



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***Hoyland Road,
Hoyland,
Barnsley
S74 0AP***

Prepared for: *Garry Greetham Associates*

Report Date: *August 2026*

Reference: *AWA7753*

Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 3 trees were surveyed. Of these: All 3 are moderate value (Category B).

The proposed development will require the removal of no trees. The development will require pruning works to a retained tree, this will result in a negligible negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering long-term enhancement of the site's tree cover.

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We were instructed by Garry Greetham 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 April 2026.
- 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 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Brandon Townsend: BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered, Technician 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 please 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 located on Hoyland Rd in Hoyland, Barnsley
- 2.1.2 The site comprises a strip of grass with some garage buildings. To the north is a police station, to the east is Springfield Crescent, to the south is residential and to the west is Hoyland Rd.
- 2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 14/04/26 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date **no trees at the site are protected** by a Tree Preservation Order or are within a Conservation Area.
- 3.1.3 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 work is approved as part of full planning permission).
- 3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2026), and a check for catalogued Ancient and Veteran trees was undertaken using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2026).
- 3.1.5 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.2 The site itself contained no arboricultural features of note; however, three trees were surveyed on adjacent land to the north.
- 3.2.3 T1 – T3 are all early-mature, category 'B' Norway Maple situated on a patch of grass between the site and the police station to the north. Trees are all prominent within the local area and in good condition.
- 3.2.4 T2 and T3 are located on adjacent land to the north and are sufficiently offset from the site boundary such that they are unlikely to be directly affected by a proposed development. Their Root Protection Areas (RPAs) do not extend into the site and any indirect impacts are expected to be minimal.
- 3.2.5 T1 is positioned closer to the site boundary, with both its crown spread and a portion of its RPA extending into the site. As such, T1 presents a potential constraint to development and should be given due consideration during the design process to ensure that any encroachment within its RPA is avoided or appropriately mitigated.
- 3.2.6 A footpath is present between the trees and the site, which is likely to have influenced root distribution. This may reasonably reduce the extent of rooting towards the site; however, the plotted RPA should be treated as a precautionary constraint.
- 3.2.7 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.
- 3.2.8 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 – T3 from northwest



Photo 2: T1 – T3 from southwest



Photo 3: Site from northwest



Photo 4: Site from southwest

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build a new residential development with associated access, parking, landscaping and facilities. 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, no trees will require removal to facilitate the development. 1 tree will require pruning works.
- 4.2.2 The proposed dwelling is located in close proximity to T1, with part of the crown extending over the proposed building footprint.
- 4.2.3 The proximity of the crown to the dwelling is likely to result in some shading, seasonal debris and potentially a sense of enclosure for future occupants.

- 4.2.4 Pruning back to the site boundary alone would provide only limited additional clearance and would not materially alter the overall relationship between the tree and the building.
- 4.2.5 The issue of shading is relatively minor as T1 sits to the north of site and therefore the main shadows will be cast away from the dwelling. Annual leaf drop issues could be mitigated for via the use of covered or oversized gutters.
- 4.2.6 As the current overhang of T1 into site is minimal, relatively minor works could be undertaken to give 2m clearance from the site.
- 4.2.7 T1 is an early-mature tree and therefore has potential for further crown development. However, the extent of the existing crown overhang is relatively limited and the initial pruning required to provide clearance from the proposed dwelling would be minor.
- 4.2.8 Appropriate formative and directional pruning at this stage could also encourage future crown development away from the building. While occasional future pruning may be required to maintain suitable clearance, this is expected to comprise relatively minor works rather than significant or repeated crown reduction.



Figure 1: T1 viewed from Hoyland Road. Orange line indicates the approximate extent of initial pruning required to provide clearance from the proposed dwelling.

- 4.2.9 Consequently, the relationship between T1 and the proposed dwelling is considered capable of being sustainably managed without materially affecting the health, form or amenity value of the tree.
- 4.2.10 The required pruning works are minor in nature, and the tree will not be significantly impacted in terms of condition or loss of visual amenity.

4.2.11 While there is a risk of future pressure for works arising from the development, the tree will remain in Council ownership and therefore outside the control of future occupiers. The Council will retain its discretion in determining whether tree works are arboriculturally justified.

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.

4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches into the RPA of T1. The construction within the RPA may have negative impacts on tree roots. However, it should be possible to employ special foundation design such as mini/micro pile and suspended beam or a cantilevered foundation, in order to overcome or minimise any negative impact on the tree roots.

4.3.3 All the retained trees have been assessed as suitable for retention in terms of BS 5837:2012 section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.

4.3.4 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 improve the sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

4.5.2 The primary method of protection will be the installation of tree protection

fencing, constructed in line with the specification shown in BS 5837:2012.

- 4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.
- 4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.
- 4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.
- 4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.
- 4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

<i>Tree/ Group Ref</i>	<i>Value</i>	<i>Impact Type</i>	<i>Description of Impact</i>	<i>Impact Level</i>	<i>Mitigation / Solution</i>
T1	B (Moderate)	Direct – Pruning	Clearance from proposed dwelling	Negligible	Pruning to BS 3998:2010

6. Signature

I trust this report provides all the required information.

Signed

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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

24th August 2026

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Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.



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

Adam Winson: Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MARborA, QTRA + VALID Registered

Adam is the company Director and Principal 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 25 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 he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major 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. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MARborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He is a Chartered Arboriculturist and a Professional Member of the Arboricultural Association, and he has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: MSci Biology, L4 Dip Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Diploma in Arboriculture. Joe joined AWA in 2022 after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Ross Lane: FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA + VALID Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Brandon Townsend: BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered

Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

Max Caulton: BA (Hons), FdSc Arboriculture and Tree Management, QTRA Registered

Max is an Arboriculturist at AWA with a broad background in arboriculture, ecology and forestry. He has experience in ecological surveying, woodland management and habitat conservation, including protected species surveys and ecological clerk of works duties. His practical experience is supported by a range of NPTC and LANTRA qualifications, including tree climbing and chainsaw use. Max supports AWA's consultancy work through tree surveying and reporting, contributing to the delivery of projects across the wider team.

Appendix 2: Survey Methodology and Limitations

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.

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

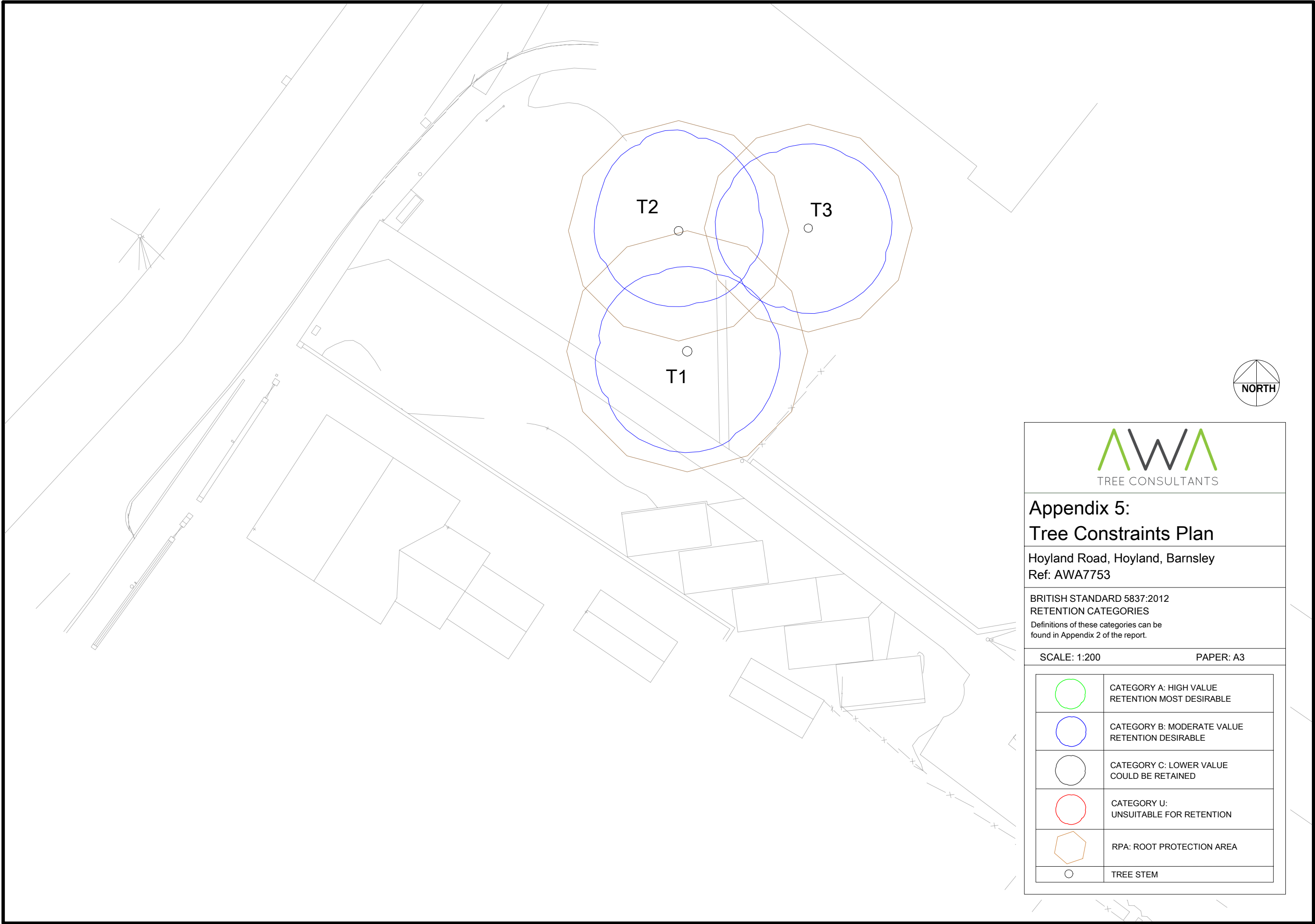
A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

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 grey 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	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Norway Maple	Acer platanoides	Early-mature	13	1	580	No	2	5	5.5	6	5.5	Exposed roots, Root damage /loss, Girdled roots	Single stemmed, Vertical, Old pruning wounds, Stubs, Minor decay, Bark damage, Tight union, Partially included bark	Minor deadwood, Old pruning wounds	Path hard standing 3m west. Informal footpath 2m east. Crown contact with lamp post to east.	Good	Good	20 to 40 yrs	Moderate	B	Pruning works required to facilitate the development: Cutting back third order branches in the southern crown by 2m to suitable pruning point to create adequate clearance for the proposals.
T2	Norway Maple	Acer platanoides	Early-mature	13	1	530	No	2	6	5	4.5	5	Exposed roots, Root damage /loss, Girdled roots	Single stemmed, Vertical, Old pruning wounds, Stubs, Pruning wounds - healing well, Tight union, Partially included bark	Old pruning wounds, Minor deadwood	Informal footpath to east.	Good	Good	20 to 40 yrs	Moderate	B	No works required
T3	Norway Maple	Acer platanoides	Early-mature	13	1	500	No	2	5	5	5	5.5	Exposed roots, Root damage /loss, Girdled roots	Single stemmed, Vertical, Old pruning wounds, Stubs, Pruning wounds - healing well	Old pruning wounds, Minor deadwood, Overhanging adjacent land	Adjacent police station with hard standing 3m north, 4m east	Good	Good	20 to 40 yrs	Moderate	B	No works required



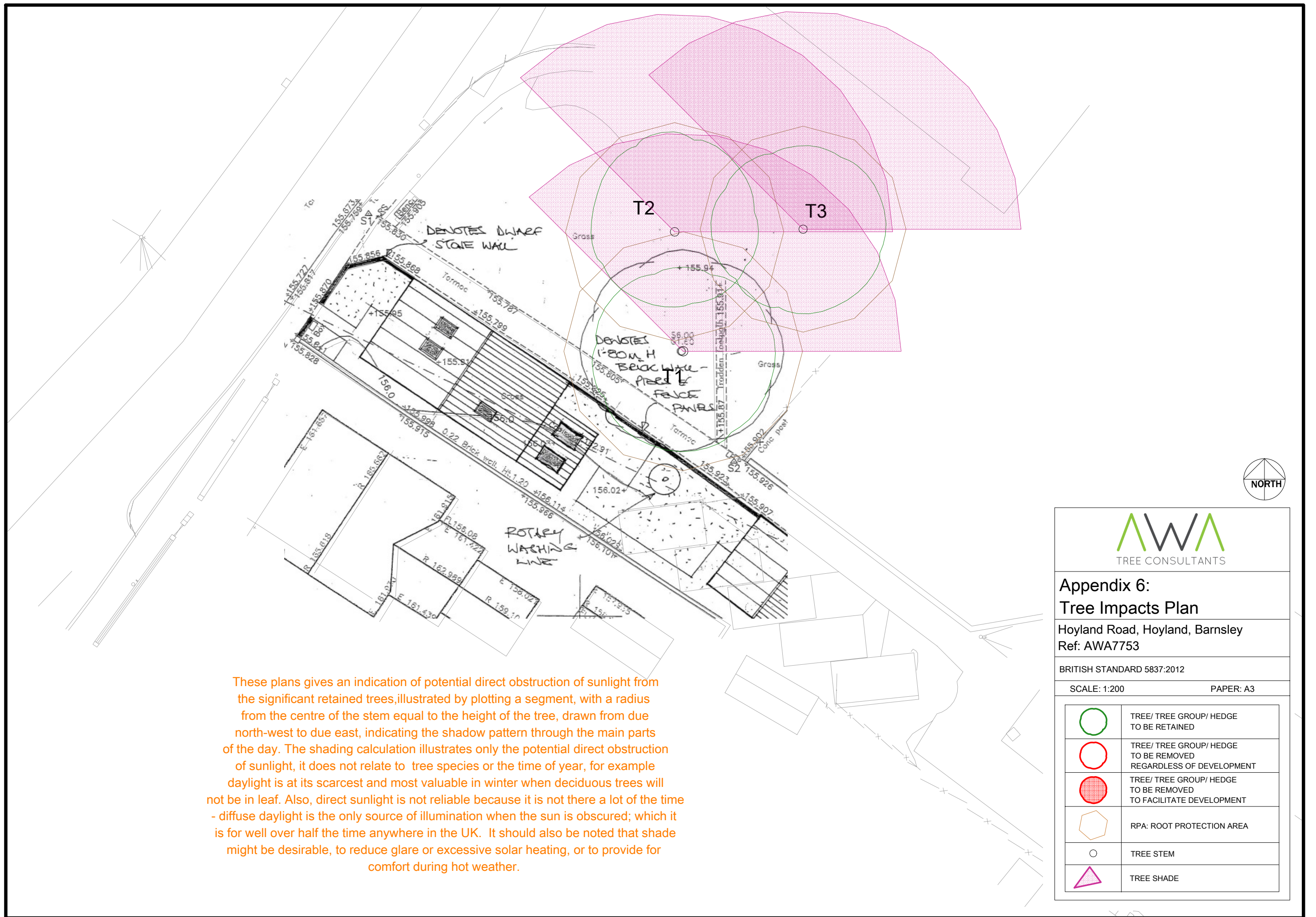
Appendix 5: Tree Constraints Plan

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

SCALE: 1:200 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

Hoyland Road, Hoyland, Barnsley
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BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT
	RPA: ROOT PROTECTION AREA
	TREE STEM
	TREE SHADE