Arboricultural Impact Assessment

in Relation to Condition 18 of the Reserved Matters Application at

Land off Hemingfield Road, Barnsley, S73 0PZ

Prepared by:

Bowland Tree Consultancy Ltd

July 2026

ARBORICULTURAL IMPACT ASSESSMENT
HEMINGFIELD ROAD, BARNSLEY

CONTROL SHEET

Project No.:	BTC3336
Site:	Land off Hemingfield Road, Barnsley, S73 0PZ
Agent:	Honey by Homes
Council:	Barnsley Council
Survey Date:	February 2024
Surveyor:	Quants Environmental Ltd
Report Prepared by:	Dan Brown FdSc MArborA
Report Checked by:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
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6 Cross Street
Preston
Lancashire
PR1 3LT

T: 01772 437150

14 Castlegate
Penrith
Cumbria
CA11 7HZ

T: 01768 744450

E: info@bowlandtreeconsultancy.co.uk

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings. **It is noted that a third party (Quants Environmental Ltd.) undertook the initial tree survey which has been supplied for the purposes of this report and, as such, any tree survey data is deemed to have been collected in accordance with their own survey limitations and disclaimers. Bowland Tree Consultancy Ltd. cannot be held liable for any inaccuracies or misrepresentations in the tree survey data collected and supplied by a third party source, and any subsequent outcomes dependent upon the accuracy of the data supplied.**

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

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APPENDICES

PLANS

1.0 INTRODUCTION

Terms of Reference

1.1 Bowland Tree Consultancy Ltd were instructed to:

a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
b) Annotate the existing and proposed site plans to produce a Tree Impact Plan, based on pre supplied tree survey data from Quants Environmental Ltd.;
c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
e) Advise on removal, retention and management options for the trees in the current context, and in the context of the proposed development;
f) Produce an Arboricultural Impact Assessment report in regard to the above.

Scope and Purpose of Report

1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Barnsley Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.

1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

1.4 Further to the instruction it is confirmed that a tree survey was carried out by Quants Environmental Ltd, in accordance with BS 5837:2012 in February 2024, in which all tree data collected on site has been set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.

1.5 The survey identified twelve individual trees (prefixed ‘T’), eleven groups of trees (prefixed ‘G’), and five hedges (prefixed ‘H’) which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP) as appended.

1.6 The collected tree survey data used herein for the purposes of this impact assessment has been supplied (with permission) by Quants Environmental Ltd., to assess the development impacts of the proposals and, for the purposes of this report, are assumed to be an accurate representation of the trees on site. In the appended TSS, management recommendations given in *italics* in shaded grey boxes are those recommendations made by Quants Environmental Ltd. regardless of the development proposals following the initial site survey, with subsequent updated recommendations made by Bowland Tree Consultancy in normal text below this.

1.7 The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP is based on the development proposal plan supplied. In this regard, both the plans were provided in electronic format by the agent Homes by Honey, and, for the purpose of this report, we presume the provided plans’ details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

2.2 According to Barnsley Council's website, checked on 11 July 2026, the site does not stand within a CA or contain any trees with an extant TPO within the site boundaries. That said, online information cannot always be guaranteed to be up to date and it is imperative that the presence and extents of any statutory TPO protection be checked and verified directly with the council prior to scheduling or undertaking tree works that are not authorised by a full planning permission granted under the Town and Country Planning Act 1990.

Protected Species

2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.

2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.

2.5 In turn, any subsequent works carried out in relation to any protected species must be undertaken under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.

2.7 A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

3.1 The site under consideration is located approximately 0.6 kilometres north from Hemlington village centre.

3.2 The majority of the site comprises of fields which are currently used as farmland. The field to the east is grassland, with a section of the area used for horse paddocks. There is a footpath which runs alongside the border of the grazing field which runs from south to north where there is an underpass to cross underneath the A6195. To the south of the site are residential properties, with Hemingfield Road also running alongside the west and south border.

3.3 There is currently a vehicular access point to the site off Hemingfield Road to the south of the site (see TCP).

3.4 According to the topographical survey plan provided, and as detailed on the TCP, ground levels across the site vary by up to approximately 20 metres between the highest point to the west down to the lowest point to the northeast.

4.0 THE TREE POPULATION

4.1 As noted previously, a total of twelve individual trees, eleven groups of trees and five hedges were surveyed by Quants Environmental Ltd. and subsequently supplied to Bowland Tree Consultancy Ltd. for the purpose of this appraisal.

4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.

4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	**'A'**	-	-
	'B'	G2*, G5, G6*	*3 Groups*
Those of a low quality that should not be considered a significant constraint to development	**'C'**	T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11 G1, G3, G4* G7*, G8*, G9, G10 G11 H1, H2, H3, H4, H5	*11 Trees* *8 Groups* *5 Hedges*
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	**'U'**	T9	*1 Tree*
			12 Trees, 11 Groups & 5 Hedges in total

*Denotes vegetation located on or partially on areas of land outside red-line boundary, and subsequently understood to be under third party ownership

4.4 As detailed in Table A, previous page, three groups were categorised as moderate quality (i.e. 'B' category), and eleven trees, eight groups, and five hedges were categorised as low quality (i.e. 'C'

category). Additionally, one tree was categorised as unsuitable for retention ('U' category), regardless of the proposals, due to various structural and/or physiological reasons.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

5.1 As indicated on the proposed site plan and the appended TIP, the proposal is for construction of 173 residential dwellings with associated access and landscaping (see TIP).

5.2 Vehicular and pedestrian access points are proposed to the west of the site, with the PROW being retained from Hemingfield Road to the south.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	**'A'**	-	-	**-**
Those of a moderate quality that should be afforded appropriate consideration in context of development	**'B'**	G6 (part)	-	***1 Part Group***
Those of a low quality that should be afforded appropriate consideration in context of development	**'C'**	T7, T8, T12 G7 H1 (part)	-	***3 Trees*** ***1 Group*** ***1 Part Hedge***
Those that should be removed for sound management reasons regardless of plans	**'U'**	-	T9	***1 Tree***
Totals		***3 Trees*** ***1 Group*** ***1 Part Groups*** ***1 Part Hedge***	***1 Tree***	***3 Trees, 1 Group, 1 Part Group & 1 Part Hedge in Total***

5.3 From the information provided to date it is projected that, as detailed in Table B, above, construction of the development as proposed will require the partial removal of one group of moderate quality and three trees, one group and partial removal of one hedge of low quality.

5.4 Furthermore, it is expected that some further tree removals, or pruning, in the group G6 may be required, due to altered wind exposure from the loss of companion shelter, subsequently resulting in an increased risk of tree failure as a result of the proposed tree removals. Trees along the extent of the remaining group will need to be pruned in parts to create a windfirm edge and routinely surveyed following tree removal works to monitor any ground disturbance which may ultimately lead to trees uprooting.

5.5 That said, one tree within the redline application boundary is considered unsuitable for retention regardless of the proposals, and subsequently recommended for removal for arboricultural management reasons (see TIP).

5.6 In regards to the above removals it should be noted that tree T7 and groups G6 and G7 stand under third party ownership. As such, it will be necessary for the agent to contact the applicable tree owner(s) to obtain permission to remove said trees prior to scheduling or undertaking any tree works.

Compensation for Projected Arboricultural Losses

5.7 Although it will be necessary to remove a number of mainly low quality trees and groups in order to develop the site as proposed, it should be noted that the wider site evidently has sufficient space to accommodate a considerable number of new trees and shrubs, of suitable species planted in appropriate locations, as part of a compensatory landscape scheme.

5.8 In this respect, a Landscape Proposal Plan has been prepared by Rosetta Landscape Design inclusive of the planting of a significant number of new specimen trees along with a significant number of new hedges and shrubs across the site.

5.9 As such, adequate compensatory tree, shrub and hedge planting has been provided as part of the proposed landscaping scheme for the necessary moderate to low quality tree losses.

5.10 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.

Biodiversity Net Gain (BNG) and Ecological Mitigation

5.11 In regard to the above it is noted that it will be necessary for the application under consideration to meet the applicable Biodiversity Net Gain (BNG) requirements. BNG is a government approach to development designed to ensure that habitats for wildlife are left in a measurably better state than they were pre-development (10% BNG increase), that is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

5.12 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.

5.13 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site mitigation in accordance with BNG calculations. Furthermore, it will be necessary for the project ecologist and landscape architects to liaise to ensure the proposed new tree shrub and hedge planting forms suitable mitigation under BNG.

5.14 Finally, where tree removals are proposed for development or general management reasons tree parts, such as timber from stems and branches, should be retained on site as standing and fallen deadwood in appropriate locations where possible to form part of ecological mitigation on site.

Retained Trees in Relation to the Development Proposals

5.15 From the plans provided it was also identified that various elements of the proposals encroach within a number of trees that are proposed for retention, with resultant associated potential to impact upon the roots and/or canopies of some of the applicable retained trees.

5.16 T1 has partial encroachment of the new access for the adjacent farmland which leads into the field to the north of the site by approximately 11% of the total generic RPA area.

5.17 That said, it is evident that the remaining RPA and surrounding area can be protected in significant excess of the total RPA area and, assuming adequate protection is provided, potential long term negative physiological impacts can be reasonably minimised.

5.18 It is understood, from information provided, that the existing hard surfacing and rubble within the RPAs of tree T11 and tree group G9 are to be removed. As such, removal of surfacing within the existing access will be required. Nonetheless, it is emphasised that these works can be implemented in accordance with current industry guidance (i.e. BS5837:2012).

5.19 For the proposed gardens along the east boundary, the canopy of H3 will need to be trimmed back to allow construction of the fences to the residential gardens. The trimming will be limited to leafy growth only, avoiding the pruning of woody branches, and is considered to be part of regular maintenance of the hedge.

Special Design, Construction & Protection Considerations in Relation to Retained Trees

5.20 The appraisal identified that there are a number of site development works proposed in close proximity to and within the RPAs and canopies of various retained trees, as detailed on the TIP. Nonetheless, it should be noted that such works are permissible under current industry guidance (i.e. BS5837:2012), providing that they are planned and implemented whilst affording a suitable level of protection to the trees in question, such as through the use of appropriate working methods and procedures.

5.21 As such, it will subsequently be necessary to ensure that the identified trees above are suitably protected in strict accordance with BS5837:2012 through the use of special working procedures, construction methods, and protection measures, the aspects of which are given in Table C, below. In turn, as also detailed in Table C, it will be necessary for the responsible applicable professional(s) to provide further detailed information regarding the proposed works and the special measures to be utilised.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Removal of existing hard surfacing and reinstatement of grass area	T9, G11	▪ Existing hard standing access to be retained in situ until new access is formed and in operation to afford generic RPA adequate ground protection ▪ Hard surfacing to be removed from closest point to tree working backwards with all plant and machinery positioned onto existing hard standing or outside generic RPA ▪ Areas of removed hard standing to be backfilled with good quality top soil to pre works levels	7	Contractor responsible for removal of existing hard standing access and reinstatement to provide: 1. Details of proposed finished levels in comparison to existing levels; and 2. Method statements for works
Installation of farm access track	T1	▪ Excavation along the extent of the foundations track should be dug by hand tools only whilst under arboricultural supervision, with careful pruning back of roots which may have grown underneath ▪ Following initial hand digging of the first 500mm depth, the excavation can then continue with an excavator	7	Project arboriculturist to supervise excavation of foundations for footpath and building foundations, with any discovered roots to be pruned back to the extent of excavation
Implementation of new landscaping, inclusive of tree and shrub planting, within retained trees' RPAs and canopies	Where applicable – to be determined	▪ Any landscaping to be carried out within and close to retained trees' RPAs should be undertaken in strict accordance with guidance detailed in section 8 of BS5837:2012	8	Landscape Contractor to provide detailed method statement with regard to their work processes and procedures in relation to tree protection

*All documentation and information supplied by the stated professional(s) should afford a suitable level of protection for the tree(s) under consideration in accordance with BS5837:2012

5.22 Further to the above, all works involving plant and machinery with moving booms, jibs or counterweights in close proximity to retained trees should be undertaken under supervision of a banksman to ensure adequate canopy clearances are maintained throughout.

5.23 Consequently, in order to ensure adequate protection of the retained trees throughout the development, specific details regarding the timing, procedures, working methods and protective measures to be used in relation to the proposed construction works within and in close proximity to Root Protection Areas (RPAs – see paragraph 6.1), as detailed in Table C, should be included on a Tree Protection Plan (TPP) and in an Arboricultural Method Statement (AMS), as discussed at

paragraph 6.7, and based on information provided from the applicable specialist(s) detailed at Table C, above.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.

6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TIP.

6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of retained trees. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.

6.7 A Method Statement is, as it suggests, a statement of a methodology that will be implemented at a particular point, following a set process, involving pre-agreed procedures and to be adhered to by relevant persons, irrespective of what the issue is. In turn, for this to occur, the author of the Method Statement must be in full receipt of the facts of a particular situation to prepare a Statement that will both stand up to scrutiny and be fit for purpose.

6.8 As such Table D, below, sets out the proposed development's identified AMS Heads of Terms', which should be addressed within a detailed site and development specific AMS and associated TPP to help ensure successful tree retention, both during the construction process and post-completion.

Table D: Arboricultural Method Statement (AMS) Heads of Terms:

Item no.	Development Details to be Considered in AMS
1	Schedule of arboricultural site monitoring prepared (by project arboriculturist)
2	Pre-commencement site meeting held
3	Tree and partial tree group pruning and/or removal works undertaken
4	Tree protection barriers/ground protection erected, approved, and signed off
5	Main construction phase commenced and completed
6	Tree protection barriers removed, following on from approval of site conditions
7	Final landscaping, inclusive of any new tree/shrub/hedge planting, undertaken

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the consultant.

New Tree Planting

7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

8.1 Twelve individual trees, eleven groups and five hedges were surveyed by Quants Environmental Ltd in February 2024, with tree survey data subsequently supplied to Bowland Tree Consultancy Ltd., in respect of the approved residential development.

8.2 Three groups were categorised as moderate quality, eleven trees, eight groups and five hedges were categorised as low quality, whilst one tree was categorised as unsuitable for retention regardless of the proposals.

8.3 An appraisal of the proposal documentation provided to date identified that, excluding trees considered unsuitable for retention regardless of the proposals, construction of the development as proposed will require the partial removal of one group of moderate quality and three trees, one group and the partial removal of one hedge of low quality.

8.4 Although vegetation removal is required in order to develop the site as proposed, the appended landscape masterplan details sufficient new tree, shrub and hedge planting as part of a compensatory planting proposal for the required removal of vegetation.

8.5 In regard to the above it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application (in this case the project ecologist) in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated.

8.6 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.

8.7 Accordingly, in order to ensure adequate protection of retained trees a suitably detailed Arboricultural Method Statement and Tree Protection Plan can be produced. In this regard applicable AMS Heads of Terms have been included.

8.8 It is emphasised that specific details of demolition, working methods and construction details will be required to be discussed pre commencement of the development with applicable contractors to ensure successful tree retention.

8.9 Finally, it is emphasised that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT		Surveyor:	Quants Environmental Ltd	Page: 1 of 5
Site:	Land off Hemingfield Road, Barnsley, S73 0PZ	Survey Date:	February 2024	
Agent:	Homes by Honey	Job Reference:	BTC3336	

No.	Species	Height	Stem Diam.	Branch Spread		Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	*Preliminary Management Recommendations* Updated Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T1	Goat willow	8	420	N E S W	5 4 3 3	2	SM	G G	▪ Tree along hedgerow. ▪ Good condition and good crown spread	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's Root Protection Area (RPA) through establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification, and appropriate to the scale and intensity of adjacent works. ▪ Undertake works in generic RPA in accordance with Table C of AIA report.	30+	C2	79.80	5.04
T2	Goat willow	13	330	N E S W	2 3 3 2	3	SM	G G	▪ Codominant stem near ground level	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	49.27	3.96
T3	Goat willow	13	630	N E S W	5 4 3 4	3	M	G G	▪ Larger tree along hedgerow. ▪ N stem growing into fence	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	179.55	7.56
T4	Goat willow	13	500	N E S W	3 3 3 3	3	M	G G	▪ Trifurcation almost at ground level	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	113.10	6
T5	Oak	8	310	N E S W	3 3 3 3	2	SM	G G	▪ Tree along fence line which has grown into fence resulting in damage to fence.	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1	43.47	3.72

Headings and Abbreviations

Tree/ Group Ref No. – tree/group number, to be recorded on tree survey plan where necessary.
Species – common and scientific names where possible.
Height – overall height of tree in metres.
Stem Dia – stem diameter, in millimetres at 1.5m above adjacent ground level (on sloping ground to the taken on the upslope of the tree base) or immediately above the roof flare for multi-stemmed trees.
Branch spread – in meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
Height of cc – height of crown clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
Age class – young (Y), semi mature (YM), mature (M), over mature (OM) and veteran (V).
Physiological condition – e.g. good (G), fair (F), poor (P) and dead (D).
Structural condition – e.g. collapsing, the presence of decay and any physical defect.
Preliminary Management Recommendations (Quants) - including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat.
Updated Management Recommendations (Bowlands) - In Consideration of the proposal
ERC – estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
Cat grade – category grade – U or A to C, to be recorded in plan on the tree survey plan where possible.
RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.
* - Denotes estimated measurement where access to tree stems was restricted or not accessible

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Land off Hemingfield Road, Barnsley, S73 0PZ
Agent:	Homes by Honey

Surveyor:	Quants Environmental Ltd
Survey Date:	February 2024
Job Reference:	BTC3336

No.	Species	Height	Stem Diam.	Branch Spread		Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	*Preliminary Management Recommendations* Updated Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
T6	Ash	8	240	N E S W	3 3 2 2	1	SM	G G	▪ Tree outside of fence line with canopy overhang. ▪ Past pruning works on branches growing into field	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1	26.06	2.88
T7	Holly	4	170	N E S W	1.5 1.5 1.5 1.5	0	Y	G G	▪ Small tree along site boundary adjacent to wall	▪ Retain or remove as per development plans ▪ Remove tree in context of the proposed development	30+	C1	13.07	2.04
T8	Horse chestnut	8	450	N E S W	4 4 6 4	1	SM	P P	▪ Various cavities and wounds which have not fully occluded.	▪ Retain or remove as per development plans ▪ Remove tree in context of the proposed development	10+	C1	91.61	5.4
T9	Sycamore	5	120	N E S W	1 1 1 1	0	Y	G G	▪ Self sown tree in gap between structure and raised ground level	▪ Remove ▪ Remove tree regardless of the proposed development	<10	U	6.51	1.44
T10	Sycamore	4	100	N E S W	1 1 1 1	0	Y	G G	▪ Self sown multistemmed tree along boundary wall.	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1	4.52	1.2
T11	Horse chestnut	7	410	N E S W	6 6 6 6	1	SM	G G	▪ Spreading crown on small tree. ▪ Adjacent to large pile of rubble and road to the south.	▪ Retain or remove as per development plans ▪ Retain tree within context of proposed development. ▪ Ensure protection of tree's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1	76.05	4.92
T12	Apple	5	250	N E S W	4 5 3 5	0	M	G G	▪ Trifurcation near ground level. ▪ Low spreading crown.	▪ Retain or remove as per development plans ▪ Remove tree in context of the proposed development	30+	C1	28.27	3
G1	Hawthorn, hazel, goat willow, birch	10	240	N E S W	3 3 3 3	4	SM	G G	▪ Line of trees along site border fence line with dense understorey	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	26.06	2.88

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Land off Hemingfield Road, Barnsley, S73 0PZ
Agent:	Homes by Honey

Surveyor:	Quants Environmental Ltd
Survey Date:	February 2024
Job Reference:	BTC3336

No.	Species	Height	Stem Diam.	Branch Spread		Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	*Preliminary Management Recommendations* Updated Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
G2	Goat willow, birch, larch, pine,	13	240	N E S W	/ / / /	1	SM	G G	▪ Area of trees providing visual screening from road north of site.	▪ Retain where possible ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	B2	26.06	2.88
G3	Goat willow	13	420	N E S W	3 3 3 3	3	SM	G G	▪ Trees along hedgerow	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	9.80	5.04
G4	Goat willow	13	380	N E S W	4 4 4 4	N/A	M	G G	▪ Group of three trees behind fence line	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	65.33	4.56
G5	Blackthorn, ash, rowan, larch, willow	4	120	N E S W	/ / / /	0	SM	G G	▪ Large area of dense shrubs along fence line providing visual screening. ▪ Shrubs have grown into site area which have been pruned back larger trees further back from the fence line	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	B2	6.51	1.44
G6	Birch, willow, oak, rowan	10	280	N E S W	/ / / /	/	SM	G G	▪ Group of trees along west boundary. ▪ Semi mature and are in good condition	▪ Retain where possible ▪ Partial removal of group in context of the proposed development ▪ Ensure protection of remaining group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	B2	35.47	3.36
G7	Ash	8	180	N E S W	3 3 3 2	N/A	Y	G G	▪ Row of 5 stems along roadside	▪ Retain or remove as per development plans ▪ Remove group in context of the proposed development	30+	C1	14.66	2.16
G8	Rowan sycamore	6	110	N E S W	3 3 3 3	/	Y	G G	▪ Self-sown cluster of multi stem trees among rubble.	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1	5.47	1.32

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT		Surveyor:	Quants Environmental Ltd	Page: 4 of 5
Site:	Land off Hemingfield Road, Barnsley, S73 0PZ	Survey Date:	February 2024	
Agent:	Homes by Honey	Job Reference:	BTC3336	

No.	Species	Height	Stem Diam.	Branch Spread		Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	*Preliminary Management Recommendations* Updated Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
G9	Sycamore	7	200	N E S W	2 2 2 2	0	Y	G G	▪ Cluster of 7 self-sown trees along site boundary	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works. ▪ Undertake works in generic RPA in accordance with Table C of AIA report.	30+	C1	18.10	2.4
G10	Willow	4	110	N E S W	1 1 1 1	0	Y	G G	▪ Line of planted trees left unmanaged along boundary wall	▪ Retain or remove as per development plans ▪ Retain group within context of proposed development. ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1		1.32
G11	Cherry, Prunus	4	200	N E S W	2 2 2 2	0	SM	G G	▪ Row of three ornamental trees in neighbour property	▪ Retain due to private ownership ▪ Ensure protection of group's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C1	18.10	2.4
H1	Hazel, blackthorn, field maple, hawthorn, Goat willow	4	200	N E S W	2 2 2 2	0	M	G G	▪ Hedgerow along border. ▪ Wide range of species	▪ Retain ▪ Partial removal of hedge in context of the proposed development ▪ Ensure protection of hedges' RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	18.10	2.4
H2	Hawthorn	3	100	N E S W	1 1 1 1	0	M	G G	▪ Managed hedge along boundary south	▪ Retain or remove as per development plans ▪ Retain hedge within context of proposed development. ▪ Ensure protection of hedge's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	4.52	1.2
H3	Hawthorn, hazel, goat willow, birch	4	100	N E S W	1 1 1 1	0	SM	G G	▪ Hedgerow along site boundary east	▪ Retain or remove as per development plans ▪ Retain hedge within context of proposed development. ▪ Ensure protection of hedge's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	4.52	1.2
H4	Hawthorn elder	4	100	N E S W	1 1 1 1	0	SM	G G	▪ Hedgerow along south boundary	▪ Retain or remove as per development plans ▪ Retain hedge within context of proposed development. ▪ Ensure protection of hedge's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	4.52	1.2

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Land off Hemingfield Road, Barnsley, S73 0PZ
Agent:	Homes by Honey

Surveyor:	Quants Environmental Ltd
Survey Date:	February 2024
Job Reference:	BTC3336

No.	Species	Height	Stem Diam.	Branch Spread		Canopy Clearances	Life Stage	PC/ SC	General Observations and Comments	*Preliminary Management Recommendations* Updated Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
H5	Hawthorn	4	100	N E S W	1 1 1 1	0	SM	G G	▪ Hedgerow along south boundary	▪ Retain or remove as per development plans ▪ Retain hedge within context of proposed development. ▪ Ensure protection of hedge's RPA through establishment of CEZ in accordance with appended specification, and appropriate to the scale and intensity of adjacent works.	30+	C2	4.52	1.2

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those 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 that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.*			Red
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

– TREE PROTECTION AREA –
KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

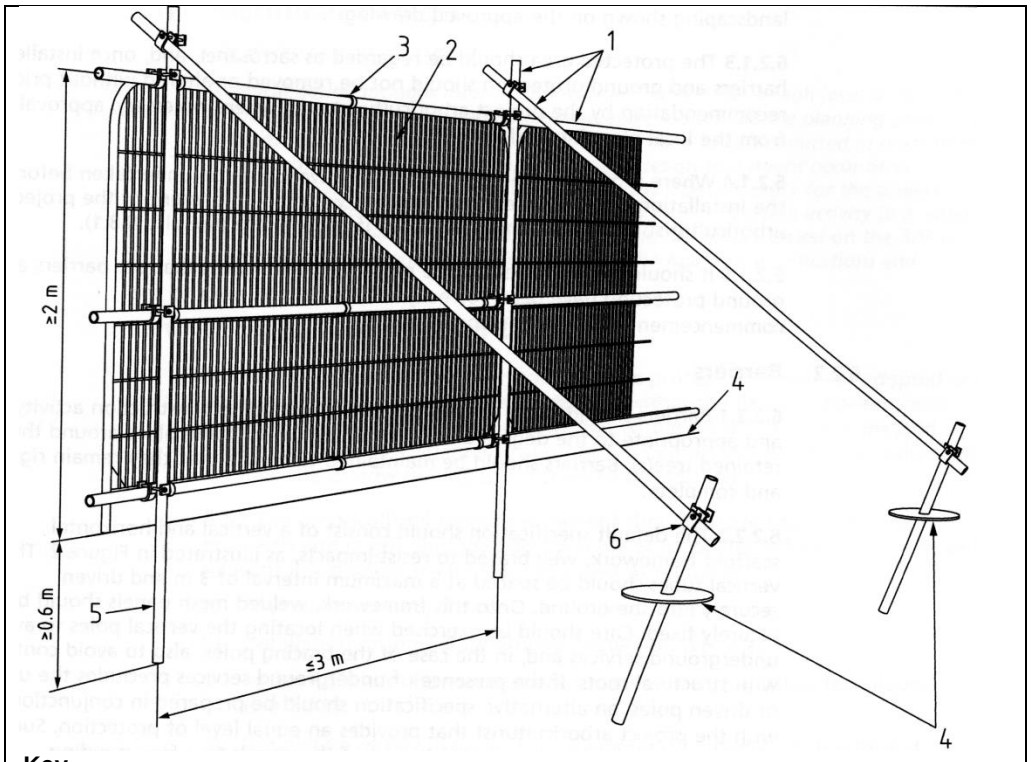
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Figure 2: BS5837:2012 Default specification for protective barrier



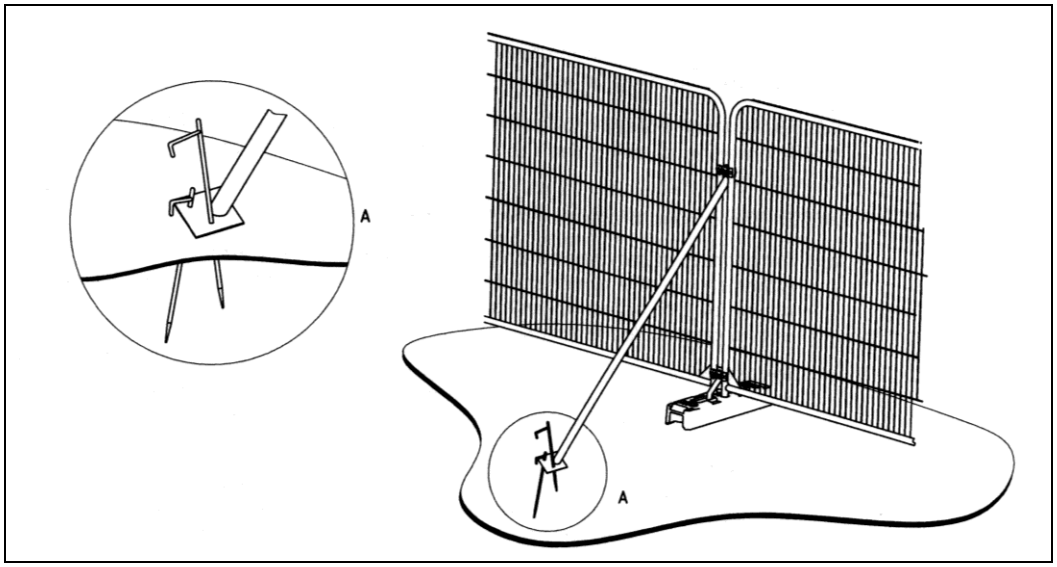
Key

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

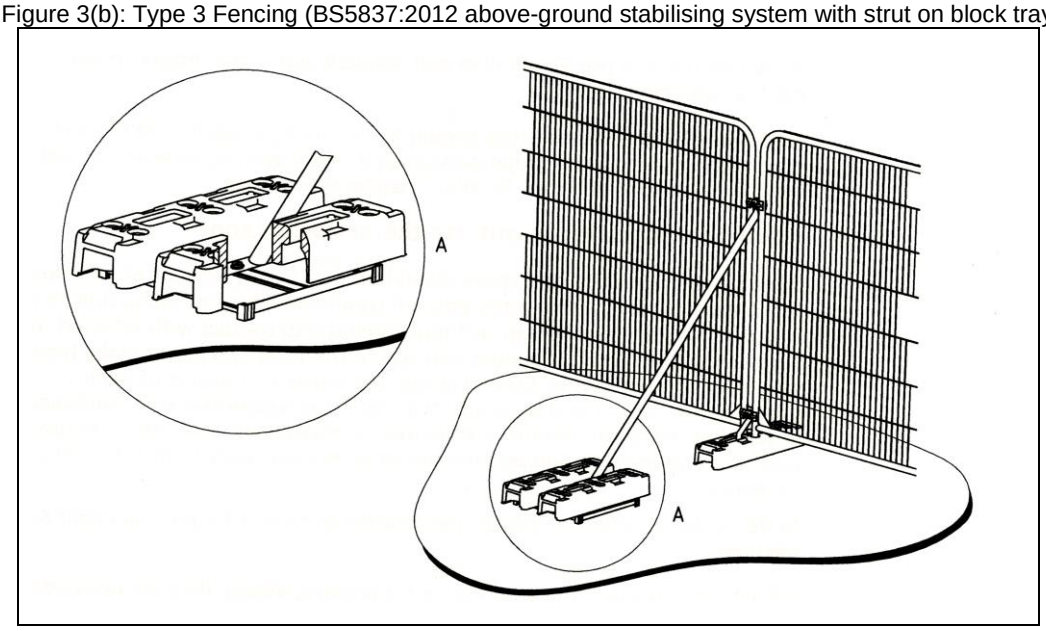
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

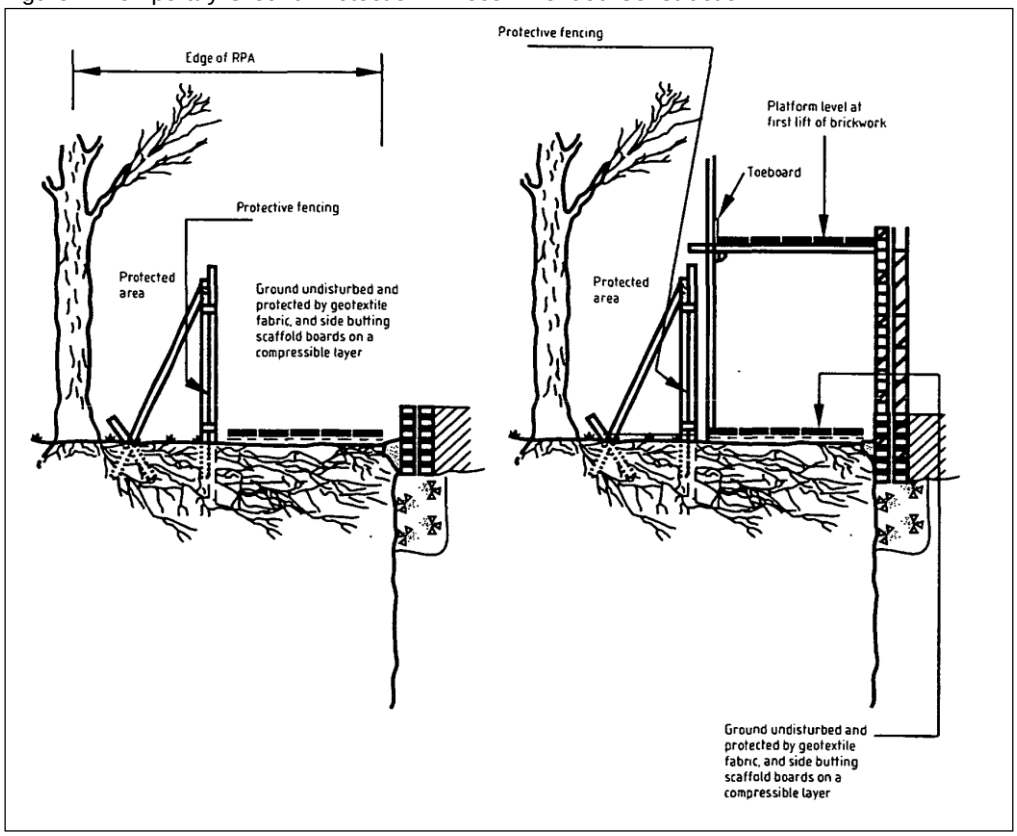
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction



General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.

G6-B2
G5-B2
T6-C1
T5-C1
G2-B2
G1-C2
T4-C2
T2-C2
T3-C2
G4-C2
H1-C2
T1-C2
G3-C2
T13-C2
T14-C2
H3-C2
G7-C2
T7-C1
HEMINGFIELD RD
T8-C1
T12-C1
T9-U
T10-C1
G8-C1
T11-C1
G9-C1
G10-C1
BRIERY MEADOWS
H2-C2
H5-C2
G11-C1
H4-C2

Key

- Trees — Showing Canopy extents, category colour and tag number (with category) with optional RSB direction arrow.
- Category A — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups — Shown as dashed centre/boundary line. Colour represents category (see above)
- BS 5837:2012 Root Protection Area

N

1:400
0 10 20m

Drawing Title:
Tree Constraints Plan

Client:
Ptarmigan Land North Ltd

Site/Project:
Hilltop Farm, Hemingfield Road, Hemingfield Barnsley.

Scale/Sheet	Date		
1:400 - A0	07/11/2023		
Drawing No:	Rev:	Drawn By:	Chked By:
1870.1	1	CS	DB

QUANTS environmental
Quants Environmental Limited
65 Kirkby Road, Ripon, North Yorkshire HG4 2HH.
Office: 01765 600799
Email: info@quantsenvironmental.com
Web: www.quantsenvironmental.com

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those 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

Note: Tree survey information and location data supplied by Quants Environmental Ltd., with permission for utilisation. Bowland Tree Consultancy Ltd. have not directly verified or checked the accuracy of any such tree locations and/or dimensions on site and for the purposes of this appraisal these are assumed to be an accurate reflection of the tree cover.
Note 2: Trees with their identifying labels and stems coloured in red are proposed for removal in the context of the proposed development.

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
HILLTOP FARM
HEMINGFIELD ROAD
BARNSLEY
S73 0PZ

Agent:
HOMES BY HONEY

Title:
TREE IMPACT PLAN
in Relation to Proposed Residential Development

Scale:	1:500@A0
Date:	July 2026
Drawn by:	DB
Checked by:	JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC3629-TIP Rev: