TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS5837:2012** at:

Greenland Cottages,
High Hoyland,
Barnsley,
South Yorkshire
S75 4AZ

Prepared for:
PB Planning
PO BOX 827,
York,
North Yorkshire
YO31 6EE

Date: *August 2019*

Reference: *AWA1983*

Institute of Chartered Foresters
Registered Consultant

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1. Introduction

1.1 Instructions and Brief

1.1.1 We are instructed by PB Planning 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 October 2017.

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 The author's 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 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 near High Hoyland, a small village in the Metropolitan Borough of Barnsley, South Yorkshire.

2.1.2 The site is an area of land located to the north of a small strip of residential housing. The site is set back from the road and is in an elevated position overlooking the opposing valley. Site access utilises an existing residential access road running along the northern edge of the housing.

3. The Trees

3.1 Legal

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

3.1.2 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance. 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 26 items of woody vegetation, comprised of 24 individual trees and 2 groups of trees or shrubs. Of the surveyed trees: 6 trees are retention category 'B', and the remaining 18 trees and groups are retention category 'C' (explanatory details regarding the retention categories are included within Appendix 3).

3.2.2 The significant tree cover within the site consists of occasional larger individual trees situated along the site boundaries. The central areas of the site contain little of arboricultural significance, generally consisting of recently cleared scrubland.

3.2.3 Species diversity at the site is typical of semi-rural countryside with a mix of species including Sycamore and Oak, and shrubs including Hawthorn, Plum and Holly. Most of the trees are semi-mature or early-mature with only occasional mature trees.

3.2.4 A line of semi to early mature Sycamore and Oak trees are situated along the site's eastern boundary (T1 to T5). The Sycamore T1 and Oak T3 are in the most prominent positions and are of moderate amenity value. The Oak T2 is the least significant of the trees and has minor dieback in its crown.

3.2.5 Bordering the site's north eastern corner are two dense shrubby tree groups (G6 and G7). G6 is comprised of a mix of species including Laurel, Blackthorn, Plum and Holly while G7 is comprised entirely of Holly. Both groups are only of low value but provide some screening between the site and the neighbouring properties to the north and east.

3.2.6 Several semi to early mature Sycamore, Oak and Beech trees are situated along the site's northern boundary (T8 to T17). The Sycamores T14 and T17 are within the site, whilst trees T8 to T13, T15 and T16 are situated in a neighbouring garden to the north. The rubble piled to the south of the trees may be causing minor ground compaction. T17 has numerous recent pruning wounds to its main stem and the recent ground clearance works and construction at its base may limit its long term value.

3.2.7 To the site's south western corner are a group of semi mature Oak, Sycamore, Elm and Plum trees (T18 to T24). The trees are all situated on steep banking and have exposed roots and soil erosion at their base. The ground at the base of the trees is compacted due to recent ground clearance works at the site. The trees are all of relatively low value and likely have limited future prospects as part of the site.

3.2.8 A Spruce T25 and Walnut T26 are situated in a neighbouring garden to the south of the site. Both trees are in good overall condition with moderate amenity value. The Walnut is leaning slightly to the south, likely due to its close proximity to the Spruce.

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) is detailed on the Tree Constraints Plan at Appendix 5. The 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.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new residential dwelling with associated access, 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 will require removal as it is situated in the footprint of the structure or its retention and protection throughout the development is not suitable.

4.2.2 The tree that requires removal is T21, it is low value, retention category 'C', with limited future prospects and its removal will have little negative impact at the site.

4.2.3 Although able to be retained as part of the development, trees T2, T18 to T20 and T22 to T24 are only of low value with limited long term prospects. If their removal was desired, their limited amenity value could be easily replaced with new landscape plantings at the site which would improve the site's tree cover in the long term.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5, 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.

4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches into the edge of the RPA of the Oaks T2 and T3. However, the solid bedrock to the west of the trees means it is very unlikely that significant roots will be within the development footprint and the retained trees should remain largely unaffected by the works, provided care is taken during construction.

4.3.3 The design of the new development has considered tree crown positions in relation to the dwelling. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.

4.3.4 The buildability of the proposed 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 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.5.2 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.

5. Signature

I trust this report provides all the required information.

Signed

.....

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

27th August 2019

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Appendices

Appendix 1: Authors Qualifications and Experience
Appendix 2: Survey Methodology and Limitations
Appendix 3: Explanation of Tree Descriptions
Appendix 4: Tree Data
Appendix 5: Tree Constraints Plan
Appendix 6: Arboricultural Impacts Plan

Appendix 1: Authors Qualifications & Experience

Mr Adam Winson *Chartered Arboriculturist, MSc, BSc (Hons), ND, MICFor, MArborA, ACIEEM, QTRA Registered.*

Adam is the company Director and Principle 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 and the ICF top student award. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and 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.

Mr Dave Farmer *FdSc (Arb). TechArborA.*

Dave joined AWA Tree Consultants early in 2016, after many years of experience within the tree care profession, including managing teams of Arborists and lecturing in arboriculture at one of the leading land-based colleges in the UK. He has a Foundation Degree in Arboriculture (with Distinction). He is an Associate Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters, working towards becoming a Chartered Arboriculturist. His work focuses on tree risk assessments and undertaking BS5837:2012 tree surveys for development projects; this involves tree inspections, the preparation of Tree Reports, Arboricultural Impact Assessments and Tree Protection Schemes to BS 5837:2012.

Mr James Brown *BSc (Hons) Arboriculture. TechArborA.*

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. James joined AWA after working in Europe's largest tree nursery and Local Authority tree officer work, for Tameside Metropolitan Borough Council. He is a Technician Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters, working towards becoming a Chartered Arboriculturist. His main work consists of tree surveys for development projects, involving tree inspections, the preparation of Tree Reports, Arboricultural Impact Assessments and Tree Protection Schemes to BS 5837:2012.

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 BS5837 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 and includes information of the first significant branch and direction of growth.

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 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 for removal. 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 Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Sycamore	*Acer pseudoplatanus*	Early-mature	10	1	440	No	10	4	6	6	6	No visual defects	Single stemmed. Vertical. Ivy covered.	Normal. Overhanging adjacent land.	Ivy prevented detailed inspection and accurate stem measurement	Good	Fair	>40 yrs	Moderate	**B**	No works required
T2	Oak	*Quercus robur*	Semi-mature	12	1	320	No	12	2	2.5	2.5	2.5	No visual defects	Single stemmed. Vertical.	Minor dieback. Minor deadwood. Overhanging adjacent land.		Fair	Fair	>40 yrs	Low	**C**	No works required
T3	Oak	*Quercus robur*	Early-mature	15	2	400, 550	Yes	15	7	7	7	3	No visual defects	Twin stemmed at base. Vertical.	Minor deadwood. Unbalanced crown	Situated in adjacent land. No access. Neighbouring garden tree.	Fair	Fair	>40 yrs	Moderate	**B**	No works required
T4	Sycamore	*Acer pseudoplatanus*	Semi-mature	11	6	150	Yes	11	2	5	5	5	Soil compaction. Soil erosion. Exposed roots.	Multiple stemmed at base. Vertical.	Normal. Overhanging adjacent land.	Occasional snapped branches in crown	Fair	Fair	>40 yrs	Low	**C**	No works required
T5	Sycamore	*Acer pseudoplatanus*	Semi-mature	11	6	200	No	11	6	5	3	5	Soil compaction. Soil erosion. Exposed roots.	Multiple stemmed at base. Vertical.	Minor deadwood. Overhanging adjacent land.		Good	Good	>40 yrs	Moderate	**C**	No works required
G6	Laurel. Blackthorn. Plum. Holly.	*Prunus sp. Ilex sp.*	Semi-mature	3	10+	100	No	0	See plan				Dense shrubby boundary group of Laurel, Holly, Blackthorn and Plum. Some screening value.				Fair	Fair	>40 yrs	Low	**C**	No works required

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	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G7	Holly	*Ilex aquifolium*	Semi-mature	7	10+	100	No	7	See plan				Dense boundary group of Holly. Some screening value.				Good	Good	>40 yrs	Low	**C**	No works required
T8	Sycamore	*Acer pseudoplatanus*	Early-mature	16	2	400, 350	Yes	16	4	5	7	3.5	Rubble debris piled in site to south causing compaction.	Multiple stemmed at base. Vertical. Bark damage. Minor decay. Tight union. Epicormic growths.	Minor deadwood. Overhanging adjacent land.	Large section of bark damage to western stem with minor decay. Situated in adjacent land. No access.	Fair	Fair	>40 yrs	Moderate	**C**	No works required
T9	Sycamore	*Acer pseudoplatanus*	Semi-mature	15	1	250	Yes	15	3	1	7	4	Soil compaction	Single stemmed. Vertical. Stubs. Minor decay.	Minor deadwood. Overhanging adjacent land.	Situated in adjacent land. No access.	Good	Good	>40 yrs	Moderate	**C**	No works required
T10	Oak	*Quercus robur*	Semi-mature	18	1	250	Yes	18	4	4	1.5	6	No visual defects	Single stemmed, Vertical.	Small/ sparse. Moderate deadwood.	High crown with moderate deadwood. Situated in adjacent land. No access.	Fair	Fair	>40 yrs	Low	**C**	No works required
T11	Oak	*Quercus robur*	Semi-mature	18	1	300	Yes	18	2	3	7		Soil compaction	Single stemmed, Vertical.	Minor deadwood. Overhanging adjacent land.	Boundary wall to south has crumbled around base. Situated in adjacent land. No access.	Good	Good	>40 yrs	Moderate	**B**	No works required

	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T12	Beech	*Fagus sylvatica*	Early-mature	18	1	500	Yes	18	4	4	9	4	No visual defects	Single stemmed. Twin stemmed at 1.5m. Vertical.	Normal. Overhanging adjacent land.	Situated in adjacent land. No access.	Good	Good	>40 yrs	Moderate	**B**	No works required
T13	Sycamore	*Acer pseudoplatanus*	Semi-mature	14	1	230	No	14	1.5	4	5	0.5	Soil compaction	Single stemmed. Vertical.	Normal. Overhanging adjacent land.		Good	Good	>40 yrs	Low	**C**	No works required
T14	Sycamore	*Acer pseudoplatanus*	Early-mature	13	1	480	No	13	2	4	6	7	Soil compaction	Single stemmed. Vertical. Minor cavities. Epicormic growths.	Normal. Overhanging adjacent land.	Rubble debris piled at base to south. Compaction from vehicles to the south of tree.	Good	Fair	>40 yrs	Moderate	**B**	No works required
T15	Sycamore	*Acer pseudoplatanus*	Early-mature	14	1	450	Yes	14	3	3	1.5	6	Compaction from debris. Exposed roots.	Single stemmed. Vertical.	Minor deadwood	Situated in adjacent land. No access.	Fair	Fair	>40 yrs	Moderate	**C**	No works required
T16	Oak	*Quercus robur*	Mature	20	1	550	Yes	20	5	3	7	6	No visual defects	Single stemmed. Vertical. Old pruning wounds.	Moderate deadwood. Overhanging adjacent land.	Situated in adjacent land. No access.	Fair	Good	>40 yrs	Moderate	**B**	No works required

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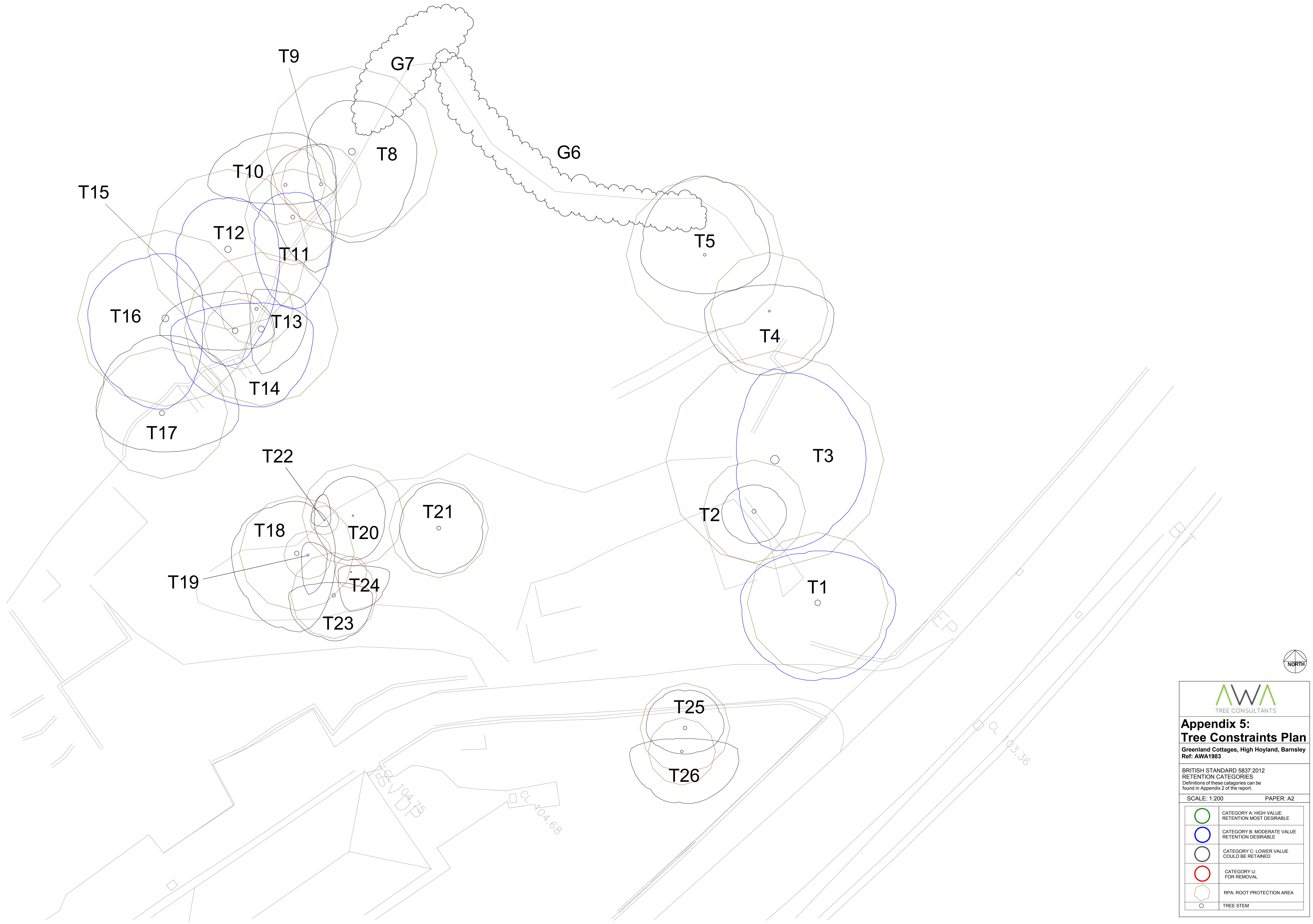
	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T17	Sycamore	*Acer pseudoplatanus*	Early-mature	13	1	410	No	13	6	6	3	5	Soil compaction. Soil erosion. Exposed roots. Trenching/ excavations.	Single stemmed, Vertical. Stubs. Old pruning wounds.	Normal. Overhanging adjacent land.	Recent works to south of tree. Numerous old pruning wounds in one location on main stem.	Fair	Fair	>40 yrs	Low	C	No works required
T18	Oak	*Quercus robur*	Semi-mature	10	2	290, 210	No	10	4	3	6	5	Soil compaction. Soil erosion. Exposed roots.	Twin stemmed at 1m. Vertical. Old pruning wounds.	Minor deadwood	Soil compaction and erosion from ground works and vehicles	Fair	Fair	20 to 40 yrs	Low	C	No works required
T19	Oak	*Quercus robur*	Semi-mature	6	1	150	No	6	1	1.5	3	0.5	Soil compaction. Soil erosion. Exposed roots. Trenching/ excavations.	Single stemmed, Vertical. Ivy covered.	Small / sparse	Soil compaction and erosion from ground works and vehicles. Suppressed.	Fair	Fair	10 to 20 yrs	Low	C	No works required
T20	Sycamore	*Acer pseudoplatanus*	Semi-mature	10	7	120	No	10	3	2.5	3.5	3	Soil compaction. Soil erosion. Exposed roots. Trenching/ excavations.	Multiple stemmed at base. Vertical. Ivy covered.	Normal	Soil compaction and erosion from ground works and vehicles	Fair	Fair	20 to 40 yrs	Low	C	No works required
T21	Elm	*Ulmus procera*	Semi-mature	9	1	310	No	9	3.5	3.5	3.5	3	Soil compaction. Soil erosion. Exposed roots.	Single stemmed. Vertical.	Minor dieback, Minor deadwood	On steep banking. Ground works to the north. Limited long term value due to Dutch Elm Disease.	Fair	Fair	<10 yrs	Low	C	Removal required to facilitate development

	Tree Species		Measurements					Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Dia (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiology*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T22	Plum	*Prunus domestica*	Young	4	1	90	No	4	2	0.5	0.5	1	Soil compaction. Soil erosion. Exposed roots.	Single stemmed. Slight lean. Ivy covered.	Small / sparse	Soil compaction and erosion from ground works. Suppressed.	Fair	Fair	10 to 20 yrs	Low	**C**	No works required
T23	Oak	*Quercus robur*	Semi-mature	4	2	180, 200	No	4	1	3	3.5	3.5	Soil compaction. Soil erosion. Exposed roots.	Twin stemmed at base. Slight lean. Tight union. Minor cavities. Minor decay.	Minor deadwood	Exposed roots due to growing on banking	Fair	Fair	10 to 20 yrs	Low	**C**	No works required
T24	Oak	*Quercus robur*	Semi-mature	5.5	1	100	No	5.5	0.5	3	3	1	Soil compaction. Soil erosion. Exposed roots.	Single stemmed. Vertical.	Minor deadwood	Exposed roots due to growing on banking	Fair	Fair	10 to 20 yrs	Low	**C**	No works required
T25	Spruce	*Picea sp.*	Semi-mature	10	1	280	No	10	3	3	2	3	Exposed roots	Single stemmed. Vertical. Old pruning wounds.	Normal. Overhanging adjacent land.		Good	Good	>40 yrs	Moderate	**C**	No works required
T26	Walnut	*Juglans regia*	Semi-mature	8	1	210	No	8	1	4.5	4	4	No visual defects	Single stemmed, Slight lean. Old pruning wounds.	Normal, Slightly unbalanced		Good	Good	>40 yrs	Moderate	**C**	No works required



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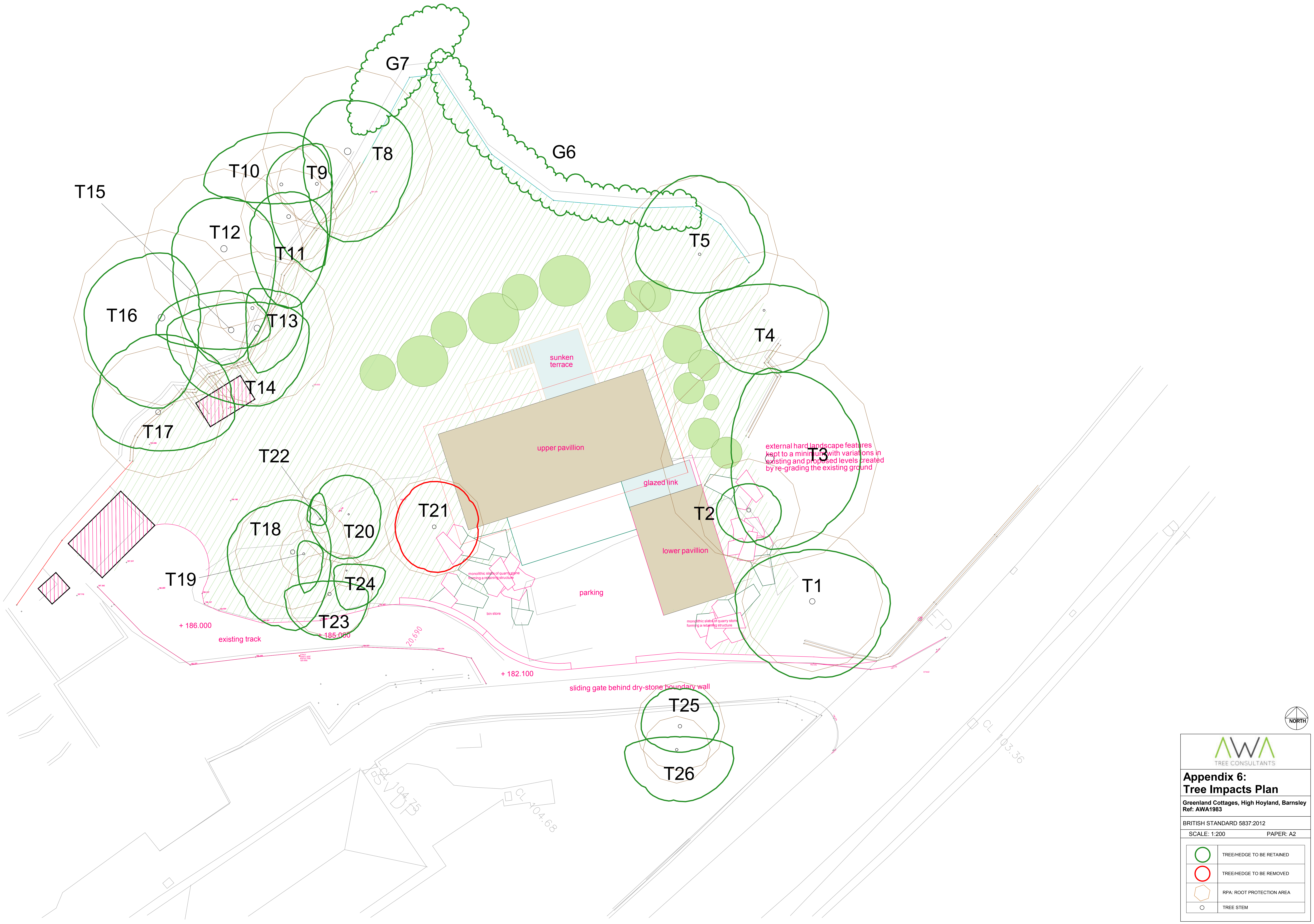
Appendix 5: Tree Constraints Plan

Greenland Cottages, High Hoyland, Barnsley
Ref: AWA1983

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

SCALE: 1:200 PAPER: A2

Symbol	Key
Green circle	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
Blue circle	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
Grey circle	CATEGORY C: LOWER VALUE COULD BE RETAINED
Red circle	CATEGORY U: FOR REMOVAL
Brown hexagon	RPA: ROOT PROTECTION AREA
Small circle	TREE STEM



G7
G6
T8
T9
T10
T15
T12
T11
T5
T16
T13
T4
sunken terrace
T14
T17
upper pavillion
external hard landscape features kept to a minimum with variations in existing and proposed levels created by re-grading the existing ground
T3
T22
glazed link
T21
T2
T18
T20
lower pavillion
T19
T24
T1
parking
T23
+ 186.000
existing track
+ 185.000
+ 182.100
sliding gate behind dry-stone boundary wall
T25
T26
NORTH

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Appendix 6:
Tree Impacts Plan

Greenland Cottages, High Hoyland, Barnsley
Ref: AWA1983

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A2

(green circle)	TREE/HEDGE TO BE RETAINED
(red circle)	TREE/HEDGE TO BE REMOVED
(hexagon)	RPA: ROOT PROTECTION AREA
(small circle)	TREE STEM