



Tree Survey

**Land to the East of Park Road
Whites Bakery Site
Worsborough
Barnsley**

Report reference: AR-5171-01
December 2020

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Worsborough
Barnsley

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Summary Statement

The site is located to the East of Park Road (A61). Surrounding an industrial bakery, the land is characterised as wasteland with a watercourse running from North West to the South East. Private domestic gardens border the North and South of the site containing additional surveyed trees.

A total of fifteen individual trees and two groups of trees/hedging were surveyed. Of these trees/groups, one was identified as retention category 'B' and sixteen as category 'C'. No category 'A' or 'U' trees were identified.

It has been recommended that five trees are monitored annually to assess if their condition is still acceptable. T9 has a fungal bracket present which require monitoring to ensure the decay does not progress.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-5171-01.

Introduction

Purpose of the report

1. This report has been commissioned to provide professional independent, detailed arboricultural advice on all relevant trees present at land to the East of Park Road, Whites Bakery Site, Worsborough, Barnsley.
2. This report has been undertaken in accordance with BS 5837:2012 Trees in relation to construction – Recommendations.
3. The client has provided a topographical plan.
4. All findings and recommendations are based on visual observations conducted from ground level during the Site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
5. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.

Legal implications of work to trees

6. Due to the potentially large penalties for illegally carrying out work to protected trees, it is recommended that a check with the local planning authority is carried out prior to any tree works being undertaken and any required consents such as for work to trees with Tree Preservation Orders and/or Conservation Areas are obtained before work to trees on site. Additionally, work to trees at certain times of the year may contravene sections of the Wildlife and Countryside Act regarding nesting and roosting of protected species.
7. Every tree owner has a general duty of care to ensure their tree(s) does not pose an unacceptable risk to other people on or adjacent to their land. The landowner will only be liable for injury or damage caused by trees if they are found to be negligent.

- There is no legal obligation for a tree owner to cut back growth from a neighbouring property. However, under Common law of tort of nuisance, an affected neighbour has the right to cut back roots or branches that encroach onto a neighbouring property back to the boundary of the land owned by the person abating the nuisance without the neighbour's consent (with the exception of TPO's or CA's). The person abating the nuisance has a duty to exercise reasonable care in carrying out work as a failure to do so may lead to liability in negligence (for example where removal of roots makes a tree unstable).

Site description

- The site is located to the East of Park Road (A61). Surrounding an industrial bakery, the land is characterised as wasteland with a watercourse running from North West to the South East. Private domestic gardens border the North and South of the site containing additional surveyed trees.
- The land is generally flat with a slight slope from North West to South East.
- The industrial site is located on the fringes of a suburban area with a good covering of domestic and street trees.

Survey conditions

- The trees were surveyed in cool, alternately overcast and bright conditions on 1st December 2020.

Tree data abbreviations and survey methodology

T	Tree	GL	Ground level
G	Tree group	MS	Multi-stemmed
H	Hedge	AFP	Access facilitation pruning
OSB	Outside Site boundary	Ave	Average dimension
#/est	Estimated dimension	Typ	Typical dimension
N	North	E	South

S	South	W	West
Min	Minimum	Lwr	Lower
adj	Adjacent	Ht	Height

13. The trees were assessed visually from ground level. Where access to a tree is restricted this is noted in the schedule.
14. The tree reference numbers refer to the attached Tree Constraints Plan (TCP) references. The trees were not tagged for this survey.
15. The tree species is listed by common name in the schedules, with a key to scientific names below:

Common name	Botanical name	Common name	Botanical name
Alder (common)	<i>Alnus glutinosa</i>	Goat willow	<i>Salix caprea</i>
Alder (grey)	<i>Alnus incana</i>	Hawthorn	<i>Crataegus monogyna</i>
Apple	<i>Malus domestica</i>	Hazel	<i>Corylus avellana</i>
Aspen	<i>Populus tremula</i>	Holly	<i>Ilex aquifolium</i>
Ash	<i>Fraxinus excelsior</i>	Hornbeam	<i>Carpinus betulus</i>
Beech	<i>Fagus sylvatica</i>	Larch	<i>Larix decidua</i>
Birch (silver)	<i>Betula pendula</i>	Lime (common)	<i>Tilia x europaea</i>
Birch (downy)	<i>Betula pubescens</i>	Lime (small-leaved)	<i>Tilia cordata</i>
Chestnut (sweet)	<i>Castanea sativa</i>	Maple (field)	<i>Acer campestre</i>
Chestnut (horse)	<i>Aesculus hippocastanum</i>	Maple (Norway)	<i>Acer platanoides</i>
Cherry (wild)	<i>Prunus avium</i>	Poplar (black)	<i>Populus nigra</i>
Cherry (bird)	<i>Prunus padus</i>	Oak (sessile)	<i>Quercus petraea</i>
Cherry (Japanese)	<i>Prunus serrulata</i>	Oak (pendunculate)	<i>Quercus robur</i>
Leyland Cypress	<i>X Cupressocyparis leylandii</i>	Rowan/mountain ash	<i>Sorbus aucuparia</i>
Elm (English)	<i>Ulmus procera</i>	Sycamore	<i>Acer pseudoplatanus</i>
Elm (wych)	<i>Ulmus glabra</i>	Weeping willow	<i>Salix chrysocoma</i>
		Whitebeam (Swedish)	<i>Sorbus intermedia</i>

16. Measurement of the existing height above ground level of the first significant branch and the direction of growth and the height of the canopy. This informs ground clearance, crown/stem ratio and shading.
17. The stem/trunk diameter is measured with a diameter tape at 1.5m from ground level around the stem for single stem trees and for multi-stemmed trees and other variants in accordance with Annex C of the British Standard. Where access restricts measurement of the tree, an estimate has been made, denoted by '#'.
18. Canopy spread is measured with an electronic distometer. The close-spacing of some of the trees impeded measurements of canopy spread and height and estimates were made.
19. The age of the tree is based on the typical longevity of the particular tree species. The age classes are: young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) and veteran (V).
20. The physiological condition of the tree is an assessment of its likely health, vigour and stress. The classes for physiological condition are: good, fair, poor and dead.
21. Structural condition includes tree form, visible defects, irregularities and influencing factors.
22. Preliminary management recommendations note work (with prior approval where necessary) to promote the health and longevity of the tree and/or improve safety and/or increase habitat potential.
23. The life expectancy (life exp.) is the estimated remaining contribution in years, (<10, 10+, 20+, 40+).
24. The retention category (ret cat) for each tree is assessed in accordance with BS 5837: 2012 Table 1, summarised as below:

- | | |
|-------------------|---|
| Category A | Trees of high quality with an estimated remaining life expectancy (ERC) of at least 40 years. Green canopy outline on plan. |
| Category B | Trees of moderate quality with an estimated ERC of at least 20 years. Blue canopy outline on plan. |

Category C Trees of low quality with an ERC of at least 10 years, OR young trees with a stem diameter below 150mm. Grey canopy outline on plan.

Category U Trees 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 unsuitable for retention. Dark red canopy outline on plan.

25. Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'mainly arboricultural value'

Sub-category 2 trees are those with 'mainly landscape value'

Sub-category 3 trees are those with 'mainly cultural or conservation value'.

26. The root protection area (RPA) in m²is for layout purposed and indicates the 'minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority'. The RPA is calculated in accordance with BS 5837: 2012 Annex D. Where Site features are likely to have distorted the typical RPA, a polygon of the same area is estimated on plan to reflect a more realistic shape, in accordance with the British standard.

Tree data

27. The following schedule contains the tree data obtained on site:

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G1	Mixed	Y – EM	>6	0	>250	See Plan	F	Scrappy group. Growing close together. Bark wounds, snapped branches, deadwood and stubs throughout. Overhanging boundary. Large bark wound noted on Hawthorn with decay present. Provides screenage in summer.	Monitor. Crown clean	10+	C1
T2	Goat Willow	EM	15	2.5	260 230 390 INC IVY	N 5.47 E 5.28 S 5.75 W 3.12	F	Typical of species. Multiple stemmed at ground level with an unbalanced canopy. Overhanging watercourse. Minor bark wounds throughout with decay noted. Overhanging boundary.	Monitor.	10+	C1
T3	Goat Willow	EM	12	3	370	N 4 E 2 S 5 W 3	F	Single stemmed with a slight lean to the west and an unbalanced canopy. Overhanging watercourse. Minor bark wounds throughout. Poorly pruned in past. Stub noted in canopy with decay present. Minor epicormic growth. Overhanging boundary.	Monitor.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T4	Goat Willow	EM	12	2.5	390	N 3 E 3 S 4 W 5	F	Single stemmed with a slight lean to west and an unbalanced canopy. Major epicormic growth. Minor bark wounds and stubs throughout. Bark wound at base with decay noted. Poorly pruned in past. Overhanging boundary.	Monitor	10+	C1
G5	Mixed	SM	>5	2	>230	See plan	F	Scrappy overgrown group. Limited inspection. Suppressed individuals.	No additional recommendations.	10+	C1
T6	Sycamore	SM	14	0.5	>160	N 3.23 E 4.49 S 3.49 W 0.2	F	Multiple stemmed at ground level with an unbalanced canopy. Limited inspection. Possible regeneration. No major defects visible.	No additional recommendations.	10+	C1
T7	Sycamore	SM	14	1	>160	N 3.1 E 2.05 S 1.97 W 3.31	F	Multiple stemmed at ground level with an unbalanced canopy. Possible regeneration. Limited inspection. No major visible defects.	No additional recommendations.	10+	C1
T8	Sycamore	EM	14	1.5	300 200 170	N 3.7 E 3.52 S 2.95 W 3.49	F	Multiple stemmed at ground level with an unbalanced canopy. Possible regeneration. Limited inspection. No major visible defects.	No additional recommendations.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T9	Ash	M	18	4	390 390 400 400	N 8.49 E 8.55 S 8.5 W 8.48	G	Situated on adjacent land. Multiple stemmed at ground level with a balanced canopy. Appears healthy, good bud formation. Large bark wound at base with <i>Coriolus veriscolour</i> fungus brackets and decay present.	Monitor	10+	B1
T10	Sycamore	EM	16	2	340	N 3.99 E 4.57 S 3.52 W 3.4	F	Single stemmed and vertical with an unbalanced canopy. Minor epicormic growth. Slightly suppressed by T9. Limited inspection. No major visible defects.	No additional recommendations.	10+	C1
T11	Lime	SM	12	1	245 205 140	N 5.15 E 3.6 S 5.66 W 5.84	F	Suppressed by T10. Situated on adjacent land. Multiple stemmed at ground level with an unbalanced canopy. Limited inspection.	No additional recommendations.	10+	C1
T12	Sycamore	EM	12	2.5	300	N 2 E 2 S 2 W 2	F	Street tree. Not on site. Overhanging boundary. Single stemmed and vertical with an unbalanced canopy. No major visible defects.	No additional recommendations.	10+	C1
T13	Lime	SM	13	2.5	270	N 4.5 E 4.5 S 4.5 W 4.5	G	Single stemmed and vertical with an unbalanced canopy. Minor bark wound. On adjacent land. No major visible defects.	No additional recommendations.	10+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T14	Lime	EM	14	2.5	360	N 4.8 E 4.8 S 4.8 W 4.8	G	Single stemmed and vertical with an unbalanced canopy. Minor bark wound. On adjacent land. No major visible defects.	No additional recommendations.	10+	C1
T15	Lime	EM	14	2.5	320	N 4.5 E 4.5 S 4.5 W 4.5	G	Single stemmed and vertical with an unbalanced canopy. Minor bark wound. On adjacent land. No major visible defects.	No additional recommendations.	10+	C1
T16	Sycamore	SM	8	2	200 150	N 3.5 E 3.5 S 3.5 W 3.5	G	Twin stemmed at 1M, vertical stemmed with a balanced canopy. Included bark at union. Overhanging boundary and footpath. Lightly pruned over footpath. No major visible defects.	No additional recommendations.	10+	C1
G17	Elder	SM	>5	0	>100	See plan	F	Scrappy group. Growing close together. Deadwood and stubs throughout. Limited inspection.	Crown clean	10+	C1

Findings

Tree descriptions and recommendations

28. The tree survey revealed a total of fifteen individual trees and two groups of trees. Of these, one tree was identified as retention category 'B' and sixteen trees/groups were identified as retention category 'C'. There were no retention category 'A' or 'U' trees identified. Please refer above for retention category and definition criteria.
29. It has been recommended that trees T1, 2, 3, 4 and T9 are monitored annually to assess if their condition is still acceptable. T9 has a fungal bracket (*Coriolus veriscolour*) present, which require monitoring to ensure the decay does not progress.
30. Those trees which overhang the public footpaths or public highways, shall require future maintenance to maintain clearance heights for vehicular or pedestrian traffic. These heights should be 5.6m above a road and 2.5m above a footpath.



Figure 1

Coriolus veriscolour fungus base of T9.



Figure 2

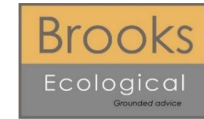
Looking south-west in the Western area of the Site. Ash, hawthorn, cypress and sycamore are typical species included in the group.



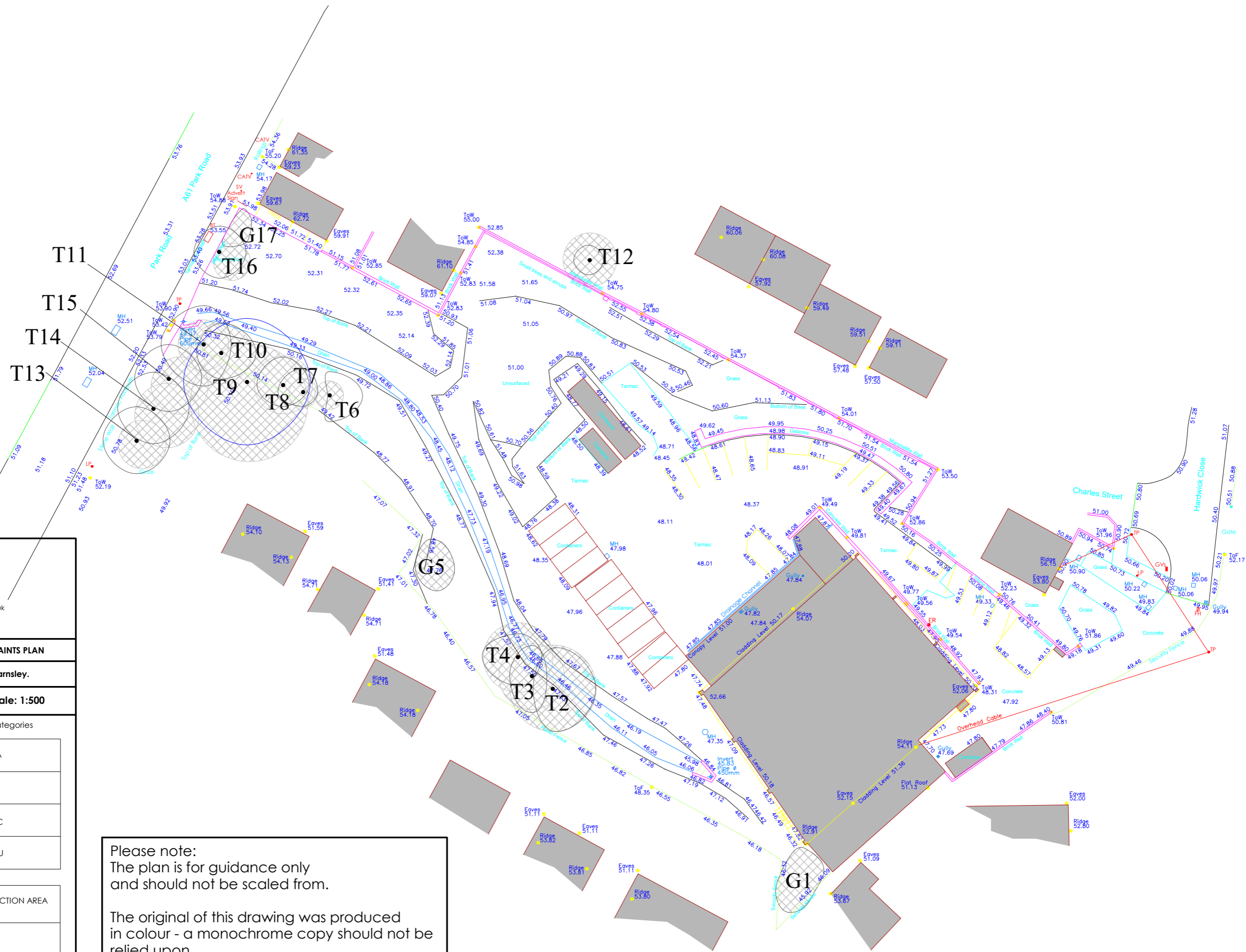
Figure 3

Looking North to T12 on adjacent land. Scrappy regrowth of felled specimens in the foreground.

Land to the East of Park Road
Whites Bakery Site
Worsborough



DR-5171-01 Tree Constraints Plan



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DR-5171-01 - TREE CONSTRAINTS PLAN

Site: Whites Bakery Site, Barnsley.

Paper Size: A3 Scale: 1:500

BS 5837: 2012 Retention Categories

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	ROOT PROTECTION AREA
	TREE STEM

Please note:
 The plan is for guidance only
 and should not be scaled from.

The original of this drawing was produced
 in colour - a monochrome copy should not be
 relied upon.

