

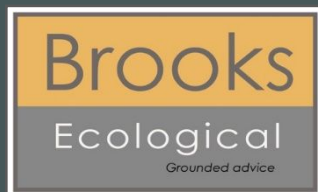
Goldthorpe, Barnsley.



Tree Survey

01/11/2024

Fortitudo Property



Report reference	AR-7641-01 Tree Survey
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Date	01/11/2024
Report duration	Unless otherwise stated the findings of this report remain valid for a period of 12 months. After this period advice should be sought on the scope of any updating work required.



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Summary

The application site 'the Site' comprises a plot of land which has been largely stripped of topsoil in preparation for development sandwiched between two roads, a superstore and housing.

The Site lies on the fringes of Goldthorpe being a logical urban extension location. The wider landscape is characterised by new and old housing and industrial and commercial developments. Beyond this the landscape comprises large arable fields with degraded hedgerow network.

The tree survey revealed a total of nine individual trees and seven groups of trees. Of these, four trees and two groups were identified as retention category 'B', eight trees/groups of trees were identified as retention category 'C' and one tree was identified as retention category 'U'. There were no retention category 'A' trees identified.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-7641-01.

T14 has been found in a state of decline. It is recommended that this tree is removed to prevent any future damage by its failing.

Introduction

1. Brooks Ecological Ltd was commissioned by Fortitudo Property to provide professional independent, detailed arboricultural advice on all relevant trees present at Land at Goldthorpe, Barnsley.
2. This report has been undertaken in accordance with BS 5837:2012 Trees in relation to construction – Recommendations.
3. The client has provided a topographical plan.
4. All findings and recommendations are based on visual observations conducted from ground level during the Site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
5. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.

Legal implications of work to trees

6. Due to the potentially large penalties for illegally carrying out work to protected trees, it is recommended that a check with the local planning authority is carried out prior to any tree works being undertaken and any required consents such as for work to trees with Tree Preservation Orders and/or Conservation Areas are obtained before work to trees on site. Additionally, work to trees at certain times of the year may contravene sections of the Wildlife and Countryside Act regarding nesting and roosting of protected species.
7. Every tree owner has a general duty of care to ensure their tree(s) does not pose an unacceptable risk to other people on or adjacent to their land. The landowner will only be liable for injury or damage caused by trees if they are found to be negligent.
8. There is no legal obligation for a tree owner to cut back growth from a neighbouring property. However, under Common law of tort of nuisance, an affected neighbour has the right to cut back roots or branches that encroach onto a neighbouring property back to the boundary of the land owned by the person abating the nuisance without the neighbour's consent (with the exception of TPO's or CA's). The person abating the nuisance has a duty to exercise reasonable care in carrying out work as a failure to do so may lead to liability in negligence (for example where removal of roots makes a tree unstable).

The Site

9. The application site 'the Site' comprises a plot of land which has been largely stripped of topsoil in preparation for development sandwiched between two roads, a superstore and housing.
10. The Site lies on the fringes of Goldthorpe being a logical urban extension location. The wider landscape is characterised by new and old housing and industrial and commercial developments. Beyond this the landscape comprises large arable fields with degraded hedgerow network.

Survey Conditions

11. The trees were surveyed in cold, wet, overcast conditions on 09.10.2024.

Figure 1 The Site (red line boundary).



Methodology

12. The trees were assessed visually from ground level. Where access to a tree is restricted this is noted in the schedule.
13. The tree reference numbers refer to the attached Tree Constraints Plan (TCP) references. The trees were not tagged for this survey.
14. The tree species is listed by common name in the schedules, with a key to scientific names in table 1:

Table 1 Nomenclature

Common name	Botanical name	Common name	Botanical name
Alder (common)	<i>Alnus glutinosa</i>	Hawthorn	<i>Crataegus monogyna</i>
Alder (grey)	<i>Alnus incana</i>	Hazel	<i>Corylus avellana</i>
Apple	<i>Malus domestica</i>	Holly	<i>Ilex aquifolium</i>
Aspen	<i>Populus tremula</i>	Hornbeam	<i>Carpinus betulus</i>
Ash	<i>Fraxinus excelsior</i>	Larch	<i>Larix decidua</i>
Beech	<i>Fagus sylvatica</i>	Lime (common)	<i>Tilia x europaea</i>
Birch (silver)	<i>Betula pendula</i>	Lime (small-leaved)	<i>Tilia cordata</i>
Birch (downy)	<i>Betula pubescens</i>	Maple (field)	<i>Acer campestre</i>
Chestnut (sweet)	<i>Castanea sativa</i>	Maple (Norway)	<i>Acer platanoides</i>
Chestnut (horse)	<i>Aesculus hippocastanum</i>	Poplar (black)	<i>Populus nigra</i>
Cherry (wild)	<i>Prunus avium</i>	Oak (sessile)	<i>Quercus petraea</i>
Cherry (bird)	<i>Prunus padus</i>	Oak (pendunculate)	<i>Quercus robur</i>
Cherry (Japanese)	<i>Prunus serrulata</i>	Rowan/mountain ash	<i>Sorbus aucuparia</i>
Leyland Cypress	<i>X Cupressocyparis leylandii</i>	Sycamore	<i>Acer pseudoplatanus</i>
Elm (English)	<i>Ulmus procera</i>	Weeping willow	<i>Salix chrysocoma</i>
Elm (wych)	<i>Ulmus glabra</i>	Whitebeam (Swedish)	<i>Sorbus intermedia</i>
Goat willow	<i>Salix caprea</i>		

15. Measurement of the existing height above ground level of the first significant branch and the direction of growth and the height of the canopy. This informs ground clearance, crown/stem ratio and shading.
16. The stem/trunk diameter is measured with a diameter tape at 1.5m from ground level around the stem for single stem trees and for multi-stemmed trees and other variants in accordance with Annex C of the British Standard. Where access restricts measurement of the tree, an estimate has been made, denoted by '#'.
17. Canopy spread is measured with an electronic distometer. The close-spacing of some of the trees impeded measurements of canopy spread and height and estimates were made.
18. The age of the tree is based on the typical longevity of the particular tree species. The age classes are: young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) and veteran (V).

- 19. The physiological condition of the tree is an assessment of its likely health, vigour and stress. The classes for physiological condition are: good, fair, poor and dead.
- 20. Structural condition includes tree form, visible defects, irregularities and influencing factors.
- 21. Preliminary management recommendations note work (with prior approval where necessary) to promote the health and longevity of the tree and/or improve safety and/or increase habitat potential.
- 22. The life expectancy (life exp.) is the estimated remaining contribution in years, (<10, 10+, 20+, 40+).
- 23. The retention category (ret cat) for each tree is assessed in accordance with BS 5837: 2012 , summarised in table 2 below:
- 24. The root protection area (RPA) in m²is for layout purposed and indicates the ‘minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority’. The RPA is calculated in accordance with BS 5837: 2012 Annex D. Where Site features are likely to have distorted the typical RPA, a polygon of the same area is estimated on plan to reflect a more realistic shape, in accordance with the British standard.

Table 3 Retention categories

Category A	Trees of high quality with an estimated remaining life expectancy (ERC) of at least 40 years. Green canopy outline on plan.
Category B	Trees of moderate quality with an estimated ERC of at least 20 years. Blue canopy outline on plan.
Category C	Trees of low quality with an ERC of at least 10 years, OR young trees with a stem diameter below 150mm. Grey canopy outline on plan.
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. Trees unsuitable for retention. Dark red canopy outline on plan.

Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

- Sub-category 1** trees are those with 'mainly arboricultural value'
- Sub-category 2** trees are those with 'mainly landscape value'
- Sub-category 3** trees are those with 'mainly cultural or conservation value'.

Table 2 Abbreviations used

T	Tree	GL	Ground level
G	Tree group	MS	Multi-stemmed
H	Hedge	AFP	Access facilitation pruning
OSB	Outside Site boundary	Ave	Average dimension
#/est	Estimated dimension	Typ	Typical dimension
N	North	E	South
S	South	W	West
Min	Minimum	Lwr	Lower
adj	Adjacent	Ht	Height

Tree data

25. The following schedule contains the tree data obtained on site:

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Observations	Recommendations	Life exp. (yrs)	Ret Cat
G1	Hawthorn With occasional Field maple	Y-EM	To 5	0+	To 100	See plan	Fair	Fair	Possibly situated on adjacent land. Along the northern boundary. Gappy and scrappy group. Unmanaged. Some poorer specimens. Overhanging boundary.	Requires management	10+	C2
G2	Hawthorn	Y-SM	To 5	0+	To 100	See plan	Fair	Fair	Possibly situated on adjacent land. Along the northern boundary. Gappy and scrappy group. Unmanaged. Some poorer specimens. Overhanging boundary.	Requires management	10+	C2
G3	Field maple	SM	To 11	0+	To 250	See plan	Fair	Fair	Dense grouping. Deadwood and stubs evident with canopy. Along the northern boundary. Overhanging boundary. Minor bark wounds throughout.	Crown clean	10+	B2
T4	Ash	SM	7	2	#280	N 5 E 5 S 5 W 5	Fair	Fair	Single stemmed and vertical with a balanced canopy. Low hanging canopy. Within G2. Very limited inspection. Minor Deadwood and stubs evident with canopy.	No action required at present	20+	B1
G5	Hawthorn	SM	To 5	0+	To 150	See plan	Fair	Fair	Scrappy grouping. No access so very limited inspection. Typical of species.	No action required at present	10+	C2
T6	Goat willow	Y	3	0+	T0 50	N 1.5 E 1.5 S 1.5 W 1.5	Fair	Fair	Typical of species. Multiple stemmed at ground level with a balanced canopy. Minor bark wounds throughout. Very limited inspection.	No action required at present	10+	C1
T7	Goat willow	Y	3	0+	T0 50	N 1.5 E 1.5 S 1.5 W 1.5	Fair	Fair	Typical of species. Multiple stemmed at ground level with a balanced canopy. Minor bark wounds throughout.	No action required at present	10+	C1
G8	Goat willow Buddleia	Y-SM	To 5	0+	To 100	See plan	Fair	Fair	Multiple stemmed at ground level with an unbalanced canopy. Typical of species. Pioneering species. Minor bark wounds throughout. Deadwood and stubs evident with canopy. Dense grouping.	No action required at present	10+	C2

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Observations	Recommendations	Life exp. (yrs)	Ret Cat
T9	Ash	EM	15	2.1	270 250 150 100	See plan	Fair	Fair	Multiple stemmed at ground level with an unbalanced canopy. Included bark noted at unions. Minor Deadwood and stubs evident with canopy. Overhanging boundary.	Crown clean	10+	B1
T10	Ash	EM	14	1.8	260 280	N 4 E 4 S 4 W 4	Fair	Fair	Twin stemmed at 1m with a balanced canopy. Minor Deadwood and stubs evident with canopy. Overhanging boundary.	Crown clean	10+	B1
T11	Ash	EM	15	2	320 290	N 4 E 4 S 4 W 4	Fair	Fair	Twin stemmed at 1m with a balanced canopy. Included bark noted at union. Minor Deadwood and stubs evident with canopy. Overhanging boundary.	Crown clean	10+	B1
T12	Sycamore	EM	14	1.6	150 X 6	N 3 E 3.5 S 3 W 3.5	Fair	Fair	Multiple stemmed at ground level with a balanced canopy. Scrappy self sown tree. Minor Deadwood and stubs evident with canopy. Minor bark wounds throughout.	No action required at present	10+	C1
G13	Ash Hawthorn Leylandii Birch Field maple	Y-EM	To 16	0+	To 250	See plan	Fair	Fair	Dense grouping located on adjacent land. Very limited inspection. Ground works have occurred within the vicinity. Minor Deadwood and stubs evident with canopy. Minor bark wounds throughout. Good boundary feature.	Crown clean site side. Monitor condition.	10+	B2
T14	Sycamore	SM	13	-	280	-	Poor	Poor	In decline.	Remove	<10	U
G15	Cherry	SM-EM	To 15	0+	220 180 180 100 100 100 100 100	See plan	Fair	Fair	Situated on adjacent land. Very limited inspection. Typical of species. Minor bark wounds throughout. Minor Deadwood and stubs evident with canopy.	Crown clean	10+	C2

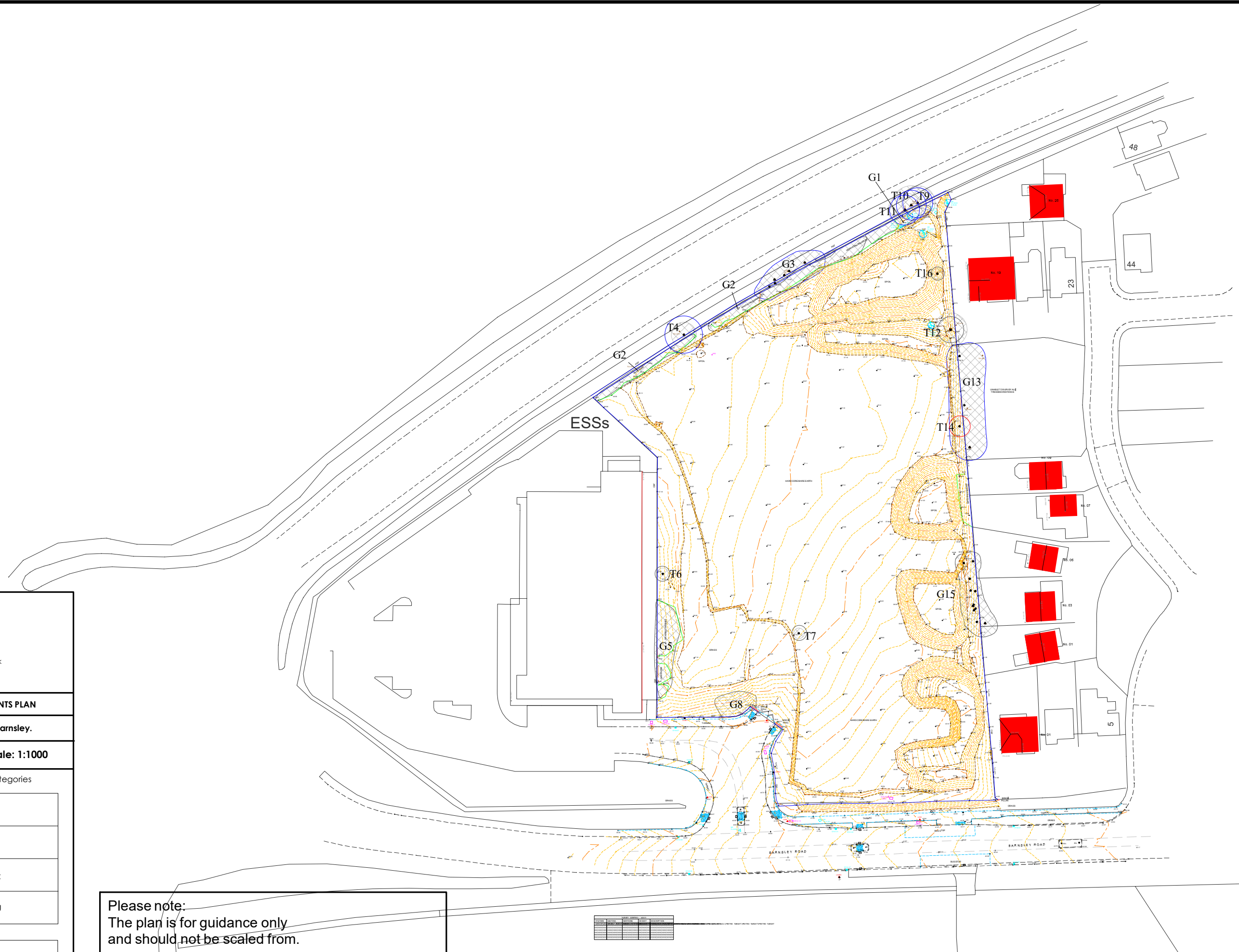
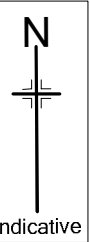
Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Observations	Recommendations	Life exp. (yrs)	Ret Cat
T16	Sycamore	SM	9	1.5	To 150	N 1.8 E 1.8 S 1.8 W 1.8	Fair	Fair	Single stemmed and vertical with a balanced canopy. Minor Deadwood and stubs evident with canopy. No major defects visible.	No action required at present.	20+	C1


Findings

Tree descriptions and recommendations

26. The tree survey revealed a total of nine individual trees and seven groups of trees. Of these, four trees and two groups were identified as retention category 'B', eight trees/groups of trees were identified as retention category 'C' and one tree was identified as retention category 'U'. There were no retention category 'A' trees identified.
27. This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-7641-01.
28. T14 has been found in a state of decline. It is recommended that this tree is removed to prevent any future damage by its failing.
29. Three trees and two groups would benefit from a crown clean to remove the deadwood, stubs and crossing branches within their canopies.
30. G13 will require on going annual monitoring due to the changes in ground levels within the vicinity.
31. Two groups, G1 & G2, are scrappy groups that would benefit from some future management.

DR-7641-01 Tree Constraints Plan





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DR-7641-01 TREE CONSTRAINTS PLAN



Site: Land at Goldthorpe, Barnsley.

Paper Size: A3

Scale: 1:1000

BS 5837: 2012 Retention Categories

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U

	ROOT PROTECTION AREA
	TREE STEM

Please note:
The plan is for guidance only
and should not be scaled from.

The original of this drawing was produced
in colour - a monochrome copy should not be
relied upon.

Tree ID	Tree Code	Tree Species	Tree Size	Tree Status
T1	G1	Tree 1	Small	Retain
T2	G2	Tree 2	Small	Retain
T3	G3	Tree 3	Small	Retain
T4	G4	Tree 4	Small	Retain
T5	G5	Tree 5	Small	Retain
T6	G6	Tree 6	Small	Retain
T7	G7	Tree 7	Small	Retain
T8	G8	Tree 8	Small	Retain
T9	G9	Tree 9	Small	Retain
T10	G10	Tree 10	Small	Retain
T11	G11	Tree 11	Small	Retain
T12	G12	Tree 12	Small	Retain
T13	G13	Tree 13	Small	Retain
T14	G14	Tree 14	Small	Retain
T15	G15	Tree 15	Small	Retain
T16	G16	Tree 16	Small	Retain
T17	G17	Tree 17	Small	Retain

