TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

Land to the Rear of:

77-79 Chapel Road,
Tankersley,
Barnsley,
S75 3AR

Prepared for: *JR Planning Consultants*

Report Date: *December 2025*

Reference: *AWA7081*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 17 items of woody vegetation were surveyed, comprising 14 individual trees and 3 tree groups. Of these: 12 are low value (Category C), and 5 are unsuitable for retention (Category U).

The proposed development will require the removal of 1 low-value tree and 3 low-value tree groups. This will result in a minor negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by JR Planning Consultants 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 November 2025.

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 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted 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.

1.2.6 The tree survey data collection was carried out by James Godfrey, BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered, Arboriculturist at AWA Tree Consultants Ltd.

1.2.7 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 is located on Chapel Road in Tankersley, a village and civil parish in the Metropolitan Borough of Barnsley, South Yorkshire.

2.1.2 The site comprises an overgrown, vacant parcel of land to the rear of several residential properties which border the site along the eastern boundary. A residential property and open grassland border along the southern boundary, with a shelterbelt of trees border to the west. Pilley Hills runs along the northern boundary, adjacent to a dense woodland with public access.

2.1.3 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 4th December 2025 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date **no trees at the site are protected** by a Tree Preservation Order or are within a Conservation Area.

3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).

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).

3.1.5 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.6 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.

3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.8 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 17 items of woody vegetation, comprised of 14 individual trees and 3 tree groups.

3.2.2 Of the surveyed trees: 12 are low value (Category C), and 5 are unsuitable for retention (Category U). (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.4 Trees T1 to G8 define the frontage along Pilley Hills. T1 to T4 are retention category 'C' Ash, Sycamore and Hawthorn, forming the eastern extent of a linear shelterbelt that extends off-site to the west. The continuation of this boundary feature, comprising T5 to G8, consists of further retention category 'C' trees situated adjacent to the boundary wall. Structural displacement of the masonry was observed along this section, suggesting direct interaction with the rooting environments of these trees.

3.2.5 The central area of the site is characterised by significant Bramble overgrowth. Within this scrub, T9 to T13 are identified as standing dead and as such are classified as retention category 'U' and require removal regardless of development proposals due to their physiological condition.

3.2.6 T14 is a retention category 'C' Sycamore displaying sunken bark and basal decay. Visual assessment of the retention category 'C' Hawthorn T16 was limited by dense Ivy shrouding the stem, while Ash T17 was inaccessible for detailed inspection due to dense surrounding undergrowth.

3.2.7 Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees T1, T4, T15, T17 and the Ash within G6 and G8 may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.

3.2.8 Some trees were found to have defects and are recommended for removal regardless of any new development at the site, this includes T9, T10, T11, T12 and T13 (as detailed in Appendix 4).

3.2.9 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.10 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.

3.2.11 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 to T4, looking south

Photo 2: T5 to G8, looking east

Photo 3: T5 to G8, looking north

Photo 4: T9 to T13, looking east

Photo 5: T11, looking south

Photo 6: Sunken bark at the base of T14, looking south

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new residential development with associated access, parking, landscaping and facilities. 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, 1 tree and 3 tree groups will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

4.2.2 The tree that requires removal to facilitate the development is T5.

4.2.3 The tree groups that require removal to facilitate the development are G6, G7 and G8.

4.2.4 The trees to be removed are all lower value, retention category 'C'. T5 is a semi-mature Sycamore with limited arboricultural interest. G6, G7 and G8 generally consist of Ash and occasional Elm, long-term prospects of which are likely to be limited by the prevalence of Ash Dieback disease and Dutch Elm disease respectively.

4.2.5 Due to the low value of the trees and tree groups to be removed the removals will have a minor negative arboricultural impact.

4.2.6 The proposed removal of T5, G6, G7, and G8 will result in a localised reduction in visual screening. However, the wider landscape buffer provided by the adjacent woodland will remain intact, ensuring that the overall screening function of the site boundary is maintained. Furthermore, the loss of these lower-quality specimens presents an opportunity to implement new tree planting as part of a soft landscaping scheme. The introduction of new, higher-quality tree, shrub, and hedge planting will not only mitigate the initial loss but will provide a more sustainable and diverse long term screening solution.

4.2.7 In addition to the required removals, T9, T10, T11, T12 and T13 are recommended for removal regardless of the development due to their poor physiological condition.

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. As such, no significant negative indirect impacts have been identified.

4.3.2 The proposed layout indicates a minor encroachment of soft landscaping works into the RPA of tree T4. This incursion will have a negligible impact, provided that there are no alterations to existing ground levels within the RPA and the final surface treatment must remain permeable to ensure that suitable water and gas exchange to the rooting environment is maintained.

4.3.3 It is proposed to reconstruct sections of the existing dilapidated boundary wall within the RPA of T4 and T14. The impact of these works is considered minor, provided that the reinstatement is strictly confined to the structural footprint of the existing wall. To prevent damage to structural roots, any removal of the existing wall and subsequent preparation for the new wall should be undertaken manually using hand-held tools. If any significant roots are encountered during these works, they should be retained and accommodated within the design rather than severed where possible.

4.3.4 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.

4.3.5 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.

4.4 Suitable Mitigation

4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design,

Demolition and Construction – Recommendations.

4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.

4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.

4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.

4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.

4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

Tree/ Group Ref	***Value***	***Impact Type***	***Description of Impact***	***Impact Level***	***Mitigation / Solution***
T5, G6, G7, G8	C (Low)	Direct - Removal	Within footprint of development area	Minor	Mitigation planting
T4	C (Low)	Indirect - RPA Incursion	Minor encroachment by proposed landscaping	Minor	Care taken during construction *(see 4.3.2)*
			Rebuilding of existing dilapidated wall	Minor	Care taken during construction *(see 4.3.3)*
T14	C (Low)	Indirect - RPA Incursion	Rebuilding of existing dilapidated wall	Minor	
T9, T10, T11, T12, T13	U (Unsuitable)	Direct - Removal	Unsuitable to retain regardless of development	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed

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

4th December 2025

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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: ***BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. 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.

Sophie Beckerman: ***BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered***
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: ***FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA 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						Value		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*	*Amenity*	*Category*	*Works*
T1	Ash	*Fraxinus excelsior*	Early-mature	17	1	350	Yes	7	5	4	4	3	Limited access around base	Single stemmed. Vertical. Ivy covered	Cavities. Minor deadwood. Snapped /hanging branches	Ivy prevented detailed inspection and accurate stem measurement	Fair	Fair	10 to 20 yrs	Low	C	No works required
T2	Sycamore	*Acer pseudoplatanus*	Semi-mature	11	4	250 230 210 210	Yes	5	4.5	3	5	5	Limited access around base	Multiple stemmed at 0.5m. Vertical. Stubs. Ivy covered	Minor deadwood. Snapped /hanging branches	Ivy prevented detailed inspection and accurate stem measurements. Low lateral stem to south	Fair	Fair	20 to 40 yrs	Low	C	No works required
T3	Hawthorn	*Crataegus monogyna*	Semi-mature	6	6	110 avg	Yes	2	2.5	2	3.5	2	Limited access around base	Multiple stemmed at base. Vertical. Stubs. Ivy covered	Minor deadwood. Snapped /hanging branches	Ivy prevented detailed inspection and accurate stem measurement	Fair	Fair	>40 yrs	Low	C	No works required
T4	Ash	*Fraxinus excelsior*	Early-mature	17	1	410	Yes	5	6	3	5	3	Limited access around base	Single stemmed. Vertical. Stubs. Ivy covered	Minor deadwood. Major deadwood. Snapped /hanging branches	Large section of deadwood overhanging road. Ivy prevented detailed inspection and accurate stem measurement.	Fair	Fair	10 to 20 yrs	Low	C	Recommend removal of significant deadwood overhanging road regardless of development
T5	Sycamore	*Acer pseudoplatanus*	Semi-mature	10	1	200	Yes	2.5	2	1.5	3	3	Limited access around base	Single stemmed. Vertical. Ivy covered	Minor deadwood. Snapped /hanging branches	Ivy prevented detailed inspection and accurate stem measurement	Good	Good	>40 yrs	Low	C	Removal required to facilitate development

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	Tree Species			Measurements				Crown (m)						Tree Condition					Value		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*	*Amenity*	*Category*	*Works*
G6	Ash Sycamore	*Fraxinus sp.* *Acer sp.*	Semi-mature	15	10+	140 avg	Yes	2	See Plan				Densely growing multi-stemmed trees, likely to be 4no Ash, and a single Sycamore. Ivy prevented detailed inspection and accurate stem measurements. Eastern stems likely causing damage to stone retaining wall, resulting in loose/fallen stones. Accessible stems plotted individually				Fair	Poor	10 to 20 yrs	Low	C	Removal required to facilitate development
G7	Sycamore	*Acer pseudoplatanus*	Semi-mature	16	5	280 180 180 150 150	Yes	2	See Plan				Dense group of Sycamore growing in close proximity. Likely to be 2no trees, 1 multi stemmed close to wall and 1 single stemmed with unbalanced crown to south. Ivy prevented detailed inspection and accurate stem measurement. Accessible stems plotted individually				Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
G8	Ash Elm	*Fraxinus sp.* *Ulmus sp.*	Semi-mature	15	7	160 avg	Yes	2	See Plan				Dense group consisting of 3no Ash and a single Elm. Long-term prospects may be limited by prevalence of Ash Dieback disease and Dutch Elm disease. Accessible stems plotted individually.				Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T9	Sycamore	*Acer pseudoplatanus*	Dead	8	2	140 100	Yes	5	1	1	1	1	Limited access around base	Twin stemmed at base. Vertical. Ivy covered	All dead / absent	Standing dead	Dead	Dead	n/a	Dead	U	Recommended for removal regardless of development
T10	Sycamore	*Acer pseudoplatanus*	Dead	9	1	140	Yes	5	1	2	1	1	Limited access around base	Single stemmed. Significant lean to east	All dead / absent	Standing dead	Dead	Dead	n/a	Dead	U	Recommended for removal regardless of development

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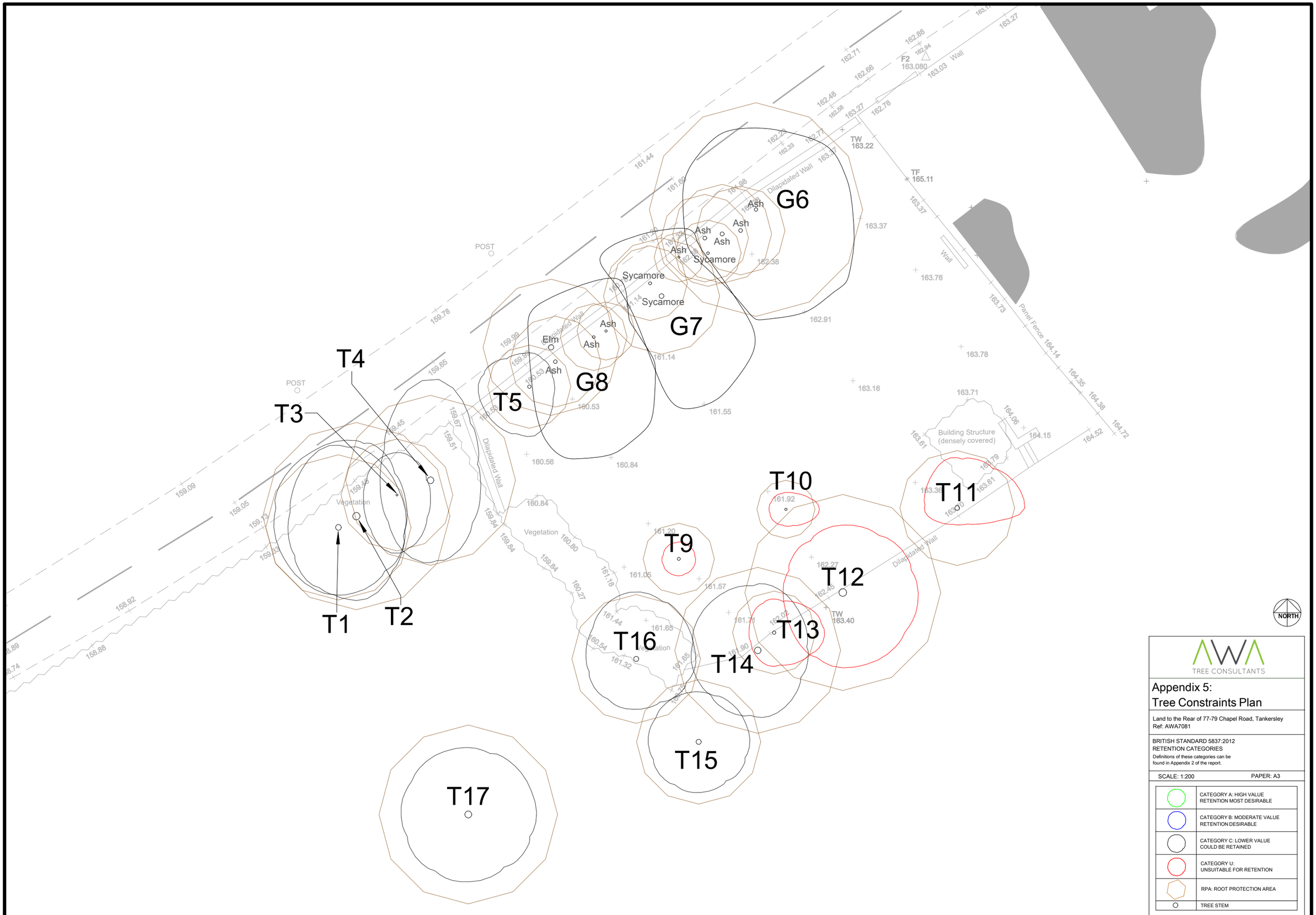
	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T11	Sycamore	*Acer pseudoplatanus*	Dead	6	2	210 180	Yes	3.5	3	4	1	2	Limited access around base	Twin stemmed at base. Vertical	All dead / absent	Standing dead, failed limb to north	Dead	Dead	n/a	Dead	U	Recommended for removal regardless of development
T12	Sycamore	*Acer pseudoplatanus*	Early-mature	12	2	400 250	Yes	4.5	4	4.5	4.5	3.5	Limited access around base	Twin stemmed at base. Vertical. Stubs. Ivy covered. Major decay	All dead / absent. Minor deadwood. Major deadwood. Snapped /hanging branches	Small amount of epicormic growth remaining in crown, very limited long-term prospects	Poor	Poor	<10 yrs	Low	U	Recommended for removal regardless of development
T13	Hawthorn	*Crataegus monogyna*	Semi-mature	5	1	200	Yes	0	2	3	2	1.5	Limited access around base	Single stemmed. Vertical. Ivy covered	Small / sparse. Minor deadwood. Snapped /hanging branches	Mostly shrouded in dense Ivy preventing detailed inspection and accurate stem measurements	Fair	Poor	<10 yrs	Low	U	Recommended for removal regardless of development
T14	Sycamore	*Acer pseudoplatanus*	Early-mature	14	1	400	Yes	4.5	4	3	4	4	Limited access around base	Single stemmed. Vertical. Ivy covered. Bark damage. Minor decay	Cavities. Minor deadwood. Moderate deadwood. Snapped /hanging branches	Growing at top of stone wall. Dense Ivy in crown prevented detailed inspection and accurate stem measurement. Sunken bark wounds at base with decay	Fair	Fair	10 to 20 yrs	Low	C	No works required
T15	Ash	*Fraxinus excelsior*	Semi-mature	12	1	300	Yes	5.5	3	3	3	3	Limited access around base	Single stemmed. Vertical	Minor deadwood. Snapped /hanging branches	Access prevented detailed inspection and accurate stem measurement	Fair	Fair	10 to 20 yrs	Low	C	No works required

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		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*	*Amenity*	*Category*	*Works*
T16	Hawthorn	*Crataegus monogyna*	Early-mature	6	1	310	Yes	2	4	3.5	3	3	Limited access around base	Single stemmed. Vertical. Stubs. Ivy covered	Minor deadwood. Snapped /hanging branches	Shrouded in dense Ivy prevented detailed inspection and accurate stem measurement	Fair	Fair	10 to 20 yrs	Low	C	No works required
T17	Ash	*Fraxinus excelsior*	Semi-mature	15	4	270 240 180 150	Yes	3.5	4	4	4	4	Limited access around base	Multiple stemmed at base. Vertical	Minor deadwood. Snapped /hanging branches	Access prevented detailed inspection and accurate stem measurements	Fair	Fair	10 to 20 yrs	Low	C	No works required



AWA TREE CONSULTANTS

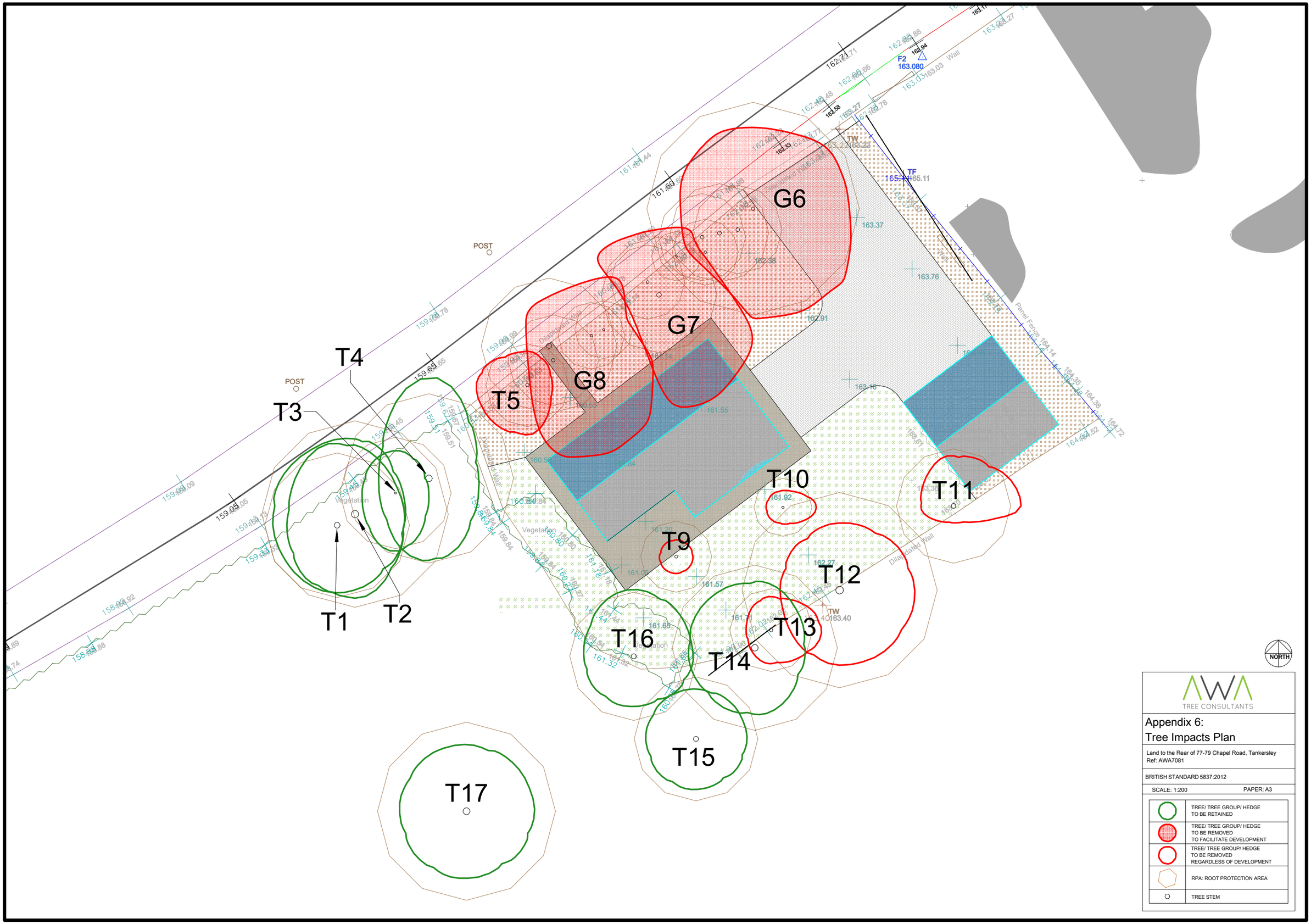
Appendix 5: Tree Constraints Plan

Land to the Rear of 77-79 Chapel Road, Tankersley
Ref: AWA7081

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



TREE CONSULTANTS

Appendix 6:
Tree Impacts Plan

Land to the Rear of 77-79 Chapel Road, Tankersley
Ref: AWA7081

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

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