



ARBORICULTURAL REPORT

to BS 5837:2012 at:

***20 Tivy Dale,
Cawthorne,
Barnsley,
S75 4EH***

Prepared for:
MBooth Design Ltd

Date: *July 2024*

Reference: *AWA6082*



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We were instructed by MBooth Design Ltd 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.

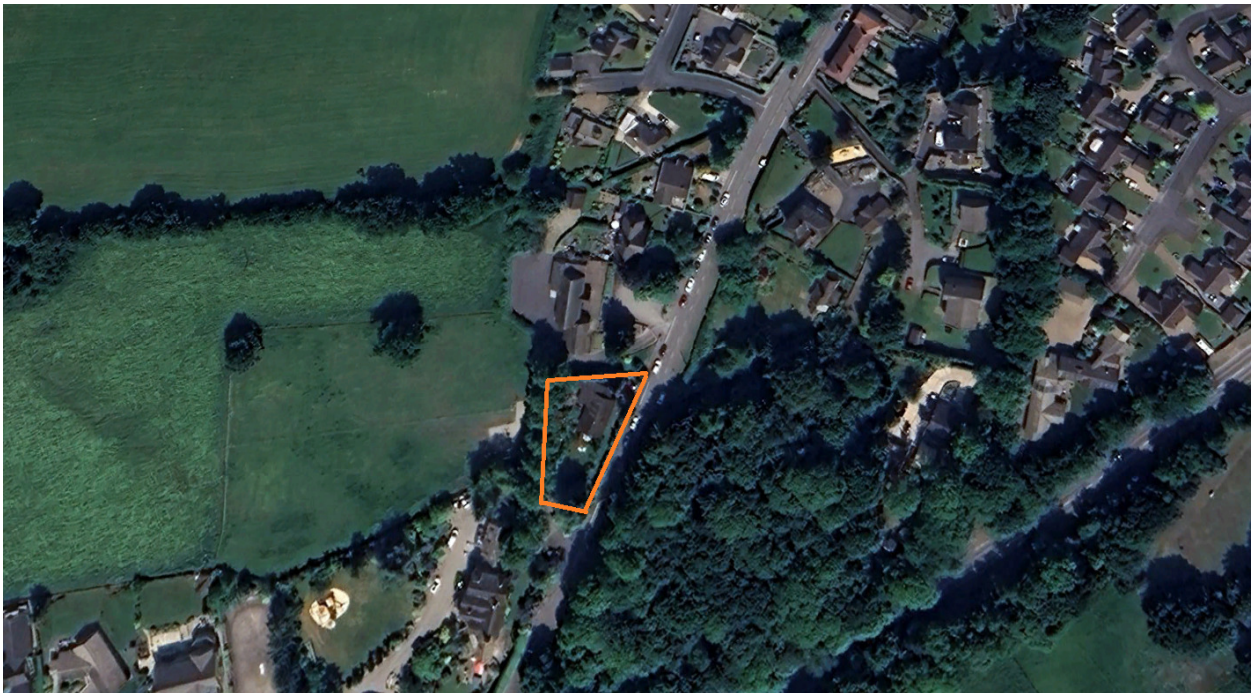
1.2 Survey Details

- 1.2.1 The survey took place during June 2024.
- 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 Mr 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 Lucy Garbutt, MSc, BSc (Hons) Biology, TechArborA, 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**.

2. The Site

2.1 Location and Description

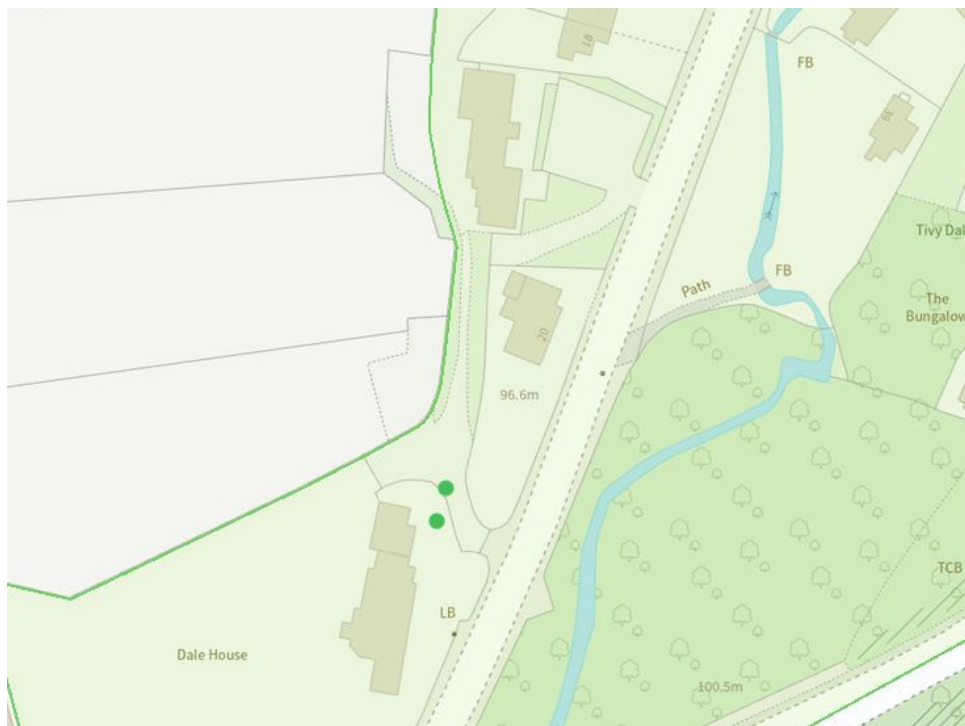
- 2.1.1 The site is located on Tivy Dale, in Cawthorne, Barnsley.
- 2.1.2 The site comprises a disused detached residential property with associated garden, access and parking.
- 2.1.3 The approximate area of the survey is highlighted in the (2024 Google Earth) image below:



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 27/06/24 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. Trees at the site are not protected by a Tree Preservation Order, however the site is situated within Cawthorne Conservation Area (Ref: 12), and as such all trees within the site are legally protected.
- 3.1.3 The accessed map image from Barnsley.gov.uk is detailed below:



- 3.1.4 Before carrying out any works to the protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

- 3.1.5 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).
- 3.1.6 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.7 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.
- 3.1.8 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.9 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 12 items of woody vegetation, comprised of 10 individual trees and 2 tree groups or hedges.
- 3.2.2 Of the surveyed trees: 6 trees are retention category 'B' and 6 trees, tree groups and hedges are retention category 'C' (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 The significant tree cover within the site consists mainly of a row of large, mature Lime trees which line the western boundary of the garden. There are also several other semi-mature planted species in other areas of the garden, and several hedgerows.
- 3.2.5 Species diversity at the site is relatively low. The dominant species is Lime, with the occasional Rowan, Apple, Birch and Cedar.
- 3.2.6 Most of the trees are mature, with only occasional semi-mature trees.
- 3.2.7 The trees of most arboricultural significance are the row of retention category 'B' Lime trees on the eastern boundary of the site (T1 – T5). These

trees form a row of mature Lime trees, which are part of a wider linear group of mature Lime trees. Typically, these trees are in good condition, with good long term prospects. These trees are also moderate amenity value due to their prominence within the site and surrounding area. All five of these trees have dense epicormic growths at the base which limited access and inspection of the base.

- 3.2.8 Lime T2 also has several minor and moderate cavities on the stem from old pruning wounds. Whilst it was difficult to assess the extent of these cavities from the ground, they do not appear significant. As a result of these cavities, T2 has more limited long term prospects than the other Limes (T1, T3 – T5) in this group.
- 3.2.9 The only other retention category 'B' tree on site is mature Cedar T7. T7's stem is heavily ivy covered and limited access also prevented detailed inspection, but this tree appeared in good condition with good long term prospects. The lower crown is dying back, but this is likely due to overshadowing of the adjacent Lime trees. T7 also has a long overextending limb that extends over the existing shed on site.
- 3.2.10 Several of the other trees on site have likely been planted as part of the garden when the property was previously in use, including Apple T6, Rowan T8 and Birch T11. These three trees are semi-mature individuals in good condition, with good long term prospects and low amenity value.
- 3.2.11 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.12 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.
- 3.2.13 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.
- 3.2.14 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: T3 and T4 from east.



Photo 2: T4 and T5 from east.



Photo 3: Cavity to trunk of T2.

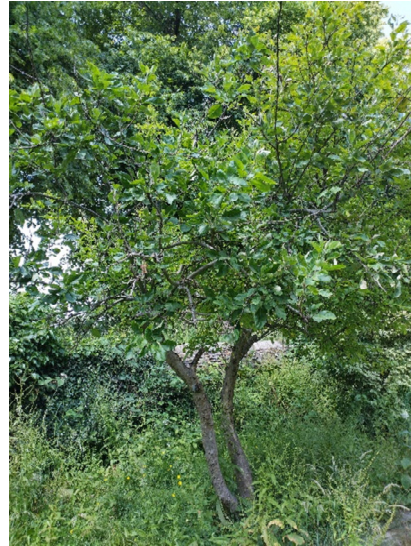


Photo 4: T6 from south.



Photo 5: T7 from north.



Photo 6: T11 from south.

3.4 Arboricultural Development Advice

- 3.4.1 The higher value retention category 'A' and 'B' trees and tree groups should be retained, where possible, and incorporated into any new development design.
- 3.4.2 Where suitable, those category 'C' trees, tree groups and hedges with reasonable future prospects should be retained as part of any new development. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.4.3 If required by the development proposals, occasional lower value, retention category 'C' trees, tree groups and hedges could be removed, and replacement planting would largely mitigate their losses.
- 3.4.4 The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be 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.
- 3.4.5 If construction of new buildings is required within the RPA of retained trees it may be possible to employ special foundation design such as mini/ micro pile and suspended beam foundations or cantilevered foundations.
- 3.4.6 Construction of hard surfaces, for drives and paths, within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction method with a porous final surface.
- 3.4.7 The design of the new development should consider tree crown positions in relation to any new dwellings. The dappled shade of a tree is more pleasant than the deep shadow of a building, and some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. Whilst either shade or sunlight might be desirable, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light and should give adequate provision for future tree growth.
- 3.4.8 The retained trees may require protection by fencing in accordance with BS 5837:2012, during the development phase.
- 3.4.9 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

4. Signature

I trust this report provides all the required information.

Signed



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

1st July 2024

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Appendices

- Appendix 1: Authors Qualifications and Experience**
- Appendix 2: Survey Methodology and Limitations of Report**
- Appendix 3: Explanation of Tree Descriptions**
- Appendix 4: Tree Data**
- Appendix 5: Tree Constraints Plan**

Appendix 1: Authors Qualifications & Experience

Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MARborA, ACIEEM, QTRA 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 20 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, Award L4 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 Award in Arboriculture. Joe joined AWA 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 Animal Behaviour, 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.

Appendix 2: Survey Methodology and Limitations of Report

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.

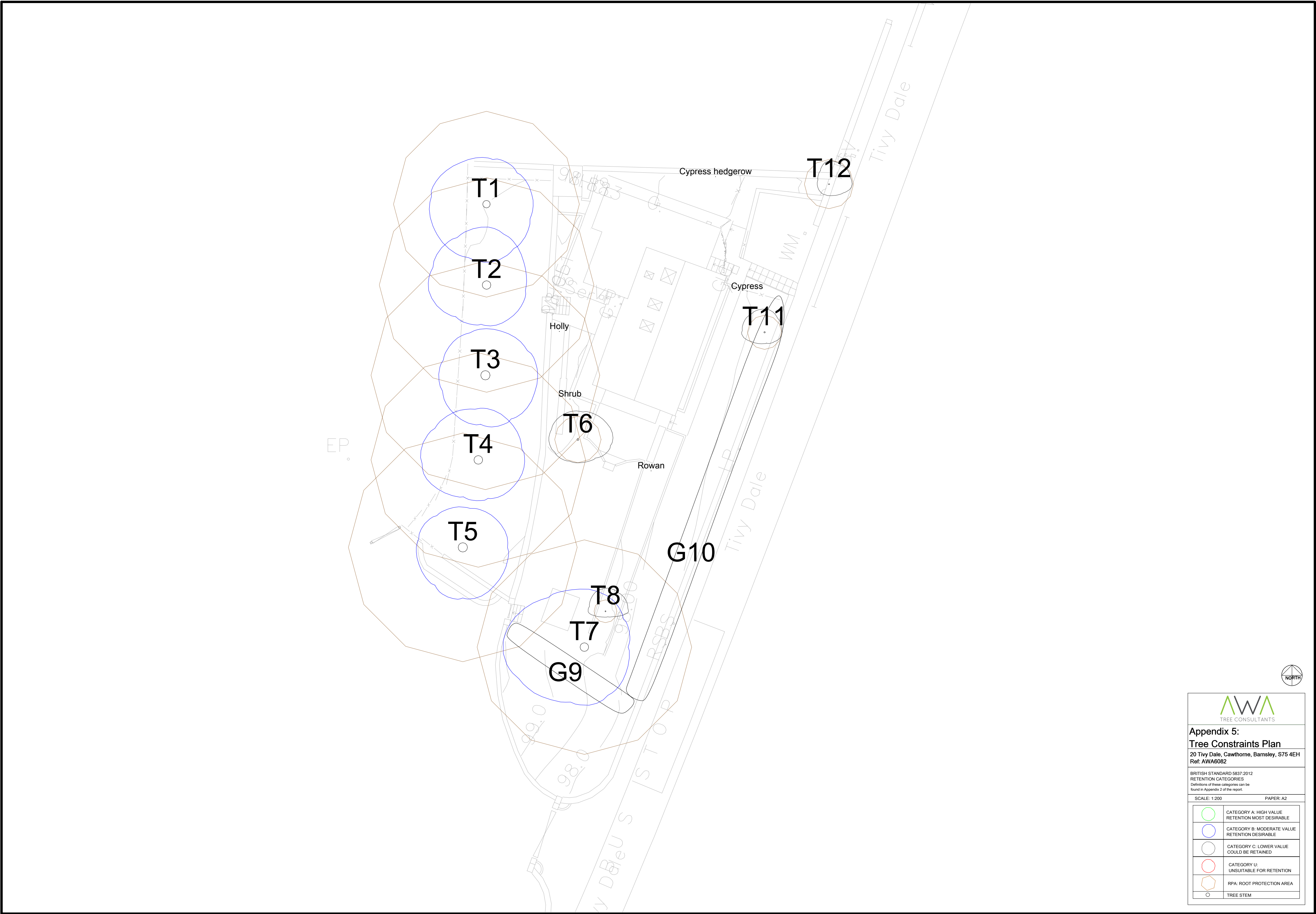
C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

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	Lime	Tilia x europaea	Mature	20	1	650	Yes	1	4	4	5	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds	Old pruning wounds	Epicormics at base preventing detailed inspection.	Good	Good	>40 yrs	Moderate	B	No works required in the current site context.
T2	Lime	Tilia x europaea	Mature	20	1	750	Yes	1	5	3.5	3.5	5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths	Cavities. Minor deadwood	Several minor and moderate cavities on the stem from old pruning wounds. Lots of epicormic growths at the base prevented detailed inspection. Difficult to assess the extent of cavities from ground level. Bird box attached to stem.	Fair	Good	20 to 40 yrs	Moderate	B	No works required in the current site context.
T3	Lime	Tilia x europaea	Mature	20	1	800	Yes	1	4	4.5	4.5	4	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths. Stubs	Old pruning wounds	Epicormics at base preventing detailed inspection.	Good	Good	>40 yrs	Moderate	B	No works required in the current site context.
T4	Lime	Tilia x europaea	Mature	20	1	750	Yes	2	4.5	4	3.5	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds	Epicormics at base preventing detailed inspection.	Good	Good	>40 yrs	Moderate	B	No works required in the current site context.

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
T5	Lime	Tilia x europaea	Mature	20	1	800	Yes	1	3.5	4	4.5	4	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds	Epicormics at base preventing detailed inspection.	Good	Good	>40 yrs	Moderate	B	No works required in the current site context.
T6	Apple	Malus sp.	Semi-mature	3	3	80, 100, 100	No	1	2.5	3	2	2.5	No visual defects	Multiple stemmed. at base. Vertical. Old pruning wounds. Epicormic growths. Stubs	Old pruning wounds. Minor dieback	Minor dieback at the tips	Fair	Good	20 to 40 yrs	Low	C	No works required in the current site context.
T7	Cedar	Cedrus sp.	Mature	18	1	750	Yes	3	5	4	5	7	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Epicormic growths. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood	Heavily ivy covered and limited access prevented detailed inspection. Lower crown dying back likely due to shading. Long overextended limb over shed.	Fair	Good	>40 yrs	Moderate	B	No works required in the current site context.
T8	Rowan	Sorbus aucuparia	Semi-mature	6	1	80	No	1	2	2	0.5	1.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds	Old pruning wounds		Good	Good	>40 yrs	Low	C	No works required in the current site context.
G9	Cherry Laurel	Prunus laurocerasus	Semi-mature	2	10+	70 avg.	Yes	0	See plan.				Cherry Laurel boundary planted hedgerow group situated behind shed. Has been planted and maintained as a hedgerow.				Good	Good	>40 yrs	Low	C	No works required in the current site context.

	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
G10	Cypress, Ash, Honeysuckle, Viburnum, Privet and Barberry	Cupressus sp., Fraxinus sp., Lonicera sp., Ligustrum sp., Berberis sp.	Semi-mature	4	10+	70 avg.	Yes	0	See plan.				Mixed species boundary hedgerow group once maintained but now overgrown. Species include Cypress, Ash, Honeysuckle, Viburnum, Privet and Barberry. Occasional other shrub species present. Provides screening from adjacent road.				Good	Good	>40 yrs	Low	C	No works required in the current site context.
T11	Silver Birch	Betula pendula	Semi-mature	9	1	120	No	2	2	1.5	1	2	No visual defects	Single stemmed. Vertical	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required in the current site context.
T12	Beech	Fagus sylvatica	Semi-mature	12	6+	70 avg.	Yes	1	2	2	1	1	Limited access around base	Multiple stemmed. at base. Vertical	Old pruning wounds	Beech tree maintained as a multistemmed shrub growing on top of wall. Possibly adjacent.	Good	Good	>40 yrs	Low	C	No works required in the current site context.





AWA
TREE CONSULTANTS

Appendix 5:
Tree Constraints Plan
20 Tivy Dale, Cawthorne, Barnsley, S75 4EH
Ref: AWA6082

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200

PAPER: A2

	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