AWA TREE CONSULTANTS

# ARBORICULTURAL REPORT

## & Impact Assessment

## to **BS 5837:2012** at:

***Millstone House,***
***Duke Street,***
***Hoyland,***
***Barnsley***
***S74 9QS***

Prepared for: *Garry Greetham Associates*

Report Date: *March 2026*

Reference: *AWA7291*

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Registered in England & Wales.

# Contents

# 1. Introduction

## 1.1 Instructions and Brief

1.1.1 We were instructed by Garry Greetham Associates to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

## 1.2 Survey Details

1.2.1 The survey took place during February 2026.

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 Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by James Brown, Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MArborA, 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 please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

# 2. The Site

## 2.1 Location and Description

2.1.1 The site comprises a residential property with driveway and gardens. Neighbouring residential properties are situated to the north, south and west of the site and the former Hoyland Methodist Church is situated to the east of the site.

2.1.2 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:

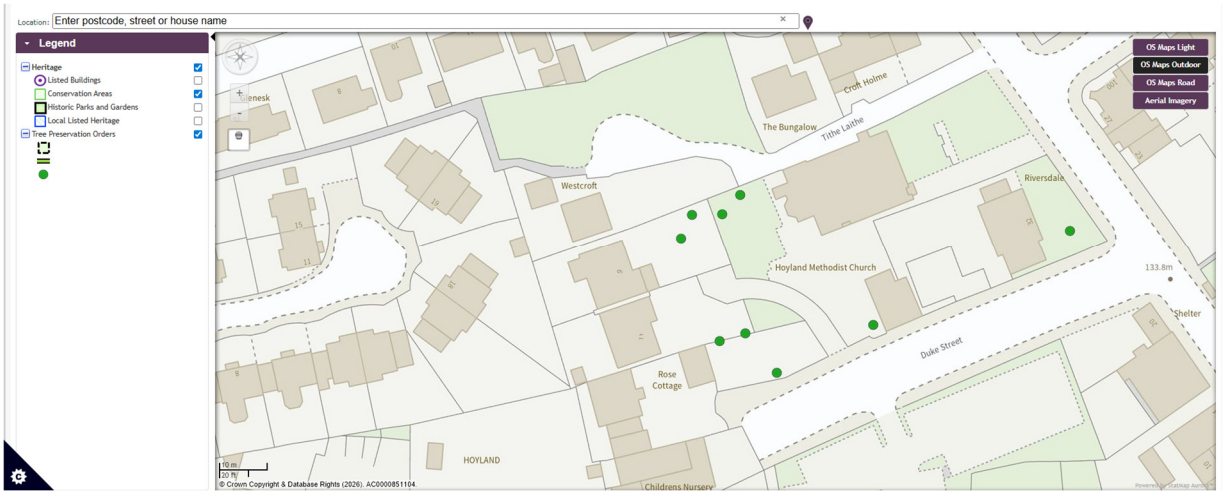
# 3. The Trees

## 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 2nd of March 2026 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. The surveyed tree is protected by a Tree Preservation Order. The site is not located within a Conservation Area.

3.1.3 The accessed map image from barnsley.gov.uk is detailed below:




3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

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.

3.1.6 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and

Employer's Liability Insurance.

3.1.7 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

## 3.2 Tree Survey Results

3.2.1 The tree survey revealed 1 individual tree. The surveyed tree is retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.2 Full details of the surveyed tree are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.3 The surveyed tree T1 is an adjacent early mature Ash situated in the grounds of the former Hoyland Methodist Church to the east of the site. The tree was inaccessible so was only given a cursory inspection with measurements estimated and condition values indicative only. There is a boundary wall between the tree and the site, and the tree is situated on lower ground than the site. There is a utility pole to the north west of the tree's crown and utility lines through the tree's lower north western crown. The tree's crown is in contact with the utility pole. Pruning works have previously been undertaken to the tree's crown, predominantly to the lower north western crown to clear the utility pole and utility lines. There is minor dieback in the tree's upper crown. The tree likely has limited future prospects and limited long term value regardless of development at the site due to Ash Dieback.

3.2.4 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.5 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

## 3.3 Photographs

Photo 1: T1 from south west


Photo 2: T1 from west

# 4. Arboricultural Impact Assessment

## 4.1 Proposed New Development

4.1.1 It is proposed to build a new double garage. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

## 4.2 Direct Impacts

4.2.1 From assessing the new development proposals, no trees will require removal to facilitate the proposed new development.

4.2.2 From assessing the new development proposals, no tree pruning works will be required to facilitate the proposed new development.

## 4.3 Indirect Impacts

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

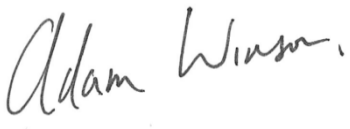
4.3.2 The proposed new double garage is within the detailed RPA of retained adjacent Ash T1. There is a boundary wall situated between T1 and the site, T1 is situated on lower ground than the site, and there is existing hardstanding within the site at the location of the proposed new garage, all of which mean the rooting activity of T1 at the location of the proposed new garage is likely minimal. The proposed new garage is to be built using shallow footings, with minimal excavations required, and T1 should remain largely unimpacted by the proposed works. T1 is of lower value retention category 'C' and likely has limited future prospects and limited long term value regardless of development at the site due to Ash Dieback.

4.3.3 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.

# 5. Signature

I trust this report provides all the required information.

Signed



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

**2nd March 2026**

**AWA Tree Consultants Limited**
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**www.awatrees.com**

## Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.

# Appendices

# Appendix 1: Authors Qualifications & Experience

**Adam Winson:** ***Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, QTRA + VALID 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 25 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 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 also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

**James Brown:** ***Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He is a Chartered Arboriculturist and a Professional Member of the Arboricultural Association, and he has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

**James Godfrey:** ***BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered*** James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

**Joe Thomas:** ***MSci Biology, L4 Dip Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Diploma in Arboriculture. Joe joined AWA in 2022 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.

**Lucy Garbutt:** ***MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered***
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

**Ross Lane:** ***FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA + VALID Registered***
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

**Brandon Townsend:** ***BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered***
Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

# 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**

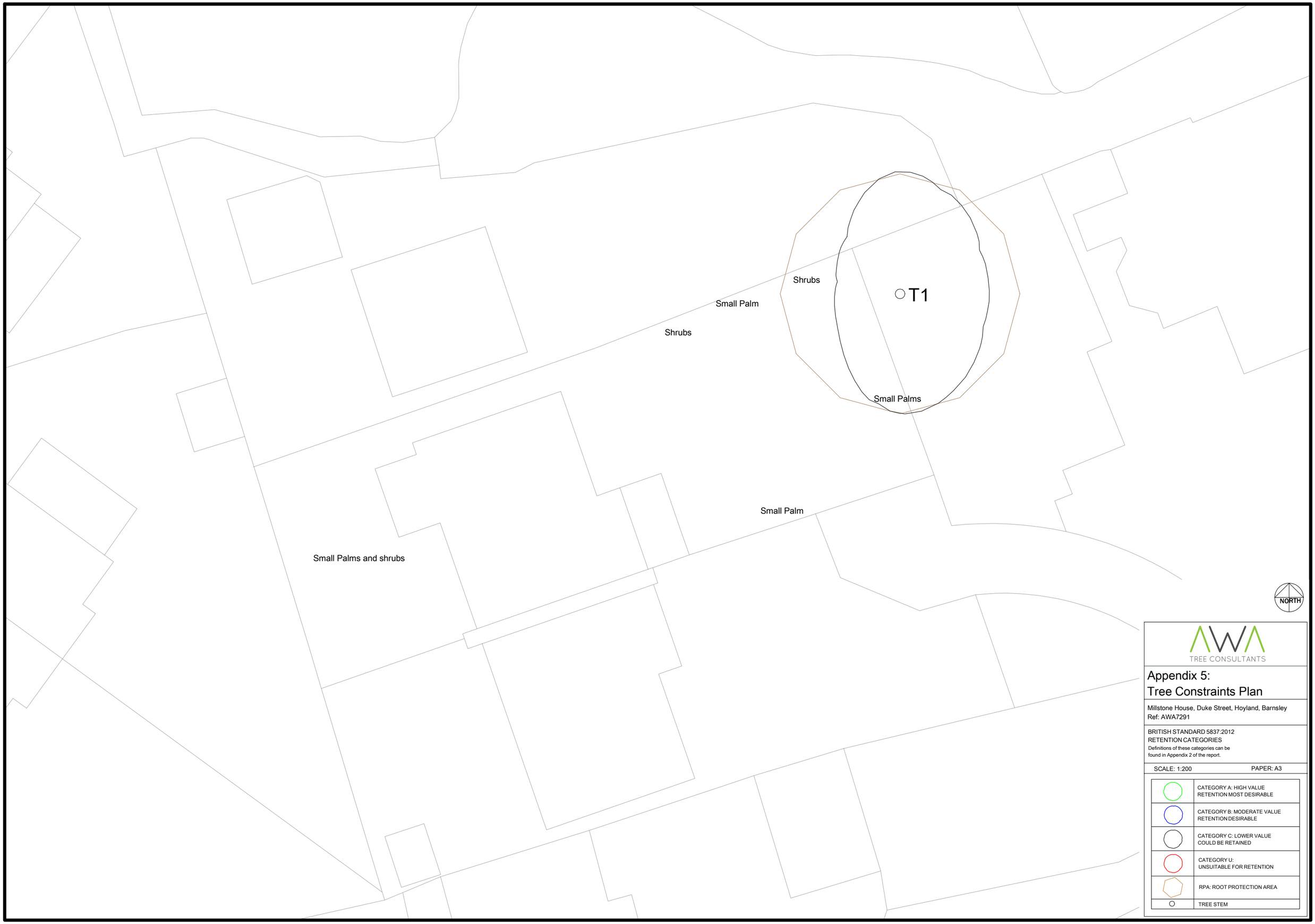
**A (marked in green on Appendix 5) = retention most desirable.** These trees are of very high quality and value with a good life expectancy.

**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 | | | | | | | | Management |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Tree ID* | *Common Name* | *Latin Name* | *Maturity* | *Height (m)* | *Stems* | *Stem Diameter (mm)* | *Estimated* | *Crown height* | *N* | *E* | *S* | *W* | *Roots* | *Stem* | *Crown* | *Comments* | *Physiological* | *Structural* | *Life Expectancy* | *Category* | *Works* |
| T1 | Ash | *Fraxinus excelsior* | Early-mature | 20 | 1 | 600 | Yes | 2.5 | 7.5 | 5.5 | 7.5 | 4 | Limited access around base | Single stemmed. Vertical | Minor deadwood. Old pruning wounds. Minor snapouts. Minor dieback | Adjacent. No access. Boundary wall situated between tree and site. Tree on lower ground than site. Utility pole to north west of crown. Crown in contact with utility pole. Utility lines through lower north western crown. Pruning works undertaken to crown with occasional pruning wounds. Pruning works predominantly to lower north western crown to clear utility pole and utility lines. Minor dieback in upper crown. Protected by Tree Preservation Order. | Fair | Fair | 10 to 20 yrs | **C** | No works required |

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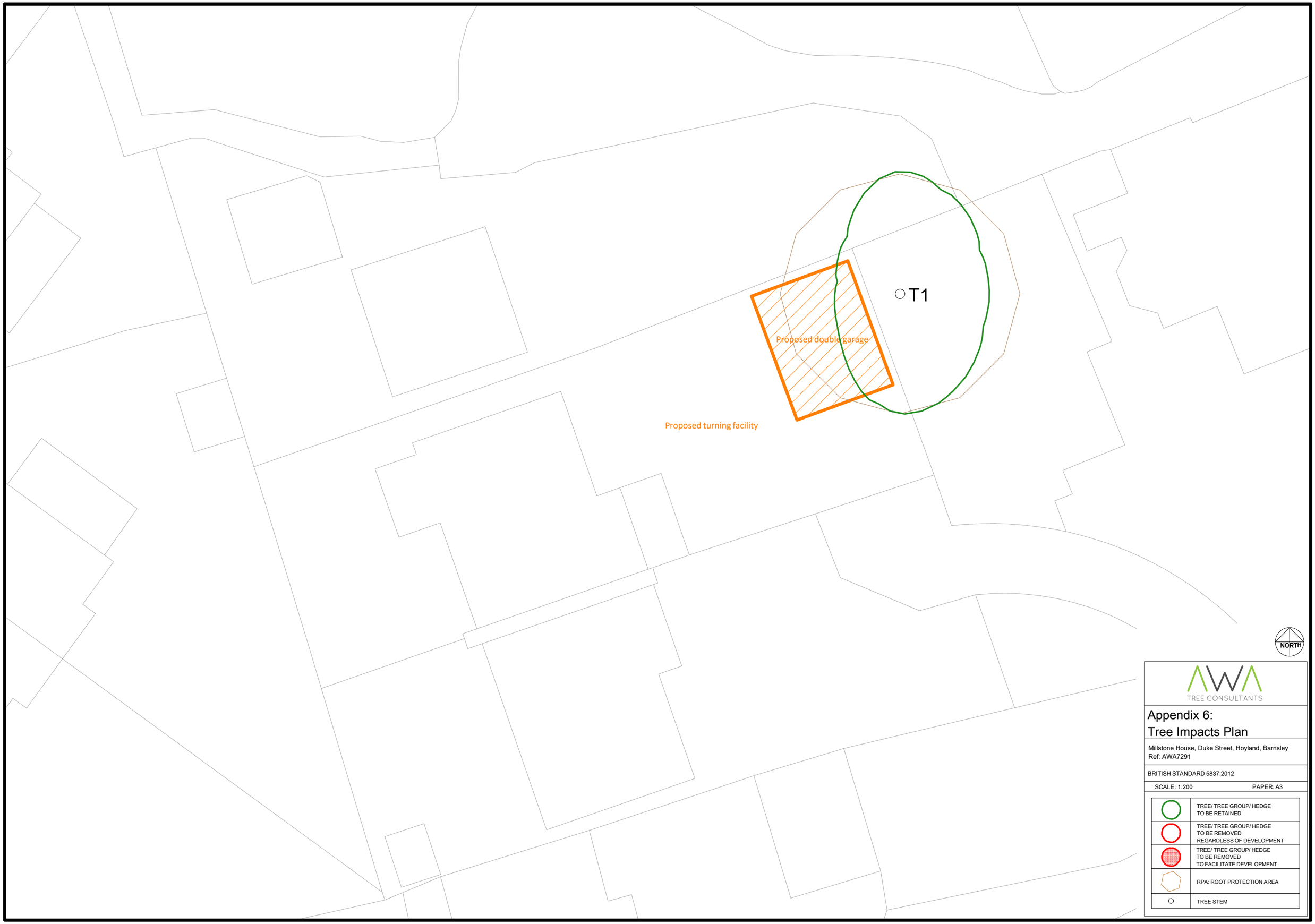
# Appendix 5:
# Tree Constraints Plan

Millstone House, Duke Street, Hoyland, Barnsley
Ref: AWA7291

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 |

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# Appendix 6:
# Tree Impacts Plan

Millstone House, Duke Street, Hoyland, Barnsley
Ref: AWA7291

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

| | |
|---|---|
| | TREE/ TREE GROUP/ HEDGE TO BE RETAINED |
| | TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT |
| | TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT |
| | RPA: ROOT PROTECTION AREA |
| | TREE STEM |