

Cannon Hall Farm Ltd

Erection of Three Agricultural Buildings



Tree Survey and Assessment

August 2018

D Nicholson

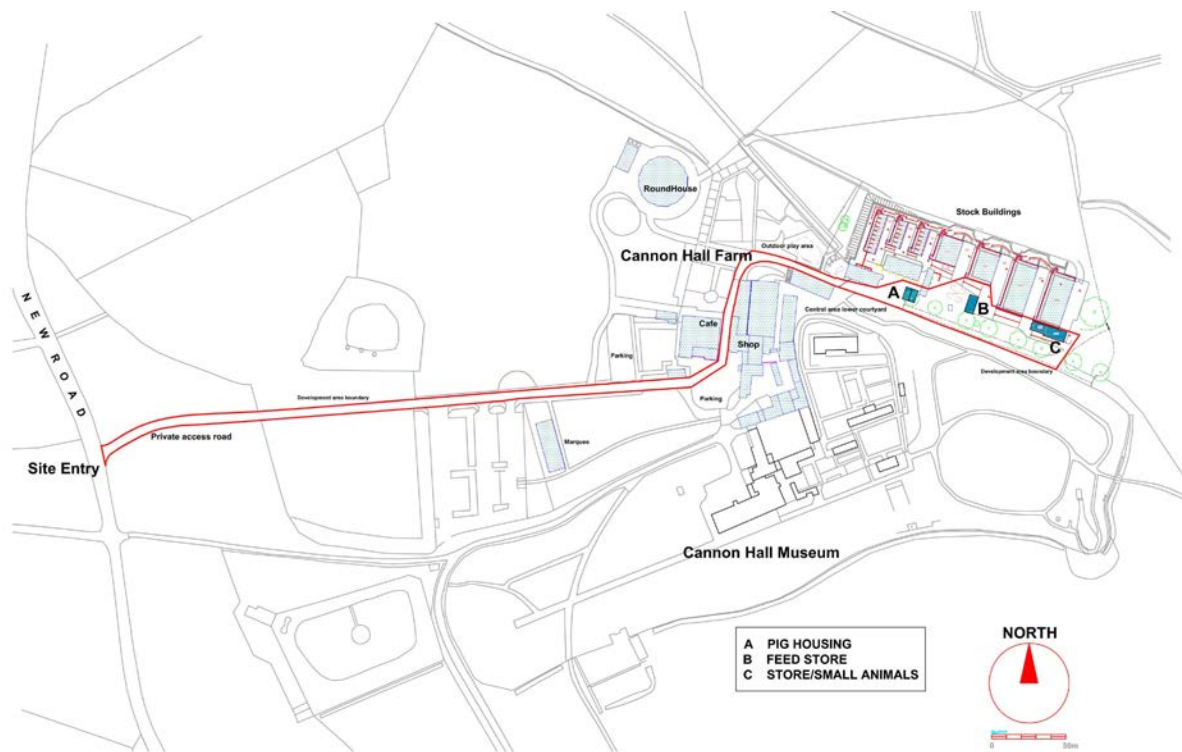
1 Context

Application 2018/1060

This Assessment forms part of a Full Planning Application lodged with Barnsley MBC for the erection of three new Agricultural Buildings at Cannon Hall Farm Ltd, Cawthorne.

The general location of the proposal falls within the working area of the Farm not accessible to the Public or Farm Visitors and, as such, does not form part of the adjoining Listed Museum Building setting or context.

Two of the buildings (A + B) are new build stand-alone structures and one structure (C) is an extension to an existing cattle holding Barn located at the South Eastern corner of the Animal Stock Holding complex..



General Site relationship of Buildings

2 Photographic Record



Principal view from the top of the Farm private road looking South East



General site view from bottom of Farm private road looking North West



View from existing Pigsty looking North West



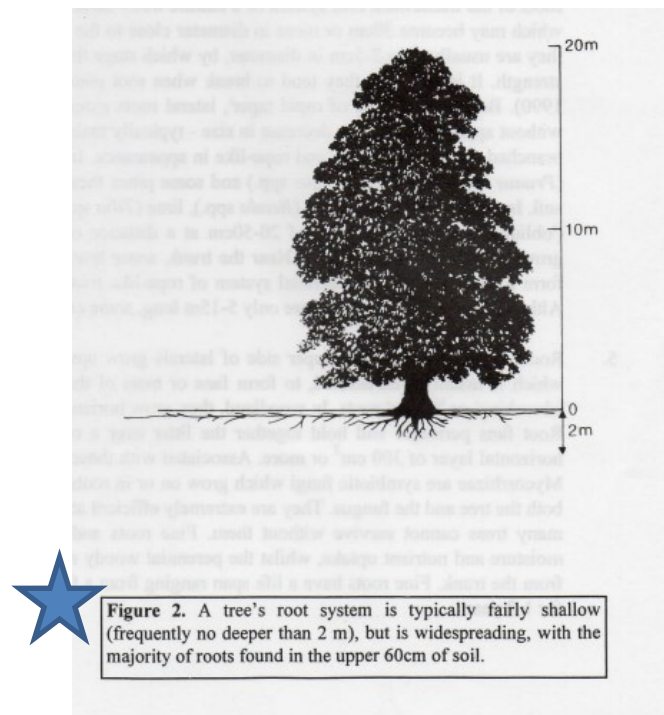
View from existing Pigsty looking South East

3 Assessment of Impact



The existing tree line falls on the southern side of the existing internal Farm private access road and is separated from the existing buildings by the access road width and margins.

Average distance between the existing buildings and the tree trunks is 15m with an average track width of 6.5m





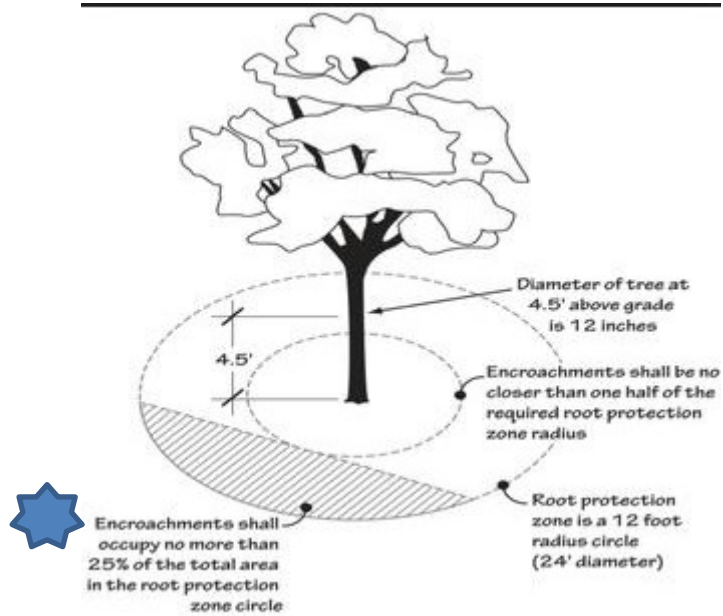
Arboriculture
RESEARCH and
INFORMATION NOTE

130/95/ARB

AAIS
Arboricultural Advisory
and Information Service

Reporting research undertaken for the Department of the Environment

General reference note for anticipated tree root spread





The majority of the existing tree root systems are likely to fall in the general zones indicated and it is anticipated that the proposed new buildings will have isolated and independent steelwork foundation pads which will not adversely affect these areas. Building C will not occupy an area much different from the existing concrete bases and retaining walls.

Continuing clear access will be required over the Farm access road for high tractor and trailer vehicles using it which will require future tree management to restrict growth of the existing tree canopies within their current area and growth spread.

This, in turn, will maintain the separation between the trees and the existing and proposed buildings.

Lime Tree 5, adjacent to the existing Pigsty, has been felled due to its deteriorating condition and safety concerns following earlier verbal agreement in principle between the MBC and the Farm Owners.

In conclusion, the proposals are not anticipated to have any significant impact on the existing trees in this area