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Tree Care Company

Report type:	**Aboricultural Implication Assessment**
Client:	**Mr. & Mrs. P. England** **C/O Townsend Planning Consultants**
Site address	**Blackergreen Lane** **Silkstone** **Barnsley**
Reference No:	**AIA Blackergreen Lane**
Date:	**Tree inspection undertaken: 12.06.2016** **Report completed: 05.07.2016**

1. PURPOSE OF THE REPORT

1.1
This report has been prepared to consider the arboricultural implications of a proposed new dwelling to be constructed on land to the north of Blacker Dam, Blackergreen Lane, Silkstone. It makes specific recommendations for arboricultural work in relation to the proposed development. Only trees considered relevant have been included in the report. Included in this report are;

Section 5 Tree survey schedule
Appendix 1 Tree constraints plan

2. THE SITE AND ITS TREE COVER

2.1
The site has previously been used as a car park for neighbouring fishing pond with made up ground evident. The effect of this earlier use is to provide a previously developed incursion within the surrounding landscape. The centre of the site is relatively flat though an embankment slopes sharply down towards the woodland bordering Silkstone Beck and the northern woodland fringe.

2.2
Tree cover present predominantly comprises a range of early mature to mature broadleaved species, though several Pine trees are also present along the banking.

2.3
Tree cover within the immediate area is plentiful in terms of numbers and species mix due to the influence of surrounding woodland. The tree cover present is however weighted towards trees of a mature age.

2.4
With the possible exception of tipped debris the majority of open soils within the site are likely to be free draining and fertile, though a number of localised wet areas were noted.

2.5
The proposal includes the construction of a modern dwelling to be positioned to the south of site with a veranda that overhangs the stream. As such the foundation level footprint is significantly smaller than that of the upper storey.

2.6
Please refer to the supporting information submitted by Townsend Planning Consultants for a more detailed account of the background to this proposal, the site and its surroundings.

3. NAME OF INSPECTOR.

3.1
Mike Shackleton.

4. STATUS OF TREES.

4.1
Several trees/woodland groups that form part of this report are understood to be the subject of a Tree Preservation Order (TPO). To assist consideration of the planning application the tree survey schedule at section 5 seeks to identify which of the trees are thought to be covered by the Tree Preservation Order. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained before undertaking any tree removal or pruning operations. The wooded nature of the site may also require a Forestry Commission felling

licence in the event of the applicant wishing to carry out licensable amounts of tree removal within their wider ownership.

5.0. SURVEY CONDITIONS, METHODS AND BASIS OF RECOMMENDATIONS

5.1
The survey details were prepared in accordance with BS5837:2012 - Trees in relation to design, demolition and construction, providing an assessment as to the condition of each tree and desirability for retention within the development context. The details of the tree report should be self-explanatory; however it may help to explain the following;

Unless otherwise stated all measurements are taken in metres (m). Where measurements are not considered crucial to the proposal readings may be estimated.

Stem diameter - is measured at 1.5m above ground level.

Age of tree - is expressed as young, semi mature, early mature, mature, and over mature and veteran.

Estimated remaining contribution – relates to a trees useful life expectancy.

BS 5837 category grading – is a methodology for evaluating existing tree stock and is summarized as follows;

U = Seriously defective having little value that would most probably be lost within 10 years in the current context.

A = Trees of high quality, with a life expectancy in excess of 40 years.

B = Trees of moderate quality, with a life expectancy in excess of 20 years.

C = Trees of low quality, with a life expectancy in excess of 10 years.

1 = Trees with arboricultural values

2 = Trees with mainly landscape values

3 = Trees with mainly cultural values

RPA (radii) - Is the normal minimum distance specified in BS5837:2012, Annex D and which ordinarily influences the siting of protective fencing, which in turn helps define the “Construction Exclusion Zone”.

Preliminary management recommendations – Where tree removal is recommended solely to facilitate the proposed development a statement is made to this effect.

Tree Ref.	Species	Stem Diameter (m)	Height (m)	Branch Spread (m) n,e,s,w	Age class	Structural, physiological condition & comments	Preliminary Management Recommendations	Estimated remaining contribution	BS 5837 Category	RPA (radii)
T1 Appears to stand outside of tpo.	Dead tree	420	11	1 2 0 0	Dead	S= Poor, P= Poor. Dead tree. Cannot be retained for habitat purposes due to location.	Remove tree.	0-10	U	5
T2 Appears to stand outside of tpo.	Oak	310 250	13	4 5 6 3	Early-mature	S= Fair, P= Good. Possibly 'topped' at 1.5m with co-dominant very forking leaders and redeveloped crown. Provides boundary screening when assessed collectively.	Crown lift to 5.5m over highway.	10+	C2	4.8
T3 Appears to stand outside of tpo.	Oak	300	14	4.5 4 2 4	Early-mature	S= Good, P= Good. Single stemmed, pole type tree in direct competition with neighbours. Provides boundary screening.	Crown lift to 5.5m over highway.	10+	C2	3.6
W4 Eastern extremity only possibly within tpo.	Birch, Ash, Willow, Alder & Sycamore	Ave 150	15	See plan	Semi-mature	S= Good, P= Good. Young, dense woodland compartment. Provides boundary screening. Contains numerous pole type trees and a number of dead specimens. Would benefit from selective thinning as part of a separate Tree Preservation Order or Forestry Commission silvicultural thinning application.	No action at present.	20+	B2	1.8
W5 Majority of woodland within tpo	Mainly Sycamore & Ash	Ave 500	15	See plan	Mature	S= Good, P= Good. Edge of mature woodland, divided by the stream. Forms strong screening/back drop. Would benefit from selective thinning as part of a separate Tree Preservation Order or Forestry Commission silvicultural thinning application.	No action at present.	20+	B2	6
T6 Status within tpo unclear.	Beech	430	17	6.5 4 4 3	Early-mature	S= Good, P= Good. Forks at 10m into co-dominant stemmed tree. Potential to provide lasting contribution. Dead wood present.	No action at present.	20+	B2	5.2
T7 Status within tpo unclear.	Sycamore	170	14	4 1 0 2	Young	S= Fair, P= Good. Heavily suppressed tree with unbalanced form. Inconsequential tree.	No action at present.	10+	C2	2

Tree Ref.	Species	Stem Diameter (m)	Height (m)	Branch Spread (m) n,e,s,w	Age class	Structural, physiological condition & comments	Preliminary Management Recommendations	Estimated remaining contribution	BS 5837 Category	RPA (radii)
T8 Within tpo.	Sycamore	450	17	4 4 4 4	Early-mature	S= Good, P= Good. Single stemmed woodland tree with deadwood and high forming crown. Proximity to building will have influenced formation of an atypical root spread.	No action at present.	20+	B2	5.4
T9 Within tpo.	Copper Beech	670	19	6 6 7 6	Mature	S= Good, P= Good. Well-formed significant tree, with potential to provide lasting contribution. Lower dead branches and scars present on stem.	Clean through crown to remove snags and dead wood.	20+	B2	8
T10 Within tpo.	Scots Pine	480	16	3 3 2 2	Mature	S= Fair, P= Good. Poorly formed tree with contorted stem. Previous pruning wounds and major deadwood.	Clean through crown to remove snags and dead wood.	10+	C2	5.8
T11 Within tpo.	Oak,	330	19	1 3 3 2	Early-mature	S= Fair, P= Good. Pole type tree with biased crown to the south. No visible defects.	No action at present.	10+	C2	4
T12 Within tpo.	Sycamore	480 410	19	3 4 5 3	Mature	S= Fair, P= Good. Co dominant stemmed tree growing from edge of bank and pushing against stone retaining wall. Proximity to retaining wall and beck will have influenced formation of an atypical root spread. Should be removed to limit further structural damage.	Remove tree.	10+	C2	7.6
T13 Considered to be within tpo.	Oak	470	16	1 2 2 2	Mature	S= Fair, P= Fair. Unbalanced form with significant southerly lean and positioned on upper bank of beck. Soil around roots seriously eroded leaving tree liable to complete failure. Extensive upper crown die back. Proximity to beck will have influenced formation of an atypical root spread.	Remove tree.	0-10	U	5.6
T14 Considered to be within tpo.	Sycamore	260	13	1 2 2 2	Early-mature	S= Poor, P= Fair. Inconsequential poorly formed tree with wounds along stem and unbalanced form. Biased to the south. Soil around roots eroded leaving tree liable to complete failure. Proximity to beck will have influenced formation of an atypical root spread.	Remove tree.	0-10	U	3.1
T15 Appears to stand outside of tpo.	Sycamore	340	18	2 5 2 2	Early-mature	S= Good, P= Good. Suppressed tree densely populated in ivy. No accurate inspection could be completed. RPA compromised by build up of soils. Would be wise to remove as part of any development due to inability to respond to environmental changes.	Remove tree.	10+	C2	4.1

Tree Ref.	Species	Stem Diameter (m)	Height (m)	Branch Spread (m) n,e,s,w	Age class	Structural, physiological condition & comments	Preliminary Management Recommendations	Estimated remaining contribution	BS 5837 Category	RPA (radii)
T16 Appears to stand outside of tpo.	Ash	780	19	4 8 8 4	Mature	S= Fair, P= Fair. Dominant tree densely populated in ivy. No accurate inspection could be completed. RPA seriously compromised by build up of soils. King Alfred cakes on deadwood. Elliptical crown due to past completion, with considerable end weight on easterly extending limbs. Would be wise to remove as part of any development due to trees inability to respond to environmental changes.	Remove tree.	10+	C2	9.4
T17 Appears to stand outside of tpo.	Oak	220	14	2 2 2.5 2	Semi-mature	S= Good, P= Good. Establishing tree located under the crown of T16.	No action at present.	10+	C2	2.6
T18 Appears to stand outside of tpo.	Oak	Est 700	16	4.5 7.5 7 3	Mature	S= Fair, P= Good. Significant tree with ivy spreading up stem. No accurate inspection could be complete due to undergrowth. Storm damaged branches. Unbalanced form but valuable due to size and location.	Sever ivy, crown lift to 5.5m over highway, clean through crown to remove snags and dead wood.	20+	B2	8.4

6.0 ADDITIONAL INFORMATION IN SUPPORT OF RECOMMENDATIONS

6.1
The findings of the tree survey schedule at section 5 indicate no trees merit a high quality (A) category, 4No. trees and 2 woodland groups merit a moderate quality (B) category, 9No. trees merit a low quality (C) category and the remaining 3No. trees have received a seriously defective and unsustainable (U) category.

6.2
In pure development terms it is feasible to retain all trees covered in the report. However the survey findings explain it is considered desirable to remove 6No. trees, namely T1, T12, T13, T14, T15 and T16 as part of the development process. Were certain of these trees to be retained as part of an approved scheme, such is their condition and location they would only remain viable in the short term. Due to the nature of the proposed building and site constraints the structure will be supported by pile foundations rather than traditional footings. The use of a pilling rig could be employed to install the required foundations. This approach would remove the necessity for large machinery to circulate the building footprint thus minimising ground disturbance.

6.3
The woodland groups W4 and W5 provide a dominant landscape feature within the surrounding area. However W4 in particular suffers from overcrowding and lacks appropriate woodland management. This is resulting in the development of spindly, drawn, pole type material. The overcrowding is also limiting the development and colonisation of under story species and herb layer respectively. Left untouched the woodland will stagnate into a malformed stand of lesser value and of an uncertain future. The planning application proposal provides the context in which to secure a sympathetic scheme of woodland management in harmony with a proposed development. The cumulative effect of a phased programme of management would enhance the future character of the area. I would presume this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

6.4
With regard to additional planting scope will exist within the development context to provide a range of tree species that will combine with retained trees to compliment the proposed development and wider landscape. The desired planting would help to vary the age and species of tree present, providing for continuity of tree cover, to the benefit of nature conservation and visual amenity. The cumulative effect of desirable planting would mitigate for the loss of defective trees, whilst enhancing the future character of the area. I would presume this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

7.0 TREE PROTECTION DURING CONSTRUCTION

7.1
The final column of the tree survey schedule at Section 5 and tree constraints plan indicates the Root Protection Area (RPA radii) for all retained trees. In order to ensure retained trees are protected from unnecessary damage or disturbance, protective fencing can be erected prior to commencement of any excavations or construction operations. I would presume this is a matter the Local Planning Authority would be agreeable to conditioning as part of a planning permission.

7.2
Provided satisfactory tree protection is provided development need not compromise the health of retained trees.

8.0 SUMMARY AND CONCLUSIONS

8.1
From the foregoing tree survey findings, comments and observations, it will be seen that no actual tree removal will be required to facilitate the development proposal. The 6No. trees that are recommended for removal (category "C" and "U" trees) are done so on the basis of their undesirable condition, poor siting, low amenity value and practicalities associated with the building process. Equally important the proposal provides an opportunity to carry out additional woodland management and landscaping that would enhance visual amenity, biodiversity and the setting of the area for the enjoyment of future generations.

7.2
It is hoped that this report and recommendations provides all necessary information. However should there be any queries or should clarification of any points be required, please contact myself.

Mike Shackleton

Key

Crown Spread

Root Protection Area

Category 'A'

Category 'B'

Category 'C'

Category 'U'

0 40m

Appendix 1- Tree Constraints Plan

Blackergreen Lane
Silkstone, Barnsley

Tree Care Company

SCALE :	DATE :
1 : 500 @ A3	05/07/2016

MAP FILENAME :
[Filename]

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