1227 – 3 Rydal Close

BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement

Mr & Mrs Godley

May 2025

TREEFELLAS
Arboriculture Limited

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Treefellas Arboriculture

Site: 3 Rydal Close, Penistone, S36 8HN

Report: BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement

Reference: 1227

Client: Mr and Mrs Godley

Issue Date: 23/05/2025

Produced By:

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Document Revision Record:

Revision No.	Author	Details	Date
-			

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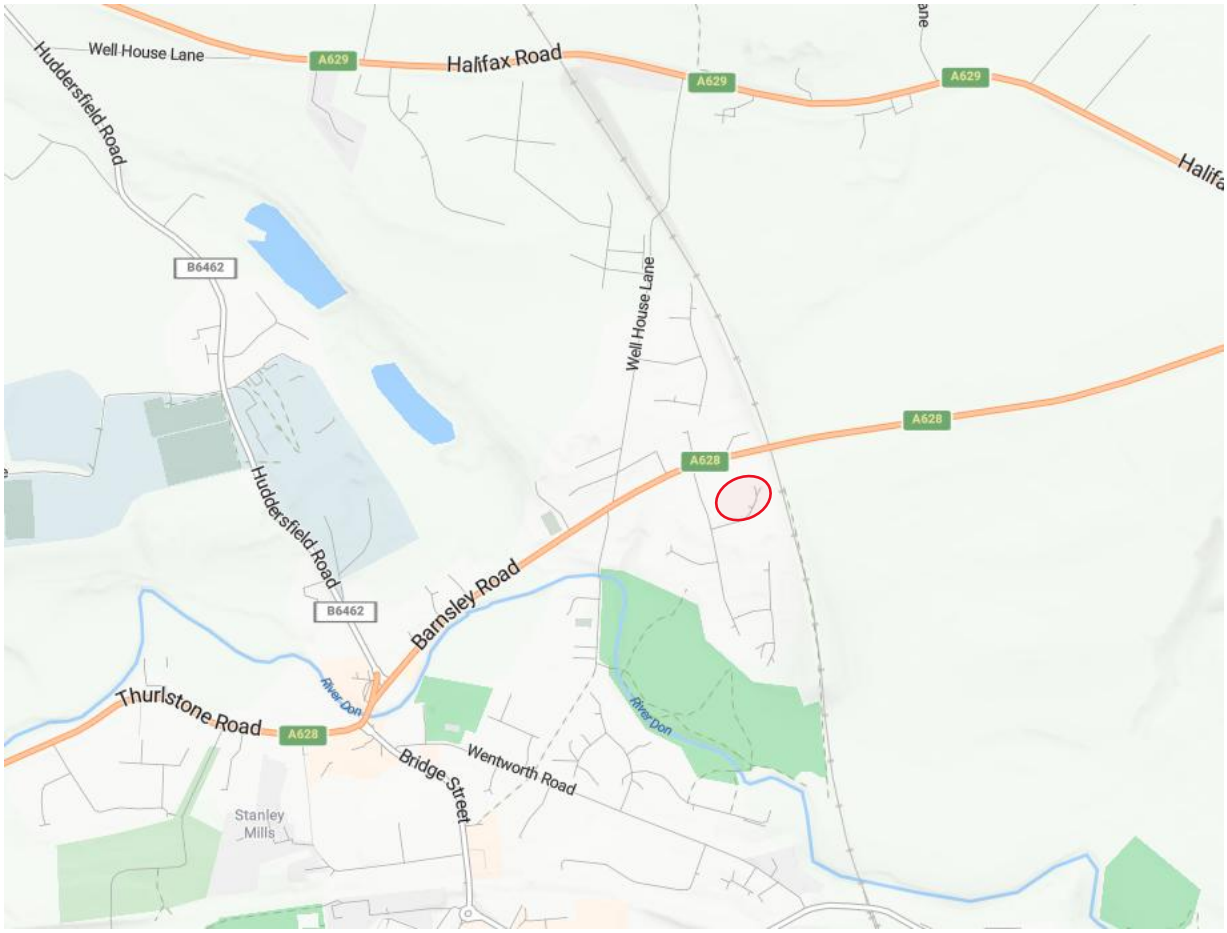
The Site survey and report have been carried out by Treefellas Arboriculture on behalf of the Client in accordance with the agreed terms.
This report is based on the information provided by the Client and on the observations made during any Site visits. Observations were limited based on the specific Site conditions, the weather and the time of year when any visits were made.
Treefellas Arboriculture makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to within this report.
Treefellas Arboriculture does not authorise, consent to or condone any party other than the Client relying upon the information provided. Any reliance by any party other than the client is made wholly at that party's own and sole risk and Treefellas Arboriculture disclaims any liability to such parties.
Treefellas Arboriculture accepts no responsibility for the accuracy of any third party data used within this report.

Contents

1. Introduction

1.1 On behalf of Mr & Mrs Godley (the Client), Treefellas Arboriculture Ltd has carried out a tree survey in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* at 3 Rydal Close, Penistone, S36 8HN (the Site). The Site location is shown in Figure 1.

Figure 1: Location Plan



1.2 The survey was a ground based visual inspection carried out by Matt Pearson DipArb L4 TechArborA, Arboricultural Consultant at Treefellas Arboriculture on the 14th of May 2025.

1.3 During the survey the weather was clear and bright, which allowed for a thorough inspection of all trees. The deciduous trees at the Site were generally in full leaf.

1.4 The survey recorded all significant trees within the Site, and any beyond the Site boundary which may be affected by development proposed within it, recording a number of parameters including species, crown spread and Root Protection Area (RPA).

1.5 The information available on the Barnsley Metropolitan Borough Council website (www.barnsley.gov.uk) indicates that the Site is not located in a Conservation Area and no trees included in the survey are protected by a Tree Preservation Order (TPO).

1.6 Reference to the Multi Agency Geographical Information for the Countryside (MAGIC) website indicates that no ancient woodland is present at the Site or within 15.0m of its boundaries.

1.7 The Client proposes the demolition of existing garage and the construction of a new extension to the existing dwelling with associated access, landscaping and facilities.

1.8 The proposed development will require the removal of 1 individual tree and will potentially have an impact on the roots, stems and canopies of retained trees unless suitable protection measures are put in place.

1.9 This report aims to provide detailed and independent arboricultural advice in the context of future Site development. The report discusses the potential arboricultural impacts that the proposed development may have on the surveyed trees and offers a range of protection measures and construction methodologies which should be adopted. These measures aim to prevent accidental damage and other adverse effects on the health of retained trees during the construction process.

2. Tree Survey Methodology

2.1 The survey recorded all individual trees or tree groups with one or more stem diameters of 75mm or more at a height of 1.5m above ground level, and any significant hedgerows, within the Site boundary. Any significant trees outside the boundary which could be significantly affected by the future development of the Site were also recorded.

2.2 For the purposes of this report a hedgerow is described as a line of trees or shrubs with canopies less than 5m wide which has been regularly managed through pruning. Where trees are present within a hedgerow that are significantly different in character from the remainder, these have been identified and recorded separately.

2.3 The following characteristics were recorded:

- Reference number
- Species
- Height
- Crown spreads in four cardinal directions (north, east, south and west)
- Minimum crown clearance
- Number of stems
- Stem diameter, generally measured at 1.5m above ground level or in accordance with BS 5827:2012
- Estimate of the number of years that the tree is likely to remain suitable for retention
- Age class
- Overall condition
- Categorisation in accordance with BS 5837:2012:
    - 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
    - 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
- Sub-categorisation where appropriate in accordance with BS 5837:2012:
    - 1: Mainly arboricultural qualities
    - 2: Mainly landscape qualities
    - 3: Mainly cultural values, including conservation
- General notes about physiological and structural condition and any management recommendations

2.4 All tree survey data has been based on an Ordnance Survey map base layer. Tree and hedgerow locations have been estimated using GPS technology and aerial imagery. Due the inaccuracies this can cause, further confirmation of these estimated locations through a topographical survey may be required to ensure future design accuracy.

2.5 Where tree locations have been estimated, or where measurements have been estimated for trees with limited accessibility, this is highlighted with a hash (#) symbol on tree plans and in the Tree Survey Schedule.

2.6 Trees are living organisms that change over time. A re-inspection of all trees should be carried out if there have been any significant storm events, if significant Site works have taken place or if more than 12 months have passed since the survey was carried out.

2.7 The Root Protection Area (RPA) is calculated according to the formulae set out in BS 5837:2012. This is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority.

2.8 Due to the specific topography of the Site and the presence of surrounding structures the RPA is likely to be a simplified representation of the actual morphology and disposition of roots. Any deviation in the shape of the RPA from the calculated circular shape will largely be based on conjecture and so should generally be avoided. However, where significant Site features are present that could clearly influence the disposition of tree root growth (e.g. water courses, building foundations and retaining walls), the RPA may be amended to take these features into account.

3. Protected Species

Bats

3.1 Mature trees can often contain cavities or hollows which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) are protected under *The Conservation of Habitats and Species Regulations* 2017 (Habitats Regulations 2017). They also receive legal protection under the *Wildlife and Countryside Act* (WCA) 1981. Consequently, causing damage to a bat roost constitutes an offence.

3.2 Generally, should the presence of a bat roost be suspected whilst completing works on any trees on Site then an appropriately licensed bat worker should be consulted for advice.

Birds

3.3 Trees and hedgerows can provide habitat for nesting birds which are protected under the *Wildlife and Countryside Act* (WCA) 1981. Some species are further protected by special penalties. This legislation makes it an offence to intentionally or recklessly damage or destroy an active bird nest or part thereof.

3.4 As the vegetation at the Site provides potential habitat for nesting birds all tree work should ideally be completed outside the peak nesting bird season (generally March to August inclusive).

3.5 If this is not possible then the vegetation should be subject to a nesting bird inspection by a suitably experienced ecologist prior to commencement of works. If active nests are identified then the vegetation, and a defined buffer zone, will need to remain in place until the young have fully fledged.

4. Tree Survey Results

4.1 The Site was a residential property located in the market town of Penistone, approximately 10.0km to the west of the town of Barnsley and 2.5km to the east of the village of Millhouse Green.

4.2 There was a dwelling at the north of the Site with gardens to the east, south and west. Access was via a hard surfaced driveway from Rydal Close, which entered at the east of the Site and continued through the centre of the western garden area.

4.3 The significant vegetation at the Site was located close to the southern boundary, between the dwelling and the footpath to the north of Rydal Close

4.4 The Tree Survey Schedule at Appendix 1 details the results of the tree survey and includes any management recommendations. The Schedule should be read in conjunction with the tree plans at Appendix 3 which show the location of each tree surveyed and the extent of their canopies and RPA.

4.5 The survey recorded 3 individual trees.

4.6 Two of the three trees (T001 and T003) were of low value, retention category C, and should not pose a significant constraint on the development potential of the Site. However, these trees provide some moderate collective amenity value. Tree removals should be avoided where they are not in conflict with design proposals.

4.7 Collectively the trees provided some limited amenity value to their immediate surroundings. Any required removals could be compensated with replacement planting following the completion of the project.

5. Arboricultural Impact Assessment

5.1 An Arboricultural Impact Assessment (AIA) has been carried out in accordance with BS 5837:2012, to evaluate the potential impacts the design proposals could have on the trees included in the survey. Where significant impacts have been identified, mitigation measures have been recommended.

5.2 BS 5837:2012 paragraph 5.4.2 states:

> *"The assessment should take account of the effects of any tree loss required to implement the design, and any potentially damaging activities proposed in the vicinity of retained trees. Such activities might include the removal of existing structures and hard surfacing, the installation of new hard surfacing, the installation of services, and the location and dimensions of all proposed excavations or changes in ground level, including any that might arise from the implementation of the recommended mitigation measures. In addition to the impact of the permanent works, account should be taken of the buildability of the scheme in terms of access, adequate working space and provision for the storage of materials, including topsoil."*

5.3 The Client proposes the demolition of the existing garage and the construction of a new extension to the existing dwelling with associated access, landscaping and facilities. This AIA is based on the latest design proposals provided by the client.

Tree Retention and Removal

5.4 The design proposals indicate that 1 individual pine tree T002 will need to be removed to facilitate the development, as they are situated in close proximity to the proposed extension and its retention and protection is not suitable.

5.5 The tree that needs to be removed is detailed in the Tree Survey Schedule at Appendix 1 and located on the Tree Impacts Plan at Appendix 3.

5.6 While there will be some loss of amenity value from the loss it will not significantly detract from the landscape value of the wider Site. It can be readily mitigated through the planting of suitable replacement species. The design proposals allow space for any replacement planting once construction is complete.

Potential Impacts from Demolition and Construction Operations

5.7 Where proposed operations encroach beneath the canopy or into the RPA of retained trees there is the potential for damage to occur if measures are not implemented to provide adequate protection.

5.8 A new hard surfaced footpath is proposed within the RPA of the retained trees T001 and T003, as shown on the Tree Impacts Plan at Appendix 3. In this instance the encroachment into the RPA is particularly minor and the tree is therefore unlikely to be significantly affected.

5.9 Works beneath canopy spreads or within the RPA of retained trees and hedgerows have been detailed as part of the Arboricultural Method Statement (AMS) at Appendix 3.

Mitigation and Protection

5.10 The retained trees will need protecting from development operations to ensure that they are not negatively impacted by development operations. This has been detailed as part of the AMS at Appendix 3.

5.11 Where existing hard surfaces are present within the RPA of retained trees, they should be kept in place where possible, even if they are not part of the design proposals. These hard surfaces will provide ground protection for any roots present beneath them during development works.

5.12 Any works that are proposed beneath the canopy or within the RPA of retained trees and hedgerows must be carried out as specified in the AMS. It is likely that these works will need to be supervised by the Project Arboriculturist so that any tree related issues that may occur can be suitably dealt with.

5.13 The planting of suitable trees, as part of a wider landscaping scheme, can provide mitigation for any removals. It is recommended that tree planting follows a 5 – 10 – 20 – 30 formula (i.e. No more than 5% of any one cultivar, no more than 10% of any one species, no more than 20% of any one genus, and no more than 30% of any one family.) This gives any new tree population maximum resilience against pests and diseases.

5.14 Tree planting and establishment should be carried out in accordance with BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*.

6. References

- BS 3998:2010 *Tree work – Recommendations*. ISBN 978 0 580 53777 6
- BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. ISBN 978 0 580 69917 7
- BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*. ISBN 978 0 580 713170
- Littlefair P. (2011). *Site layout planning for daylight and sunlight: a guide to good practice (BR 209)*. ISBN 978 1 84806 178 1.
- Volume 4 National Joint Utilities Group (NJUG) *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*. Issue 2: 2007. www.njug.org.uk.

Appendix 1: Tree Survey Schedule

Table 1: Tree Survey Schedule

Key:	Symbols Used	Age Class	SLE	Comments	Management	Category
	< = less than ~ = approximately > = greater than # = estimated	Young, Semi mature, Early mature, Mature, Veteran or Ancient	Estimate of Safe Life Expectancy (<10 Years, 10+ Years, 20+ Years or 40+ Years)	N = North E = East S = South W = West AGL = Above Ground Level ADB = Ash Die Back AHC (1, 2, 3 or 4) = Ash Health Class Minor Deadwood = <25mm diameter Moderate Deadwood = 25mm-75mm diameter Major Deadwood = >75mm diameter	*Tree works that are recommended regardless of future development are in Italics* **Tree works that are required to facilitate the proposed development are in Bold**	**BS 5837:2012 Retention Categories:** U - Unsuitable for retention A - High B - Moderate C - Low **Sub-categories:** 1 - Mainly arboricultural qualities 2 - Mainly landscape qualities 3 - mainly cultural values

Tree No.	Species	Height (m)	No. of Stems	Stem Dia. @ 1.5m (mm)	Crown Spreads (m)				Height of Crown Clearance (m)	Age Class	SLE	Overall Condition	Comments	Management	Cate-gory	RPA Radius (m)	RPA Area (m^2)
					N	E	S	W									
T001	Pear *(Pyrus communis)*	3.0	1	140	1.5	2.5	2.0	1.5	1.5	Semi Mature	40+ Years	Fair	Dense epicormic growth at base. Various historical pruning wounds and branch stubs throughout. Minor deadwood throughout.	**Canopy may neeed pruning to allow for installation of tree protection fencing**	C1	1.7	9.00
T002	Pine *(Pinus sylvestris)*	8.5	2	250, 260	2.5	2.5	2.5	3.0	1.5	Semi Mature	40+ Years	Good	Twin stemmed at approx 0.5m with included bark union. Occasional moderate deadwood low in crown. Partially failed branch at approx 3m to NW. Minor deadwood throughout.	**Removal required due to proximity to extension**	B1	4.3	58
T003	Whitebeam *(Sorbus aria)*	5.0	1	160	2.0	2.0	2.0	2.0	0.5	Young	40+ Years	Good	Dense epicormic growth at base. Moderate deadwood at approx 2m to SE. Minor deadwood throughout.		C1	1.9	11

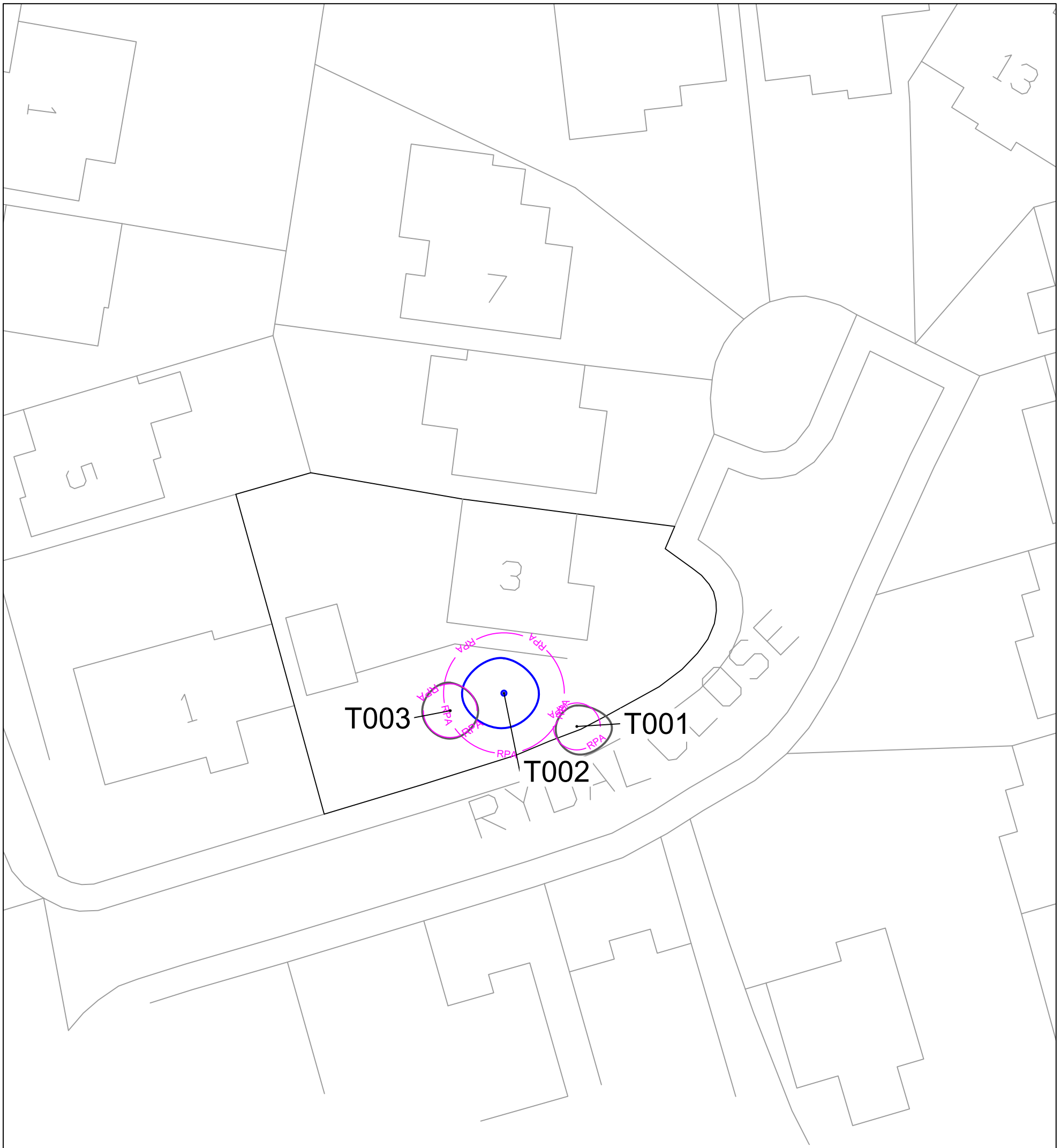
Appendix 2: Site Photographs

Photo 1: T001, T002 and T003 from the south

Photo 2: T001, T002 and T003 from the southwest

Photo 3: T001 and T002 from the east

Appendix 3: Tree Plans



The original version of the drawing was produced in colour.
Monochrome copies should not be relied upon.

0m 5m 10m 20m

SCALE BAR 1:250

N

GENERAL NOTES

- Refer to associated arboricultural report produced by Treefellas Arboriculture.
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- Where information has been provided by a third party, Treefellas Arboriculture cannot accept any liability for its content or accuracy.
- All rights reserved.

KEY

Stem Location

Tree Categories (BS 5837:2012)

Category A Trees | Category B Trees | Category C Trees | Category U Trees

RPA Root Protection Area (RPA)

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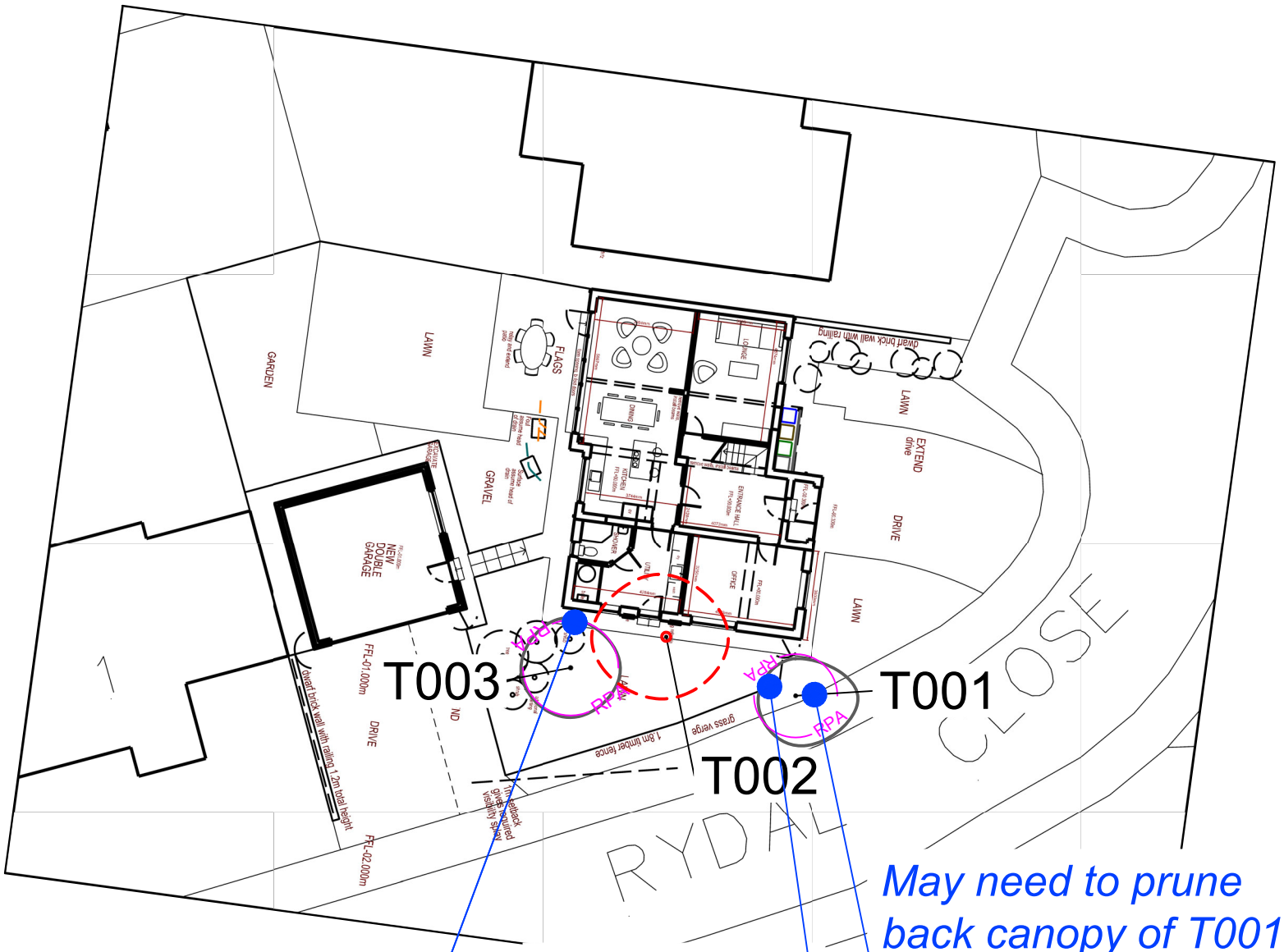
Project Details
1227 - 3 Rydal Close

Drawing Title	Drawing Number
Figure 2 - Tree Constraints Plan	**1227-TAL-01**

Drawn By	Date	Scale	Revision
M Pearson	**23/05/25**	**1:250 at A3**	**-**



Encroachment of proposed paving into the RPA of retained trees here

Proposed fence within RPA of T001 here

May need to prune back canopy of T001 to allow for installation of tree protection fencing

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0m 5m 10m 20m

SCALE BAR 1:250

N

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KEY

Stem Location

Tree Categories (BS 5837:2012)

Category A Trees | Category B Trees | Category C Trees | Tree to be Removed

RPA Root Protection Area (RPA)

TREEFELLAS Arboriculture Limited
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www.treefellas.co.uk

Project Details
1227 - 3 Rydal Close

Drawing Title	Drawing Number
Figure 3 - Tree Impacts Plan	**1227-TAL-02**

Drawn By	Date	Scale	Revision
M Pearson	**23/05/25**	**1:250 at A3**	**-**

Introduction

An Arboricultural Method Statement (AMS) has been prepared in accordance with BS 5837:2012, to ensure that a precautionary approach is adopted towards tree protection throughout the proposed Site development.

The AMS should be read in conjunction with the associated arboricultural report produced by Treefellas Arboriculture. It aims to demonstrate that all Site operations can be undertaken with minimal risk of adverse impact to retained trees, by providing details of specific measures and methodologies to be adopted in relation to tree protection at the Site.

No equipment, machinery or materials shall be brought onto the site in connection with the development until this AMS has been submitted to and approved in writing by the Local Planning Authority (LPA).

Schedule of Specific Site Events

Operations on site that have the potential to impact the retained trees should be completed in the following sequence:

- Tree removal works
- Installation of tree protection fencing
- Construction operations
- Removal of tree protection measures

Tree Removal

Before the commencement of any development operations or the storage of plant, machinery and materials on site, any required tree removal works should be carried out. These works are detailed in the Tree Survey Schedule at Appendix 1 of the associated arboricultural report.

All tree works should be carried out by a suitably qualified and insured arboricultural contractor and in accordance with of BS 3998:2010 Tree work – Recommendations.

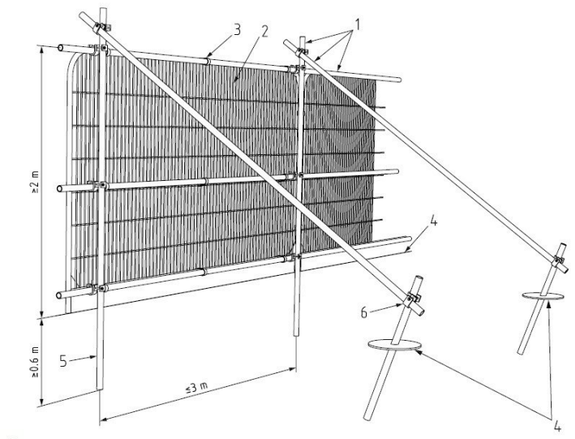
It is recommended that trees should be checked in advance of any works by a suitably qualified professional to ensure there is no disturbance to nesting birds or roosting bats.

Tree Protection Fencing

Before the commencement of any development operations or the storage of plant, machinery and materials on Site, the tree protective fencing must be installed as shown. Where possible this fencing should exclude all site activities from the RPA of retained trees, creating a sacrosanct Construction Exclusion Zone (CEZ).

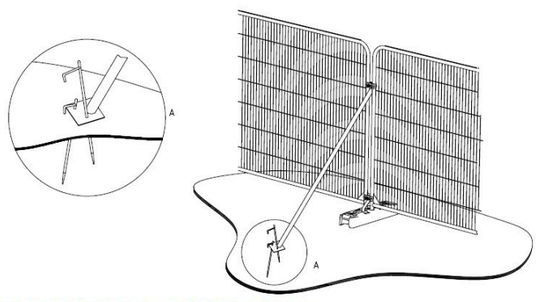
It should be confirmed by the Project Arboriculturist that the fencing has been correctly set out on Site prior to the commencement of any other operations.

The default specification for tree protection fencing is shown below. However, where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the Project Arboriculturist and, where relevant, agreed with the LPA.

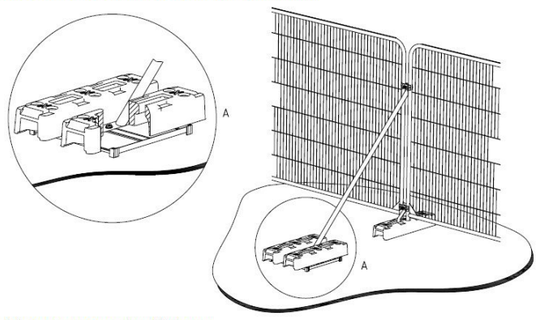


Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

An example of an alternative specification is 2.0m tall, welded mesh panels on rubber or concrete feet, as below. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1.0m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should be attached to a base plate secured with ground pins or mounted on a block tray.



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

All-weather notices must be attached to the fencing to indicate that operations are not permitted within the CEZ, with words such as "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Once the tree protection fencing has been installed it must not be altered or removed without prior consultation with the Project Arboriculturist. If the tree protection fencing needs to be re-positioned to allow for development operations to continue, this must be carried out under the supervision of the project arboriculturist and with prior consent from the LPA.

The tree protective fencing must remain in place until all construction operations on site have been completed and all plant and machinery has been removed.

Management of Any Exposed / Damaged Roots

If works in close proximity to retained trees are carried out in line with the specifications detailed in this report, the potential for damage to significant roots is low. However, on occasion, approved works that are close to or within the RPA of retained trees can result in roots becoming exposed or accidental root damage occurring.

If any roots become exposed which are smaller than 25mm diameter they can be pruned back if required, using a suitable sharp tool such as secateurs or a handsaw. However, roots occurring in clumps or of 25mm diameter and over should be retained where possible and worked around.

Where the severance of larger roots is unavoidable, this must only be carried out following consultation with the Project Arboriculturist, as such roots might be essential to the tree's health and stability.

Roots that are heavily damaged or severed during approved works may need to be pruned back using a suitable sharp tool. The cut must be made cleanly, leaving the smallest surface area possible, and beyond any obvious damage, towards the tree that the root is likely to have come from. If it is unclear which direction the root has grown from, the root should be pruned back to both sides of the damage/severance.

A health and safety assessment should be carried out or a regular monitoring regime put in place for trees that have incurred damage to roots in close proximity to their stems or where the damaged roots are 100mm diameter or greater. Such damage could lead to instability or a decline in health and condition.

Exposed roots or roots that have been pruned should be immediately recovered with earth to prevent desiccation. If this is not possible, they should be wrapped in hessian sheets which are dry in winter, wet in summer. These should be removed prior to backfilling.

Additional Precautions

Consideration should be given to site operations outside of the CEZ that could indirectly impact the retained trees, including the provision of adequate space for site cabins, welfare facilities and other temporary structures.

Site operations should take sufficient account of wide or tall loads in order that they can operate without coming into contact with retained trees. Even very minor damage to branches can lead to significant tree dysfunction.

Operations in close proximity to tree canopies should be carried out utilising the smallest machinery appropriate for the task, and additional banksmen should be present to ensure adequate clearance is maintained at all times.

Fires on sites should generally be avoided. Where fires are unavoidable, they should not be lit in a position where heat could affect the foliage or branches of retained trees. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times.

Any materials that could contaminate the ground around tree roots, such as fuels, oils or cement, should be stored and handled well away from the outer edge of the RPA.

Installation of Fencing

Fencing is to be installed within the RPA of the retained tree T001. This must consist of posts and panels or rails only as trenched footings are likely to cause damage to significant roots. The holes for posts should be kept to the minimum depth required and excavated using hand tools only.

Fence posts must be erected a minimum of 1.0m from tree stems. The post locations may need adjusting if significant roots are uncovered, so that the roots remain unaffected. If wet concrete is to be used, post holes should be lined with an impermeable membrane to prevent soil contamination close to tree roots.

The fencing alignment must allow for a minimum distance of 0.5m between any tree stem and the fence, providing sufficient room for future growth and minimising the risk of potential conflicts between the fence structure and tree stems.

This will require the tree protection fencing to be temporarily breached and must therefore be carried out in consultation with the Project Arboriculturist.

Arboricultural Site Monitoring

Site monitoring by the Project Arboriculturist may be required throughout the development. This should extend to arboricultural supervision whenever development activities take place within or directly adjacent to the RPA of retained trees.

Arboricultural supervision may be required during the following Site activities when carried out in close proximity to retained trees:

- Tree removal and tree pruning works
- Installation of tree protection measures
- Installation of any service runs in proximity to retained trees

A minimum of one week's notice should be given to the Project Arboriculturist before the start of any works within the RPA of retained trees, to allow the site visit to be scheduled.

All site visits will be recorded with the date and time along with any findings or comments relating to the tree protection measures and the specific activities supervised. These can be made available to the LPA tree officer on request.

The original version of the drawing was produced in colour. Monochrome copies should not be relied upon.

0m 5m 10m 20m

SCALE BAR 1:250

N

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KEY

Stem Location

Tree Categories (BS 5837:2012)

Category A Trees | Category B Trees | Category C Trees

RPA Root Protection Area (RPA)

Tree Protection Fencing

TREEFELLAS Arboriculture Limited
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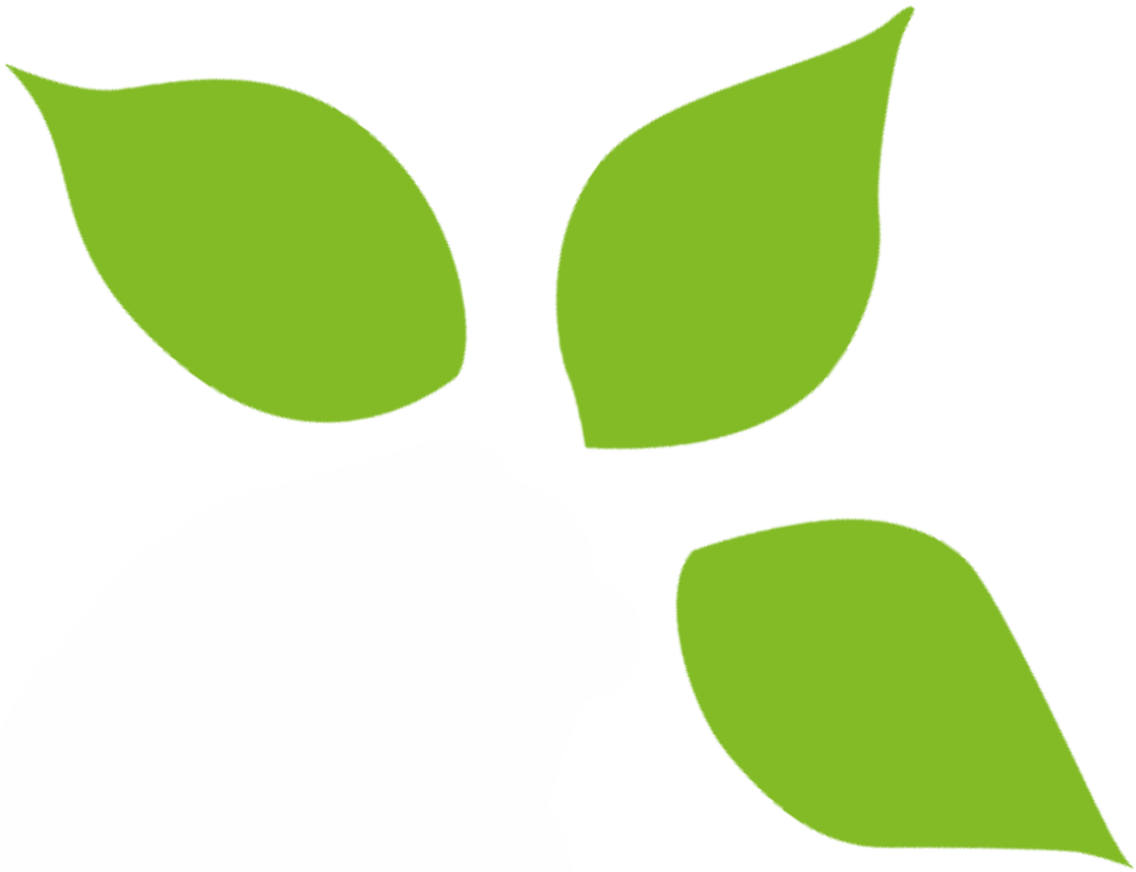
Project Details
1227 - 3 Rydal Close

Drawing Title	Drawing Number
Figure 4 - Arboricultural Method Statement	**1227-TAL-03**

Drawn By	Date	Scale	Revision
M Pearson	**23/05/25**	**1:250 at A2**	**-**



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