



ARBORICULTURAL REPORT

& Impact Assessment

to BS 5837:2012 at:

***6 Norcross Gardens,
Darfield,
Barnsley,
S73 9NY***

Prepared for:
White Agus Partnership

Date: *August 2021*

Reference: AWA3916



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by White Agus Partnership 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 August 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 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.4 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 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 Godfrey, BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA, 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 located in the village of Darfield, in the Metropolitan Borough of Barnsley in South Yorkshire.
- 2.1.2 The site comprises a residential property with associated access and landscaping. The house is located towards the centre of the survey area with front garden and driveway to the west and rear garden to the east. The property is bordered on the north and south by other residential properties, access road to the west and arable farmland to the east.
- 2.1.3 The approximate area of the survey is highlighted in the image below (Google Earth, 2021):

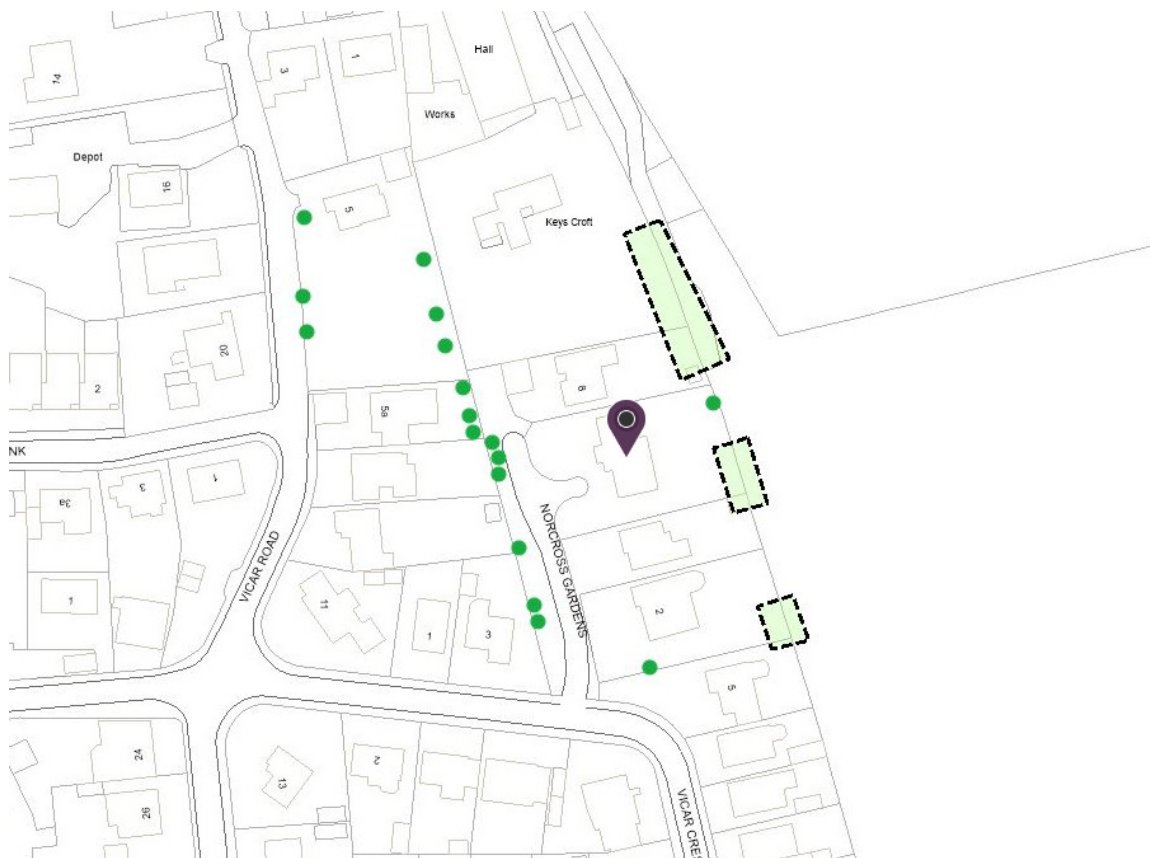


3. The Trees

3.1 Legal

3.1.1 An online search was undertaken with Barnsley Metropolitan Borough Council on 23/08/21 to check if trees at the site are protected by a Tree Preservation Order (TPO) or if the site is within a Conservation Area. This showed that trees at the site are protected by a Tree Preservation Order (TPO). The site is not within a Conservation Area.

3.1.2 The accessed map image from barnsley.gov.uk is detailed below:



3.1.3 The trees within this report which are protected by a Tree Preservation Order (TPO) are likely to be the Sycamore T1, Willow T2, Ash T3 and Willow T4, however, before carrying out any works to trees at the site, a check should be made with Barnsley Metropolitan Borough Council to confirm which trees at the site are covered by a Tree Preservation Order (TPO).

3.1.4 Before carrying out any works to the protected trees the permission of the local planning authority must be sought (unless such works are approved by full planning permission). There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

- 3.1.5 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.6 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 9 items of woody vegetation, comprised of 9 individual trees.
- 3.2.2 Of the surveyed trees, 1 tree is retention category 'B' and 8 trees are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 Trees T6 to T9 are situated within site boundaries, while T1 to T5 are situated in adjacent land and were inaccessible, so were only given cursory inspections with measurements estimated and condition values indicative only.
- 3.2.5 The site's most significant tree is an adjacent early-mature Sycamore T1, situated bordering the adjacent farmland to the east of the site. The tree is prominent from within the site and adjoining properties to the north, however, the western aspect of the crown is relatively overbearing, hanging low into the property's garden.
- 3.2.6 T2 is an adjacent Crack Willow situated bordering the adjacent farmland to the east of the site. The tree has multiple defects, including cavities with signs of decay and damage to a significant branch within the crown. The tree is unsuitable for its location overhanging the garden of a residential property, likely has limited future prospects and will likely require removal in future regardless of development at the site.
- 3.2.7 T3 is an adjacent early mature Ash situated bordering the adjacent farmland to the east of the site. The lower western branches of the tree appear to have previously had minor pruning works undertaken on them.
- 3.2.8 Many of the Ash trees in the local area show symptoms consistent with the fungal disease Ash Dieback. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees T3, T5 and T6 may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash Dieback.

- 3.2.1 T4 is another adjacent Crack Willow with defects and structural issues situated bordering the adjacent farmland to the east of the site. The southern-most limb has a significant lean and is in contact with the shed in the garden of an adjacent property, with the damage to the shed likely to worsen in future as the tree matures. The upper crown contains a significant hanging branch that also overhangs the adjacent garden. The tree is unsuitable for its location overhanging the garden of a residential property, likely has limited future prospects and will likely require removal in future regardless of development at the site.
- 3.2.2 T5 is a small, likely self-seeded Ash, situated in the adjacent garden to the south of the site. Epicormic growth on the northern aspect show symptoms of Ash Dieback and it is overshadowed by a large lateral branch from T4, affecting its amenity value and long-term potential.
- 3.2.3 Trees T6 to T9 within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.4 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5 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.
- 3.2.5 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.
- 3.2.6 The 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.

3.3 Photographs



Photo 1: Front of the property, T7, and T8, looking east



Photo 2: T1 and T2, looking north



Photo 3: T2 and T3 looking east



Photo 4: Significant lower epicormic growth on T4, looking south-east



Photo 5: Large southern limb of T4 in contact with adjacent shed



Photo 6: T5 and T6, looking south

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to extend the existing residential property and to build a detached garage with associated access. 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, 2 trees will require removal 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 are T6 and T7. These trees have been identified in red on the attached Tree Plan at Appendix 4.
- 4.2.3 The trees that require removal are lower value, retention category 'C' and their removal will have little negative impact. T6 is a small self-seeded Ash with limited future prospects, and T7 is a small Bay.
- 4.2.4 Adjacent Crack Willow T4 will require minor pruning works to facilitate the proposed development. The lower western epicormic growth will require pruning back to the site boundary, not pruning beyond the site boundary, as detailed in Appendix 4. The tree will readily tolerate the required pruning work with little negative impact. T4 is in poor structural condition, is in contact with the shed of an adjacent property, is unsuitable for its location overhanging the garden of a residential property, likely has limited future prospects and will likely require removal in future regardless of development at the site.
- 4.2.5 Adjacent Ash T5 will require minor pruning works to facilitate the proposed development. The lower northern crown will require lifting to clear the proposed new garage, not pruning beyond the site boundary, as detailed in Appendix 4. The tree will readily tolerate the required pruning work with little negative impact. T5 has symptoms of Ash Dieback and likely has limited future prospects regardless of development at the site.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendix 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 proposed new garage is situated within the RPAs of retained adjacent trees T2, T3, and T4. Construction within the RPA can have negative impacts on tree roots. However, if the proposed new garage can be constructed using specialist minimal dig foundations which will not damage tree roots, such as pad type foundations or pile and beam type foundations, the construction of the garage should not have a significant impact on the retained adjacent trees, provided care is taken during construction. T2, T3 and T4 all likely have limited future prospects regardless of development at the site; T2 and T4 are Crack Willows with significant structural defects which are unsuitable for their location overhanging the garden of a residential property and T3 is an Ash which will likely be impacted by Ash Dieback in future.
- 4.3.3 The proposed new garage also encroaches into the detailed RPA of retained adjacent Ash T5, however, the encroachment is minor as such, the retained tree should remain largely unaffected by the works, provided care is taken during construction. T5 has symptoms of Ash Dieback and likely has limited future prospects regardless of development at the site.
- 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 Protection of the Retained Trees

- 4.4.1 The retained trees may require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.4.2 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



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

25th August 2021

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Institute of
Chartered Foresters
Registered Consultant

Appendices

- Appendix 1: Authors Qualifications and Experience**
- Appendix 2: Survey Methodology and Limitations of Report**
- 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 joined AWA in 2016, after previously working 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, Valid Tree Risk-Benefit Validator*

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.

Mr James Godfrey *BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA*

James has extensive arboricultural experience working as a team leader in both the public and private sector. Achieving a Distinction Star in the Extended Diploma in Forestry and Arboriculture allowed James to utilise this knowledge in order to inform the maintenance and wellbeing of trees across the UK over the course of his career. During his time at Darlington Borough Council, James was responsible for on-site assessment and advising of remedial works for council owned trees. Currently, James is completing a Foundation Degree in Arboriculture and Tree Management, while working at AWA.

Mr David Miller *BA (Hons), PGCE education, Dip Arboriculture Level 4*

David joined AWA after having managed his own tree care team for 8 years and gained a wealth of experience in the tree care industry. Prior to this David spent 10 years working in secondary mainstream and special education. David has also travelled worldwide, mainly trekking and running. His main work at AWA consists of tree surveys for development projects and preparing Tree Protection Schemes 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.

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.

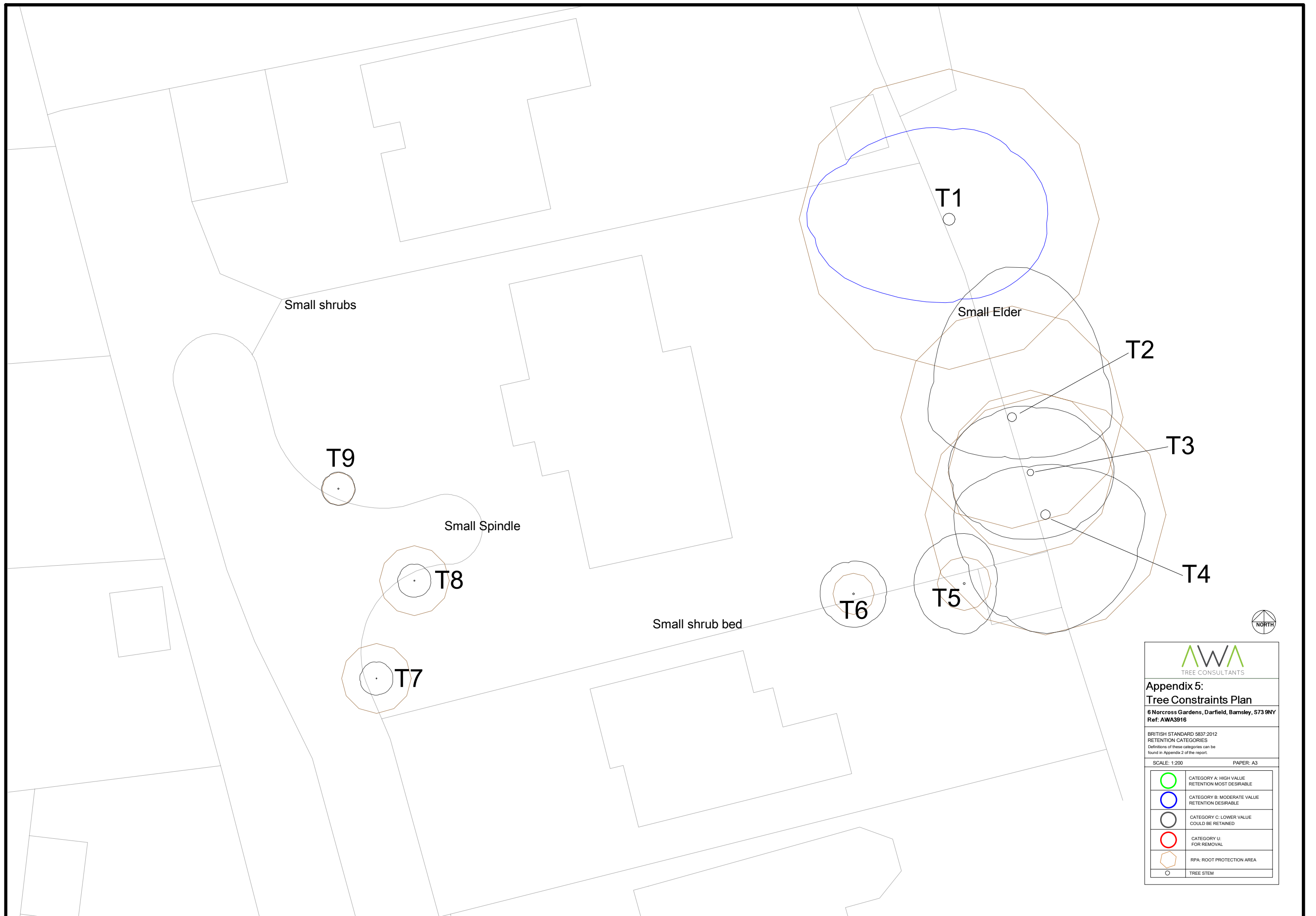
C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees for removal. 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	Sycamore	Acer pseudoplatanus	Early-mature	16	2	330 650	No	4	5.5	6	5	8.5	No visual defects. Limited access around base	Single stemmed at base, twin stemmed at 1m. Slight lean westward. Epicormic growths. Old pruning wounds. Stubs. Cup-like union collecting dirt/water. Major cavities. Minor decay. Cankers	Old pruning wounds. Cavities. Minor deadwood. Snapped/ hanging branches. Unbalanced to west. Overhanging into the site	Adjacent tree, access prevented detailed inspection and accurate stem measurement. Western stem leans into garden, fence cut to accommodate. Cankorous stem and branches. Elder in understory	Good	Fair	20 to 40 yrs	Moderate	B	No works required
T2	Crack Willow	Salix fragilis	Mature	19	1	540	Yes	6.5	9	6	2.5	5	Limited access around base. Piled organic matter	Single stemmed. Slight lean to north. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay	Old pruning wounds. Cavities. Minor deadwood. Snapped/ hanging branches. Unbalanced to north. Overhanging into the site. Epicormic growths	Adjacent tree, access prevented detailed inspection and accurate stem measurement. Sheared secondary branch at 11m. Lower northern lateral decayed with moderate sized epicormic growth. Other low northern lateral covered with epicormic growth, overhanging into garden. Organic waste piled at eastern aspect	Fair	Poor	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
T3	Ash	Fraxinus excelsior	Early-mature	18	1	400	Yes	6.5	4	5	4	5	Limited access around base. Piled organic matter	Single stemmed. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay. Vertical	Old pruning wounds. Cavities. Minor deadwood. Snapped/hanging branches. Overhanging into the site. Epicormic growths	Adjacent tree, access prevented detailed inspection and accurate stem measurement. Lower western branches previously removed. Honeysuckle climber on lower northern branches and stem	Fair	Fair	10 to 20 yrs	Low	C	No works required
T4	Crack Willow	Salix fragilis	Mature	18	2	200 550	Yes	4.5	3	6	7	5.5	Limited access around base. Piled organic matter	Single stemmed at base, twin stemmed at 1m. Significant lean to south. Epicormic growths. Old pruning wounds. Stubs. Bark damage	Old pruning wounds. Cavities. Moderate deadwood. Snapped /hanging branches. Unbalanced to south. Overhanging adjacent land. Overhanging into the site. Epicormic growths	Adjacent tree, access prevented detailed inspection and accurate stem measurement. Southern limb has significant lean south and is in contact with neighbouring shed. Overhangs adjacent garden. Large snapped hanger from main stem hanging into southern crown over adjacent garden	Fair	Poor	10 to 20 yrs	Low	C	Pruning works required to facilitate development - Remove lower western epicormic growths back to site boundary - Do not prune beyond site boundary
T5	Ash	Fraxinus excelsior	Young	8.5	1	130	Yes	1.5	3	2	3	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Stubs	Minor dieback. Minor deadwood. Snapped /hanging branches. Overhanging into the site. Epicormic growths	Small self seeded ash. Close to adjacent shed. Epicormic growths show symptoms of Ash Dieback. Large branch of T4 growing within crown	Fair	Fair	10 to 20 yrs	Low	C	Pruning works required to facilitate development - Lift lower northern crown to clear proposed new garage - Do not prune beyond site boundary

	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
T6	Ash	Fraxinus excelsior	Young	6	1	100	Yes	3	2	2	2	2	No visual defects	Single stemmed. Vertical. Stubs	Minor deadwood. Snapped/ hanging branches	Likely to be self-seeded	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T7	Bay	Laurus nobilis	Semi-mature	4.5	8	60	No	0	1	1	1	1	No visual defects	Multiple stemmed at base. Vertical. Stubs	Normal	Managed shrub. BT wires overhead	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T8	Bay	Laurus nobilis	Semi-mature	4.5	8	60	No	0	1	1	1	1	No visual defects	Multiple stemmed at base. Vertical. Stubs	Normal	Managed shrub. BT wires overhead	Fair	Fair	10 to 20 yrs	Low	C	No works required
T9	Lawson Cypress	Chamaecyparis lawsoniana 'Columnaris'	Young	3	1	80	No	0	1	1	1	1	No visual defects	Single stemmed. Vertical. Stubs	Normal. Minor deadwood. Snapped/ hanging branches		Fair	Fair	10 to 20 yrs	Low	C	No works required



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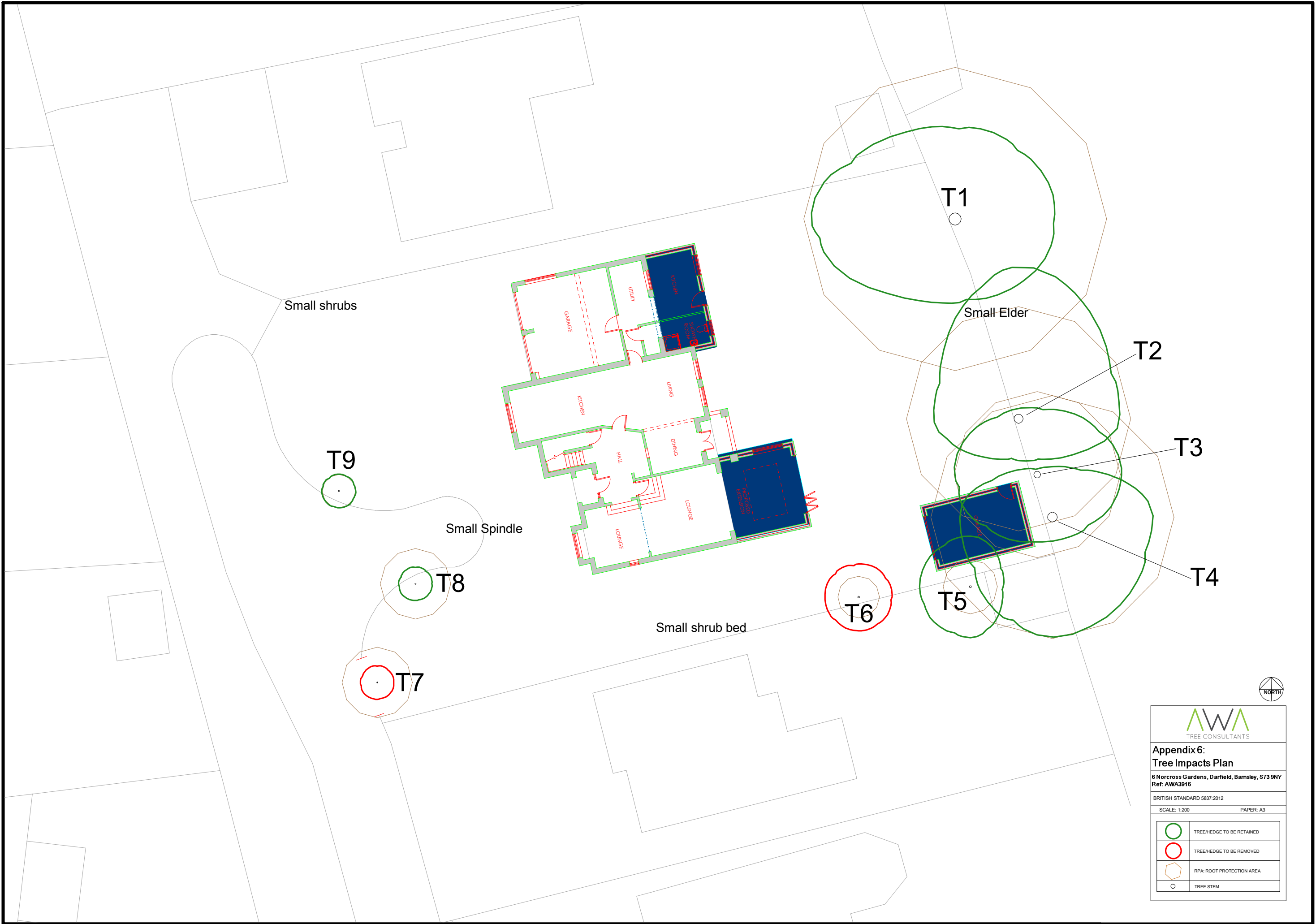
**Appendix 5:
Tree Constraints Plan**

6 Norcross Gardens, Darfield, Barnsley, S73 9NY
Ref: AWA3916

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: FOR REMOVAL
	RPA: ROOT PROTECTION AREA
	TREE STEM





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Appendix 6:
Tree Impacts Plan

6 Norcross Gardens, Darfield, Barnsley, S73 9NY
Ref: AWA3916

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

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