 3.13 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.
- 3.14 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

- 4.1 A total of fourteen individual trees, ten groups of trees and three hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows, and woodland as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups and hedgerows recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations, particularly of structural and physiological condition (for example the presence of any decay and physical defect) and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups and hedgerows have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary

- 4.5 The site has been unmanaged for some time. Much of the site was covered in self-set scrub, with common hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa* the dominant species. Boundary features were often overgrown, with dense bramble at the base. Isolated trees were sited along boundary features, with common ash *Fraxinus excelsior*, field maple *Acer campestre*, goat willow *Salix caprea* and common holly *Ilex aquifolium* commonly occurring.
- There were no Category A or U specimens.
 - Dense undergrowth prevented access to some parts of the site.
 - Tree health and condition was fair to good.
- 4.6 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance:

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category B (Moderate Quality / Value)	T9, T11	2	G1, G3, G8	3
Category C (Low Quality / Value)	T1, T2, T3, T4, T5, T6, T7, T8, T10, T12, T13, T14	12	G2, G4, G5, G6, G7, G9, G10, H1, H2, H3	10

- 4.7 T9. Category B sessile oak *Quercus petraea*. This single stemmed specimen was located adjacent to the public footpath at the east end of the site. It was typical of tree cover within G3. A good example of its species, it contributed positively to the wider treescape of the area.

- 4.8 T11, a Category B field maple, was situated further south of T9. This multi stemmed specimen had an unusual appearance, with a large, twisted expanse of leaders. Its unique appearance and aged look led to it being assessed as a locally notable specimen.¹
- 4.9 G1. This Category B group of trees was comprised of hawthorn, blackthorn, silver birch *Betula pendula*, wild cherry *Prunus avium* and grey poplar *Populus x canescens*. This linear feature was situated adjacent to the security fence of Weighwell Engineering, forming a visual screen into and out of the site. The group had been recently pruned to the security fence along the southern boundary.
- 4.10 G3, a large Category B group, formed much of the tree cover to the eastern part of the site. It extended from Bloomhouse Lane on the northern boundary down to the residential dwelling on the eastern boundary, with a public footpath through its centre. A mixed age range of native and non-native deciduous trees and shrubs were evident, comprising of English oak *Quercus robur*, hawthorn and sycamore *Acer pseudoplatanus*.
- 4.11 G8. A Category B group adjacent to the western side of the residential driveway leading into site off Woolley Colliery Road. It consisted of a mixed age range of deciduous species, with many mature field maples and an understory of hawthorn and blackthorn.
- 4.12 T1 and T2. These two Category C silver birch *Betula pendula* were located on the south of Weighwell Engineering and partly within G1.
- 4.13 T3. Category C hawthorn. Located on the northern site boundary. A multi stemmed specimen with a larger diameter stem than surrounding specimens. T3 was located within G1, with its stem base obscured by dense undergrowth, preventing access.
- 4.14 T4, T5, and T6. All Category C early mature English oak growing near each other, located on the northern site boundary. Access was limited due to low crown form and being within confined within G1.
- 4.15 T7. Category C field maple located within G2, with a low crown form.
- 4.16 T8. Category C goat willow adjacent to northern site boundary. Unable to access due to dense undergrowth.
- 4.17 T10. Category C multi stemmed sycamore located within G3. Adjacent to public footpath with light ivy cover obscuring base of stem.
- 4.18 T12. Category C multi stemmed common ash. Located on the eastern site boundary within G3. No obvious signs of the effects of ash dieback *Hymenoscyphus fraxineus* were evident. Minor deadwood present in the crown. Wire fence attached to stems.
- 4.19 T13. Category C common ash. Exhibiting signs of ash dieback. Located within G3 on the eastern boundary of site. A multi stemmed specimen exhibiting minor deadwood, epicormic growth in the crown, and barbed wire attached to base of stems. Waste/ fly tipping scattered around base of tree.
- 4.20 T14. Goat willow. A Category C single stemmed specimen with low crown form, close to the south east boundary. Crown overhanging neighbouring property.

¹ [What are ancient, veteran and other trees of special interest | Ancient Tree Forum](#)

- 4.21 G2. Category C group running from north to south down the middle of the site. Primarily composed of young and semi-mature hawthorn, blackthorn and silver birch surrounded by dense bramble undergrowth.
- 4.22 G4. Category C group running along the eastern site boundary, and to the south of residential dwelling. It provided a visual screen from the residential development to the east. Formed of hawthorn, goat willow, and holly. Several specimens were situated either on or adjacent to the site boundary, and ownership was unclear.
- 4.23 G5. A Category C group containing blackthorn, goat willow, hawthorn and grey poplar, situated along the field boundary with neighbouring properties on the south eastern boundary.
- 4.24 G6. This Category C group formed a visual screen between neighbouring properties to the southwest of the site. It contained hawthorn and elder *Sambucus nigra*, several of which were located offsite, with ownership unclear. Dense undergrowth obscured stem bases and prevented access.
- 4.25 G7. Category C group running along the south of the residential driveway leading to the dwelling situated on site. The group consisted of field maple, hawthorn, silver birch, and holly. Some of which were located underneath overhead cables and had been pruned to give clearance.
- 4.26 G9. A Category C boundary feature running parallel to the western site boundary along Woolley Colliery Road. A broad range of species were evident, including elder, goat willow, hawthorn, silver birch, sycamore, wild cherry, and apple *Malus domestica*.
- 4.27 G10. A Category C self-seeded group of newly established hawthorn and blackthorn, occupying the central western portion of the site. A large feature, with canopy closure commencing.
- 4.28 H1. A Category C hawthorn and blackthorn unmaintained hedgerow which extended along part of the northern boundary along Bloomhouse Lane. Access was limited due to dense bramble scrub obscuring the base.
- 4.29 H3. Category C unmaintained hedgerow. A roadside boundary feature consisting primarily of hawthorn. It formed a partial visual screen to the residential development to the south of the site.

Statutory Considerations

- 4.30 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.31 Under a TPO it is a criminal offence to cut down, top, lop, uproot, or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.32 No direct consultation with the Local Planning Authority has taken place, however, it is understood having used the online search facility on the website for the Local Planning Authority, Barnsley Metropolitan Borough Council that there are no Tree Preservation Orders and Conservation Areas that would apply to any trees present on, or in close proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees. Before any tree works are undertaken confirmation of the online information should be sought from the Local Authority.

- 4.33 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on 30th October 2025.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the proposed masterplan and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for 119 domestic dwellings, areas of public open space, footpath connectivity, and internal road layout.
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 Table 2 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table:

Table 2: Summary of Impact on Tree Stock

	Trees to be Removed	Reason for Removal	Total
Category B (Moderate Quality / Value)	G1, G3, G8 – Partial removal	To facilitate development activities and allow wider road connectivity	3
Category C (Low Quality / Value)	T1, T2, T3, T4, T5, T6, T7, T8, T12, G2, G6, G7, G9, G10 and H2 – Full removal	To facilitate development activities	15
	H3 – Partial removal	To facilitate road access to proposed dwelling	1

Discussion

- 5.5 Several moderate quality tree groups are shown to be affected by the proposals, to lesser or greater degrees. Whilst some of this material is self-established material throughout the centre of the site, certain groups are associated with boundary features, providing screening to the site.
- 5.6 The majority of G1 will need to be removed to facilitate the proposed development (apart from the northern most retained section of approximately 15m in length), due to its proximity to proposed dwellings and a substation, as well as give access to a maintenance strip.
- 5.7 T1, T2, T3, T4, T5, T6, T7, T8, and G2 are directly impacted by the proposals, and require full removal to facilitate development. The loss of this low-quality Category C material is not considered an arboricultural constraint.

- 5.8 T12, a multi stemmed Category C ash tree, will be directly impacted due to its proximity to plot 118. Tree ownership will need to be confirmed prior to work being carried out, due to the proximity to the site's eastern boundary.
- 5.9 H2 requires full removal to facilitate the construction of the proposed water pumping station and associated attenuation tank, due to its location and its current presence cutting off a portion of the proposed green space within the site's redline boundary.
- 5.10 H1 is currently shown as being retained. Scrub clearance and minor pruning of this Category C feature may be required to facilitate development proposals, but the feature provides an element of screening from the road and should be retained where possible.
- 5.11 It is anticipated that G3 will be directly affected by proposals to provide access to the neighbouring development to the east. Future removals will be required to connect the internal road networks; however, these works fall outside the scope of this report. The remainder of this moderate quality Category B group is shown to be retained within public open space, which includes most of the mature specimens recorded in the northeast of the site.
- 5.12 G6 and G7. Both Category C boundary features interact with the proposed plots 111 - 115 and are both shown as removed. Together they formed an untidy linear feature associated with the driveway of the Manor House. The full removal of G6 and G7 is not considered an arboricultural constraint to development.
- 5.13 G9. This linear feature is shown to directly impact proposals; a Category C feature with a broad range of species, it contributed to the roadside tree scape. Removal of the group is necessary to facilitate development and internal road layout; its proximity to the road and role in screening will require consideration during landscape design and mitigation planning.
- 5.14 G10. This Category C feature dominated the central part of the site. The small stem size of this self-set group (less than 75mm stem diameter at 1.5 metres) of mixed scrub does not merit consideration in arboricultural constraint terms; removal is necessary to facilitate development activities.
- 5.15 G8 requires approximately 50 % to be removed to allow construction activities to progress. The remaining areas of G8 have been shown as retained and incorporated into the proposed developments allocated green space, which aligns with the local plan Policy HS11.
- 5.16 H3. Requires an approximately 2 metre section to be removed from the western edge to facilitate the proposed development. Pruning works to this boundary feature may be required to facilitate access and scaffolding. This should be detailed under a separate Arboricultural Method Statement which may include provision for an, Arboricultural Clerk of Works (ACoW) where root protection areas are incurred.
- 5.17 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.
- 5.18 Where root protection areas are encroached by fence posts, we recommend that hand dug post holes are made, to reduce impact to any retained trees.

Conclusion

- 5.19 In conclusion for arboriculture, while development of the site will require the removal of much of the low-quality tree cover, the proposals have been designed around the retention of moderate quality trees and tree groups. The retention of this tree cover coupled with targeted future management and enhancement of the site through new tree planting will meet many of the individual aspirations set out in the various policies.

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).
- 6.2 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.

Rooting Environment and Soil Volumes

- 6.3 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.4 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

General Planting Recommendations

- 6.5 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.6 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

- 7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

Protection outside the exclusion zone

- 7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.

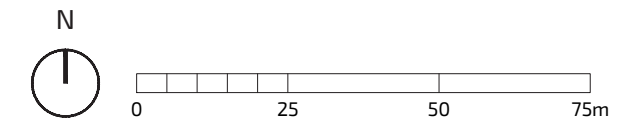
- 7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 7.12 Wide or tall loads should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

8.0 TREE MANAGEMENT

- 8.1 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.2 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.3 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.4 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk.
- 8.5 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.









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Notes:

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The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

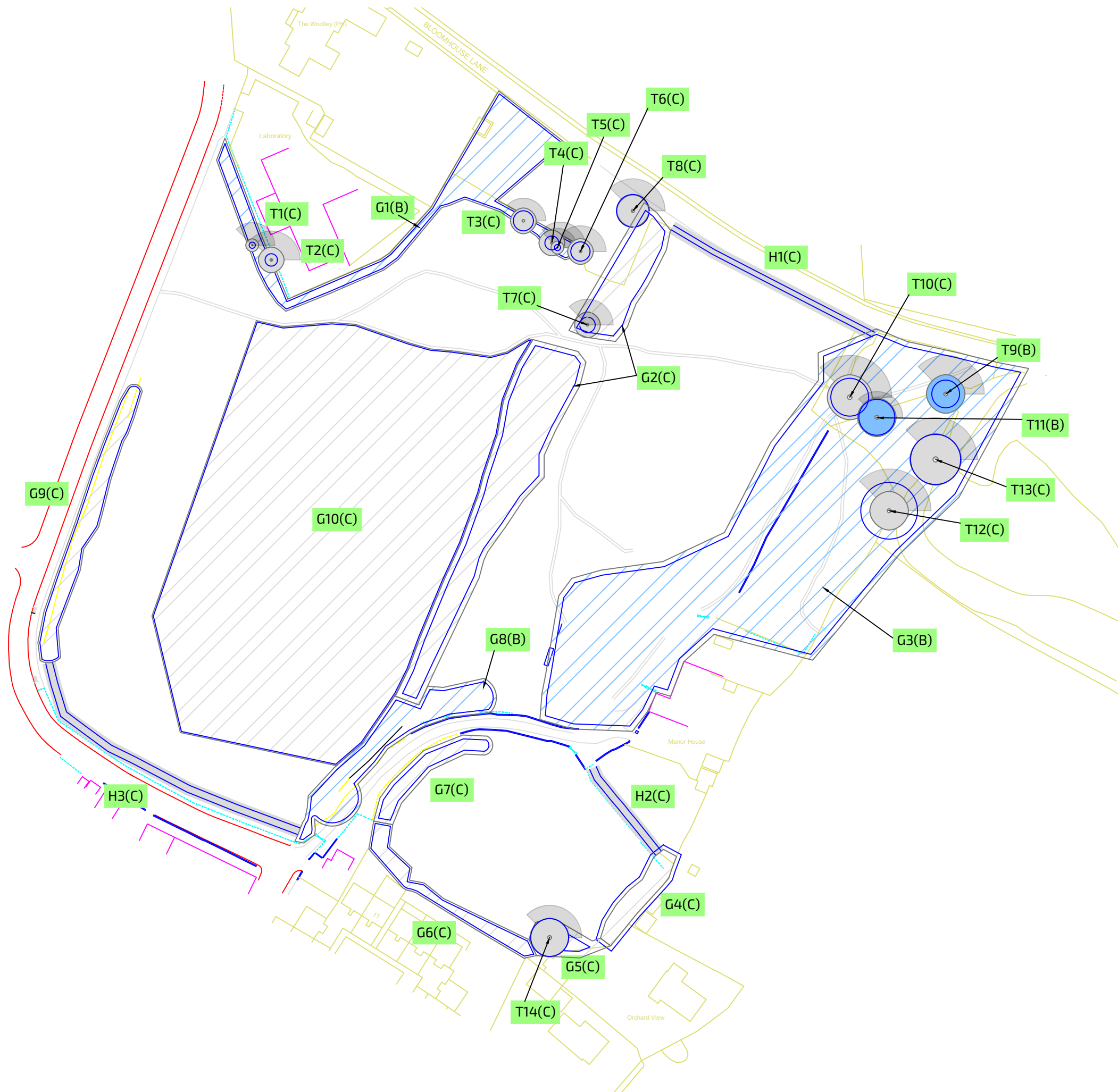
-  Category B - Trees / Groups of Moderate Quality (BS5837:2012)
-  Category C - Trees / Groups of Low Quality (BS5837:2012)
-  Hedgerow
Colour Indicates BS5837:2012 Category
-  Root Protection Area
-  Tree / Group Positioned by Topographical Survey
 Tree / Group Positioned by Aerial Imagery
-  Individual / Group Number and BS Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

rev	date	description	drwn/chkd
-	13.11.25	First Issue	WR / DB
-	11.03.26	Revision	WR / EC

client
Homes by Honey and K, B, C, and S WIKE
project
**Woolley Colliery Road, Darton
Barnsley**

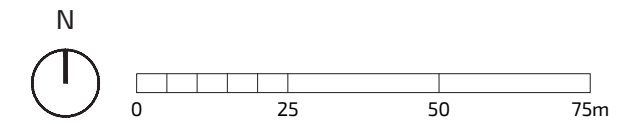
title
TREE SURVEY PLAN scale
1:1250 @ A3

number
13674-T-01 status
- rev
A











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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

-  Tree/Group to be Retained
-  Tree/Group proposed to be removed subject to relevant permissions
-  Hedgerow Proposed to be Retained and Incorporated into the New Development
-  Hedgerow proposed to be removed subject to relevant permissions
-  Root Protection Area (Shown for retained trees only)
-  T1 (A)
G1 (A) Individual / Group Number and BS Category
-  T1 (A)
G1 (A) Individual / Group Number to be Removed and BS 5837:2012 Category
-  Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)

rev	date	description	status	drwn/chkd
-	11.12.25	First Issue	WR / EC	
A	11.03.26	Revision	WR / EC	

client
Homes by Honey and K, B, C, and S WIKE
 project
**Woolley Colliery Road, Darton
 Barnsley**

title
TREE RETENTION PLAN scale
 1:1250 @ A3

number
 13674-T-02 status
 - A



Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees 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.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	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 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: <ul style="list-style-type: none"> • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy 	

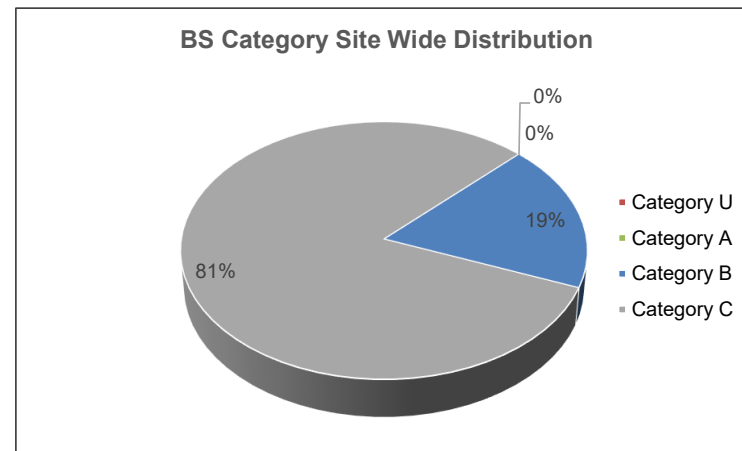
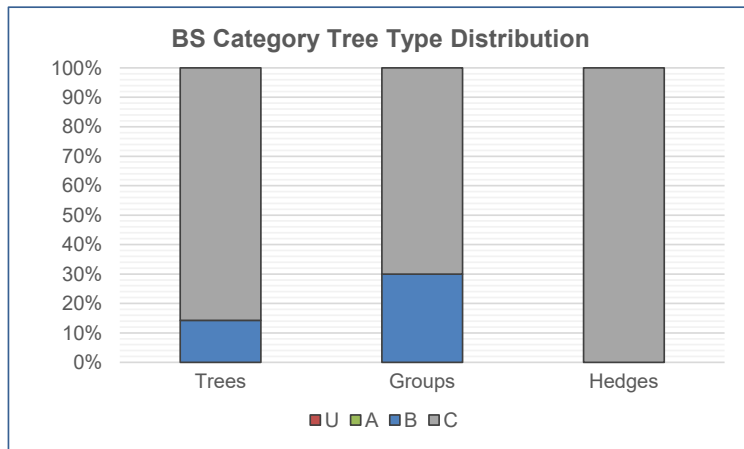
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	<ul style="list-style-type: none"> • The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0		0
Category A		0		0
Category B	T9, T11	2	G1, G3, G8	3
Category C	T1, T2, T3, T4, T5, T6, T7, T8, T10, T12, T13, T14	12	G2, G4, G5, G6, G7, G9, G10, H1, H2, H3	10
	Total	14	Total	13

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	Silver Birch Betula pendula	7	est 80	2	Yng	F	Characteristic for species Self set	3	1.0	C (ii)
T2	Silver Birch Betula pendula	9	est 80 80 80 80	4	EM	F	Characteristic for species Set set along boundary	12	1.9	C (ii)
T3	Hawthorn Crataegus monogyna	7	est 150 150 150	4	M	F	Base obscured Characteristic for species Multi stemmed from base Tree within G1	31	3.1	C (ii)
T4	English Oak Quercus robur	8	est 180	4	EM	F	Base obscured Unable to gain access Within G1	15	2.2	C (ii)
T5	English Oak Quercus robur	6	est 80	2	EM	F	Base obscured Unable to gain access Within G1	3	1.0	C (ii)
T6	Sessile Oak Quercus petraea	8	est 250	4	EM	F	Base obscured Unable to gain access Within G1	28	3.0	C (ii)
T7	Field Maple Acer campestre	8	est 200	4	EM	F	Base obscured Characteristic for species Low crown form Unable to gain access	18	2.4	C (ii)
T8	Goat Willow Salix caprea	10	est 300 300	5	SM	F	Base obscured Multi stemmed from base Unable to gain access	81	5.1	C (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T9	Sessile Oak <i>Quercus petraea</i>	12	Over ivy 360	6	EM	F	Characteristic for species Light ivy cover Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Adjacent to ruined wall along footpath edge	59	4.3	B (ii)
T10	Sycamore <i>Acer pseudoplatanus</i>	13	6x 200	7	EM	F	Base obscured Light ivy cover Multi stemmed from base	109	5.9	C (ii)
T11	Field Maple <i>Acer campestre</i>	8	6x 190	6	EM	F	Basal cavity observed Base obscured Broken branches evident Light ivy cover Minor dead wood evident in the crown (<75mm) Multi stemmed from base Potential veteran of the future	98	5.6	B (iii)
T12	Ash <i>Fraxinus excelsior</i>	13	6x 300	6	M	F	Barbed Wire attached to stem/s Bark wounds noted Branch socket cavities observed Broken branches evident Minor dead wood evident in the crown (<75mm) Multi stemmed from base Pruning wounds noted	244	8.8	C (ii)
T13	Ash <i>Fraxinus excelsior</i>	13	350 360 370 180	8	M	F	Barbed Wire attached to stem/s Bark wounds noted Basal suckers present Branch socket cavities observed Broken branches evident Epicormic growth evident within the crown Minor dead wood evident in the crown (<75mm) Multi stemmed from base Fly tipping and waste around tree Ash dieback <i>Hymenoscyphus fraxineus</i>	191	7.8	C (ii)

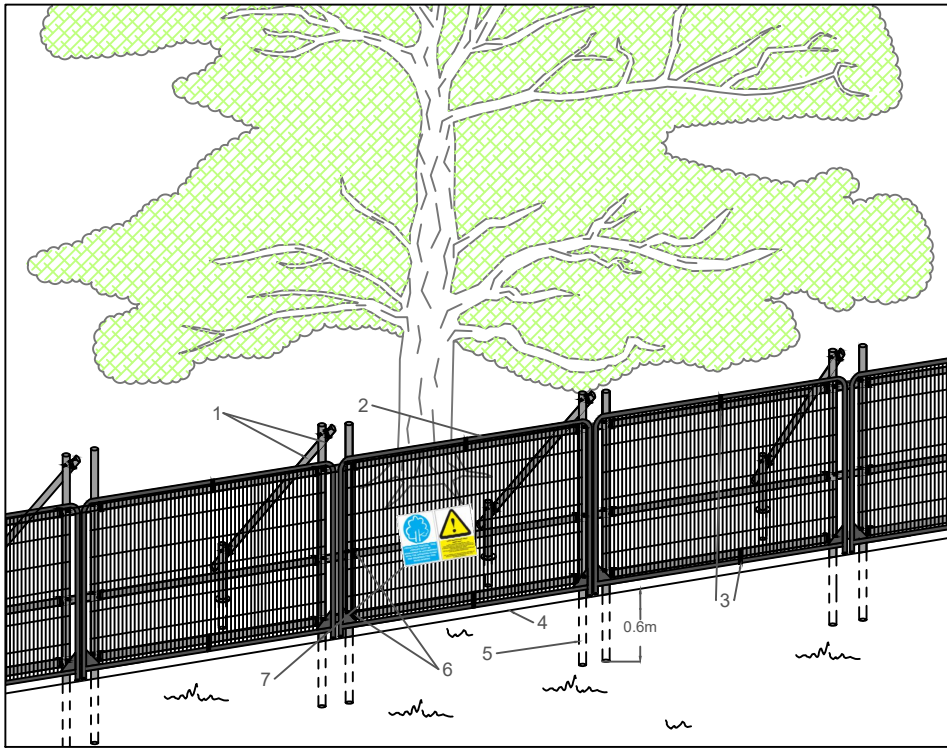
Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T14	Goat Willow Salix caprea	10	490	6	EM	F	Low crown form Minor dead wood evident in the crown (<75mm) Close to boundary fence	109	5.9	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Silver Birch Betula pendula Wild Cherry Prunus avium Grey Poplar Populus x canescens	7	upto 100	3	Yng	G	Base obscured Characteristic for species Narrow linear strip planting forming a visual screen to industrial buildings Recent hard pruning of group on southern side of neighbouring boundary fence.	5	1.2	B (ii)
G2	Ash Fraxinus excelsior Blackthorn Prunus spinosa Field Maple Acer campestre Hawthorn Crataegus monogyna Silver Birch Betula pendula Sessile Oak Quercus petraea	9	upto 200	4	Yng / SM	G	Base obscured Dense undergrowth at the base	18	2.4	C (ii)
G3	Elder Sambucus nigra English Oak Quercus robur Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Hazel Corylus avellana Holly Ilex aquifolium Turkey Oak Quercus cerris	7	upto 200	4	Yng / SM / EM / M	D / P / F / G	Base obscured Branch socket cavities observed Branch stubs evident Broken branches evident Characteristic for species Dead trees noted Dense ivy cover on main stem Dense undergrowth at the base Interlocking crowns Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi stemmed from base Single stem forms Public footpath runs between two stone walls with linear tree growth on either side Broad expanse of self set scrub	18	2.4	B (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G4	Goat Willow Salix caprea Hawthorn Crataegus monogyna Ribbon Gum Eucalyptus viminalis Holly Ilex aquifolium Leyland Cypress Cupressocyparis leylandii	8	250 250	3	EM	F	Ownership undetermined Unable to gain access	57	4.2	C (ii)
G5	Blackthorn Prunus spinosa Goat Willow Salix caprea Hawthorn Crataegus monogyna Grey Poplar Populus x canescens	8	upto 170	4	Yng / EM	F	Characteristic for species Boundary feature providing screening to existing development	13	2.0	C (ii)
G6	Elder Sambucus nigra Hawthorn Crataegus monogyna	10	upto 200	3	SM	F	Base obscured Ownership undetermined Unable to gain access Some trees situated offsite Forms a screen from neighbouring properties	18	2.4	C (ii)
G7	Field Maple Acer campestre Hawthorn Crataegus monogyna Silver Birch Betula pendula Holly Ilex aquifolium	10	est 150	3	Yng / SM	F	Characteristic for species Light ivy cover Overhead cables Pruning wounds noted South east side of private residential driveway	10	1.8	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G8	Ash Fraxinus excelsior Elder Sambucus nigra Field Maple Acer campestre Hawthorn Crataegus monogyna Sycamore Acer pseudoplatanus Wild Cherry Prunus avium Holly Ilex aquifolium	14	upto 500	7	Yng / SM / EM / M	F / G	Base obscured Characteristic for species Dead trees noted Interlocking crowns Pruning wounds noted North west side of driveway Oyster mushroom <i>Pleurotus ostreatus</i>	113	6.0	B (ii)
G9	Elder Sambucus nigra Goat Willow Salix caprea Hawthorn Crataegus monogyna Silver Birch Betula pendula Sycamore Acer pseudoplatanus Wild Cherry Prunus avium Apple Malus domestica	6	upto 200	3	Yng / SM / EM / M	F	Base obscured Characteristic for species Dense undergrowth at the base Multi stemmed from base Unable to gain access Roadside group adjeacent to Woolley Colliery Road	18	2.4	C (ii)
G10	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna	3	upto 50	1	Yng	F	Sporadic self-seeded group of trees dominated central area of western part of site, newly established with canopies beginning to close.	1	0.6	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Hawthorn Crataegus monogyna	6	est 100	2	SM	F	Base obscured Gaps present in hedgerow Outgrown hedgerow Unable to gain access Dense bramble scrub preventing full access Backs onto roadside	5	1.2	C (ii)
H2	Laurel Prunus Laurocerasus	3	est 75	2	Yng	F	Maintained hedgerow Situated offsite Runs along boundary fence in neighbouring property recently pruned.	3	0.9	C (ii)
H3	Hawthorn Crataegus monogyna	4	est 75	2	EM	F	Un-maintained hedgerow Along Roadside	3	0.9	C (ii)



Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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