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Tree Survey and Tree Impact Assessment,
Extension of Unit 21, Goldthorpe Industrial Estate, Goldthorpe, S63 9BL.

Background.

A planning application for the above proposal has been submitted to Barnsley Council (ref 2019/1566). This has prompted a request for a Tree Survey and Tree Impact Assessment.

The following comments will take account of the National Planning Policy Framework (NPPF), Barnsley Council's "Supplementary Planning Document: Trees and Hedgerows," which was adopted in May 2019, and *British Standard 5837 2012 Trees in relation to design demolition and construction – Recommendations*.

The site.

Goldthorpe Industrial Estate is a fairly typical industrial estate of approximately 30 hectares. The eastern boundary is formed by an old railway embankment, which is now a public footpath and open space. The embankment is more or less covered with trees and shrubs. It is not entirely obvious whether these trees and shrubs were planted when the footpath was constructed, or whether they have colonised the embankment by natural processes. It is likely that a combination of planting and colonisation is responsible for the vegetation. The eastern boundary of Unit 21 adjoins the embankment and some trees overhang the site. Unit 21 has been cleared of all vegetation.



Photograph 1 shows the site.

Photograph 1.



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Photograph 2 is a view of the adjacent site (unit 20).



Photograph 2.

The trees on the embankment.

I walked along the embankment and noted various species of native trees and shrubs, many of which might have been planted for conservation purposes. There are Hawthorn, Hazel, Field Maple, Silver Birch, English Oak, , Crack Willow, Rowan, Blackberry Bramble and Dog Rose. Most of the trees adjacent to the site are little more than large shrubs, but elsewhere along the embankment I found a larger Oak tree, and some Willows are of a size that is leading to potential problems. I also noted some Turkey Oak saplings, which are not native.

In many areas the trees and shrubs form an impenetrable mass but in other places there are areas that are more open most likely because of rabbits having nibbled seedlings.

Photograph 3 shows an open area probably caused by rabbits. (The building in the background is not unit 21.)



Photograph 3.



Photograph 4.

Photograph 4 is another view of the embankment. The building in the background is Unit 21.

Photograph 5 is a view looking north along the footpath at the top of the embankment. The site is to the left.



Photograph 5.

I presume that the designer of the embankment footpath anticipated future tree management as there are gates at either end which would permit access for machinery (wood-chippers, tractors and trailers and the like).



Photograph 6.

Photograph 6 shows a larger Oak tree on the embankment. Most trees are little more than saplings.

Photograph 7 shows some Birch saplings becoming established on the embankment.



Photograph 7.

Discussion.

There are no significant trees on the embankment in the vicinity of the development area. And there is nothing that would merit protection with a Tree Preservation Order. All the trees on the embankment are relatively young and none could be described as ancient or veteran, or have any veteran characteristics. Furthermore none are particularly good or unusual representatives of their species. It is extremely unlikely that any trees have root systems that extend into the site or garner any resources from within the site.

The future management of the trees on the embankment will not be affected by the development, and it might even be that the development will make access to the trees

easier and thus cheaper. The owners or managers of the trees (and the embankment) have a responsibility to manage the trees (duty-of-care) and this project will not interfere with their duties.

In summary, the railway embankment is an attractive corridor of biodiversity. This results from the volume of biomass rather than any individual specimen tree. Although there are some larger trees on the embankment, none are notable specimens.

The maintenance of the embankment and its trees is not the responsibility of the owners of Unit 21.

Paragraph 175 of the NPPF requires local planning authorities to consider whether developments might cause significant harm to biodiversity, sites of special scientific interest, or irreplaceable habitats (such as semi-natural ancient woodland). I do not consider the embankment to fall into any of these categories.

Conclusion.

1. There are no trees within this site that will be affected by the proposal to extend this building.
2. The building has been designed to leave access for plant and machinery, which could be beneficial to the future management of the embankment trees.
3. This project will not have any significant impact on trees outside the site.
4. The proposed development will not result in any significant harm to local biodiversity, or result in the loss or deterioration of any habitat. It will also not have any impact on the amenity value of the embankment.
5. This development does not impinge on any of the criteria set out in paragraph 175 of the NPPF, or the policies detailed in Barnsley's "Trees and Hedgerows Supplementary Planning Document."



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