



ARBORICULTURAL REPORT

& Impact Assessment

to BS 5837:2012 at:

***Niftylift,
Platts Common Industrial Estate,
Mason Way,
Hoyland,
Barnsley,
South Yorkshire
S74 9TF***

Prepared for:

Freeths

*1 Vine Street,
Mayfair,
London
W1J 0AH*

Date: *March 2021*

Reference: *AWA3642*



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We were instructed by Freeths 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.

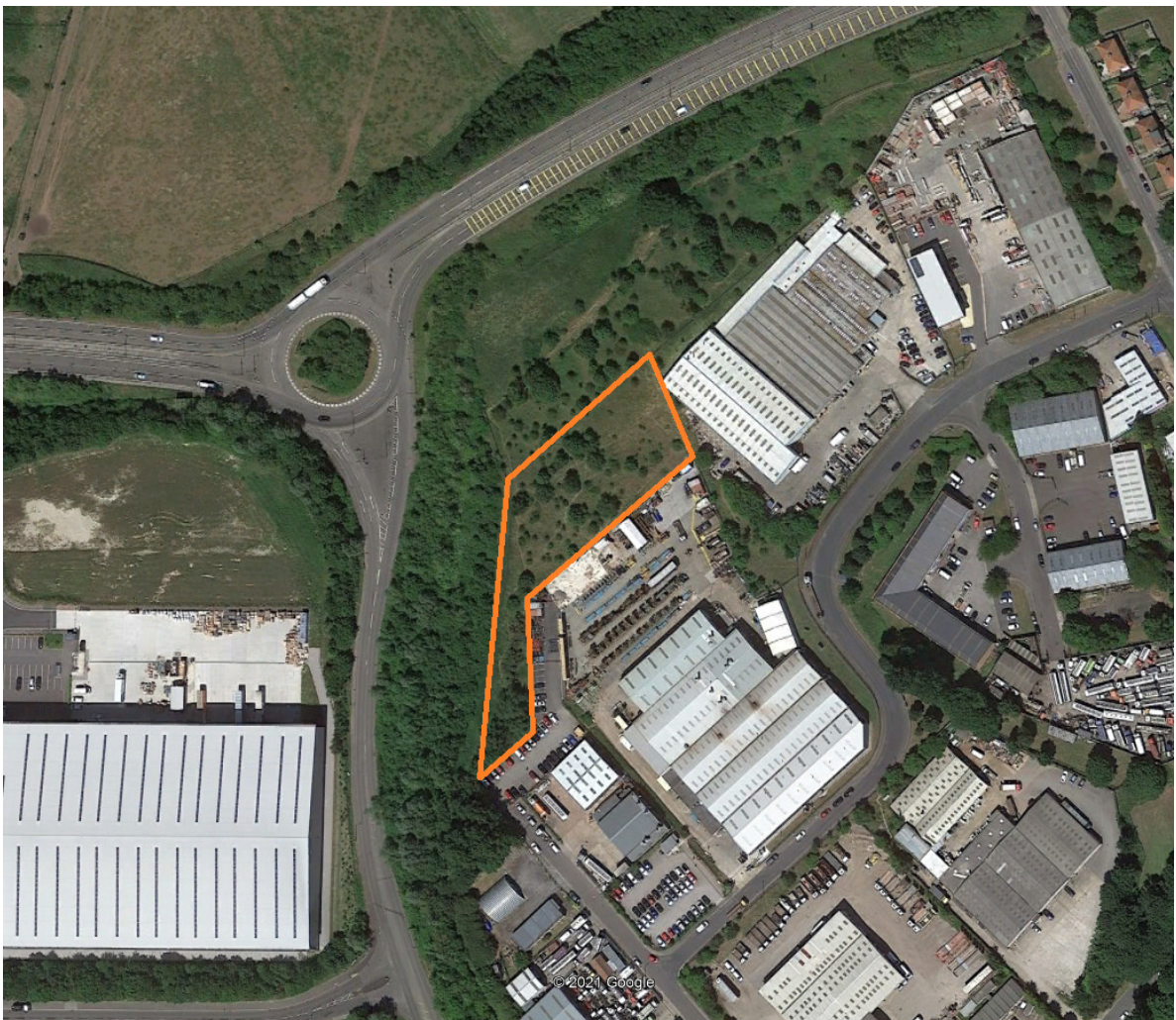
1.2 Survey Details

- 1.2.1 The survey took place during March 2021.
- 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, Principle and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr James Brown BSc (Hons) Arboriculture, MArborA, PTI (Lantra) Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 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 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 situated to the north west of the Niftylift site on Platts Common Industrial Estate on Mason Way in Hoyland, Barnsley, South Yorkshire.
- 2.1.2 The site comprises an area of scrubland with occasional informal footpaths.
- 2.1.3 The approximate area of the survey is highlighted in the (2018 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 An online search was undertaken with Barnsley Metropolitan Borough Council on the 17th of March 2021 to check whether any trees at the site are protected by a Tree Preservation Order (TPO) or whether the site is located within a Conservation Area. As of this date no trees at the site are legally protected.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such works are approved by planning permission).
- 3.1.3 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.4 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 42 items of woody vegetation, comprised of 39 individual trees and 3 tree groups.
- 3.2.2 Of the surveyed trees: 40 trees or tree groups are retention category 'C' and 2 trees are retention category 'U' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Young to semi mature Birch T1, T2, G5 to T10, T12, T13 and T14, Willow T3 and T4 and Alder T11 are situated at the site's south western corner, between the boundary fence of the car park of the Niftylift site and a footpath. Collectively the trees provide some screening between the Niftylift site and the adjacent land, but they are all of low individual value.
- 3.2.4 Willow T4 and Birch T8 are recommended for removal regardless of development at the site due to their poor condition; T4 has numerous poor unions and is growing through and embedded in the boundary fence, and T8 has extensive dieback in its crown.

- 3.2.5 Hazel T15, Alder T16, Norway Maples T17, T19, T21, T23, T28, T32 and T34 to T39, Ash T18 and T33, Hawthorn T20 and Birch T22, T24 to T27, T29, T30 and T31 are situated in the scrubland area further to the north. The trees are all young to semi mature and of low individual value. Many of the trees are of poor multiple stemmed form with tight unions and partially included bark, which will likely limit their long term value. The trees provide some amenity to the occasional users of the informal footpaths at the site, but they provide little amenity to the wider surrounding area.
- 3.2.6 Hawthorn T40, Willow T41 and Birch T42 are situated in adjacent land to the north east of the site and so were only given cursory inspections with measurements estimated and condition values indicative only. T41 and T42 are situated on slightly lower ground than the site.
- 3.2.7 A number of less significant shrubs and small trees at the site were not surveyed in detail but have been indicatively marked on the plans at Appendices 5 and 6.
- 3.2.8 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.
- 3.2.9 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: T1 from south



Photo 2: T2 and T3 from north



Photo 3: T4 from west



Photo 4: T8, T9 and T10 from north west



Photo 5: G13 and T14 from north



Photo 6: T15 and T16 from north west



Photo 7: T23 from south west



Photo 8: T27 from north west



Photo 9: T30, T31 and T32 from south



Photo 10: T34 from south



Photo 11: T36, T37 and T38 from south east



Photo 12: T41 and T42 from south west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to extend the service yard of the Niftylift site. 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, 32 trees or tree groups will require removal to facilitate the proposed development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the proposed development are T2, T3, G5, T6, G7 and T9 to T35.
- 4.2.3 While the collective removal of the trees will have some negative impact in the short term, they are all lower value retention category 'C' and provide little amenity value to the wider surrounding area. New landscape plantings at the site would mitigate for the tree removals in the longer term and would provide screening between the new development and the adjacent land.
- 4.2.4 Trees T4 and T8 are also recommended for removal regardless of the proposed development.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, 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. As such, no significant negative indirect impacts have been identified.
- 4.3.2 The buildability of the proposed development 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 may 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.*

23rd March 2021

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Chartered Foresters
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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: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Mr Adam Winson *Chartered Arboriculturist, MSc, BSc (Hons), 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. 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 James Brown *BSc (Hons) Arboriculture, MArborA, PTI (Lantra)*

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James previously worked in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Dr Felicity Stout *Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA, PTI (Lantra)*

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

Mr Tom Readman *Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA*

Tom joined AWA from his previous role as a tree risk surveyor with Harrogate Borough Council, where he undertook tree risk surveys at a range of sites and prescribed suitable works. Tom also has extensive previous experience as a climbing arborist. Tom achieved at Distinction Star, and was recognised as the student of the year, in the Extended Diploma in Forestry and Arboriculture and is now completing a Foundation Degree in Arboriculture, while working at AWA. Tom's work focuses on tree risk surveys and accurate tree data collection for development projects 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 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 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 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 black 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	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Birch	Betula pendula	Semi-mature	15	3	250, 190, 250	No	3	5	5.5	4	4.5	Soil compaction. Exposed roots	Multiple stemmed at base. Slight lean east. Bark damage. Tight unions. Old pruning wounds. Minor decay. Stubs	Minor dieback. Minor deadwood. Minor snapouts. Old pruning wounds	Crown overhangs car park. One eastern main stem previously removed from fence, leaving decayed stump. Minor dieback and lots of minor deadwood in crown. Exposed roots and soil compaction at base to west from footpath.	Fair	Fair	10 to 20 yrs	Low	C	No works required
T2	Birch	Betula pendula	Semi-mature	15	2	150, 170	No	6	2	4	1.5	4	Exposed roots. Soil compaction	Twin stemmed at 0.5m. Vertical. Old pruning wounds. Stubs	Minor deadwood	Two co-dominant main stems but union looks good	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T3	Willow	Salix caprea	Semi-mature	12	1	280	No	1.5	0.5	0.5	3.5	5	Exposed roots. Soil compaction	Single stemmed. Significant lean south west. Epicormic growths. Old pruning wounds. Bark damage	Minor deadwood. Minor snapouts	Growing from base of fence. Old pruning wounds at base from removed stems.	Good	Fair	10 to 20 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 Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T4	Willow	Salix caprea	Semi-mature	15	5	90, 200, 200, 200, 150	No	2	3.5	5.5	1.5	3	No visual defects	Multiple stemmed at base. Slight lean east. Bark damage. Partially included bark. Tight unions. Rubbing stems. Split unions	Minor deadwood. Minor snapouts	Growing from base of fence. Growing through and embedded in fence. Multiple stemmed at base with tight unions, partially included bark, split unions and rubbing stems. Growing through and embedded in fence. Large epicormic growths at base to north east. Tight unions prevented accurate stem measurements.	Good	Poor	10 to 20 yrs	Low	U	Removal recommended regardless of development
G5	Birch	Betula pendula	Semi-mature	13	6	70	No	2	3	3.5	2	2.5	No visual defects	Multiple stemmed at base. Slight lean north. Stubs	Minor deadwood	Group of young to semi mature Birch	Good	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T6	Birch	Betula pendula	Early-mature	13	3	270, 280, 100	No	1	5.5	6.5	3.5	5	Exposed roots. Girdled roots	Multiple stemmed at base. Slight lean north east. Stubs. Bark damage. Old pruning wounds. Tight unions	Minor deadwood. Minor snapouts		Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
G7	Birch	Betula pendula	Young	9	6	70	No	2	3	2	1	3	No visual defects	Multiple stemmed at base. Slight lean north. Bark damage. Stubs	Minor deadwood. Minor snapouts	Group of young Birch	Good	Fair	10 to 20 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 Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T8	Birch	<i>Betula pendula</i>	Semi-mature	11	5	150, 100, 100, 80, 60	No	2	3	3	3.5	1	Exposed roots	Multiple stemmed at base. Slight lean east. Stubs. Bark damage. Tight unions	Major dieback. Minor deadwood. Moderate deadwood. Minor snapouts	Limited access due to dense undergrowth. Extensive dieback in crown with lots of minor deadwood.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
T9	Birch	<i>Betula pendula</i>	Semi-mature	10	2	120, 80	No	2	3	3.5	1.5	1	Exposed roots	Twin stemmed at 0.5m. Slight lean north east. Tight unions. Partially included bark. Bark damage. Minor cavities. Minor decay	Minor deadwood		Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T10	Birch	<i>Betula pendula</i>	Semi-mature	12	1	190	No	1	3.5	5	1.5	0.5	Exposed roots. Girdled roots	Single stemmed. Significant lean east. Tight unions. Partially included bark. Rubbing stems	Minor deadwood. Minor snapouts		Good	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T11	Alder	<i>Alnus sp.</i>	Young	5	1	90	No	2	1.5	2	1	0.5	Exposed roots	Single stemmed. Slight lean east. Bark damage. Stubs. Minor decay	Minor deadwood. Minor snapouts	Remaining stem of group of Alder, other stems removed at 0.5m to 2m. Lots of bark damage to stem.	Fair	Fair	<10 yrs	Low	C	Removal required to facilitate development
T12	Birch	<i>Betula pendula</i>	Semi-mature	14	1	200	No	1.5	2	2.5	2	1.5	Exposed roots	Single stemmed. Slight lean east. Stubs. Old pruning wounds	Minor deadwood. Minor snapouts		Good	Good	20 to 40 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 Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G13	Birch	<i>Betula pendula</i>	Young	11	10	70	No	0.5	See plan				Exposed roots	Single stemmed and Multiple stemmed. Stubs. Bark damage. Tight unions	Minor deadwood. Minor snapouts	Group of young to semi mature Birch	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T14	Birch	<i>Betula pendula</i>	Semi-mature	12	3	150, 220, 280	No	2	4.5	4	4	4.5	Exposed roots	Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Bark damage. Tight unions	Minor deadwood. Minor snapouts	Large eastern main stem previously snapped out at base	Good	Good	20 to 40 yrs	Moderate	C	Removal required to facilitate development
T15	Hazel	<i>Corylus avellana</i>	Young	5.5	10	40	No	0.5	2	2	2	2	No visual defects	Multiple stemmed at base. Vertical. Bark damage. Tight unions. Rubbing stems	Minor deadwood		Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T16	Alder	<i>Alnus sp.</i>	Semi-mature	7	2	120, 180	No	0.5	2	3.5	3	2.5	No visual defects	Twin stemmed at base. Slight lean north east. Tight unions. Partially included bark. Epicormic growths. Stubs. Bark damage. Minor decay	Minor deadwood. Minor snapouts	Two main stems with large epicormic growths to south east. Partially included bark union at junction of two main stems.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T17	Norway Maple	<i>Acer platanoides</i>	Semi-mature	6	9	70	No	0.5	3	3	3	3	Exposed roots	Multiple stemmed at base. Vertical. Stubs. Tight unions. Partially included bark	Minor deadwood		Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development

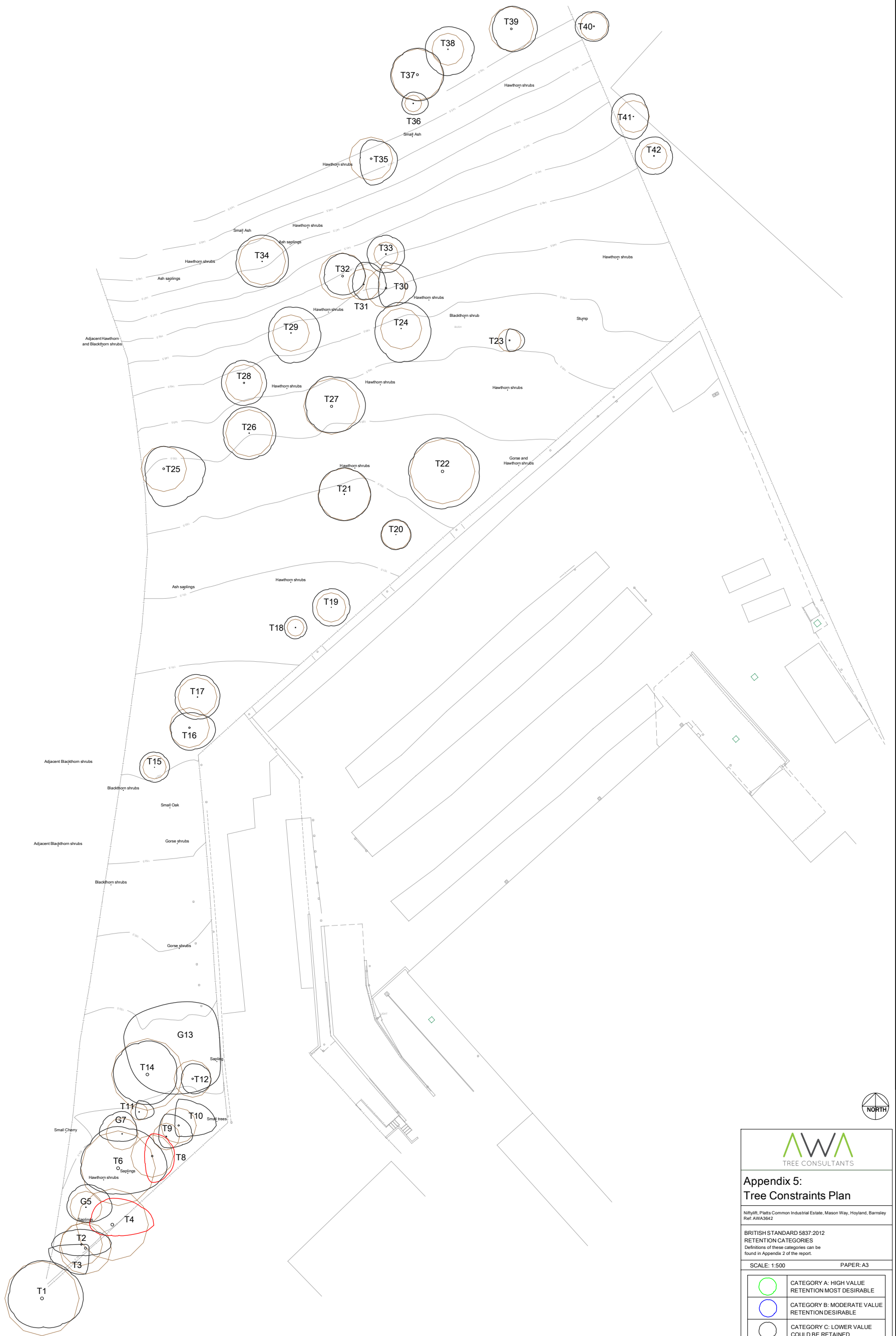
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Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T18	Ash	Fraxinus excelsior	Young	4	1	90	No	1	1.5	1.5	1.5	1.5	No visual defects	Single stemmed. Vertical	Normal		Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T19	Norway Maple	Acer platanoides	Young	6	10	50	No	0.5	2.5	2.5	2.5	2.5	Exposed roots	Multiple stemmed at base. Vertical. Tight unions. Partially included bark	Normal		Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
T20	Hawthorn	Crataegus monogyna	Semi-mature	5	10	50	No	0.5	2	2	2	2	No visual defects	Multiple stemmed at base. Vertical. Tight unions. Partially included bark. Rubbing stems	Minor deadwood		Good	Good	>40 yrs	Low	C	Removal required to facilitate development
T21	Norway Maple	Acer platanoides	Semi-mature	8	10	90	No	0.5	3.5	3.5	3.5	3.5	Exposed roots	Multiple stemmed at base. Vertical. Tight unions. Partially included bark. Rubbing stems. Split unions. Bark damage	Minor deadwood		Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
T22	Birch	Betula pendula	Semi-mature	9	5	130, 200, 150, 150, 140	No	0.5	4.5	5	5	4.5	Exposed roots	Multiple stemmed at base. Vertical. Bark damage. Stubs. Tight unions. Partially included bark. Rubbing stems	Minor deadwood		Good	Fair	20 to 40 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 Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T23	Norway Maple	Acer platanoides	Semi-mature	7	2	110, 60	No	3.5	1.5	2	1.5	0.5	No visual defects	Twin stemmed at base. Slight lean north east. Old pruning wounds. Stubbs. Bark damage	Minor deadwood	Only 2 stems remaining, other stems removed at 1m to 1.5m. Screws in stem.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T24	Birch	Betula pendula	Semi-mature	9	10	70	No	0.5	3.5	4	4.5	3.5	No visual defects	Multiple stemmed at base. Vertical. Stubbs. Bark damage. Old pruning wounds. Tight unions. Partially included bark	Minor deadwood. Minor snapouts		Good	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T25	Birch	Betula pendula	Semi-mature	10	3	110, 150, 160	No	0.5	3	5.5	5	2.5	Soil compaction. Exposed roots	Multiple stemmed at base. Slight lean east. Stubbs	Minor deadwood	Soil compaction at base to west from footpath. 3 main stems with epicormic growths.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T26	Birch	Betula pendula	Semi-mature	8	10	80	No	0.5	3.5	3.5	3.5	3.5	No visual defects	Multiple stemmed at base. Vertical. Bark damage. Tight unions. Old pruning wounds	Minor deadwood. Minor snapouts		Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T27	Birch	Betula pendula	Semi-mature	9	2	280, 110	No	0.5	4	4.5	3.5	3.5	Exposed roots	Twin stemmed at base. Slight lean south east. Bark damage. Epicormic growths	Minor deadwood		Good	Good	20 to 40 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 Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works	
	T28	Norway Maple	Acer platanoides	Semi-mature	8	3	120, 120, 100	No	0.5	3	3	3	3	No visual defects	Multiple stemmed at base. Vertical. Epicormic growths. Tight unions. Partially included bark	Minor deadwood	3 main stems with epicormic growths	Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
	T29	Birch	Betula pendula	Semi-mature	8	6	80	No	0.5	3.5	4	4	3	Exposed roots	Multiple stemmed at base. Slight lean east. Epicormic growths. Bark damage	Minor deadwood. Minor snapouts. Witches brooms	Wound at base from snapped stem	Good	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
	T30	Birch	Betula pendula	Semi-mature	10	4	120, 60, 130, 110	No	1.5	3.5	4	2.5	1	No visual defects	Multiple stemmed at base. Slight lean north east. Old pruning wounds. Stubs. Bark damage. Tight unions	Minor deadwood. Minor snapouts		Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
	T31	Birch	Betula pendula	Semi-mature	10	6	70	No	2	3	3	2	1.5	No visual defects	Multiple stemmed at base. Vertical. Epicormic growths. Bark damage. Old pruning wounds. Stubs. Tight unions	Minor deadwood. Minor snapouts	Wound at base from snapped stem	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
	T32	Norway Maple	Acer platanoides	Semi-mature	9	4	120, 130, 140, 110	No	1	3	3	2.5	2.5	Exposed roots	Twin stemmed at base. Slight lean east. Old pruning wounds. Stubs. Tight unions. Partially included bark	Minor deadwood		Good	Fair	10 to 20 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 Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works	
	T33	Ash	Fraxinus excelsior	Young	7	1	130	No	1	2.5	2.5	2.5	2.5	No visual defects	Single stemmed. Vertical. Old pruning wounds	Minor deadwood		Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
	T34	Norway Maple	Acer platanoides	Semi-mature	9	10	80	No	0.5	3.5	3.5	3.5	3.5	No visual defects	Multiple stemmed at base. Vertical. Tight unions. Partially included bark. Rubbing stems	Minor deadwood		Good	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
	T35	Norway Maple	Acer platanoides	Semi-mature	7	4	140, 120, 120, 80	No	0.5	2.5	3.5	3.5	1.5	No visual defects	Multiple stemmed at base. Slight lean east. Tight unions. Partially included bark	Minor deadwood		Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
	T36	Norway Maple	Acer platanoides	Young	6	1	90	No	1.5	1.5	2	1.5	1.5	No visual defects	Single stemmed. Vertical	Normal		Good	Good	10 to 20 yrs	Low	C	No works required
	T37	Norway Maple	Acer platanoides	Semi-mature	9	1	280	No	0.5	3.5	3.5	3.5	3.5	Exposed roots	Single stemmed. Slight lean east. Tight unions. Partially included bark	Minor deadwood		Good	Fair	20 to 40 yrs	Low	C	No works required
	T38	Norway Maple	Acer platanoides	Semi-mature	7	6	70	No	0.5	3	3.5	3.5	3	No visual defects	Multiple stemmed at base. Vertical. Tight unions. Partially included bark. Rubbing stems	Minor deadwood		Good	Fair	10 to 20 yrs	Low	C	No works required

Tree Species				Measurements				Crown (m)					Tree Condition								Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works	
	T39	Norway Maple	Acer platanoides	Semi-mature	9	1	240	No	1.5	3	3.5	3	2.5	No visual defects	Single stemmed. Vertical	Normal		Good	Good	20 to 40 yrs	Low	C	No works required
	T40	Hawthorn	Crataegus monogyna	Semi-mature	6	1	150	Yes	0.5	2	2	2	2.5	Limited access around base	Single stemmed. Slight lean north east. Tight unions	Minor deadwood	Adjacent, no access	Good	Good	20 to 40 yrs	Low	C	No works required
	T41	Willow	Salix caprea	Semi-mature	8	6	70	Yes	0.5	3	2	3	3	Limited access around base	Multiple stemmed at base. Slight lean south east. Bark damage. Rubbing stems	Minor deadwood	Adjacent, no access. Situated on slightly lower ground than site. Roots lifting paving at base. Crown in contact with building to north east. Growing through fence.	Good	Fair	10 to 20 yrs	Low	C	No works required
	T42	Birch	Betula pendula	Semi-mature	9	2	100, 100	Yes	0.5	2.5	2.5	2.5	2.5	Limited access around base	Twin stemmed at base. Vertical	Major dieback. Minor deadwood. Minor snapouts	Adjacent, no access. Situated on slightly lower ground than site. Major dieback in crown.	Poor	Fair	<10 yrs	Low	C	No works required



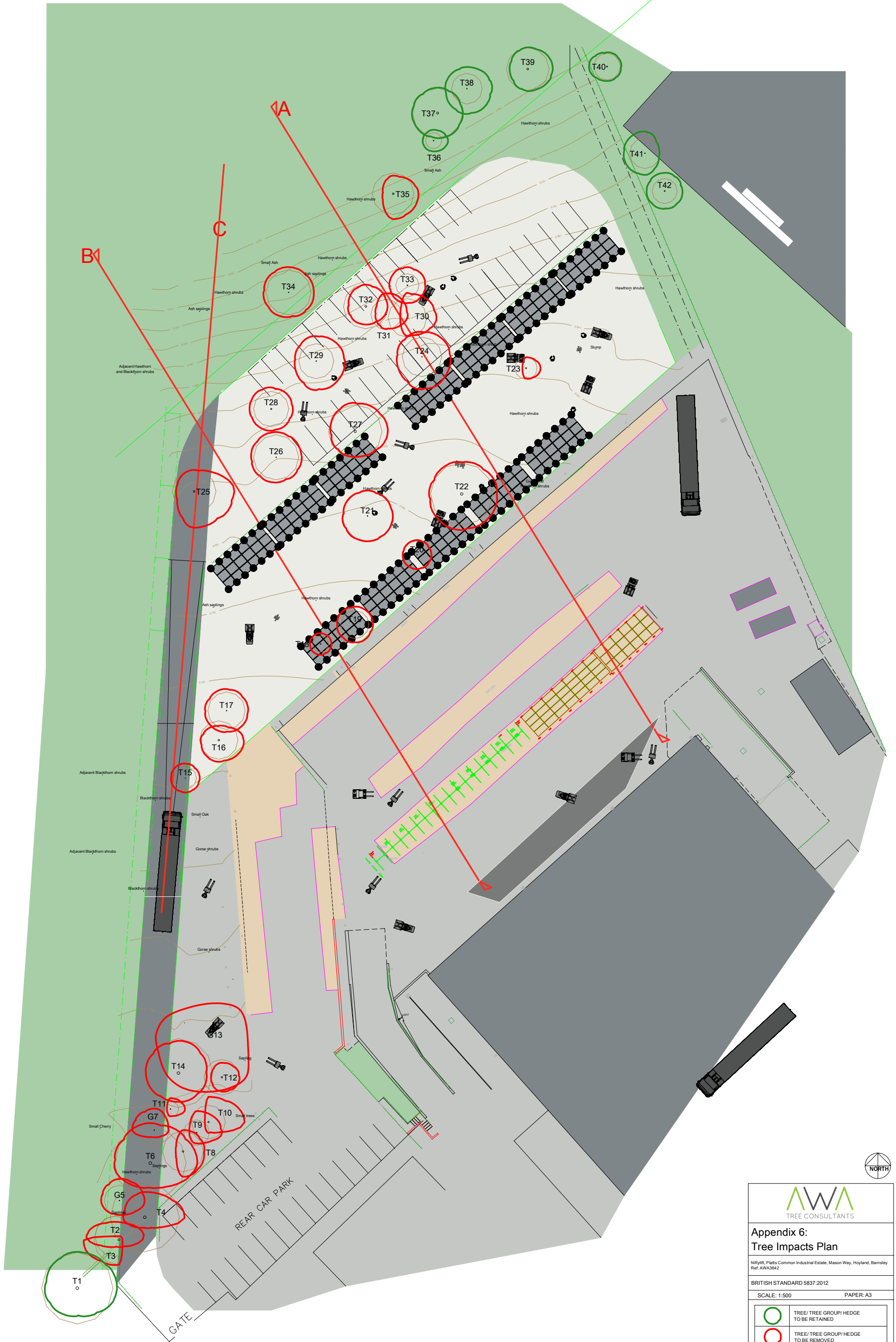
Appendix 5:
Tree Constraints Plan

Niffyld, Platts Common Industrial Estate, Mason Way, Hoyland, Barnsley
Ref: AWA3642

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

SCALE: 1:500 PAPER: A3

	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



Appendix 6:
Tree Impacts Plan

Nittyhitt, Platts Common Industrial Estate, Mason Way, Hoyland, Barnsley
Ref: AWA3642

BRITISH STANDARD 5837:2012

SCALE: 1:500

PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM