

**LOCKWOOD ROAD, GOLDTHORPE
for Gleeson Homes & Regeneration**

ARBORICULTURAL IMPACT ASSESSMENT



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CONTENTS

- 1.0 BACKGROUND
- 2.0 SURVEY DETAILS
- 3.0 IMPACT ASSESSMENT
- 4.0 RECOMMENDED ACTION
- 5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS

DRAWING 3710/5B - TREES IN RELATION TO DEVELOPMENT

1.0 BACKGROUND

1.1 Brief

This arboricultural impact assessment has been commissioned by Gleeson Homes & Regeneration to support an application to Barnsley Met Borough Council for residential development on site.

1.2 Documents Provided

To assist in the production of this report we have been provided with a copy of a Proposed Site Layout (drawing no. 3228-1-001-JJ) produced by Niemen Architects; we have also carried out a tree survey to BS5837:2012.

1.3 Tree Status

The interactive map on the local planning authority's website shows that that no trees are included within a Tree Preservation Order and the site does not lie within a Conservation Area.

2.0 SURVEY DETAILS

2.1 A site visit was undertaken on 23rd April 2021 and observations are noted within the tree report prepared following this visit.

2.2 The drawing accompanying the tree report (3710/1) shows the position, canopy spread and root protection area (RPA) of the trees; drawing 3710/5B attached to this report shows these details in relation to the Proposed Site Layout.

3.0 IMPACT ASSESSMENT

3.1 Context

3.1.1 Following the guidance of BS5837:2012 proposals for any site should ideally aim to incorporate those trees which are identified as 'A' and 'B' whereas 'C' category trees will not usually be retained where they may adversely affect the layout. The attached drawing shows four examples of 'A' and 'B' category trees and eight 'C' category trees removed with the remainder retained. However, recommendations are made within this report to enable the better-quality trees to be retained.

3.1.2 BS 5837:2012 states that when considering the layout of the site, and the retention of significant trees, proposals should generally be kept outside of both their Root Protection Area (RPA) and canopy spread. However, it allows for the possibility of encroaching into these areas with piled footings, access roads, footpaths, and parking areas assuming existing ground levels can be maintained, and the appropriate construction methods can be employed. This is particularly relevant where existing buildings and/or surfacing extend within the RPAs of the trees. This recommendation has been considered in the design of protected areas for the roots for retained trees shown on the attached drawing.

3.2 Site Proposals (see drawing 3710/5B)

- 3.2.1 With regard to built form, the site layout shows the construction of 125 dwellings on site all to be accessed from East Street to the south of the site.

3.3 Services and Other Considerations

- 3.3.1 Details of services to dwellings are not available currently. However, it is assessed that all these could be laid within the access road or driveways to the new plots; if this were the case none would pass through the rooting zones of retained trees.

3.4 Potential Impact on Trees

- 3.4.1 There are two potential impacts on trees. Firstly, trees would need to be removed to adequately accommodate the proposed development as presently shown. Secondly the proximity of one tree could have an adverse psychological impact on the new residents of dwellings adjacent, particularly in high winds.
- 3.4.2 With regard to the first impact, the following trees would require to be removed to accommodate the construction works:

Tree No(s).	Species	Notes
G6	Hawthorn, Elder	Four southern trees only
H7	Hawthorn, Elder	-
H8	Hawthorn, Elder	-
G9	Laurel, Holly, Elder	-
G10	3nr. Cypress	-
T13	Norway Spruce	-
T14	Sorbus sp.	-
H15	Privet, Horse Chestnut, Hawthorn	-
H16	Privet	-
T17	Sycamore	-
T18	Hawthorn	-
G19	Sycamore	-
G20	3nr. Lawson Cypress	-
H24	Privet, Hawthorn	-
H25	Hawthorn	-
T26	Leyland's Cypress	-
H27	Elder	-
T28	Apple	-
T29	Wild Cherry	-
H30	Elder	-
T31	Sycamore	-
T32	Goat Willow	-
T33	Goat Willow	-
T34	Silver Birch	-
G39	2nr. Lawson Cypress	Western tree only
G40	Poplar	-
G41	11nr. Silver Birch	-
T42	Ash	-

T43	Norway Maple	-
T44	Scots Pine	-
G46	Horse Chestnut, 3nr. Hawthorn	Two southern trees only
T49	Ash	-
G50	2nr. Ash	-

3.4.3 With regard to the second impact, the following tree would lie close to new dwellings adjacent:

Tree No(s).	Species	Height (m)	Distance to dwelling
T11	Bird Cherry	13	9m to south 13m to north

4.0 MITIGATION MEASURES

4.1 Reduce the crowns of the following trees (as shown on drawing 3710/5) to reduce conflict between them and adjacent development.

Tree No.	Plot no.	Species	Adjacent feature	Recommended canopy reduction
T11	35, 36 & 46	Birch Cherry	Dwelling	2m north and south

4.2 Prior to any building work on site undertake any essential work to retained trees on arboricultural grounds that would improve safety and benefit their future growth. This is an opportunity to undertake arboricultural work (e.g., removal of damaged limbs and dead wood, pruning as appropriate and cutting back unwanted understorey growth) that would benefit the trees on site.

4.3 Thin and lift the crowns of retained trees as appropriate in order to maintain an adequate level of light into the rear gardens of adjacent dwellings.

4.4 Erect Tree Protection Fencing where construction work takes place in proximity to retained trees; the alignment of such fencing should be undertaken in line with BS 5837:2012.

4.5 To offset the removal of trees it is recommended to plant replacement trees to offset their loss. These would be shown on the appropriate landscape drawing in due course.

5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS

5.1 Any tree work should be carried out by qualified Arboricultural Contractors with at least £1million Public Liability Insurance cover.

5.2 Tree work must be carried out to BS3998:2010 which specifies recommendations for tree work.

5.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.

5.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations within this report are carried out under his supervision. Nor shall the consultant be responsible for events which happen after the time of the survey due to factors which were not evident at the time.

- 5.5 Relationships between trees and other objects such as buildings are rarely static and can at times change quite unpredictably. It should therefore be understood that the inspection and monitoring of the condition of trees is a continuing requirement which, in this instance, is recommended on an annual basis.

bp/ROSETTA LANDSCAPE DESIGN
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