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ENVIRONMENT

Alphin Property
Pitt Street
Wombwell, Barnsley
Arboricultural Impact Assessment

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Notice

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APPENDICES

1. INTRODUCTION

Instruction

1.1 This Arboricultural Impact Assessment has been undertaken on behalf of Alphin Property in respect of the Site at 43 Pitt St, Wombwell, Barnsley S73 8AS.

Site Description

1.2 The Site itself comprises predominantly of open fields, with Hobson Low Valley Farm being the only property within the Site. The Site is accessed by the farm track which can be accessed by Pitt Street to the South. The Site has residential areas bordering to the North and East of the Site, with a woodland that runs alongside the West boundary. The Site is approximately 8.3 hectares (ha) in extent and is centred on grid reference SE 40299 04261. The land is between 32 and 39 metres above ordnance datum (m AOD) with the highest point to the Southwest of the Site.

Proposed Development

1.3 The Proposed Development comprises of residential plots along with highways access, pedestrian access routes and surrounding landscaping.

Objectives

1.4 The aim of the Arboricultural Impact Assessment is to provide information and advice on potential conflicts between the existing trees on Site and the Proposed Development. The information contained in this assessment has been drawn from the current design layout 255767SK03 by JRP.

Trees Within Site

1.5 The trees included within this Site comprised of fourteen individual trees, ten groups of trees, six hedgerows and one woodland

- 1 woodland area was classified as BS5837 Category A;
- 6 individual trees were classified as BS5837 Category B;
- 8 individual trees were classified as BS5837 Category C;
- 2 tree groups were classified as BS5837 Category B;
- 8 tree groups were classified as BS5837 Category C; and
- 6 hedgerows were classified as BS5837 Category C.

2. ARBORICULTURAL IMPACT ASSESSMENT

Context

2.1 The Arboricultural Impact Assessment will outline the potential impact the Proposed Development will have on the trees within the Site. The implications will be discussed in terms of below ground constraints and above ground constraints. Possible remedial actions will be discussed where the development impacts significantly on retained trees.

Trees To Be Removed

2.2 The Tree Survey Schedule is included as **Appendix 1**, with the Tree Assessment Plan (TAP) is included as **Appendix 2**.

2.3 G6, G8, G9, T8, T12 and H3 will require removal due to conflict with the Proposed Development.

2.4 G4 will require approximately 50 % removal due to conflict with the proposed gardens of residential plots.

2.5 Two trees within G1 are proposed to be removed due to conflict with the proposed pedestrian access ways.

2.6 Three sections of H4 are proposed to be removed for new vehicle and pedestrian access points.

2.7 All trees and tree groups proposed for removal have been classified as BS5837 Category C, where it is concluded that through replacement tree planting, the loss of trees can be sufficiently mitigated for.

2.8 The proposed landscape areas are concluded to be large enough to be able to plant sufficient trees to mitigate the loss of proposed removals.

Below Ground Constraints

Buildings/Hard Surfacing

Excavation within RPAs (W1)

2.9 The current design layout shows the layout for the proposed pedestrian access links will encroach into the RPAs of trees within G2 and T7.

2.10 The extent of excavation required is concluded to be acceptable due to the minimal encroachment under 15% of total RPAs, in accordance with BS5837:2012 guidelines.

2.11 Careful excavation with hand tools whilst under arboricultural supervision will be required to monitor for roots present in both RPAs, which are to be carefully pruned back to the extent of excavation needed.

Fencing/Landscaping within RPAs

2.12 Fencing required for the gardens of residential plots will conflict with RPAs of trees within G2.

2.13 The installation is concluded to be acceptable, provided the excavation for fence posts is carried out by hand digging or by use of a hand-held auger. Where significant roots are identified, the post hole position should be adjusted or additional posts installed to allow the fence to bridge the roots.

2.14 Where posts are to be concreted in place, post holes are to be lined with non-permeable membranes to prevent leaching of chemicals from uncured concrete into the soils.

2.15 Gardens for Plots which encroach into these RPAs must have no rotavating occurring to prevent severance of roots underneath the turf layer.

2.16 Existing hard surfaces are proposed to be removed within RPAs of T1 – T17, T13 and T14.

2.17 Any removal of preexisting surfacing will be required to be done by hand tools only such as pneumatic breakers or sledgehammers. The debris will be lifted out either by hand, or by a long reach machine which is situated outside of the RPA to prevent soil compaction.

2.18 The current drive is proposed to be downgraded for the pedestrian link to the development from Pitt Street, with some of the track encroaching into the RPAs of T13 and T14.

2.19 The existing subbase should be retained where possible, to avoid disturbance of roots underneath the hard surfacing. Where this is not possible, pruning back of roots may be acceptable, provided this is done under arboricultural supervision, to determine whether the impact of root severance is acceptable before proceeding.

Soil Compaction within RPAs

2.20 Tree protection fencing should be used along the RPA's of retained trees around the perimeter of the main development and around trees which are likely to be impacted by ground works to prevent machinery access to the soft landscape within the RPA's of retained trees.

2.21 Construction methods for the footpaths through the RPA must be carried out in a roll out method, ensuring construction machinery, passes over installed protection measures.

2.22 Under no circumstances must construction machinery pass over unprotected soils within the RPA of retained trees.

2.23 Compaction of soil reduces oxygen and water movement through the soil which can lead to the suffocation and the eventual death of roots.

Ground Level Changes within RPAs

2.24 With exception to excavation within RPAs, there are no further ground level changes proposed.

2.25 Raising the ground level in the RPA up to 150mm is not likely to have a significant effect on the trees. However, any addition of fill to the RPA must not be compacted and should be of coarse textured soils with a higher sand content to allow good aeration and water movement through the soil.

2.26 Raising of soil levels should not occur within 1m of tree stems.

Changes to Soil Condition

2.27 It is vital that current soil condition is maintained within unsurfaced areas of RPAs of retained trees and areas of proposed tree planting. Effects on bulk density on the soil from construction activity and the quality of the soil can impact on the trees severely as roots have adapted to the current conditions.

Underground Utilities/Service Provision

2.28 At present, it is unknown where utilities and services are proposed for the Proposed Development, although it is envisaged that existing services can be utilised from the existing building.

2.29 Where possible, it should be proposed to keep all underground utilities outside the RPAs. Where this is not possible, trenchless installation should be the preferred option for service installation. However, if this is not feasible, any excavation must be carried out by hand in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4.

Above Ground Constraints

Pruning

2.30 There is not envisaged to be pruning required of retaining trees to facilitate the proposed development.

2.31 Where any pruning requirements are identified on the Site, the supervising arboriculturist and LPA must be notified prior to any pruning works occurring.

2.32 All pruning works must be in accordance with BS3998:2010 Tree Work Recommendations.

Construction Access and Activities

2.33 Construction access is envisaged to be using the proposed primary access points and will avoid RPAs of trees on site.

2.34 The location of site cabins and compounds is currently unknown, but it is concluded that there is sufficient space outside of RPAs to construct the compounds.

2.35 Consideration should be included within an Arboricultural Method Statement for the storage of materials as accidental spillage may cause damage to the surrounding trees. Spillage kits and neutral emergency bunding aggregate should be appropriate to the amount of material stored on site i.e. fuel oil or liquid chemicals.

2.36 All storage areas, cement mixing and washing points must be outside RPAs unless otherwise agreed with the Local Planning Authority.

3. SUMMARY

3.1 Removals of four tree groups, two trees and one hedgerow are required for the Proposed Development.

3.2 One section of G4, three sections of H9 and two trees within G1 are also required to be removed due to conflict with the Proposed Development.

3.3 All trees and hedgerows are classified as BS5837 Category C, where it is concluded that replacement planting will be acceptable, utilising the proposed landscaping areas across the site.

3.4 Minor encroachments into the RPAs of T7 and trees within G2 are proposed for the pedestrian links to the proposed development, which are concluded to be acceptable due to the minimal extent of encroachment required.

APPENDICES

Appendix 1: Tree Survey Schedule

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
INDIVIDUAL TREES																
T1	Wild Cherry	YM	10	5	6	6	4	3	380	G	F	20+	Stem divides above 1.5m. Bark included union of codominant stems. Branches encroaching onto overhead wire	None	B1	65.33
T2	Apple	Y	3	1.5	0.5	2	0.5	1	110	F	F	10+	Suppressed form due to adjacent tree.	None	C1	5.47
T3	Wild Service Tree	Y	4	0.5	0.5	2.5	2	1.5	130	F	F	10+	Bark included unions of primary limbs. Suppressed form due to adjacent tree.	None	C1	7.65
T4	Wild Cherry	YM	12	4	6	8.5	6	3	440	G	F	20+	Bark included unions of primary limbs. Small volume of deadwood in crown.	None	B1	87.58

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
T5	Wild Service Tree	Y	4	2.5	0.5	2.5	0.5	1.5	130	F	F	10+	Bark included unions of primary limbs. Suppressed form due to adjacent tree.	None	C1	7.65
T6	White Poplar	YM	15	6	6	10	6	3	470	G	F	20+	Stem divides above 1.5m. Bark included union of codominant stems. Major bark wounding of primary limb from previous tear out	None	B1	99.93
T7	Lawson Cypress	YM	15	4	4	4	4	1	450	G	F	20+	Corner of garden area. dense canopy.	None	B1	91.61
T8	Ash	Y	5	2	2	2	2	0	150	F	F	10+	Bark included unions of primary limbs.	None	C1	10.18
T9	Lawson Cypress	Y	6	2.5	2.5	2.5	2.5	0	200	F	F	10+	Third party tree	None	C1	18.10

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
T10	Lawson Cypress	YM	15	4	4	4	4	0	450	G	F	20+	Third party tree. dense canopy	None	B1	91.61
T11	Field Maple	YM	10	5	5	5	5	0	450,400	G	F	20+	Stem divides below 1.5m.third party tree	None	B1	163.95
T12	Ash	YM	8	1	4	4	4	2	250	F	F	10+	Major bark wounding on stem. Unbalanced crown shape.	None	C1	28.27
T13	Wild Cherry	MM	10	6	6	6	4	2	260,400	F	F	10+	Stem divides below 1.5m. Bark included union of codominant stems. Unbalanced crown shape. Canopy interfering with overhead cable	None	C1	102.93
T14	Wild Cherry	MM	7	8	4	8	4	2	400,300	F	F	10+	Stem divides below 1.5m. Bark included union of codominant stems. Unbalanced crown shape. Canopy interfering with overhead cable	None	C1	113.10

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
TREE GROUPS																
G1	Wild Cherry	YM	3	3	3	3	3	1	180	F	F	10+	Group of cherry trees in garden area. all with uneven crown shapes	None	C2	14.66
G2	Wild Cherry, Hawthorn	YM	14	6	6	6	6	0	300 - 550	G	F	20+	Line of trees and understorey hawthorn hedgerow providing visual screen along boundary	None	B2	136.85
G3	Elm, White Poplar	Y	8	2	2	2	2	0	120	G	F	10+	Area of self-sown saplings	None	C2	6.51
G4	Hawthorn	MM	4	1	1	1	1	0	200	F	F	10+	Overgrown area with multistem elder and hawthorn	None	C2	18.10

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
G5	Leyland Cypress	YM	10	2	2	2	2	0	250	G	F	20+	Five trees in line forming dense continuous canopy	None	B2	28.27
G6	Hawthorn	Y	2	0.5	0.5	0.5	0.5	0	75	F	F	10+	Line of planted trees all leaning west	None	C2	2.54
G7	Hawthorn, Wild Cherry	YM	8	3	3	3	3	0	100	G	F	10+	Area of unmanaged boundary vegetation. dense canopy	None	C2	4.52
G8	Hawthorn	MM	6	3	3	3	3	0	200	F	F	10+	Group of two hawthorn trees forming continuous canopy	None	C2	18.10
G9	Hawthorn	MM	5	2.5	2.5	2.5	2.5	0	140 - 200	F	F	10+	Area of hawthorn with dense ground vegetation surrounding the stems	None	C2	18.10

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
G10	Field Maple	YM	10	6	6	6	6	1	220,250,300	F	F	10+	Multiple stems below 1.5m. Two trees in proximity with likely fused root plate. Adjacent to fence	None	C1	90.80
HEDGEROW																
H1	Hawthorn	YM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Mixture of unmanaged hedgerow and managed hedgerow along north boundary. intermittent gaps	None	C2	2.54
H2	Hawthorn	MM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Hawthorn hedgerow along west side of track. sections of unmanaged hedgerow where there is conflict with bt poles	None	C2	2.54
H3	Hawthorn	MM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Hedgerow along palisade fence surrounding caravan area	None	C2	2.54

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
H4	Hawthorn	MM	4	2	2	2	2	0	75	G	G	10+	Hedgerow along south boundary adjacent to road	None	C2	2.54
H5	Hawthorn	MM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Hawthorn hedgerow along west side of track. sections of unmanaged hedgerow where there is conflict with BT poles	None	C2	2.54
WOODLAND																
W1	Wild Cherry, Elm, Goat Willow, White Poplar, Scots Pine, Silver Birch	YM	16	7	7	7	7	1	500 - 750	G	G	40+	Woodland area along left boundary with canopy encroaching into Site areas	None	A2	254.47

Key

- No. – Tree/group reference number, to be recorded on tree survey plan where necessary.
- Species – Common Names.
- Age Class – Young (Y), Young Mature (YM), Middle Mature (MM), Mature (M), Over Mature (OM).
- Height – Overall height of tree in metres.
- Crown Spread – In meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
- Crown Clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
- Stem Diameter – In millimetres at 1.5m above adjacent ground level (on sloping ground to the taken on the upslope of the tree base) or immediately above the roof flare for multi-stemmed trees.
- Physiological Condition – e.g. Good (G), Fair (F), Poor (P) and Dead (D).
- Structural Condition – e.g. collapsing, the presence of decay and any physical defect.
- Estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
- Recommendations – Including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat. All tree work is based on current tree condition and the existing land use and will include work such as hazard abatement, encroachment pruning, thinning of groups/woods and good arboricultural practice.
- Retention Category (Sub Category) – U or A to C, to be recorded in plan on the tree survey plan where possible.
- RPA – Root Protection Area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, in sqm. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

Appendix 2: Tree Assessment Plan

Notes

Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.

Key

- **Trees** (T1-B) — Showing Canopy extents, category colour and tag number (with category).
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B** — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **Category C** — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **Tree Groups** — Shown as dashed centre/boundary line. Colour represents category (see above)
- **BS 5837:2012 Root Protection Area**
- **Trees to be removed/have been removed**
- **Hard surfacing within RPAs - Hand dig only**

Landscape buffer to adjacent properties.

Longer rear garden to provide buffer adjacent properties.

Maintain existing hedges and trees along site boundary. Downgrade existing track to pedestrian link.

Existing pedestrian access maintained with additional links to surround areas.

Area reserved for BNG potential for pedestrian routes linking the north of the site with the Pitt Street

New pedestrian access and crossing location for safe access to school.

New site access through existing hedgerow.

Attenuation basin located at low point of site providing landscaped buffer between development parcels. Approx 2500m²

Balancing Pond

Dual Pumping Station

LEAP

Low Valley Farm

LOMBARD CRESCENT

MARINA RISE

PITT STREET

N

1:400

0 10 20 30 40m

Drawing Title	**Tree Assessment Plan**
Client	Alphin Property
Site/Project	Pitt Street, Wombwell Barnsley
Scale/Sheet	1:400 - A0
Date	13/05/2025
Drawing No	361-TAP
Rev	1
Drawn By	DB
Chked By	AW

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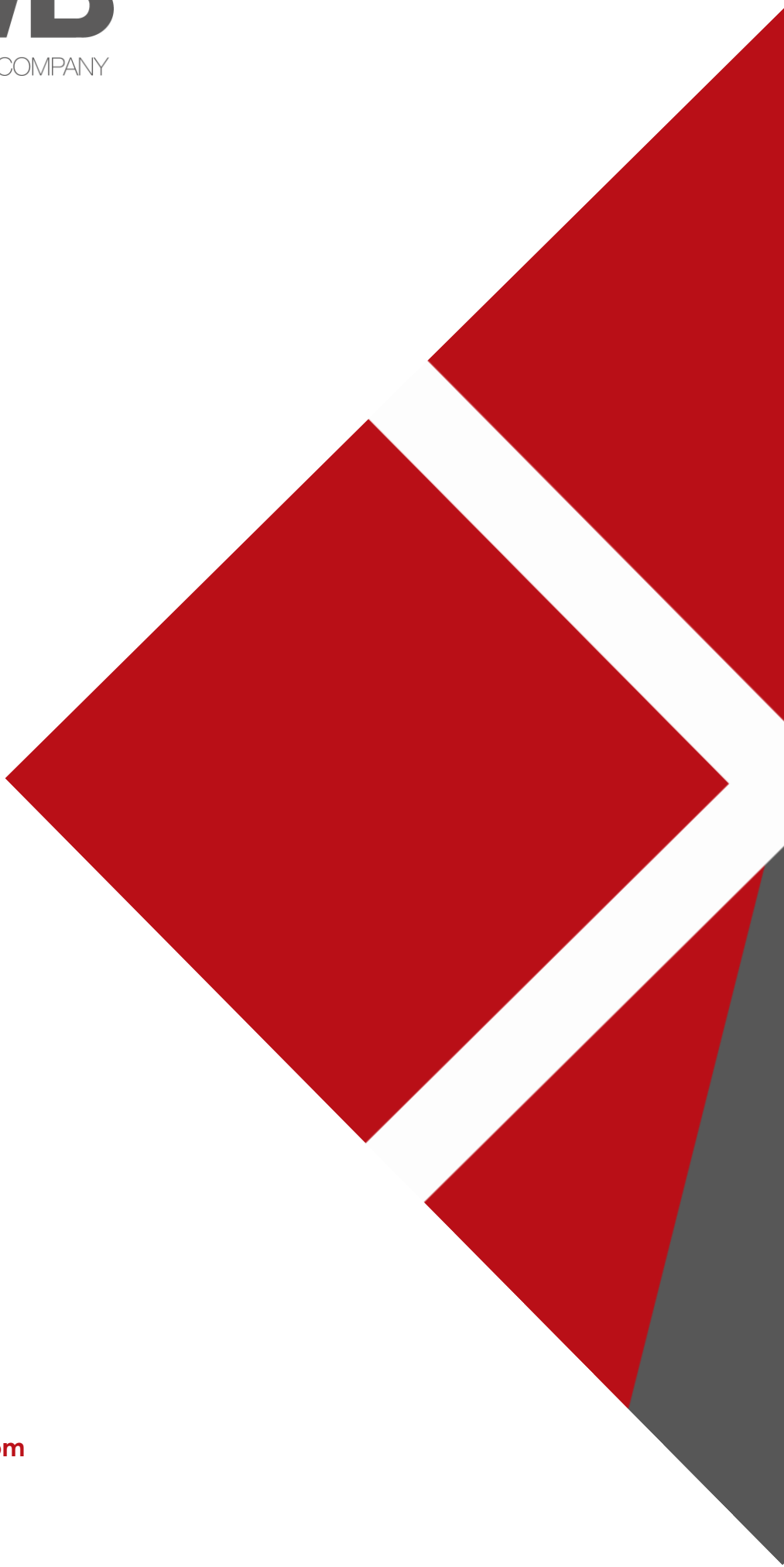

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