Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Survey & Impact Assessment
179 Sackup Lane
Darton
Barnsley
S75 5AU

Report Reference: AIA-2542
27 February 2026

Table of Contents

Prepared By:
Tree Care Consultancy
Stephen Waterson
Clifton Villa
37 Hall Cliffe Road
Horbury
Wakefield
WF4 6BY
Phone: 0113 2175175 or 01924 270619
Email: info@treecareconsultancy.co.uk

Prepared For:
Bev Cook
c/o Fox Architecture & Design
Fox Cottage
Whitley Road
Dewsbury
W Yorks
WF12 0LU

1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by the property owner Bev Cook to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for the demolition of a detached dwelling and erection of a replacement detached dwelling.

1.1.2 The report produced includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' – Recommendations.
- A Tree Constraints Plan (TIP) at appendix 4 and a Tree Impact Plan (TIP) at appendix 5, which highlight the potential development limitations trees pose in respect of the proposed development.
- An Arboricultural Impact Assessment which similarly helps evaluate any potential impact the proposal may have on surrounding trees together with measures to help resolve such impacts.

1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

1.2.1 An arboricultural survey was undertaken by Steve Waterson on 6 February 2026. On the day of the survey the weather conditions were overcast and rain effected, though with no significant visibility constraints.

1.2.2 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.

1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included in Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.2 This survey should be read in conjunction with the TCP (appendix 4) and the TIP (appendix 5) which have been prepared by overlaying tree survey data onto a topographical and proposed site layout drawings, respectively. The author has relied on the accuracy of these drawings in the production of this report.

1.3 Site Description

1.3.1 The proposed site comprises an irregular shaped plot and includes a contemporary brick/clad style of dwelling, and detached garage. The site supports various level differences throughout but predominantly slopes from a high point to the northern most boundary to a low point in the south of the plot. The fall of the land mirrors that of the Sackup Lane. Vehicular and pedestrian access is gained direct from Sackup Lane.

1.3.2 Land to the north east and south of the host property is predominantly residential in character with land to the west typically agricultural in nature.

1.3.3 The vegetation influencing the site is chiefly positioned around the site perimeter and includes a range of tree and hedge species together with 1No. offsite Deodar which is considered to be of a size and quality to merit inclusion in the report.

1.3.4 Tree cover within the neighbourhood is moderate in terms of numbers and species mix, being defined by the prevailing land use, though it is typically weighted towards trees of a mature age.

1.4 Tree Status

1.4.1 From viewing the Barnsley Council Online Interactive Map, it appears the site is not located within a Conservation Area and no trees within or bordering the site are subject of a Tree Preservation Order (TPO). In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

1.5.1 No soil testing was undertaken, and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis.

2 Tree Quality Assessment

2.1.1 As highlighted in table 1 below of the tree survey recorded 3No. individual trees, 4No. tree groups and 2No. hedgerows. Of these the tree survey graded 1No. individual tree a moderate category "B", 2No. individual trees, 4No. tree groups and 2No. hedgerows were graded low category "C" material.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Nil
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T1
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	H2, G3, G4, G5, G6, T7, T8, H9
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	Nil
Total number of trees:		3No. individual trees, 4No. tree/shrub groups & 2No. hedgerows

2.1.2 The onsite vegetation chiefly comprises of ornamental screen planting in the form of scattered Cypress trees, hedging and mixed species shrubbery. Overall the material present is in a reasonable condition, though in the case of the shrub group G4 and G6 lacks recent management. A maturing Deodar T1 occupies a neighboruring property to the north of the site and is the only visually dominant item influencing the host property.

3 Arboricultural Impact Assessment

3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Fox Architecture & Design.

3.1.2 The proposal seeks to demolish the existing dwelling, garage and outbuildings and erect a replacement detached dwelling on a similar though enlarged footprint.

3.2 Trees to be Removed for Development

3.2.1 As highlighted in table 2 below, the proposal does not require the removal of any tree cover. However for the reasons shown in the tree survey schedule at appendix 3, shrub groups G4 and G6 would benefit from management intervention to reduce any out grown material and bramble infestation. This work is considered necessary irrespective of the proposed development.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons regardless of development
'A'	Nil	Nil	Nil
'B'	T1	Nil	Nil
'C'	H2, G3, G4, G5, G6, T7, T8, H9	Nil	Nil
'U'	Nil	Nil	Nil

3.3 Demolition

3.3.1 The existing dwelling will be demolished prior to the commencement of the new build. Demolition work will occur close to the RPA's of the offsite Deodar T1 and retained on site vegetation. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission requiring the prior submission and approval of an Arboricultural Method Statement.

3.4 Below Ground Constraints (Foundations)

3.4.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.4.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached TCP and TIP taking full account of the surrounding topographical factors, tree condition and likely root disposition.

3.4.3 These plans demonstrate there are no foreseeable conflicts between the proposed development and retained vegetation subject to controls that can be detailed within an agreed Arboricultural Method Statement (AMS).

3.5 Above Ground Constraints (Facilitation Pruning)

3.5.1 The expected future growth of retained tree, shrub and hedgerow material is not considered to cause any conflicts with the future occupancy of the proposed dwelling.

3.6 Alterations to Ground Levels

3.6.1 A rise or reduction in soil level can have major implications on the health and longevity of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the prescribed RPA's of retained trees.

3.7 Tree Protection

3.7.1 Where required tree protective fencing and ground protection will be installed prior to the commencement of any site works e.g., before demolition, machinery and materials are delivered to site. Tree protection fencing will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that NO WORKS are permitted within the CEZ. The tree protection fence will only be removed following completion of all construction works. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

3.8 Light Penetration into Buildings and useable garden area's

3.8.1 Minor shading associated with retained trees will have a minor impact upon the replacement dwelling, though this will differ little from that of the existing dwelling.

3.9 Material Storage & Site Compound

3.9.1 No material storage or plant movement will be required within the RPA's and Construction Exclusion Zones of retained trees.

3.10 Services (Drainage & Utilities)

3.10.1 Services will utilise existing service routes. Nevertheless in the event that trenching is required within the RPA of a retained tree then before any excavation commences, advice must be sought from either the project Arboriculturist or Local Authority. Again this matter is addressed as part of an AMS.

3.11 Landscaping

3.11.1 In view of the retention of all tree cover and the proposed footprint occupying a similar footprint to the that of the existing dwelling additional planting in this instance is considered unnecessary.

4 Conclusions

4.1.1 As demonstrated the proposal can safely retain the sites existing tree, shrub and hedge material.

4.1.2 Retained tree cover can be adequately safeguarded by tree protection measures as part of an AMS.

4.1.3 The protection of trees and their subsequent health and future potential is dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.

4.1.4 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g., the presence of any decay).

Preliminary management recommendations- e.g., requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g., requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

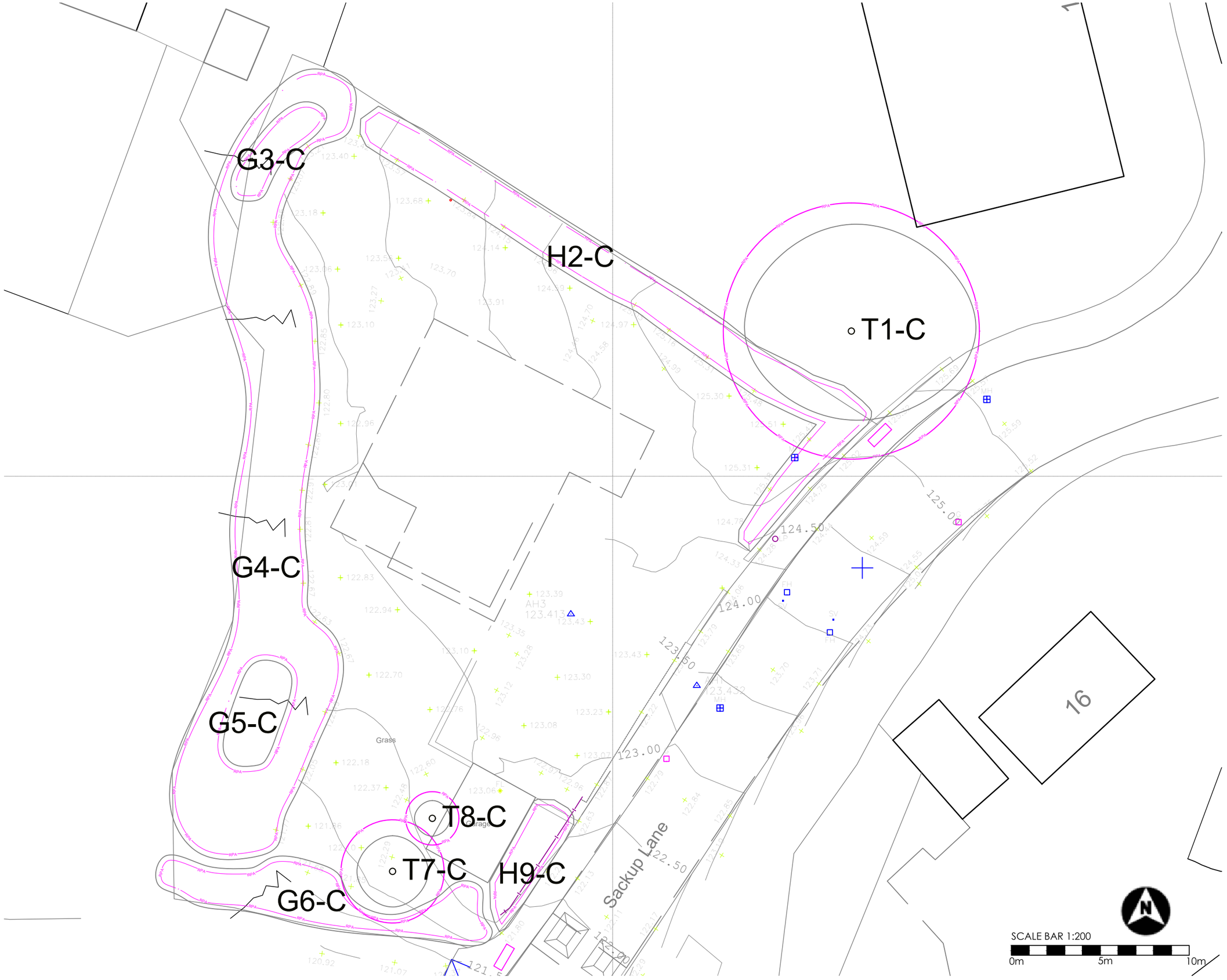
RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

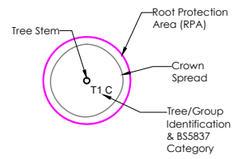
Category and definition	**Criteria (including subcategories where appropriate)**			**Identification on Plan**
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of a high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality** with and estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Deodar - *Cedrus deodara*	13	1	650	6	7	5	6	2-s	Early-mature	P= Good, S= Good. Offsite and not subject of detailed inspection. Visually prominent tree of good form. Single stem becomes co dominant at 9m. No defects evident.	Retain, no work required at this stage.	20+ years	C2	7.2
H2	Lawson Cypress - Chamaecyparis lawsoniana	<4.5	1	<180	See plan				0-s	Semi-mature	P= Good, S= Good. Clipped hedge providing effective screening.	Retain and maintain at current proportions.	10+ years	C2	2.2
G3	5No. Lawson Cypress - *Chamaecyparis lawsoniana*	<5	1	<200	See plan				0-e	Early-mature	P= Good, S= Good. Mixed ornamental species occupying dense shrubbery. Provides effective screening. No defects evident.	Retain, no work required at this stage.	10+years	C2	2.4
G4	Mixed species shrubbery	<4	m/s	<200	See plan				0-e	Mature	P= Good, S= Fair. Dense mixed screen planting with dominant Cherry Laurel occupying banking that slopes down towards neighbouring field. Lacks management. Group would benefit from reduction of outgrown Laurel and control of bramble infestation.	Retain, with management intervention to reduce any out grown material and bramble infestation.	10+ years	C2	2.4
G5	2No. Lawson Cypress - Chamaecyparis lawsoniana	<5	1	<200	See plan				2w	Mature	P= Good, S= Good. Occupying dense shrubbery. Provides effective screening. No defects evident.	Retain, no work required.	10+ years	C2	2.4
G6	Mixed species shrubbery	<3	m/s	150	See plan				0.5ar	Mature	P= Fair, S= Fair. Dense mixed screen planting. Lacks management. Would benefit from control of overgrown bramble infestation and redefining of boundary treatment.	Retain, with management intervention to reduce any out grown material and bramble infestation.	10+ years	C2	1.8
T7	Flowering Cherry, Prunus serrulata 'Kanzan'	2	6	100	2	2	2	2	2-n	Semi-mature	P= Fair, S= Poor. Inconsequential multi-stemmed heavily lopped ivy clad tree of very poor form.	Retain, no work required.	10+ years	C2	2.9
T8	Leyland Cypress *X Cupressocyparis*	3	6	50	1	1	1	1	0ar	Mature	P= Good, S= Good. Inconsequential multi-stemmed ornamental.	Retain, no work required.	10+ years	C2	1.5
H9	Lawson Cypress - Chamaecyparis lawsoniana	<4.5	1	<150	See plan				0-e	Semi mature	P= Good, S= Good. Clipped hedge providing effective screening.	Retain and maintain at current proportions.	10+ years	C2	3.4



KEY



Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-4

Drawing Title:
Tree Constraints Plan

Site Address:
179 Sackup Lane
Darton
Barnsley S75 5AU

Client:
Fox Architecture

Date:	Job Ref:
12/02/2026	TCC-2542-1

Scale:	Revision:
1:200 at A3	1

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS
Clifton Villa, 37 Hall Cliffe Road, Horbury
Wakefield, West Yorkshire, WF4 6BY
Phone: 01924 270619
Email: info@treecareconsultancy.co.uk
Company Number: 10363679
VAT: 253 6681 87

G3-C

H2-C

T1-C

G4-C

G5-C

T8-C

T7-C

H9-C

G6-C

Sackup Lane

16

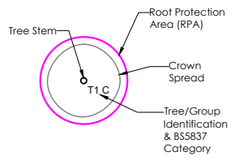
Grass

Garage

SCALE BAR 1:200

0m 5m 10m

KEY



Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix-5

Drawing Title:
Tree Impact Plan

Site Address:
179 Sackup Lane
Darton
Barnsley S75 5AU

Client:
Fox Architecture

Date:	Job Ref:
12/02/2026	TCC-2542-1

Scale:	Revision:
1:200 at A3	1

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS
Clifton Villa, 37 Hall Cliffe Road, Horbury
Wakefield, West Yorkshire, WF4 6BY
Phone: 01924 270619
Email: info@treecareconsultancy.co.uk
Company Number: 10363679
VAT: 253 6681 87