Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Impact Assessment
29 Hermit Lane
Higham
Barnsley, S75 1PL

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15th July 2026

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1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Mr R Cook to prepare an Arboricultural Survey and Impact Assessment in support of the proposed redevelopment of the site. The report comprises the following:

- A tree survey schedule (Appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- A Tree Constraints Plan (TCP - Appendix 4) and Tree Impact Plan (TIP - Appendix 5) identifying the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which assesses any potential impact the proposed development may have on surrounding trees.

1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture is detailed below.

1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative to a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1994). VTA is a ground-level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' – Recommendations with Root Protection Areas (RPAs) based upon section 4.6 of the document.

1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Mike Shackleton on 6th July 2026. Mike has over 25 years' experience within the Arboricultural Industry. He has a Higher National Diploma in Arboriculture, is a Professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters. He is a VALID Tree Risk-Benefit Validator. He has been involved in dealing with proposed and active development sites, advice on trees in relation to structures, health and safety appraisals, tree inventories and planning appeals. As part of his continuing professional development, he regularly attends seminars and training events on issues relating to Arboriculture.

1.2.2 On the day of inspection, the weather conditions were dry and still with no visibility constraints.

1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.

1.2.4 Details explaining the criteria and methodology used in generating the tree survey schedule are included at Appendices 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.5 This survey should be read in conjunction with the TCP (Appendix 4) and TIP (Appendix 5) which have been prepared by overlaying tree survey data onto topographical and proposed site layout drawings, respectively. The author has relied on the accuracy of these drawings in the production of this report.

1.3 Site Description

1.3.1 The site comprises a large, detached dwelling set within an extensive landscaped plot. The surrounding land is predominantly agricultural in character, with residential properties to the east and the M1 motorway to the south-west.

1.3.2 Tree cover is concentrated within the rear garden to the north of the dwelling and comprises a mix of mature broadleaved and ornamental trees. Collectively, the trees make a positive contribution to the wider landscape.

1.4 Tree Status

1.4.1 It is understood that trees within the site are not subject to Tree Preservation Order (TPO) controls. The site does not fall within a designated Conservation Area.

Figure 1: Extract from Barnsley Council's online Tree Preservation Order mapping (accessed 15/07/2026).

1.4.2 In the case of trees that are subject to a TPO, Conservation Area controls or planning application procedures, it is essential the Local Planning Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

1.5.1 No soil testing was undertaken, and no site-specific soil information was provided to the author. However, a review of the British Geological Survey GeoIndex Onshore mapping indicates that the underlying bedrock geology comprises the Pennine Middle Coal Measures Formation, consisting of mudstone, siltstone and sandstone.

1.5.2 With reference to National Soils Resources Institute information at Landis, "Soilscapes Viewer" this identifies the superficial layer to be 'Slowly permeable seasonally wet acid loamy and clayey soils.'

1.5.3 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the subsoil to consist of a highly shrinkable clay is low.

2 Tree Quality Assessment

2.1.1 As summarised in in Table 1 below, the tree population comprises no high-quality Category 'A' trees, 4No. moderate-quality Category 'B' trees, 12No. low-quality Category 'C' trees and 5No. Category 'C' tree groups. A further 3No. individual trees have been classified as Category 'U' owing to their poor structural and/or physiological condition.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	None
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T2, T3, T8, T14
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	G1, G4, T5, G7, T9, G11, T12, T15, T13, T17, T18, T19, T20, T21, G22, T23, T24
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T6, T10, T16

2.1.2 The tree cover comprises a mix of mature broadleaved, ornamental and fruit trees, all located within the rear garden. A lack of management has resulted in the garden becoming overgrown and overstocked. Consequently, tree management will be required regardless of the proposed development.

2.1.3 T6 and T9 (Ash) both exhibit symptoms consistent with Ash Dieback (*Hymenoscyphus fraxineus*). T6 displays symptoms of an advanced infection and is recommended for removal irrespective of the proposed development.

3 Arboricultural Impact Assessment

3.1.1 The following section assesses the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by the client.

3.1.2 The proposal includes the demolition of the existing dwelling and its replacement with a similarly sized dwelling on a broadly similar footprint.

3.2 Demolition

3.2.1 The demolition of the existing building can be safely completed by lightweight machinery positioned upon the existing hard surfacing using the 'pull back' technique. Such works will not require access within the Root Protection Areas of retained trees. Demolition work will only be completed after the installation of approved tree protection measures.

3.3 Direct Impacts

3.3.1 The proposal will require the partial removal or pruning of a section of G1, a low-quality Category C group. The affected section comprises lapsed Beech hedging and does not include any trees. As such, its loss is not considered likely to result in demonstrable harm to the local landscape or streetscene.

3.3.2 The proposed loss can be readily mitigated through appropriate replacement planting, ensuring the long-term continuity of tree cover within the site.

3.3.3 Existing service connections will be retained and the proposed hard surfacing will broadly follow the existing layout. The remaining tree cover is situated to the north, well separated from the proposed development by both distance and a distinct change in levels. Consequently, no further foreseeable impacts are anticipated.

3.4 Indirect Impacts

3.4.1 The site's tree cover has been assessed in relation to the proposed development, with particular consideration given to shading and future growth potential. It is not anticipated that significant levels of shading will arise or that there will be future pressure for pruning or management arising from the development.

3.4.2 The buildability of the proposed development has been considered with regard to site access, available working space and the provision for the storage of materials in relation to the retained trees. No arboricultural constraints or foreseeable conflicts have been identified sufficient to prevent the development progressing.

3.5 Tree Protection

3.5.1 Tree protection measures will be installed prior to the commencement of any site works e.g. before demolition, machinery and materials are delivered to site. Tree protection fencing will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that NO WORKS are permitted within the CEZ. The tree protection fence will only be removed following completion of all construction works. It is anticipated that these measures can reasonably be secured by condition as part of any planning permission.

3.6 Material Storage & Site Compound

3.6.1 No material storage or plant movement will be required within CEZs. The existing site entrance will serve the development and be used for the duration of the proposed construction work. A designated area for material storage and cement mixing can be accommodated on the existing hardstanding.

3.7 Landscaping

3.7.1 The partial loss of G1 can be mitigated through the implementation of a tree and hedge planting scheme.

3.7.2 The proposed development provides opportunities for new planting with space available to house a range of small to medium growing trees, shrubs and hedgerow material. A complementary planting scheme would replace the material removed as part of the development whilst enhancing the landscape setting. It is anticipated that the Local Planning Authority would condition this as part of any detailed planning permission.

4 Conclusions

4.1.1 As demonstrated, the proposed development will result in minimal arboricultural impact, with only a limited section of low-quality hedging requiring removal as a direct consequence of the proposals. The development also provides an opportunity to enhance the landscape through new tree planting, contributing to a more balanced age and species structure and ensuring the long-term continuity of tree cover.

4.1.2 Providing tree protection methods are implemented in accordance with an agreed Arboricultural Method Statement and Tree Protection Plan, the current treescape can be adequately safeguarded during and beyond the course of construction.

4.1.3 It is hoped that this report and recommendations provide all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

Mike Shackleton

Mike Shackleton HND Arb, M.Arbor.A

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id: Each tree/group has been given a unique number, which coincides with the drawings located in Appendix 3.

Species and botanical name: where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m): measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems: the number of separate stems each individual tree has.

Stem diameter at 1.5m (mm): the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be recorded for each stem.

Spread: indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m): recorded as the first significant branch and direction of growth.

Life stage: described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P): an assessment of the tree's health. Considers vitality, dieback and the presence of disease. Described as Good = no significant health problems; Fair = symptoms of ill health that can be remediated; Poor = significant ill health.

Structural condition (S): an assessment of the tree's structural condition. Described as Good = no significant defects; Fair = significant defects that can be remediated; Poor = significant defects with no remedy.

Observations – negative and positive: narrative comments on general condition, significant defects and overall appearance (e.g., the presence of any decay).

Preliminary management recommendations: e.g. pruning or further investigation of suspected defects.

Life expectancy: an estimate of a tree's future life expectancy, recorded as 0–5, 5–20, 20+ and 40+ years.

Retention Category: Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m): minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

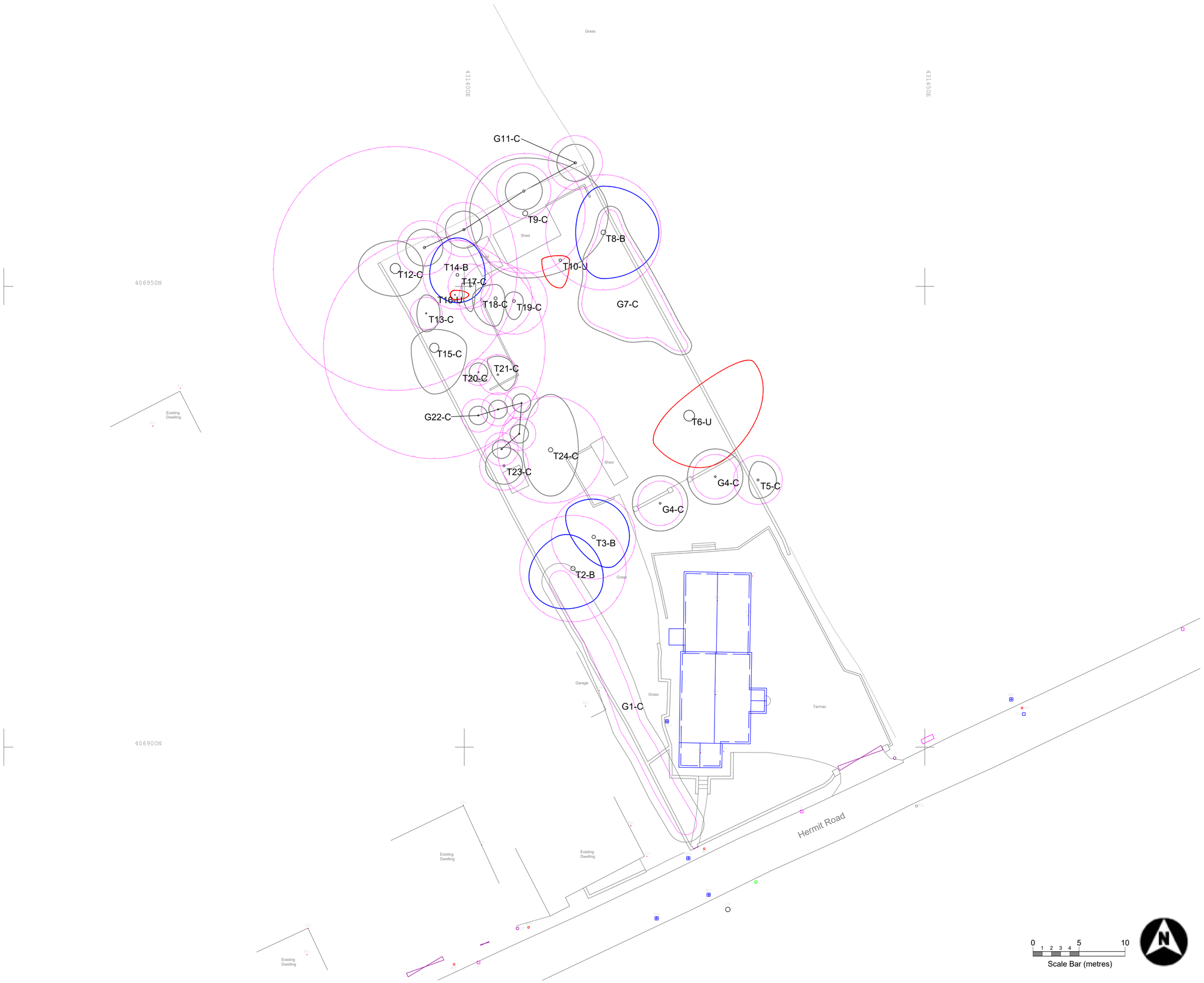
Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of a high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3- Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem at 1.5m (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations – negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
G1	Hazel (Corylus avellana), Cherry Laurel (Prunus laurocerasus), Beech (Fagus sylvatica), Elder (Sambucus nigra)	5	1	ave 100	See plan				Ground level	Early-mature	S=Good. P=Fair. Mixed boundary material providing low-level screening between properties. Lacks recent management.	Will require partial removal or extensive pruning back to the site boundary.	10+ yrs	C2	1.2
T2	Atlas Cedar (Cedrus atlantica)	11	1	480	4	3	4	5	2-S	Early-mature	S=Good. P=Good. Reasonable example of the species with a slightly unbalanced form. Displaying good vitality with no notable features identified.	Retain, no action.	20+ yrs	B1	5.8
T3	Norway Maple (Acer platanoides)	9	1	380	4	4	4	2	4-S	Semi-mature	S=Good. P=Good. Variegated cultivar. Establishing item, densely engulfed in ivy. Lower branches are reverting to the species type.	Retain, no action.	20+ yrs	B1	4.6
G4	Cherry Laurel (Prunus laurocerasus)	5	6	ave 90	See plan				0-N	Early-mature	S=Fair. P=Good. Two manicured garden items, lacking recent management. Inconsequential, with limited landscape value.	Retain, no action.	10+ yrs	C2	2.6
T5	Elder (Sambucus nigra)	4	6	ave 90	2	2	2	1	1.5-E	Mature	S=Fair. P=Fair. Off-site item of limited value.	Retain, no action.	10+ yrs	C2	2.6
T6	Ash (Fraxinus excelsior)	14	2	900 750	2	9	6	5	3-W	Mature	S=Poor. P=Poor. Appears in a state of irreversible decline. Symptoms consistent with Ash dieback (Hymenoscyphus fraxineus), assumed class 4 infection.	Remove irrespective of the proposed development.	<10 yrs	U	14.1
G7	Hawthorn (Crataegus monogyna), Holly (Ilex aquifolium), Plum (Prunus spp)	5	1	ave 200	See plan				Ground level	Early-mature	S=Fair. P=Fair. Mixture of lapsed boundary hedge and internal ornamental items that have formed a single unit.	Retain, no action.	10+ yrs	C2	2.4
T8	Sycamore (Acer pseudoplatanus)	12	1	520	5	6	5	3	1-E	Early-mature	S=Good. P=Good. Well-formed item with a balanced crown and no notable features identified.	Retain, no action.	20+ yrs	B2	6.2

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem at 1.5m (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations – negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T9	Ash (Fraxinus excelsior)	16	2	300 450	6	9	7	6	3-E	Mature	S=Fair. P=Fair. Inaccessible, dimensions estimated. In a reduced state of vitality with poor crown density. Symptoms consistent with Ash dieback (Hymenoscyphus fraxineus), assumed class 1 infection.	Retain, no action.	10+ yrs	C2	6.5
T10	Goat Willow (Salix caprea)	5	1	280	0.5	1	3	2	2-S	Early-mature	S=Poor. P=Poor. Previously topped item with a partially reformed crown. Extensive decay present from ground level to below the truncated branches.	Remove irrespective of the proposed development.	<10 yrs	U	3.4
G11	Hawthorn (Crataegus monogyna)	5	3	200 100 100	See plan				1-S	Mature	S=Fair. P=Fair. Lapsed boundary hedgerow material.	Retain, no action.	10+ yrs	C2	2.9
T12	Lombardy Poplar (Populus nigra 'Italica')	19	1	1100	3	3	3	4	4-E	Mature	S=Fair. P=Fair. Boundary item reaching a stage of over-maturity for the species. Limited long-term value.	Retain, no action.	10+ yrs	C2	13.2
T13	Rowan (Sorbus aucuparia)	4.5	3	90 90 70	2	1.5	2	1	1-E	Semi-mature	S=Fair. P=Fair. In a reduced state of vitality with poor crown density.	Retain, no action.	10+ yrs	C2	1.7
T15	Lombardy Poplar (Populus nigra 'Italica')	19	1	1000	2	3.5	5	3	4-E	Mature	S=Fair. P=Fair. Boundary item reaching a stage of over-maturity for the species. Limited long-term value.	Retain, no action.	10+ yrs	C2	12.0
T14	Norway Maple (Acer platanoides)	12	1	310	4	3	3	3	2.5-W	Semi-mature	S=Good. P=Good. Well-formed, establishing item with no notable features identified.	Retain, no action.	20+ yrs	B2	3.7
T16	Silver Birch (Betula pendula)	5	1	100	0.5	1.5	0.5	1	4-N	Young	S=Poor. P=Poor. Failed at the rootplate. Engulfed in ivy.	Remove irrespective of the proposed development.	<10 yrs	U	1.2
T17	Atlas Cedar (Cedrus atlantica)	6	1	200	0	0.5	3	1	3-S	Semi-mature	S=Poor. P=Fair. Heavily suppressed item, engulfed in ivy.	Retain, no action.	10+ yrs	C2	2.4
T18	Deodar Cedar (Cedrus deodara)	13	1	330	1.5	1	3	3	2-S	Semi-mature	S=Fair. P=Good. Unbalanced form with no notable features identified.	Retain, no action.	10+ yrs	C2	4.0
T19	Grey Alder (Alnus incana)	12	1	300	1	1	2	1	2-S	Early-mature	S=Fair. P=Fair. In a reduced state of vitality with poor crown density. Densely engulfed in ivy, hindering accurate assessment.	Retain, no action.	10+ yrs	C2	3.6
T20	Silver Birch (Betula pendula)	10	1	120	1	1	1	1	7-E	Young	S=Fair. P=Good. Establishing slender item with a poor height-to-diameter (H/D) ratio.	Retain, no action.	10+ yrs	C2	1.4

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem at 1.5m (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations – negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T21	Swedish Whitebeam (Sorbus intermedia)	6	1	180	2	2	2	1	1.5-E	Semi-mature	S=Good. P=Fair. Suppressed item with an unbalanced form. Displaying a reduced state of vitality.	Retain, no action.	10+ yrs	C2	2.2
G22	Apple (Malus spp)	3	1	150	See plan				1-E	Early-mature	S=Fair. P=Fair. Managed fruit trees of limited stature or value.	Retain, no action.	10+ yrs	C2	1.8
T23	Bay Laurel (Laurus nobilis)	6	1	220	2	2	2	2	2.5-S	Semi-mature	S=Good. P=Good. Ornamental item with no notable features identified.	Retain, no action.	10+ yrs	C2	2.6
T24	White Willow (Salix alba)	9	1	480	6	3	5	3	4-E	Mature	S=Fair. P=Fair. Displaying reduced vitality and poor form.	Retain, no action.	10+ yrs	C2	5.8



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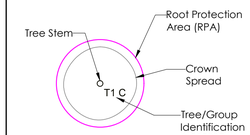

Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-4

Drawing Title:
Tree Constraints Plan

Site Address:
29 Hermit Lane
Higham
Barnsley, S75 1PL

Client:
Mr R Cook

Date:	Job Ref:
15/07/2026	TCC-2575-1

Scale:	Revision:
1:200 at A1	1

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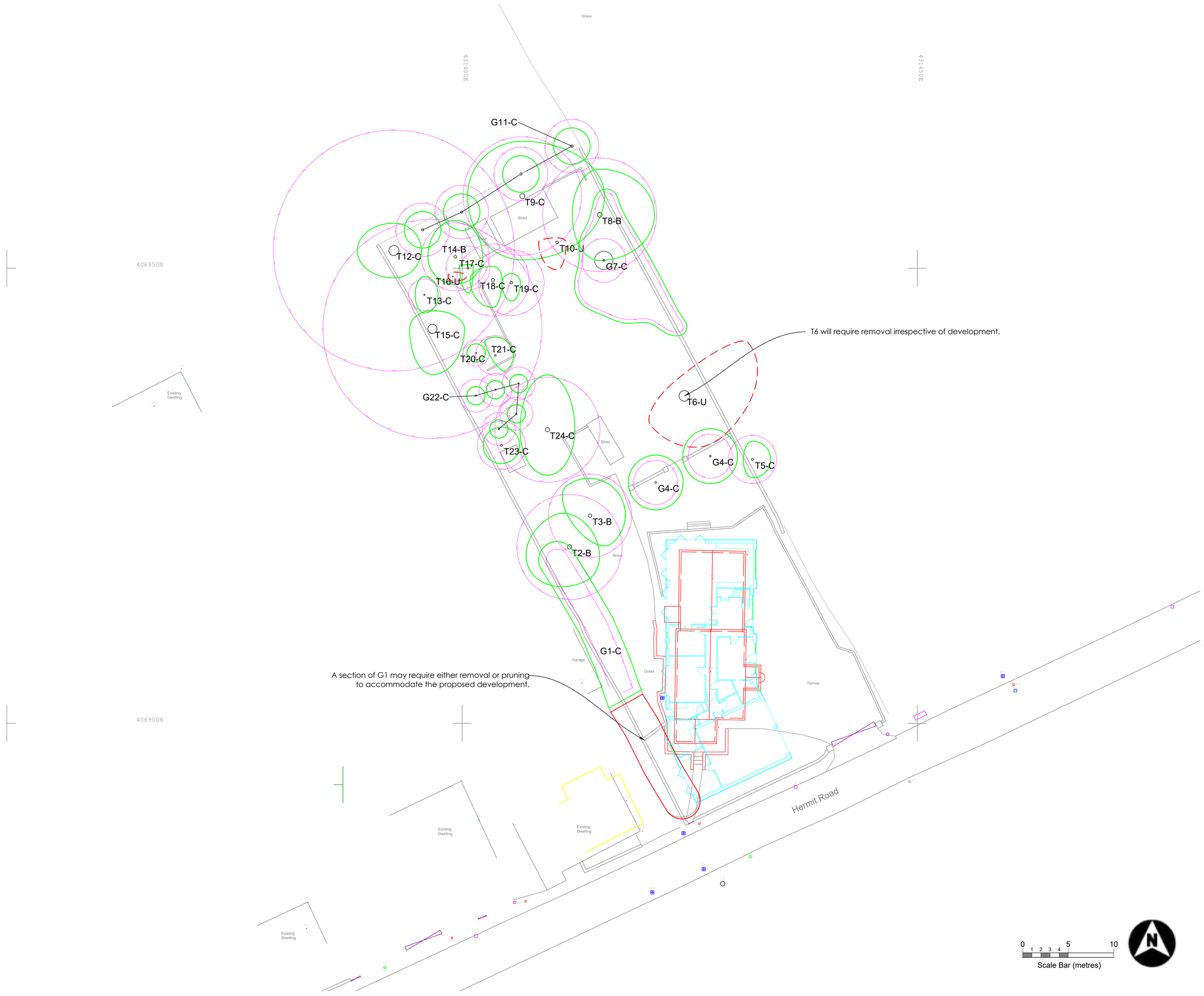

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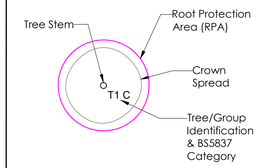

Retain
Tree/group to be retained

Development Loss
Tree/group to be removed to facilitate development

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-5

Drawing Title:

Tree Impact Plan

Site Address:
29 Hermit Lane
Higham
Barnsley, S75 1PL

Client:
Mr R Cook

Date:	Job Ref:
15/07/2026	TCC-2575-1

Scale:	Revision:
1:200 at A1	1

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