



Ecology  
Arboriculture  
GIS and Mapping  
Landscape Architecture

# Arboricultural Impact Assessment (AIA)

**Site:** Dove Valley Mews, 75 Park Street,  
Wombwell, Barnsley S73 0HL

**Client:** Cygnet Health

**Date:** 18 June 2024

**Revision:** 1.0



## Document Control Sheet

Title	Arboricultural Impact Assessment			
Client	Cygnet Health			
Document Number	J240603-GGC-XX-XX-T-ARB-0600			
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Issue Status	<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Revision</i>
	1	18/06/2024	Planning	1.0
Disclaimer	<p><i>The recommendations contained in this Report represent Ground Control's professional opinions, in exercising the duty of care required of an experienced Arboricultural Consultant. The information contained has been prepared and given in accordance with the author's professional institution's Code of Professional Conduct and the opinions expressed within are true professional opinions.</i></p> <p><i>The report has been prepared by Ground Control for the sole and exclusive use of the Client and for the specific purpose for which Ground Control were commissioned.</i></p> <p><i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i></p> <p><i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i></p> <p><i>The tree survey and this report has been undertaken in accordance with BS 5837:2012 Trees in relation to design, demolition, and construction - Recommendations, which are intended to assist decision making with regard to the existing and proposed trees in the context of design, demolition, and construction. This report will also assess the potential impact that the scheme may have on the surveyed trees.</i></p> <p><i>This survey is not, nor should be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site, and therefore it is recommended that detailed tree inspections are undertaken on a regular basis with the express purpose of complying with the landowner's duty of care and satisfying health and safety requirements.</i></p>			

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# **1 TECHNICAL SUMMARY**

- 1.1 Ground Control Ltd were instructed by Cygnet Health to undertake a survey of trees and significant vegetation, within and directly adjoining land at Dove Valley Mews, 75 Park Street, Wombwell, Barnsley S73 0HL; hereafter referred to as 'the site'.
- 1.2 The survey and subsequent assessment have been carried out in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction.
- 1.3 The purpose of this report is to assess the likely direct and indirect impact of development proposals and to provide details of suitable mitigation, and the protection measures to be implemented to ensure trees are successfully retained wherever feasible.
- 1.4 Our assessment found that the proposal is acceptable subject to the tree protection measures described in this report.

## **2 INSTRUCTIONS**

- 2.1 Ground Control Limited were instructed to carry out a survey of trees and significant vegetation within and directly adjoining the site in relation to the construction of a timber building in the rear grounds.
- 2.2 The assessment was carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'; details of all surveyed vegetation can be found within the Tree Survey Schedule at Appendix 1. All trees were visually inspected from ground level only and no diagnostic equipment or detailed decay investigation was carried out.

### **Supporting information**

- 2.3 The report has been prepared with reference to the following documentation;
- Proposed site layout reference (23-059)-002 Rev PR1 by Catalyst Architects Ltd
  - Existing site layout reference (23-059)-001 Rev PR1 by Catalyst Architects Ltd

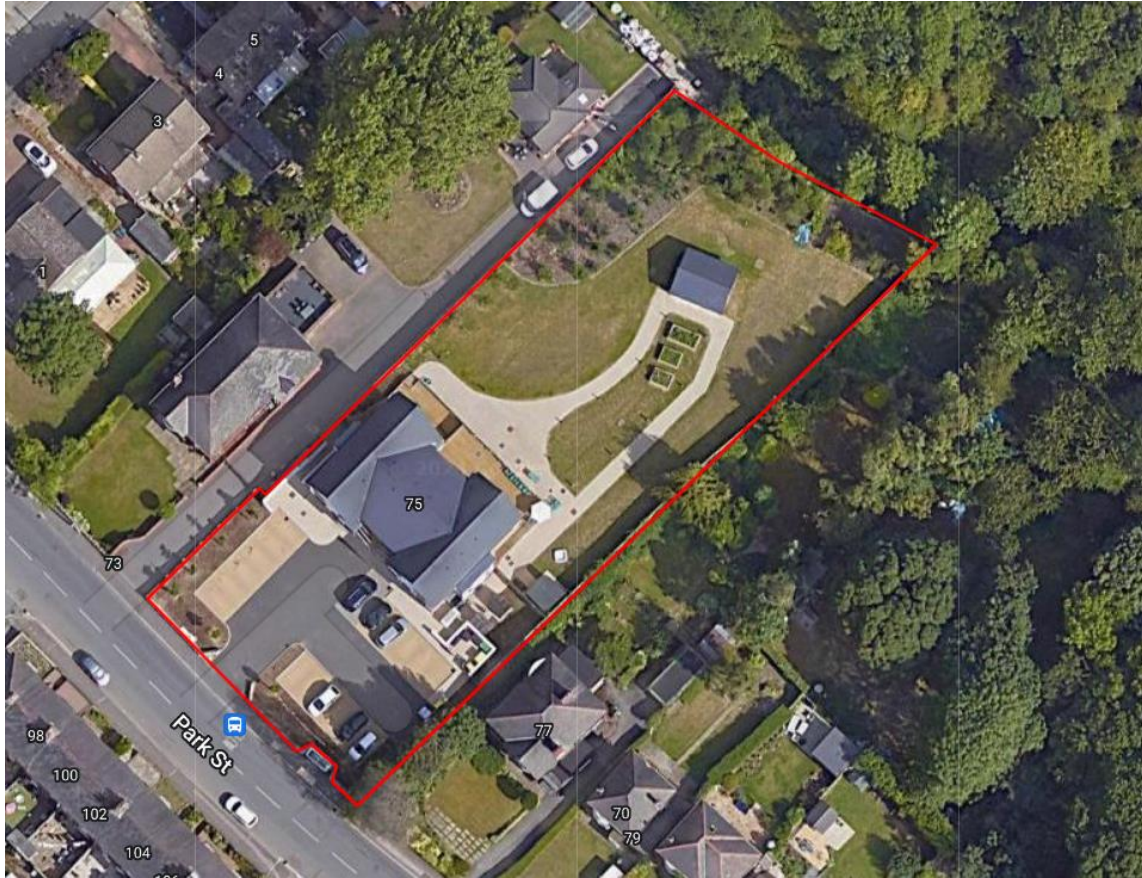
### **3 SITE ASSESSMENT**

#### **Site visit**

- 3.1 The site was visited by James Rowland *Dip Arb L4 (ABC) TechArborA* on 6 June 2024 to identify, measure and locate trees and significant vegetation within and directly adjoining the site in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction.
- 3.2 Trees have been plotted as per the client provided site plan ref. (23-059)-002 Rev PR1. Where trees were not plotted on the topographical survey plan these have been plotted by a combination of on-site measurements from known fixed points and aerial photography using a digital measuring device.
- 3.3 Where trees could not be accessed, estimated dimensions are marked with # on the tree survey schedule.

#### **Existing Site and surroundings**

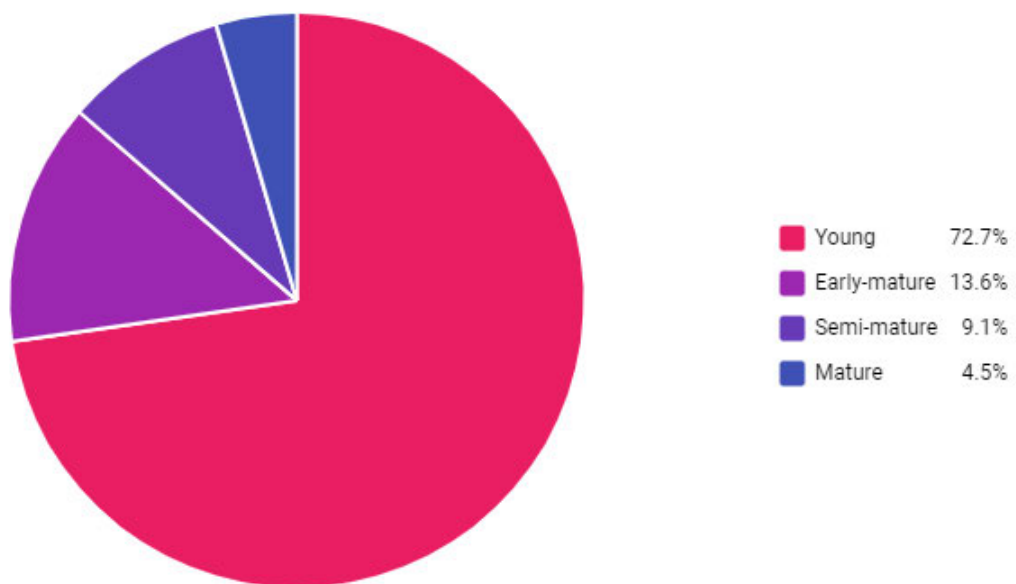
- 3.4 The site is a care residence for adults with learning disabilities situated in Wombwell, a town in the Metropolitan Borough of Barnsley. It is bordered by residential properties to the north west and south east, and the Dearne and Dove Canal to the north east. Park Street runs parallel to the site's south western boundary with residential development beyond.
- 3.5 All trees within the site are young and appear to have been planted as part of the site's recent redevelopment. Established semi mature to mature trees are located to the north east adjacent to the canal, and south east of the site in the grounds of 77 Park Street.
- 3.6 The site's trees have potential to contribute to the local landscape over time; however, their current overall quality is low, due to their small size and consequent lack of visual prominence.



**Figure 1:** Showing approximate site boundary and site in relation to its surroundings.

## Tree survey data summary

- 3.7 The location, root protection area, crown spread and BS5837 categorisations are shown on the appended tree survey drawing at Appendix 2. Dimensions, comments, and information gathered for each survey entry is provided in the tree schedule at Appendix 1.
- 3.8 All surveyed trees within the site appear to be contemporary with landscaping associated with its recent redevelopment. They comprise several individual trees along the site frontage and car park, with other individuals and groups around the edges of the garden to the rear.
- 3.9 Trees within properties neighbouring the site are predominantly semi mature to early mature and were surveyed from the site.
- 3.10 Figure 2 below shows the age distribution of the surveyed trees.



**Figure 2:** Age distribution across the site

- 3.11 Table 1 below, provides a quick reference overview of the quality of the tree and vegetation population across the site. In general trees were of low or moderate quality and value depending on their age and level of public visual amenity.
- 3.12 All trees within the site are young. Six individual trees are located at the front of the site, while other individuals and groups are located in the rear garden behind the main buildings. While these trees have potential to contribute significantly to the local landscape over time, at present they are of low quality due to their lack of visual presence.
- 3.13 The surveyed offsite trees are older established specimens and so of moderate value due to their higher visual prominence in the local landscape.

Trees	Groups or woodlands	Hedgerows	BS5837:2012 Cat	Quality & Value
0	0	0	A	High. min 40+ years life expectancy
4	1	0	B	Moderate. Min 20 years life expectancy
17	4	0	C	Low. Min 10 years life expectancy or trees below 150mm stem diameter
1	0	0	U	Those in such a condition that any existing value would be lost within 10years, and which should, in the current context be removed for reasons of sound Arboricultural management.
22	5	0	<b>Totals</b>	

**Table 1:** BS5837:2012 Tree categorisation assessment.

## **4 TECHNICAL DATA**

### **Soils and Geology**

- 4.1 The British Geological Survey (online) 'Geology of Britain Viewer' provides an indication as to the likely soil type and geology in the area but is provided only as a guideline to assist with assessment of site conditions in relation to rooting habits of trees.
- 4.2 Soil conditions have the potential to impact rooting habits of trees, their likely growth potential, suitable species to be planted and the depth and type of foundation to be specified in close proximity to trees, and therefore a detailed soil assessment should be carried out prior to completion of detailed design.
- 4.3 Bedrock geology is described as being Oaks Rock – Sandstone. No superficial deposits are recorded.

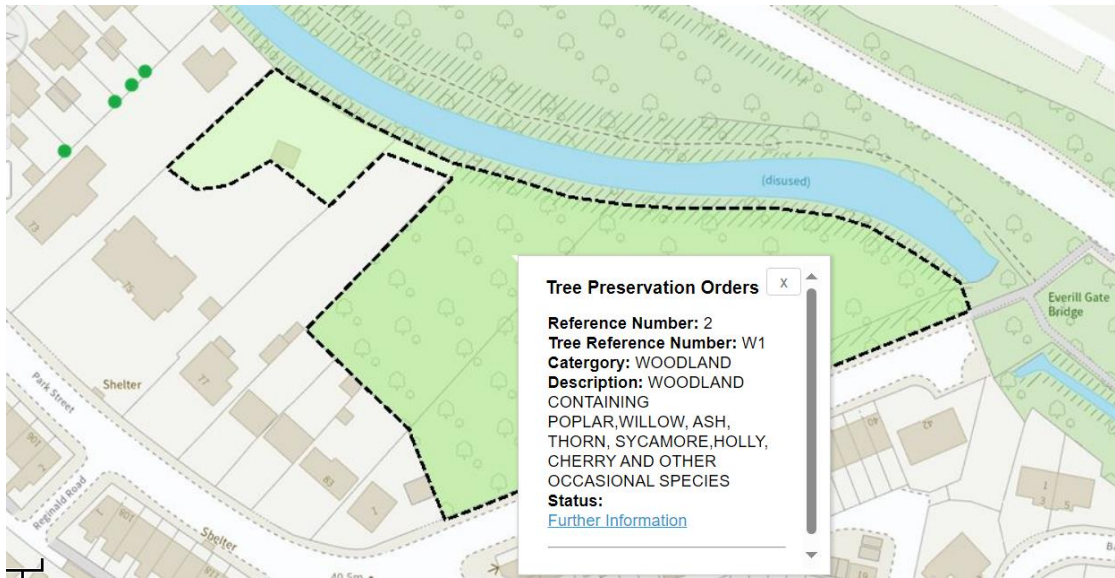
### **National Planning Policy & Guidance**

- 4.4 The National Planning Policy Framework sets out the government's planning policies for England and how these should be applied. The document replaces all previous documents and took effect in July 2018 with additional updates in 2019, July 2021, September and December 2023.
- 4.5 The NPPF supports and promotes sustainable development, which it defines as having three dimensions; social, economic, and environmental. It goes on to state that these three dimensions are mutually dependent and to achieve sustainable development they must be sought simultaneously.
- 4.6 Specifically, the NPPF states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists".

### **Statutory protection**

- 4.7 According to Barnsley Council's website the site is not located within a Conservation Area. The same website indicates some trees within the site are the subject of the Tree Preservation Order No.2, ref. W1.

4.8 The following images are taken from the council’s website showing the location of the TPO in question. The following trees and groups appear to be located within the TPO: T3-T9 inclusive and G1 & G3. While these were not present when the order was made, any trees which grow naturally or are planted within the area of a woodland TPO are also protected by the Order.



**Figure 3:** Location of the woodland TPO in relation to the site



**Figure 4:** TPO area overlaid on council website’s aerial photograph

## **5 ARBORICULTURAL APPRAISAL**

### **Identified impacts**

5.1 The impacts of the proposed development have been assessed, and where required, alterations to layout or construction methods made. Following these alterations, the potential impacts upon trees have been reassessed and are deemed to be acceptable. In respect of the proposal the following have been identified as being of most significance;

- Tree protection requirements

### **Tree Protection**

5.2 All trees will be retained. The proposed building will not encroach into any precautionary root protection areas.

5.3 Drawing J240603-GGC-ZZ-ZZ-D-ARB-0101 P01 at Appendix 2 illustrates the development proposals in relation to retained trees and the position and extent of tree protection measures to be implemented as part of the scheme.

5.4 The propose building is situated about 1.7m south east of three young birch trees (T1-T3).

5.5 Tree protection will be positioned along the trees' canopy edge and, in order to account for this proximity and to facilitate construction access, will consist of robust fencing (Heras or equivalent) secured to stabilisers as recommended within BS5837 2012.

## **6 CONCLUSIONS AND RECOMMENDATIONS**

6.1 All trees will be retained and can be adequately protected during the proposed works.

6.2 I recommend the proposal is approved subject to the tree protection measures described in this report.

## APPENDIX 1: TREE SURVEY SCHEDULE









Tree ID	Tag No	Common Name	Scientific Name	Tree Height [m]	Life Stage	Number of Stems	Stem Diameter [mm]	Stem 1 [mm]	Stem 2 [mm]	Stem 3 [mm]	Height of Canopy Above Ground Level [m]	Height of First Significant Branch [m]	Direction of First Significant Branch	(NE) Branch Spread [m]	(SE) Branch Spread [m]	(SW) Branch Spread [m]	(NW) Branch Spread [m]	Physiological Condition	Structural Condition	Comments	Recommendations	Estimated Remaining Contribution	Quality Category	Quality Sub-Category	RPA Radius [m]
1		Himalayan birch 'Jacquemontii'	Betula utilis 'Jacquemontii'	5	Young	1	70				1.5	1.5	SE	1	1	1	1	Good	Good			10+ years	C	1	0.84
2		Himalayan birch 'Jacquemontii'	Betula utilis 'Jacquemontii'	5	Young	1	70				1.5	1.5	SE	1	1	1	1	Good	Good			10+ years	C	1	0.84
3		Himalayan birch 'Jacquemontii'	Betula utilis 'Jacquemontii'	5	Young	1	70				1.5	1.5	NW	1	1	1	1	Good	Good			10+ years	C	1	0.84
4		Pedunculate oak	Quercus robur	5	Young	1	85				1.5	2		1.5	1.5	1.5	1.5	Good	Good			10+ years	C	1	1.02
5		Silver birch	Betula pendula	6	Young	1	100				1.5	2	E	2	2	2	2	Good	Good			10+ years	C	1	1.2
6		Silver birch	Betula pendula	5	Young	1	80				1.5	2	NE	1.5	1.5	1.5	1.5	Good	Good			10+ years	C	1	0.96
7		Pedunculate oak	Quercus robur	5	Young	1	75				2	2	NW	1	1	1	1	Good	Good			10+ years	C	1	0.9
8		Silver birch	Betula pendula	6	Young	1	100				1.5	1.5	SE	1.5	1.5	1.5	1.5	Good	Good			10+ years	C	1	1.2
9		Pedunculate oak	Quercus robur	5	Young	1	100				1	2	W	1.5	1.5	2	2	Good	Good			10+ years	C	1	1.2
10		Common hawthorn	Crataegus monogyna	9	Mature	3	377	200	200	250	0.5	1	E	2	2	2	2	Good	Good	Third party obscured by boundary fence. Prolific ivy. No access. Estimated stem diameters.		20+ years	B	1, 3	4.52
11		Apple	Malus domestica	7	Early-mature	1	300				2	2	NE	3	3	3	3	Good	Good	Third party tree obscured by boundary fence. Ivy clad. No access. Estimated stem diameter.		20+ years	B	1	3.6
12		Weeping willow	Salix x sepulcralis 'Chrysocoma'	9	Semi-mature	1	350				1	3	E	4	3.5	3.5	4	Good	Good	Third party tree, crown partially overhanging boundary fence. No access. Estimated stem diameter.		20+ years	B	1	4.2
13		Sycamore	Acer pseudoplatanus	5	Semi-mature	1	350				2	2	NE	3	2	2	3	Fair	Fair	Third party tree. Ivy clad. No access. Estimated stem diameter. Historically reduced/topped.		10+ years	C	1	4.2
14		Red horse chestnut	Aesculus x carnea	13	Early-mature	1	450				2	3	E	4	4	4	4	Good	Good	Third party tree. Ivy clad. No access. Estimated stem diameter.		20+ years	B	1	5.4
15		Dutch elm	Ulmus x hollandica "Groeneveld"	18	Early-mature	1	400				3	3	SE	3	3	3	3	Dead	Fair	Third party tree. Prolific ivy on lower stem and branches. No access. Estimated stem diameter.		<10 years	U		
16		Callery pear 'Chanticleer'	Pyrus calleryana 'Chanticleer'	4	Young	1	60				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good			10+ years	C	1	0.72
17		Callery pear 'Chanticleer'	Pyrus calleryana 'Chanticleer'	4	Young	1	60				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good			10+ years	C	1	0.72
18		Callery pear 'Chanticleer'	Pyrus calleryana 'Chanticleer'	4	Young	1	60				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good			10+ years	C	1	0.72
19		Hornbeam	Carpinus betulus	4	Young	1	60				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good			10+ years	C	1	0.72
20		Hornbeam	Carpinus betulus	4	Young	1	60				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good	Impact wound on stem at 1.5m, occluding.		10+ years	C	1	0.72
21		Hornbeam	Carpinus betulus	4	Young	1	60				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good			10+ years	C	1	0.72
22		Hornbeam	Carpinus betulus	5	Young	1	80				1	0.5	S	0.5	0.5	0.5	0.5	Good	Good			10+ years	C	1	0.96

Group ID	Tag No	Common Name	Scientific Name	Life Stage	Number of Stems	Lower Stem Diameter [mm]	Upper Stem Diameter [mm]	Lower Height Range [m]	Upper Height Range [m]	Height of Canopy Above Ground [m]	Physiological Condition	Structural Condition	Comments	Recommendations	Estimated Remaining Contribution	Quality Category	Quality Sub-Category
1		Sycamore, Common alder, Silver birch, Hornbeam, Common dogwood, Common hazel, Common hawthorn, Common holly, Pedunculate oak, Rowan, Common yew, Lime species, Guelder rose	Acer pseudoplatanus, Alnus glutinosa, Betula pendula, Carpinus betulus, Cornus sanguinea, Corylus avellana, Crataegus monogyna, Ilex aquifolium, Quercus robur, Sorbus aucuparia, Taxus baccata, Tilia sp., Viburnum opulus	Young	1	20	100	0.5	6	0	Good	Good	Densely planted group to rear of garden between lawn and fence. Low landscape value due to restricted view from public areas.		10+ years	C	2
2		Leyland cypress, Cherry laurel, Stag's-horn Sumach	Cupressus x leylandii, Prunus laurocerasus, Rhus typhina	Semi-mature	7	50	300	1	7	0.5	Good	Good	Third party group obscured by boundary fence. Ivy clad. Mixed ornamental garden trees, predominantly Cypress sp. No access. Estimated stem diameters.		10+ years	C	2
3		Common alder, Silver birch, Hornbeam, Common dogwood, Goat willow, Common yew, Common lime	Alnus glutinosa, Betula pendula, Carpinus betulus, Cornus sanguinea, Salix caprea, Taxus baccata, Tilia x europaea	Young	1	25	65	1	4	1	Fair	Good	Mixed species group. All trees within group are below 75mm stem diameter. Trees within group above 75mm have been recorded as individuals (trees numbered T4-T8).		10+ years	C	2
4		Sycamore	Acer pseudoplatanus	Early-mature	3	350	500	15	18	3	Good	Good	Woodland group beyond fence. The three closest trees to the site boundary have been surveyed. Ivy clad. No access. Stem diameters estimated.		20+ years	B	2
5		Red horse chestnut, Common hawthorn, Cherry laurel, Elder	Aesculus x carnea, Crataegus monogyna, Prunus laurocerasus, Sambucus nigra	Semi-mature	1	30	85	1.5	2	0	Good	Good	Boundary hedgerow managed to height of about 1.5m. Predominantly Pyracantha and Laurel with occasional self-set Elder, Horse Chestnut within hedgerow. No access, situated on neighbouring property.		10+ years	C	2

## APPENDIX 2: DRAWINGS

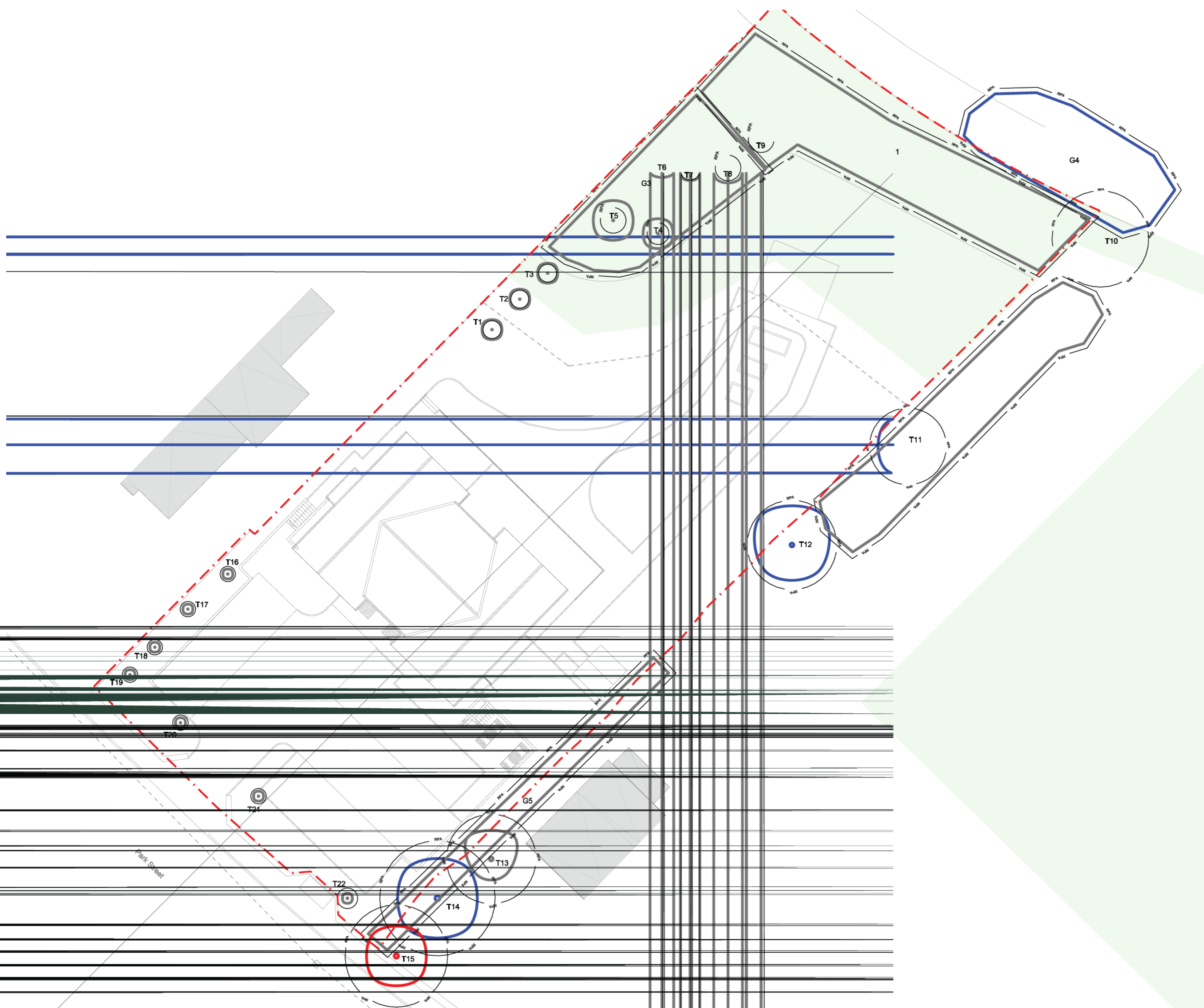


**LEGEND:**


- 
**EXISTING CATEGORY 'B' TREES and TREE GROUPS:**  
 Those of moderate quality and value; in such a condition as to make significant contribution (a minimum of 20 years is suggested)
- 
**EXISTING CATEGORY 'C' TREES and TREE GROUPS:**  
 Those of low quality and value; currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm
- 
**EXISTING CATEGORY 'U' TREES:** Those in such a condition that an existing value would be lost within 10 years and which could, if removed or replaced, be replaced or replanted at a later date
- 
 Roo Protection Area RPA
- 
 Area of the Local Tree Preservation Order TPO as per the local authority drawing
- 
 the Boundary

**NOTE :**

1. Tree removal to be along the Heath Road proposed development.
2. Tree removal to be along the 60m wide area of the Rowland Arboreal area.
3. Tree removal to be along the 'Edgley Block' Planning - 09-001-PR1.
4. Tree removal to be along the order with B: 8: 01 'Tree removal order' of the order - 'Revised' of the 'par 4.4. Please refer to the order for details.
5. Tree removal to be along the order with the 'bread' of all the trees to be removed.



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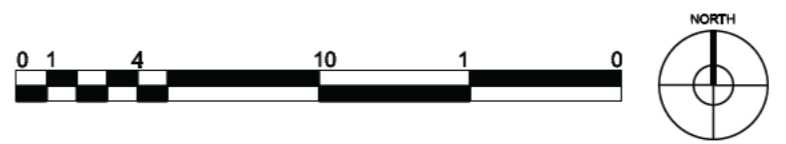
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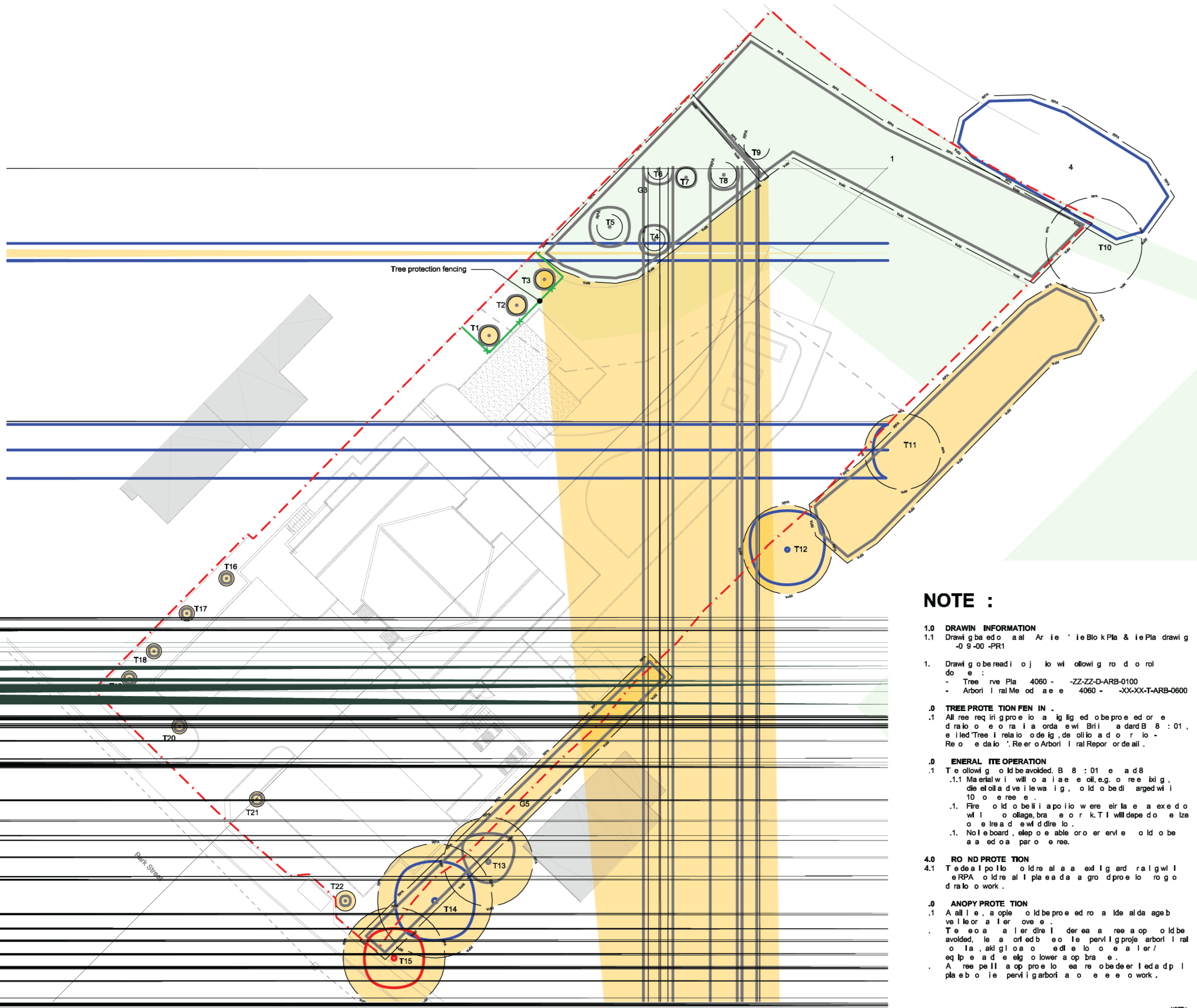
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**Note :**  
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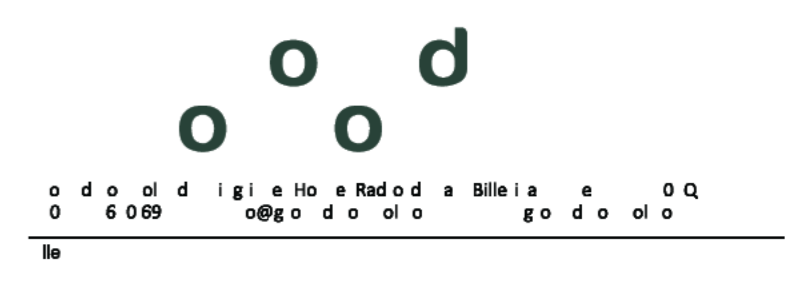
- Existing category 'B' trees & Tree Groups to be retained
- Existing category 'C' trees & Tree Groups to be retained
- Existing category 'U' trees to be retained
- Construction Exclusion Zone (CEZ) within Root Protection Area (RPA)
- Proposed tree protection order (TPO) for trees to be retained
- Area of 'Tree Preservation Order' (TPO) as per local authority drawings
- The boundary of the site



**NOTE :**

- 1.0 DRAWING INFORMATION**  
 1.1 Drawing based on the Arise 'ie Blo k Pla & ie Pla drawing -09-00-PR1
1. Drawing to be read in conjunction with following documents:  
 - Tree Preservation Order - -ZZ-ZZ-D-ARB-0100  
 - Arboricultural Method Statement - -XX-XX-T-ARB-0600
- 2.0 TREE PROTECTION FENCING**  
 2.1 All trees requiring protection to be protected in accordance with the Arboricultural Method Statement - -XX-XX-T-ARB-0600. Refer to Arboricultural Method Statement for details.
- 3.0 GENERAL SITE OPERATION**  
 3.1 The following should be avoided. B8:01 and B8:02  
 3.1.1 Materials will not be used, e.g. concrete, bricks, etc. or any other materials that could damage the tree or its roots.  
 3.1.2 Fire should be eliminated from the site.  
 3.1.3 No ladders, scaffolding or other equipment should be used on or near the tree.
- 4.0 ROOT PROTECTION**  
 4.1 The following should be avoided:  
 4.1.1 All trees to be protected should be protected in accordance with the Arboricultural Method Statement - -XX-XX-T-ARB-0600.  
 4.1.2 All trees to be protected should be protected in accordance with the Arboricultural Method Statement - -XX-XX-T-ARB-0600.
- 5.0 ANONY PROTECTION**  
 5.1 All trees to be protected should be protected in accordance with the Arboricultural Method Statement - -XX-XX-T-ARB-0600.

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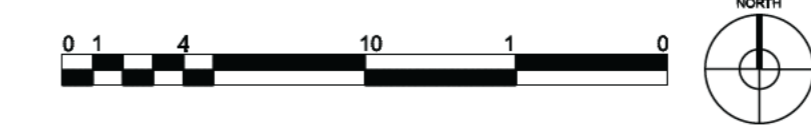
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**Dove Valley Mew**  
 OHD

**Tree Retention and Protection Plan**

Drawn by No.	4060 - -ZZ-ZZ-D-ARB-0101	RBA	Age	Date	Rev
					P01

Project ID: 4060  
 Title: Dove Valley Mew  
 Date: 14/06/04  
 Drawn by: IH

Note:  
 1. This drawing is for information only and should not be used for construction purposes without the approval of the local authority.  
 2. All trees to be protected should be protected in accordance with the Arboricultural Method Statement - -XX-XX-T-ARB-0600.





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