

Arboricultural Impact Assessment & Method Statement

Site Address:	Vernon House Yews Lane Kendray Barnsley S70 3LJ	Client:	Mr Richard Senior
Report Ref:	YLKB02-25	Report Date & Revision:	19th May 2025 Rev III
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Terms of Reference

Key Tree Solutions was commissioned by Mr. Richard Senior, acting on behalf of Penistone Developments, to undertake an Arboricultural Impact Assessment (AIA) in accordance with British Standard BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837).

This assessment draws upon baseline tree data recorded in the Arboricultural Constraints Report (Ref: YLKB01-23) completed in September 2023. It evaluates the likely impacts of proposed site works, which include the demolition of the existing building and the construction of five new detached dwellings with an associated access road.

The proposed layout is shown on the Arboricultural Impacts Plan (AIP) contained in Appendix D, which illustrates the relationship between the proposed development and existing trees on-site.

The original tree survey was undertaken by Laurence Smith, BSc (Hons) Arb, M Arbor A, an experienced Arboricultural Consultant. Laurence holds a BSc (Hons) in Arboriculture and a BTEC National Diploma in Forestry and Arboriculture. He is a professional member of the Arboricultural Association, with over a decade of experience in the arboricultural industry, initially as a practising arborist before moving into a consulting role.

Summary

This Arboricultural Impact Assessment has been carried out in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. The report identifies the arboricultural features present on site, evaluates their quality and value, and assesses the impact of the proposed development upon them.

The key findings are:

- A range of trees of varying quality and category (A, B, C, and U) are present both on and immediately adjacent to the site.
- The proposed development will require the removal of three category B trees in order to widen the road and develop a footpath in accordance with the highways technical note.
- Retained trees can be protected in line with BS 5837:2012 by implementing suitable fencing, ground protection and supervised working methods.
- Responsibility for tree safety and management lies with the landowner, and regular inspections by a qualified arboriculturist are advised as part of the ongoing duty of care.

Provided that the mitigation and tree protection measures detailed in this report and its appendices are implemented effectively, no significant long-term arboricultural impacts are anticipated.

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1 Introduction

1.1 Arboricultural Report Overview

This report forms an Arboricultural Impact Assessment and Method Statement (AIA & MS) and is based on the original tree survey conducted in September 2023. It builds upon the findings of the Arboricultural Constraints Report (Ref: YLKB01-23) to assess the potential impacts of the proposed development on trees both within and adjacent to the site.

All relevant trees have been surveyed, categorised, and assessed in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations. The report evaluates how the proposed site works may affect the arboricultural features present and outlines any mitigation measures where appropriate. The Arboricultural Impact Plan (AIP) in Appendix D provides a visual summary of the predicted impacts.

1.2 Proposed Works

The proposed development involves the demolition of existing structures and the construction of five new detached residential dwellings, each with associated private gardens and off-road parking. The development will be served by a newly formed access road connecting the plots to the existing highway network.

The layout of the proposal has been superimposed onto the original Tree Constraints Plan (TCP) to assess the spatial relationship between the new design and existing tree constraints, particularly root protection areas (RPAs) and canopy spreads.

1.3 Scope of Works

The scope of this assessment includes the following:

- A site survey of existing trees and arboricultural features potentially affected by the development.
- Classification of trees following BS 5837:2012 tree quality categories (A, B, C, and U).
- Identification of trees recommended for retention or removal, with justification.
- Mapping of trees subject to statutory protection (e.g. Tree Preservation Orders or Conservation Area status), where applicable.
- Preparation of a Tree Constraints Plan (TCP) to inform the design process.
- Preparation of an Arboricultural Impact Plan (AIP) to illustrate the potential impacts of the proposal on retained trees.
- Evaluation of direct and indirect impacts of demolition and construction activity.
- Recommendations for protection and mitigation measures in line with best practice guidance.

This report relates solely to arboricultural matters. It does not include ecological assessments or consider protected species, such as bats or nesting birds. Any potential ecological constraints should be addressed under separate specialist reporting.

2. Methodology

2.1 General

This tree survey and Arboricultural Impact Assessment have been undertaken in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837). This British Standard provides best practice guidance for integrating trees into the planning and development process to help ensure a sustainable and harmonious relationship between trees and built structures.

While BS5837:2012 outlines principles for assessing tree quality and identifying constraints to development, it does not provide quantified thresholds for sensitivity or direct prescriptions for impact evaluation. It enables arboriculturists to assign trees to defined categories that reflect their arboricultural, landscape, or cultural value. These categories support the design process by identifying which trees are most appropriate for retention or removal.

The tree categorisation cascade chart within BS5837 provides a structured and consistent framework for evaluating tree quality, assisting in informed planning and design decisions.

2.2 Spatial Scope

The survey included all trees within the site boundary, as well as selected off-site trees whose Root Protection Areas (RPAs) or canopy spreads may be affected by the proposed development. Where full access to third-party land was not possible, tree data was collected using visual estimation from publicly accessible areas to avoid trespass.

Trees located along access routes or at greater distances from the site were not included unless specifically requested as part of the survey brief.

2.3 Data Gathering

Survey data was collected in accordance with BS 5837:2012 under the headings set out in Appendix A. Trees were categorised into one of four quality categories (U, A, B, or C), based on the criteria given in BS 5837. Where applicable, subcategories (1: arboricultural, 2: landscape, 3: cultural) were used to further classify the basis for each tree's value.

Trees were assessed individually or as part of cohesive groups, with group data typically based on the largest or most representative specimen. A "group" is defined under BS5837 as a collection of trees forming a coherent arboricultural feature — aerodynamically (e.g. shelterbelts), visually (e.g. avenues), or ecologically (e.g. woodlands or parkland).

Stem diameters were measured at 1.5 m above ground level using a diameter tape. Where access was restricted, diameters were estimated and indicated with an asterisk (*) in the tree data table. Crown spread was measured in the four cardinal directions using a laser distometer or estimated by pacing when direct line-of-sight or access was not available.

Trees were assessed from ground level using the Visual Tree Assessment (VTA) methodology, as developed by Mattheck and Breloer (1994). VTA involves close-range visual inspection for signs of

structural defects, physiological decline, or mechanical instability, supporting a judgment of each tree's condition and suitability for retention.

2.4 Survey Approach

The survey was carried out as a ground-level walkover inspection. Tree and vegetation locations were plotted using topographical data supplied by Haycock + Todd and provided by Penistone Developments. No independent verification of this topographical information was carried out, and this report assumes the data is accurate.

Trees not included in the topographic data but considered relevant due to their potential influence on development have been marked with an 'X' over the stem on the Tree Constraints Plan and any subsequent plans. Their locations were estimated using handheld GPS devices and aerial imagery. Due to the approximate nature of these measurements, Key Tree Solutions cannot guarantee positional accuracy for these features.

Tree features have been referenced using descriptive prefixes:

- T = Individual Tree
- G = Group
- SG = Shrub Group
- W = Woodland
- H = Hedge

2.5 Limitations of the Survey

- The survey was conducted from ground level only, with no climbing or invasive investigative methods (e.g. resistograph drilling, tomography, or increment boring). Internal structural conditions were not assessed.
- This is not a safety or risk management survey. However, any hazards observed during the assessment have been noted, and relevant management recommendations are provided in the tree schedule (see Appendix B).
- BS 5837:2012 does not argue for or against development or the removal/retention of trees. Rather, it guides decisions about which trees are most appropriate to retain when development is proposed.
- The accuracy of tree locations is dependent on the quality of supplied topographical data, aerial imagery, and in-field GPS estimates. Actual tree positions may vary and should be verified on-site if precise location data is required.
- The report does not evaluate the influence of trees on surrounding structures in relation to subsidence, heave, or legal nuisances, nor does it comment on hazard potential unless expressly stated.
- Trees are dynamic living organisms influenced by environmental conditions, some of which are unpredictable, such as high winds, drought, or flooding. Conditions can change rapidly; therefore, this report is valid for 12 months from the date of the survey.
- This report does not assess ecological considerations, including protected species such as nesting birds or bats. Separate ecological input should be sought where relevant to the development.

3. Existing Site Conditions

3.1 Existing Land Use

The site is currently derelict, with the ruins of an old building located on the northern boundary. The location of the boundary is difficult to delineate at present due to the lack of fencing and fragmented and overgrown boundary features.

3.2 Existing Trees

Trees on site are located around the assumed boundary and are principally comprised of overgrown hedgerows consisting of Cypress trees, Hawthorns and Privet. Interspersed and slightly set back from these hedgerows are several Beech, Sycamore and Birch trees, although a number of these trees in the northeast have suffered fire damage with large vertical columns of cambial damage and decay.

3.3 Site Topography

The site has a significant fall in height from east to west.

3.4 Soil Conditions

No detailed soil analysis was conducted during this survey. However, baseline data from the British Geological Survey (BGS) indicates that the site's underlying geology consists of Pennine Middle Coal Measures Formation.

Further classification from the Cranfield Soil and Agrifood Institute identifies the area as having a "Slowly permeable seasonally wet acid loamy and clayey soils" with a Loamy and clayey texture.

Where clay-based soils are present, there may be increased susceptibility to volumetric changes (shrink-swell behaviour) due to seasonal moisture fluctuations driven by tree root activity. This may be a relevant consideration in future foundation design and structural engineering decisions.

3.5 Statutory Tree Protection

Trees may be subject to statutory protection under Tree Preservation Orders (TPOs) or if located within a Conservation Area (CA). These protections are governed by the following legislation:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principal effect of a TPO is to prohibit cutting, uprooting, lopping, topping, or otherwise damaging protected trees without prior written consent from the Local Planning Authority (LPA). Similarly, trees within a Conservation Area may not be subject to works without six weeks'

prior notice to the LPA. Breach of these protections may result in significant legal penalties, including unlimited fines.

The interactive map on the Barnsley Council's website, visited on the 19th of May 2025, shows that the site does not fall within a conservation area. In addition, no TPO designations are listed within 15m of the site.

3.6 Wildlife and Habitat Considerations

Although ecological assessments fall outside the scope of this arboricultural survey, any proposed tree works must comply with UK wildlife legislation. The following laws protect certain species and habitats:

- Conservation of Habitats and Species Regulations 2010 (bats and bat roosts)
- Wildlife and Countryside Act 1981 (as amended) (nesting birds)
- Protection of Badgers Act 1992 (badger setts and individuals)

Where tree works are proposed, trees should be inspected for signs of protected species. If evidence of roosting bats, active bird nests, or badger activity is identified, all work should cease immediately and advice sought from Natural England or a suitably qualified ecologist.

Additionally, features such as hedgerows and wider landscape elements may be protected under:

- The Hedgerow Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006
- Environment (Wales) Act 2016 (if applicable)

4. Arboricultural Impact Assessment

4.1 General

This section assesses the potential arboricultural impacts of the proposed development, focusing on the trees identified during the site survey. The Arboricultural Impact Plan (AIP), provided in Appendix D, visually illustrates the location of surveyed trees, their assigned reference numbers, and the projected relationship between the proposed layout and tree constraints.

Survey data for all recorded trees are presented in Appendix B, in accordance with the guidance set out in BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

The assessment considers both direct and indirect impacts, including potential incursions into Root Protection Areas (RPAs), shading issues, changes in ground conditions, and risks associated with future pressure for pruning or removal.

4.2 Root Protection Areas

The Root Protection Area (RPA) is defined by BS 5837:2012 as the minimum area surrounding a tree that contains sufficient rooting volume to support its long-term health and stability. The protection of this area is critical to avoid severance, compaction, or asphyxiation of roots, all of which can lead to long-term decline or structural failure.

For each tree surveyed, the RPA has been calculated based on stem diameter measurements and is listed in the tree schedule in Appendix B. These RPAs are represented on the constraints plan and AIP as pink dashed circles centred on the stem location.

Where RPAs are affected by proposed development works, mitigation measures are outlined in Section 4.5 and may include construction techniques such as ground protection, root bridging, or limited excavation under arboricultural supervision.

4.3 Utilities and services

At the time of writing, no detailed information has been provided regarding the routing of existing or proposed utilities, including drainage, electricity, telecommunications, and other below-ground services.

To comply with BS 5837:2012, all new service runs should be routed outside RPAs wherever possible. Where this is not feasible, the National Joint Utilities Group (NJUG) Volume 4 guidelines and specialist arboricultural input should be followed to minimise risk to tree roots. Trenching within RPAs should be avoided or conducted using trenchless methods (e.g. moling or directional drilling) if necessary.

Further assessment should be undertaken once detailed service layouts are available.

4.4 Scheme Details

The proposed development is detailed in Section 1.3 of this report and illustrated on the AIP (Appendix D). It includes the demolition of existing structures and the construction of five new detached residential dwellings, each with associated private gardens and off-road parking.

Tree impacts have been assessed based on the current layout. Should the design be subject to modification, further arboricultural input may be necessary to reassess constraints and impacts.

4.5 Arboricultural Impacts and Mitigation

The arboricultural impacts associated with the current proposal are summarised in Table 1 below. These include:

- Potential partial incursion into RPAs due to proposed structures, level changes or hard surfacing.

Table 1. Summary of Arboricultural Impacts and Recommended Mitigation Measures

Reference Data	Impact Type	Description	Proposed mitigation
T3 - Young, Ash (<i>Fraxinus excelsior</i>) U	Fell	Dead stem with young shoots at the base - not considered viable within the development proposal.	None
T1932 - Early Mature, Sycamore (<i>Acer pseudoplatanus</i>) B2		Trees to be removed in accordance with the highways technical note to facilitate the widening of the road for a footpath.	9 new trees to be established within the development proposal.
T1933 - Early Mature, Ash (<i>Fraxinus excelsior</i>) B2			
T1934 - Early Mature, Ash (<i>Fraxinus excelsior</i>) B2			
T1940 - Early Mature, Beech (<i>Fagus sylvatica</i>)	Demolition within the RPA	Part of the existing building is situated over the RPA. Root may be present against the foundation.	
T1941 - Semi-Mature, Sycamore (<i>Acer pseudoplatanus</i>)	Proximity to RPA	The development of Plot 1 is in close to the RPA.	Temporary protective fencing should be installed to establish a Construction Exclusion Zone (CEZ) around the RPA. Scaffolding will be erected above the Root Protection Area (RPA) using a ground protection system compliant with BS 5837:2012. No ground penetration will occur within the RPA. Scaffold footings will rest on load-spreading surfaces such as scaffold boards over a compressible layer or proprietary ground protection panels, ensuring no compaction or disturbance to the underlying soil or tree roots.
G17 - Semi-Mature, Leyland Cypress (<i>Cupressus × leylandii</i>)	Proximity to RPA	The development of Plot 3 is close to the RPA.	
T1945 - Mature, Sycamore (<i>Acer pseudoplatanus</i>)	Proximity to RPA	The proposed new access road and parking is close to the RPA.	Temporary protective fencing should be installed to establish a Construction Exclusion Zone (CEZ) around the RPA. Minor incursions into the residual extent of the RPA, where protection is not feasible, are anticipated to have a negligible impact on the long-term health and structural stability of the tree.

4.6 Compensatory Planting and Tree Replacement Ratios

Where tree loss is unavoidable, mitigation through compensatory planting is expected to maintain the site's arboricultural, ecological, and landscape value. While local planning policies may differ, the following general replacement ratios are considered appropriate and proportionate to tree quality and value:

- Category C trees: replaced at a ratio of 2:1
- Category B trees: replaced at a ratio of 3:1
- Category A trees: replaced at a ratio of up to 5:1, subject to available space and landscape capacity

Replacement species should be selected for long-term benefit and climate resilience, considering local character, site conditions, and landscape context. It is recommended that newly planted trees be included in a formal landscape scheme, which outlines planting locations, species, and aftercare provisions.

4.7 Preliminary Management Recommendations

The arboricultural data sheets (see Appendix B) include management recommendations for those trees identified during the survey as requiring intervention. These preliminary recommendations address structural defects, suppressed growth, mechanical damage, and other observed issues relevant to tree safety and health.

It should be noted that this report does not constitute a full tree risk management survey. However, where safety-related concerns have been noted, they are highlighted for the client's attention.

As part of their ongoing duty of care, landowners are responsible for the management of trees within their ownership. Trees are dynamic, living organisms, and their condition can change due to weather, disease, or site activity. As such, periodic inspections by a qualified arborist (ideally every 18–36 months, or after significant weather events) are recommended to ensure trees remain safe and appropriate within their context.

5. Tree Protection Measures

5.1 General Principles

To ensure the successful retention of trees throughout the development process, protective measures must be implemented before the commencement of any construction-related activity, including site clearance, demolition, or delivery of materials.

Protective measures should aim to:

- Preserve the root system, particularly within the Root Protection Area (RPA).
- Prevent mechanical damage to trunks and lower limbs.
- Avoid soil compaction, contamination, or changes in ground level that could affect tree health.

All tree protection measures should be installed in accordance with BS 5837:2012, maintained in good condition throughout the works, and only removed with the prior approval of the project arboriculturist.

5.2 Protective Fencing

Temporary protective fencing will be erected around the RPA of retained trees. This fencing must:

- Be robust and immovable, typically consisting of weldmesh panels (e.g. Heras) secured to a scaffolding frame firmly anchored into the ground.
- Be installed before any works commence and remain in place until all construction and landscaping activities are completed.
- Be clearly signed as a Tree Protection Zone (TPZ), with access strictly prohibited.

Refer to the AIP (Appendix D) for the layout and extent of tree protection fencing.

5.3 Ground Protection

Where temporary access within the RPA is unavoidable (e.g. for landscaping or soft construction works), ground protection must be used to prevent soil compaction and root damage.

Acceptable ground protection includes:

- Load-spreading panels (e.g. Trakway, Ground Guards) laid over geotextile sheeting and compressible materials.
- No-dig construction techniques are used where hard surfacing is proposed over tree roots, using permeable materials and a cellular confinement system.

All ground protection systems must be approved by the project arboriculturist before use.

5.4 Scaffolding within the RPA

Scaffold footings will rest on load-spreading surfaces such as scaffold boards over a compressible layer or proprietary ground protection panels, ensuring no compaction or disturbance to the underlying soil or tree roots.

5.5 Site Access and Material Storage

Construction access routes, welfare facilities, contractor parking, and materials storage areas must be sited outside the RPAs of retained trees. No excavation, storage of spoil, cement mixing, or discharge of chemicals shall occur within protected zones.

Site logistics planning should reflect the locations of tree protection measures, and contractors must be briefed on the importance of compliance through a pre-start site meeting with the project arboriculturist.

5.6 Arboricultural Supervision

Arboricultural supervision is required where works occur within or adjacent to RPAs, particularly where incursions are approved for access, surfacing, or foundation design.

Supervision will include:

- Pre-commencement site inspection of protective fencing.
- Monitoring of ground protection installation.
- Observation of approved RPA incursions or sensitive works (e.g. hand-digging, air-spade investigations).

Records of all supervisory visits will be documented and submitted to the LPA, where requested.

6. Method Statement

6.1 Introduction

This Tree Protection Method Statement (TPMS) supports the Arboricultural Impact Assessment (AIA) and outlines how trees retained on or adjacent to the development site will be protected throughout demolition, construction, and associated groundworks. It has been prepared in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

Throughout the proposed development, several tasks need to be undertaken at specific intervals so that work can be undertaken in a logical order. These approaches for tree protection must be confirmed in writing by the local planning authority before the commencement of works.

The statement should be read in conjunction with the Arboricultural Impact Plan (AIP) and Tree Protection Plan (TPP, Appendix D), which shows the layout of proposed works and protection measures.

6.2 Responsibilities

To ensure the efficiency of this process, it is necessary to retain several professional persons who can carry out the work to the standards described within the methodology and liaise with the tree officer if necessary. The details of the appointed parties to date are listed in the table below.

Table 2. Responsibilities

Role	Responsibility	Name/Organisation
Site Manager	Overall site safety and tree protection compliance	Penistone Developments
Arboricultural Consultant	Supervision and reporting	Laurence Smith (Key Tree Solutions)
Contractor(s)	Day-to-day adherence to tree protection protocols	TBC
LPA Tree Officer	Oversight and enforcement (as required)	Barnsley Council

6.3 Arboricultural sequence of events

The following table outlines the sequence of arboricultural events regarding tree protection and how the retained arboriculturalist will be utilised. The table also suggests stages at which the tree officer should be invited to the site, should they wish to attend.

Stage	Action	Relevant parties
1	<p>Pre-commencement site meeting.</p> <ul style="list-style-type: none"> Confirm the location and specification of the protective barriers. Confirm the requirement for reporting and tree-related incidents Confirm ongoing contact details. 	<p>Site Manager</p> <p>Arboricultural Consultant</p> <p>Arborist</p> <p>Tree Officer (optional)</p>
2	<p>Arboricultural works.</p> <ul style="list-style-type: none"> Fell trees T1932, T3, T1933 and T1934 	<p>Arborist</p>
3	<p>Setting out of protective barriers.</p> <ul style="list-style-type: none"> Set out tree protection measures. Review location and specification of tree protection fencing/temporary ground protection. Confirm any additional tree protection requirements. 	<p>Site Manager/Contractor</p> <p>Arboricultural Consultant</p>
4	<p>During operation.</p> <ul style="list-style-type: none"> Review the location and specification of tree protection. Assess the condition of retained trees. Confirm any additional tree protection measures. Produce a progress sheet 	<p>Arboricultural Consultant</p> <p>Tree Officer (optional)</p>
5	<p>Post construction.</p> <ul style="list-style-type: none"> Inspect all retained trees for damages. Instruct any remedial works if necessary. 	<p>Arboricultural Consultant</p>

6.4 Methodology

6.4.1 Pre-Development

Appointment of an Arboricultural Consultant

The site manager will appoint an arboricultural consultant. The role of the consultant will be to monitor and oversee the implementation of the works required within this document.

The arboricultural consultant will be the first point of contact for arboricultural advice relating to any issues which may arise and are not detailed within this report. Examples of this may include additional tree works or unforeseen work within the root protection area. Any tree-related damage should immediately be reported to the consultant, who can document the incident and recommend any remedial works alongside any modifications to the tree protection methodology.

The appointed arboricultural consultant should produce a record of site visits, recording any new tree-related findings or deviations from this document. Any damage to trees during development should also be recorded. A record of site visits and findings should be retained by the site manager for inspection by the tree officer if they see fit.

Pre-Commencement Site Meeting

A pre-commencement site meeting should take place between the arboricultural consultant, site manager, appointed arborist and potentially the tree officer. This meeting will ensure clarity of the tree works and tree protection methodology, along with the limitations of the protection. This meeting will also allow discussion of any unforeseen issues, reporting procedure and confirmation of contact details.

Tree Works

Ensure that the correct permissions have been obtained if necessary and carry out the felling of trees T1932, T3, T1933 and T1934.

Tree Protection

Before any development work occurs on-site, tree protection must be outlined as detailed in the Tree Protection Plan (TPP) and discussed during the pre-development site meeting. This protection method comprises fencing and temporary ground protection. After installation, the barriers should be inspected by the arboricultural consultant and, potentially, the local tree officer, should they wish to attend the site.

Once installed and inspected, barriers should not be moved or tampered with as they form a Construction Exclusion Zone (CEZ). Should adjustments need to be made, they should only be undertaken with approval from both the arboricultural consultant and the tree officer.

The default specification for protective barriers will consist of a vertical and horizontal scaffold framework, well-braced to resist impacts, as illustrated in **Figure 1**. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the

vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots.

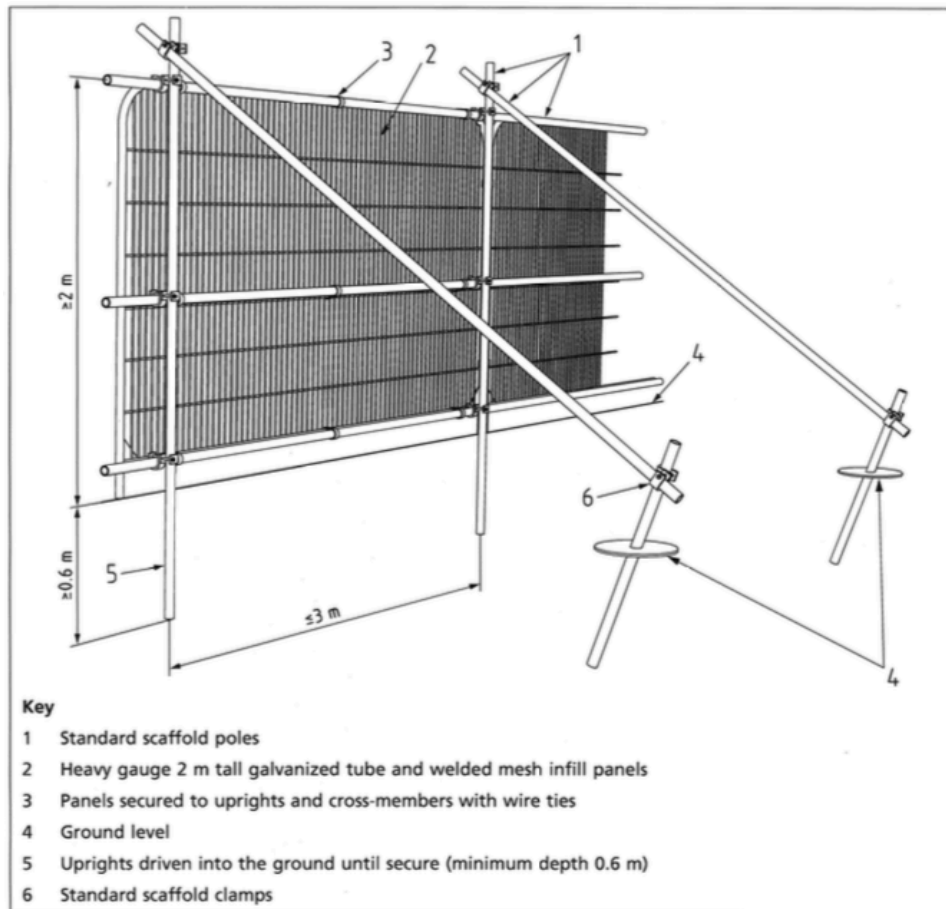


Figure 1. An example of the default fencing used for the protection of retained trees.

Where tree protection fencing cannot be satisfactorily braced, such as over hard-standing or utility runs, an alternative fencing specification has been given. This will consist of 2m tall welded mesh panels supported on concrete feet. Each panel will be secured to its neighbour with a minimum of 2 anti-tamper couplers secured so that they can only be undone from inside the CEZ. The panels will be further supported by stabiliser struts, which will be pinned to the ground. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, the stabiliser struts should be mounted on a block tray. An example of this type of barrier is given in **Figure 2**.

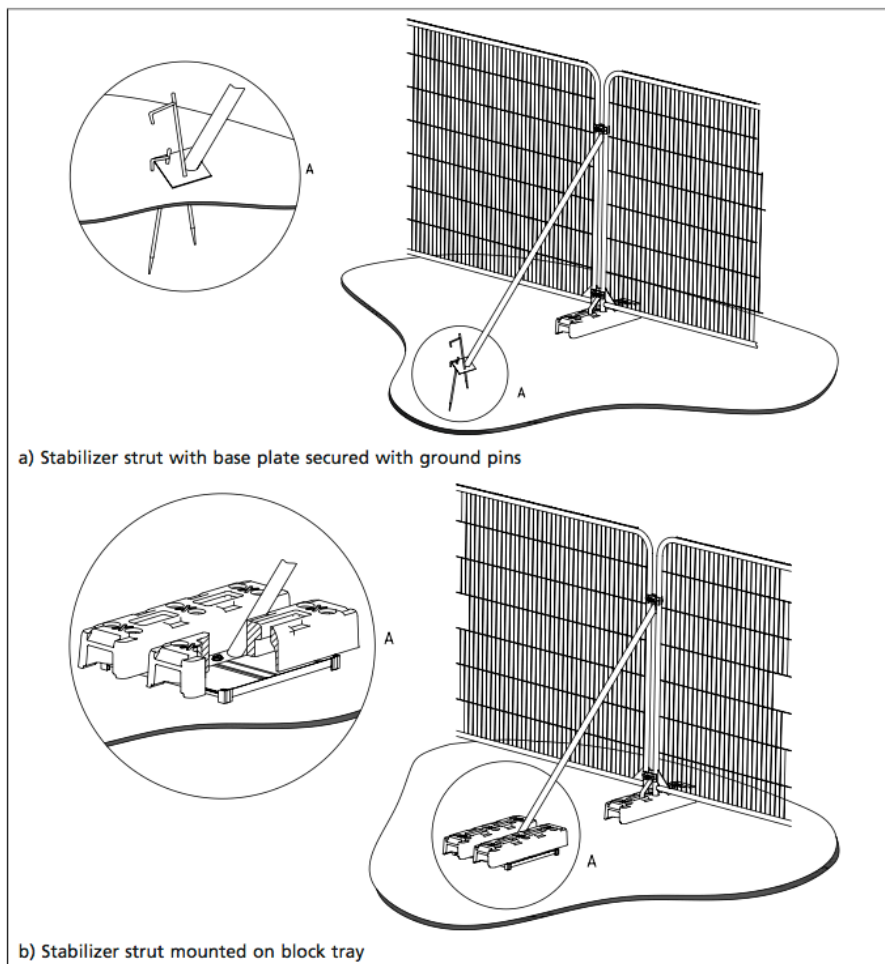


Figure 2. An example of the alternative fencing for use in regions where the default specification can not be utilised.

Within the CEZ, the following prohibitions will be complied with:

- No excavations, including by hand, unless agreed with the retained arboricultural consultant
- No storage of machinery
- No storage or handling of building materials, fuel, chemicals or spoil
- No fires
- No vehicular access
- No pedestrian access, unless agreed with the retained arboricultural consultant
- No alteration, increase or decrease to existing ground levels
- No excavation or installation of services

To ensure all site personnel and visitors are aware of the purpose of the fencing all weather notices will be attached to the fencing to highlight the CEZ. An example of a suitable notice is given in Appendix F.

Temporary Ground Protection

In regions where unmanaged ground within the RPA of retained trees exists but is outside of the protective barrier and is exposed to construction damage and or soil compaction. Temporary ground protection should be installed immediately following the erection of the tree protection fencing and before starting work on site.

Ground protection will be constructed using no-dig construction principles. This will involve cutting back any understory vegetation and installing interlinked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of wood chip), laid onto a geotextile membrane with 300mm overlaps. An image of suitable group protection is given in **Figure 3**.



Figure 3. An example of suitable temporary ground protection spanning over a root protection area.

Erection of Scaffolding within the RPA

Where scaffolding is required within or adjacent to the Root Protection Area (RPA) of retained trees, it will be erected in a manner that prevents ground compaction or disturbance. Before installation, a suitable ground protection system will be laid, as detailed above. The scaffolding will be erected from outside the RPA where practicable, and no excavation or mechanical post placement will occur within the RPA. All scaffold poles within the RPA will be surface-mounted on spreader plates to ensure stability without penetrating the soil. The scaffold design will be reviewed in consultation with the project arboriculturist to ensure it remains compliant with BS 5837:2012 and does not negatively impact tree health. An image of a suitable scaffolding design is given in **Figure 4**.

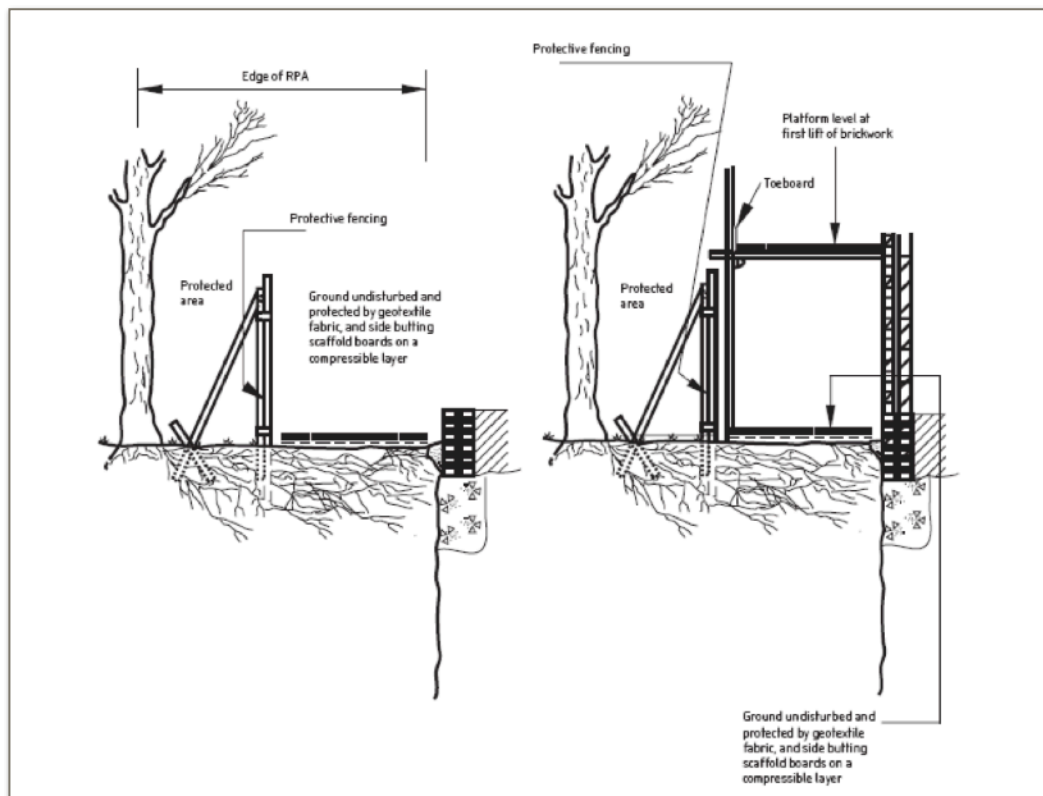


Figure 4. An example of a suitable scaffold design over a Root Protection Area.

6.4.2 *During Development*

Demolition

Regions of the existing building that need to be demolished can be achieved in any way, provided it is ensured that the machinery is working from outside the RPA. In regions where demolition must be conducted near RPAs, a ‘top-down, pull back’ procedure in small controlled sections must be undertaken using a small arm demolition vehicle, removing all demolition debris in small amounts as soon as it has fallen to the ground. This is to ensure that any overhead canopies, as much as is reasonably practical, are not damaged by machinery. If it is not possible to operate the machinery within the given confines without damaging tree canopies or accessing the CEZ, the arboricultural consultant must be the first point of contact for advice.

3.1.3 Location of the Site Compound

The site compound, typically including the site office, mess facilities, toilets, storage of materials and parking, must be located away from and outside the RPA of retained trees. Areas designated for the storage and/or mixing of chemicals, including petrol, diesel and oils, must also be located away from and outside the RPA of retained trees. Such areas should be constructed with consideration to, and contingencies for, the occurrence of spillages, preventing the leaching of chemicals into unprotected, open ground.

6.4.3 Post Development

3.3.1 Removal of the Protective Fencing

Post construction and after all development traffic has left the site, the protective fence can be removed and the landscaping plan undertaken, provided the season is suitable.

3.3.2 Annual Inspection

An annual inspection of trees will be undertaken post-construction for the duration of two years following completion. It is not anticipated that the condition of trees will significantly change following the development's completion, but continued monitoring of the trees' condition will be made by the arboriculturalist. Where appropriate, remedial works will be undertaken to improve the environment for trees or to make the trees safe. This inspection should also include any new trees planted within the landscaping plan.

3.3.3 Mitigation Planting Methodology

To mitigate the removal of three Category B trees, nine replacement trees will be planted in accordance with best arboricultural practice and BS 8545:2014 (Trees: From Nursery to Independence in the Landscape). The selected species will be appropriate to the site conditions and local character, and will be planted in locations agreed with the local planning authority. All planting pits will be excavated to a sufficient size to accommodate the root system without constraint, incorporating suitable topsoil and organic matter to aid establishment. Where necessary, irrigation systems, root barriers, and underground guying will be installed. Trees will be staked securely and protected from damage with appropriate guards. A maintenance and aftercare regime will be implemented for a minimum of three years to ensure successful establishment, including regular watering, formative pruning, weed control, and replacement of any failures.

Appendix A: Key & British Standard BS5837:2012 Survey Table

A1. Survey Key

Column Heading	Description
ID	Each surveyed element has been given a unique reference number as shown on the survey drawings. Each number is prefixed with a letter to represent the element type. (T) Tree, (G) Group, (H) Hedge, (W) Woodland.
Age Class	The tree is described as Young, Semi Mature, Early Mature, Mature, Over Mature, Veteran or Dead.
Species	The English common name has been used. In some instances the botanical name is also given in <i>italics</i> .
Height (m)	An indication of the tree's height measured in metres.
Stem Diameter (mm)	The diameter of the tree stem when measured at 1.5 metres from ground level.
Branch Spread (m) N E S W	The distance the live crown extends in each fo the four cardinal directions.
First Main Branch Height (m) / Direction	Height given in meters that the first significant branch extends from the stem and the direction of which it points towards.
Canopy Height (m)	Height given in metres of the lowest part of the canopy.
Vitality	<p>A quick reference guide to the trees overall health and condition. Given as Good, Fair, Poor or Dead</p> <p>Good – a tree with little or no obvious physiological defects; leaf density and colour are typical for the species, bud, flower and fruit production are good and there are no signs of dieback at any point throughout the crown.</p> <p>Fair – a tree with moderate physiological defects may have some or all of the following factors; leaf density is less than typical for the species, leaf cover is chlorotic, bud, flower or fruit production are deficient, there are signs of minor dieback within the crown, there is a moderate degree of deadwood within the crown.</p> <p>Poor – a tree with major or multiple physiological defects; evidence of extensive crown thinning, bud, flower or fruit production is poor or missing, there are signs of advanced dieback throughout the crown, there is extensive or major deadwood throughout the crown.</p> <p>Dead – a tree that has died due to either old age, drought, disease, pest infestation, physical damage to the main stem or rooting system, or a combination of these factors.</p>
General Observations	Narrative comment on the general condition including significant defects and overall appearance.
Preliminary Management Recommendations	Any works recommended in order to minimise risk, improve form or maintain a high value.
Estimated Remaining Contribution	An estimation of how long the feature will contribute to its surroundings in the current landscape context. Recorded in bands of either 10< years, 10> years, 20> years and 40> years.
Category Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). These letters are suffixed with a number which gives an indication of how the tree sits within the landscape. More information on these values is given in the cascade chart in A2.
Root Protection Area Radius (m)	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

A2. BS5837: 2012 Cascade Chart

Trees to be considered for retention	(1) Mainly arboricultural qualities	(2) Mainly landscape qualities	(3) Mainly cultural values, including conservation.	Identification on plan
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	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)	Light Green
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid Blue
<p>Category C</p> <p>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</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey
Trees unsuitable for retention				
<p>Category U</p> <p>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.</p>	<ul style="list-style-type: none"> 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. Tree infected with pathogens of significant to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</p>			Red

Appendix B: Arboricultural Survey Data

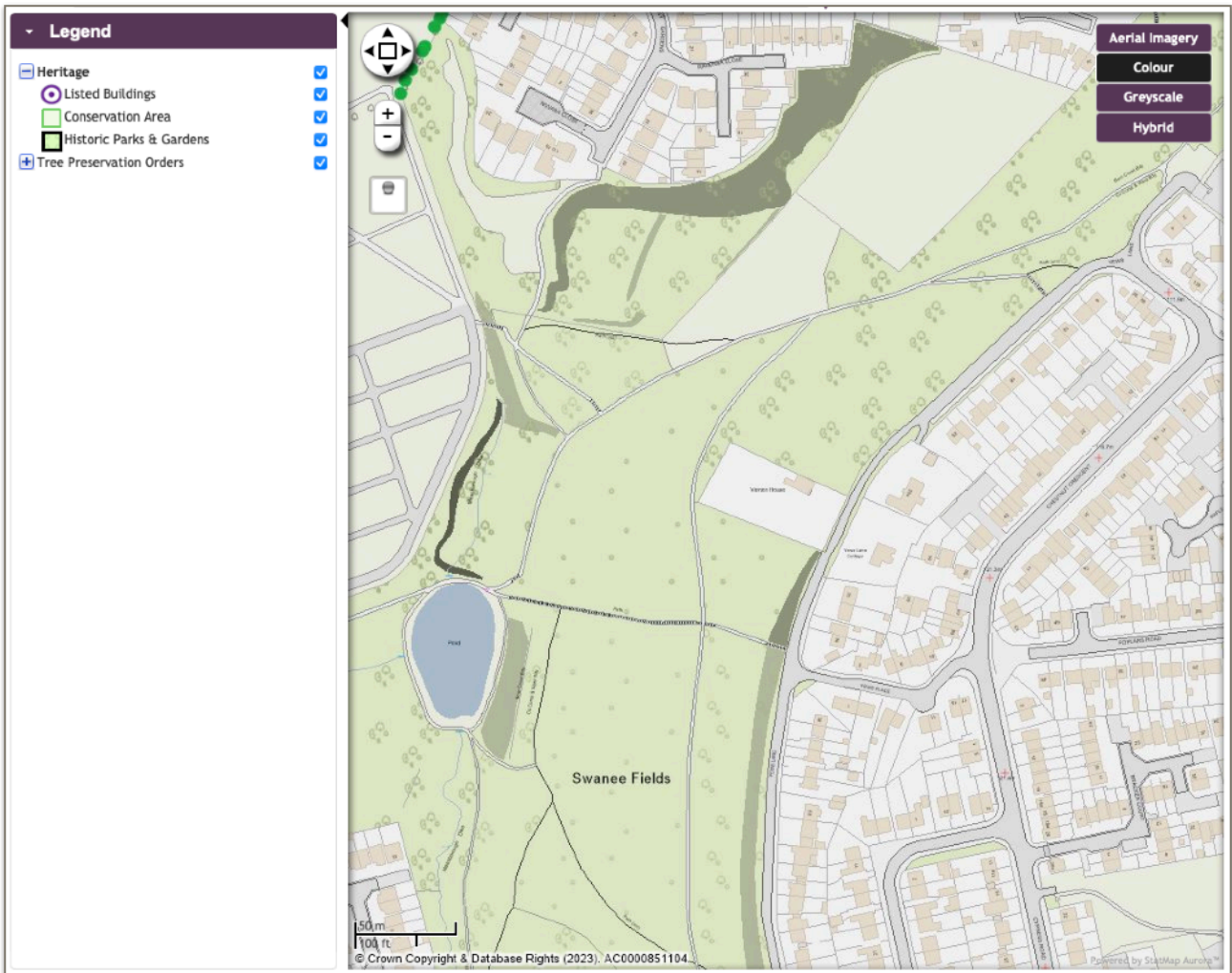
ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T1	Mature	Wild Cherry (<i>Prunus avium</i>)	12	640	7, 4, 5, 7	2 W	0.5	Normal	High pruned to 6m over the highway with two large pruning wounds. To the west of the canopy are numerous young stems with diameters <75mm.	None	>10	C1	7.7
T2	Early Mature	Ash (<i>Fraxinus excelsior</i>)	15	400, 280, 150, 270	4.5, 7, 6, 4.5	5.5 E	2	Fair	4 stems from the ground level share the same root plate. The canopy has been lifted to 6m over the highway with one large pruning cut. Early signs of Ash dieback although not considered significant at present.	None	>10	C1	5.8
T1932	Early Mature	Sycamore (<i>Acer pseudoplatanus</i>)	12	460	2.5, 4, 7.5, 4	4.5 E	4	Vitality	The stem has a minor lean south with multiple occluded pruning wounds. The canopy is approximately 6m above the current site but lower over the highway.	None	>20	B2	5.5
T3	Young	Ash (<i>Fraxinus excelsior</i>)	6.5	180	3, 1, 1, 2	N/A	3	Poor	Standing deadwood with young shoots extending from close to the base. Leaves appear to be infected with Ash Dieback.	Fell	<10	U	2.2
T1933	Early Mature	Ash (<i>Fraxinus excelsior</i>)	14	450	4.5, 7.5, 6.5, 4	5 E	7	Normal	Two moderate pruning wounds partially occluded on the north side of the stem. One with minor decay. Some minor deadwood but no indication of Ash Dieback at present.	None	>20	B2	5.4
T1934	Early Mature	Ash (<i>Fraxinus excelsior</i>)	15	430*	6.5, 8, 2.5, 2.5	5 E	5	Fair	The lower canopy is becoming entangled with Russian vine and Ivy. Minor internal deadwood	Remove climbing vine	>20	B2	5.2
T1935	Semi Mature	Ash (<i>Fraxinus excelsior</i>)	12	300	3, 3, 3, 3	4 S	4.5	Fair	A large vertical column of decay from ground level to around 6m. Assumed historic fire damage. Possible habitat and not considered at risk of failure at present.	None	<10	U	3.6
T4	Young	Ash (<i>Fraxinus excelsior</i>)	8	110	3, 4, 0, 1	N/A	2.5	Normal	A relatively insignificant stem which leans to the east.	None	>10	C2	1.3

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T1936	Semi Mature	Silver Birch (<i>Betula pendula</i>)	12	200	2, 2, 1.5, 4	N/A	3	Poor	Hollowing stem with limited structural integrity. High failure potential into the site within 10 years.	Fell	<10	U	2.4
T5	Early Mature	Silver Birch (<i>Betula pendula</i>)	13	210	3, 1.5, 3, 2.5	N/A	8	Poor	A large decay column from ground level to 6m. Assumed fire damage.	Potential to fell depending on ownership.	<10	U	2.5
T6	Early Mature	Silver Birch (<i>Betula pendula</i>)	13	220	5, 3, 0, 0	N/A	8	Poor	Significant hollowing stem with a large vertical fracture. Stem leans away from the site and is not considered a risk of harm.	None	<10	U	2.6
T7	Early Mature	Silver Birch (<i>Betula pendula</i>)	15	400	4, 3, 4, 6.5	5 W	7	Normal	Multiple instances of deadwood are low in the canopy but generally in good condition.	None	>20	B2	4.8
T1937	Semi Mature	Sycamore (<i>Acer pseudoplatanus</i>)	12	310	5.5, 3, 5.5, 3.5	2 S	2	Fair	Cambial damage at 2m south, although decay is minimal and occlusion growth strong. Generally good condition.	None	>10	B2	3.7
T1938	Young	Beech (<i>Fagus sylvatica</i>)	12	220	4, 1, 5, 5	4 W	2	Normal	Tall, slim, stem with an asymmetrical canopy.	None	>10	C2	2.6
T1939	Young	Beech (<i>Fagus sylvatica</i>)	13	240, 190	4.5, 3, 5, 4	N/A	3	Normal	Bark included union at 1.5 m. Tall slim stems above.	None	>10	C2	3.1
G8	Young	Cherry Laurel (<i>Prunus laurocerasus</i>)	9	100 x 8 approx.	5, 4, 3.5, 3.5	N/A	Ground Level	Normal	Multiple upright stems from 0.5m.	None	>10	C2	2.8
T9	Semi Mature	Sycamore (<i>Acer pseudoplatanus</i>)	12	230, 250	2.5, 6, 4, 4	N/A	6	Normal	Twin stems from ground level. Deadwood is low in the canopy but generally in good condition.	None	>20	B2	3.4
T10	Semi Mature	Sycamore (<i>Acer pseudoplatanus</i>)	12	330	3.5, 3, 4, 4	1.5 W	6	Normal	Larger tree with row. Generally good condition.	None	>20	B2	4.0
G11	Semi Mature	Sycamore (<i>Acer pseudoplatanus</i>)	9	140-270	2, 2, 4.5, 2	N/A	2	Normal	A row of Sycamore trees with one Field Maple. Assumed to have been part of a woodland planting given the uniform spacing and similar characteristics.	None	>20	B2	3.2
T1940	Early Mature	Beech (<i>Fagus sylvatica</i>)	14	320, 280	5.5, 5.5, 4, 5	N/A	3	Normal	Generally good health and vigour.	None	>20	B2	4.3

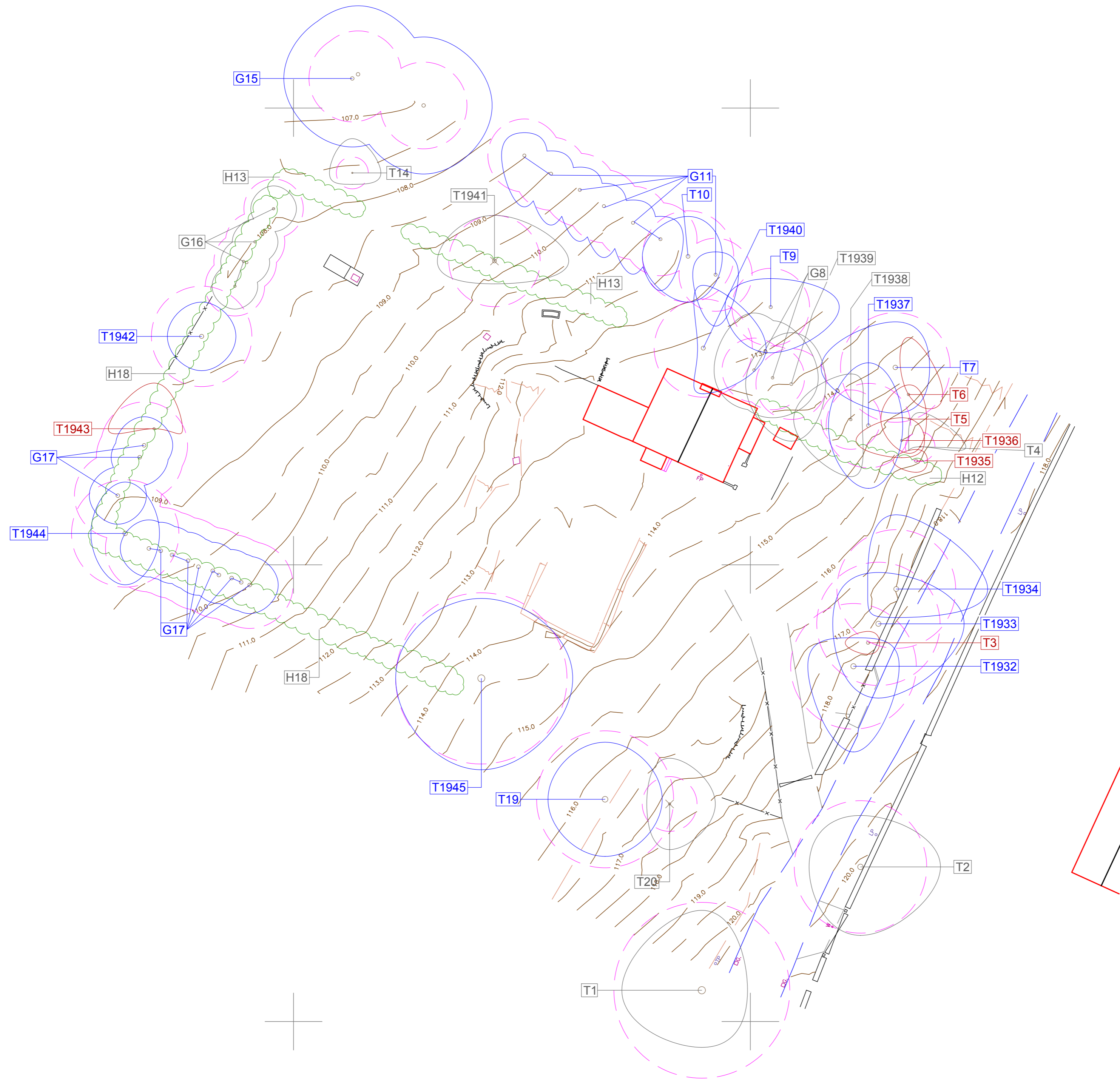
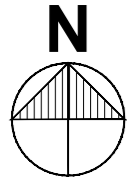
ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
T1941	Semi Mature	Sycamore (<i>Acer pseudoplatanus</i>)	11	330	4, 6.5, 2, 5	1 W	4.5	Normal	Squirrel damage around the crown will likely lead to failures of the main upright stems in time.	Potential to prune out damaged limbs.	>10	C2	4.0
H12	Early Mature	Privet (<i>Ligustrum ovalifolium</i>)	6	<75	N/A	N/A	3	Normal	Originally managed as a hedge feature, it has now become somewhat overgrown. The canopy arches into the site by around 2m.	None	>10	C2	1.0
H13	Semi Mature	Hawthorn (<i>Crataegus monogyna</i>)	6.5	<75	N/A	N/A	2	Normal	All stems lean to the north with the canopy extension approximately 3m north of the stems' location.	None	>10	C2	1.0
T14	Young	Aspen (<i>Populus tremula</i>)	8	120	3, 2.5, 1, 2	N/A	N/A	Normal	Tall slim stem with a minor lean to the north.	None	>10	C2	1.4
G15	Semi Mature	Aspen (<i>Populus tremula</i>)	13	250, 280*	6, 6, 6, 6	6 S	3	Normal	End trees of a shelter belt of Aspens which extends further east. Lower deadwood but generally in condition typical of the species.	None	>20	B2	3.8
G16	Semi Mature	Lawson's Cypress (<i>Chamaecyparis lawsoniana</i>)	8	150, 150, 150	2, 2, 2, 2	N/A	Ground level	Fair	The southeastern sides are dead with the only viable canopy at the crown and the opposing side only.	Potential to fell and replace.	>10	C2	2.6
T1942	Semi Mature	Layland Cypress (<i>Cupressus x leylandi</i>)	11	370	3, 3, 3, 3	2 W	2	Normal	Form and health typical of the species.	None	>20	B1	4.4
T1943	Semi Mature	Goat Willow (<i>Salix caprea</i>)	7.5	150, 170	4, 2.5, 0, 4	2 N	3	Poor	Hollowing stems with decay at the base.	Fell	<10	U	2.3
T1944	Early Mature	Sycamore (<i>Acer pseudoplatanus</i>)	12	200, 180, 250, 300	4.5, 3, 4.5, 3	3 E	2	Normal	Multi stem from close to ground level. Stems are upright with limited lateral branching.	None	>20	B1	4.7
G17	Semi Mature	Layland Cypress (<i>Cupressus x leylandi</i>)	12	320	2.5, 2.5, 2.5, 2.5	N/A	2	Normal	Row of trees which form part of a tall hedge.	None	>20	B2	3.8

ID	Age Class	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m) N E S W	First Main Branch Height (m) / Direction	Canopy Height (m)	Vitality	General Observations	Preliminary Management Recommendations	Estimated Remaining Contribution	Category Grading	Root Protection Area Radius (m)
H18	Semi Mature	Hawthorn (<i>Crataegus monogyna</i>)	6	<75	N/A	N/A	Ground level	Normal	Boundary hedge feature which has become overgrown in multiple locations and suppressed by trees in others. Limbs have typically become long and flexible with retention as a boundary feature questionable.	None	>10	C2	1.0
T1945	Mature	Sycamore (<i>Acer pseudoplatanus</i>)	12	430, 460, 400	7, 8, 8, 7.5	3 S	2	Normal	The canopy is approximately 4m high above the site with deadwood and hanging branches. The easterly stem has a large region of cambial damage although secondary hardening is currently intact.	None	>20	B1	7.5
T19	Early Mature	Small-leaved Lime (<i>Tilia cordata</i>)	12	500	5, 5, 5, 5	2 W	Ground level	Normal	Some minor bark included unions but generally good physiology and structure. Expansion cracking around the stem. Potential for a hollowing stem, but most likely due to high vigour.	None	>20	B1	6.0
T20	Semi Mature	Wild Cherry (<i>Prunus avium</i>)	10	140, 200*	4, 4, 4, 2	N/A	3	Fair	Stems twisting around each other, clad in Ivy with overgrown Hawthorn extending through the lower canopy.	Sever and remove Ivy.	>10	C1	2.4

Appendix C: Statutory Protection



Screenshot 1. A screen shot taken from the Barnsley Council's Website showing that the site is not within a conservation area and that there are no TPO designations impact the site.



405440N

405400N

405360N



KEY- Arboricultural Survey and Constraints Plan
 (to be read in conjunction with report ref.YLKB01-23)

- Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey
- Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012) -
 Shape indicates canopy spread

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root Protection Area (RPA)
- Shrubs & Hedges

Site Location

Vernon House
Yews Lane
Kendray
Barnsley
S70 3LJ

Key Tree Solutions
 Rolys Cottage,
 YO61 2QY
 Tel. 07716 638 613
 www.KeyTreeSolutions.co.uk

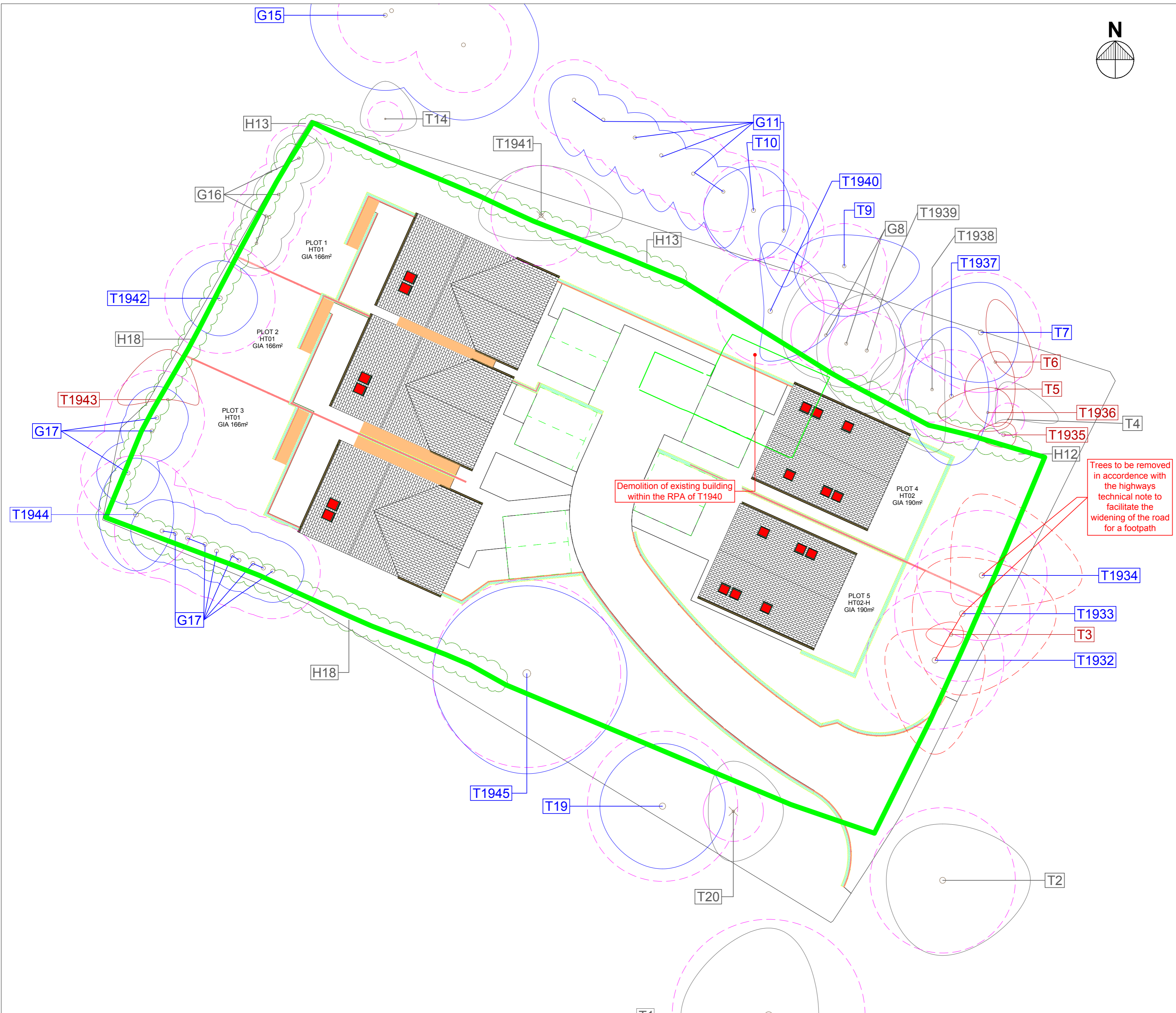
Job

Arboricultural Constraints Report

Title

**Appendix D:
Constraints Plan**

Drawn by L Smith	Date Sep 2023	Scale @ A2 1:250	Drq. no. 1/1
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KEY- Arboreal Survey and Constraints Plan
(to be read in conjunction with report ref.YLKB02-25)

- Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey
- Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012) - Shape indicates canopy spread

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root Protection Area (RPA)
- Shrubs & Hedges
- Existing tree to remove

Site Location		Key Tree Solutions Roly's Cottage, YO61 2QY Tel. 07716 638 613 www.KeyTreeSolutions.co.uk	
Vernon House Yews Lane Kendray Barnsley S70 3LJ			
Job			
Arboreal Impact Assessment & Method Statement			
Title			
Appendix D: Arboreal Impacts Plan			
Drawn by	Date	Scale @ A2	Dr. no.
L Smith	July 2025	1:200	1/3

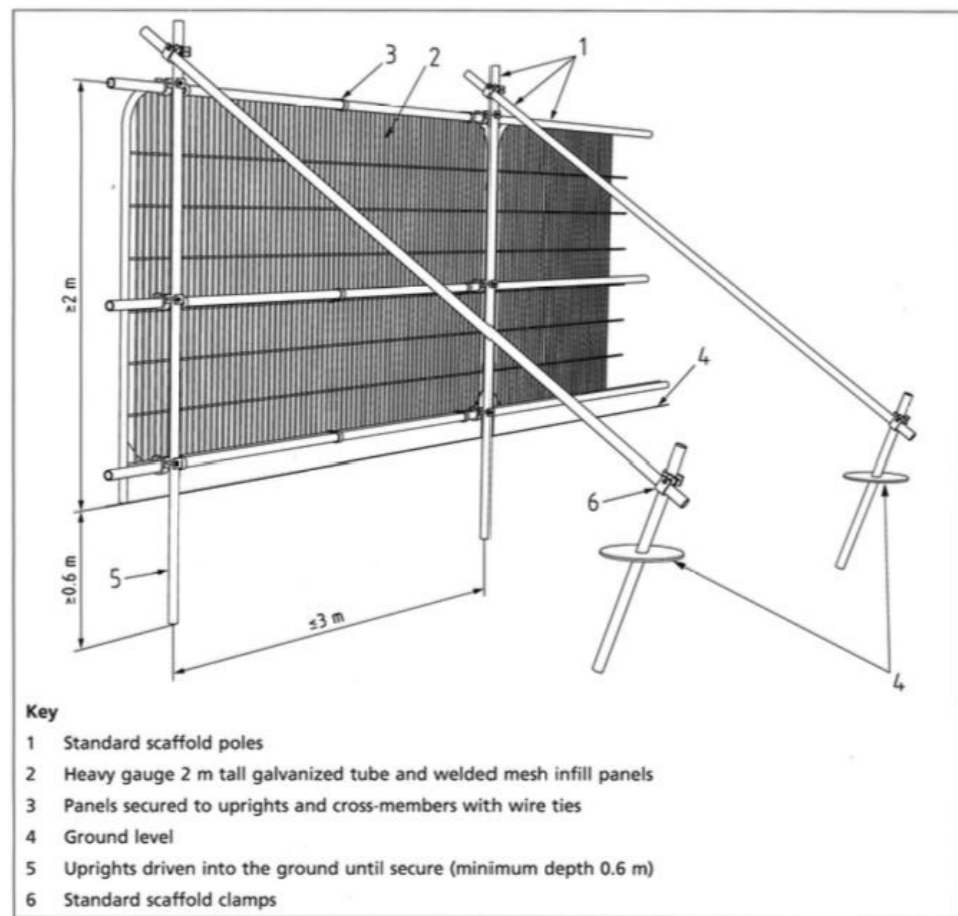


Figure 1. Default specification for tree protection fencing used to create construction exclusion zones.

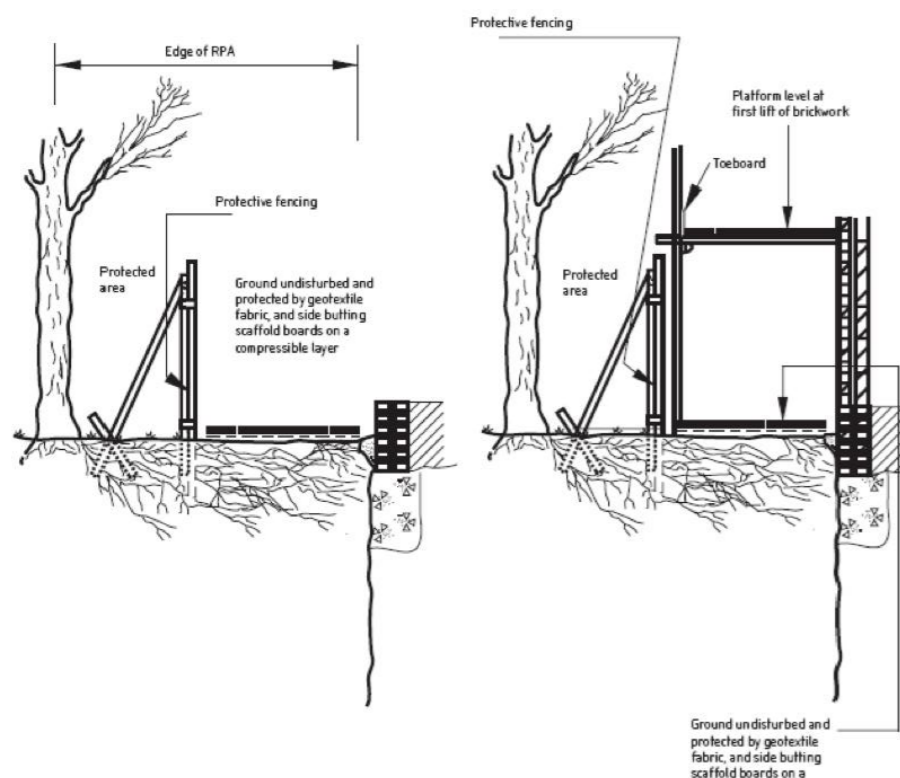
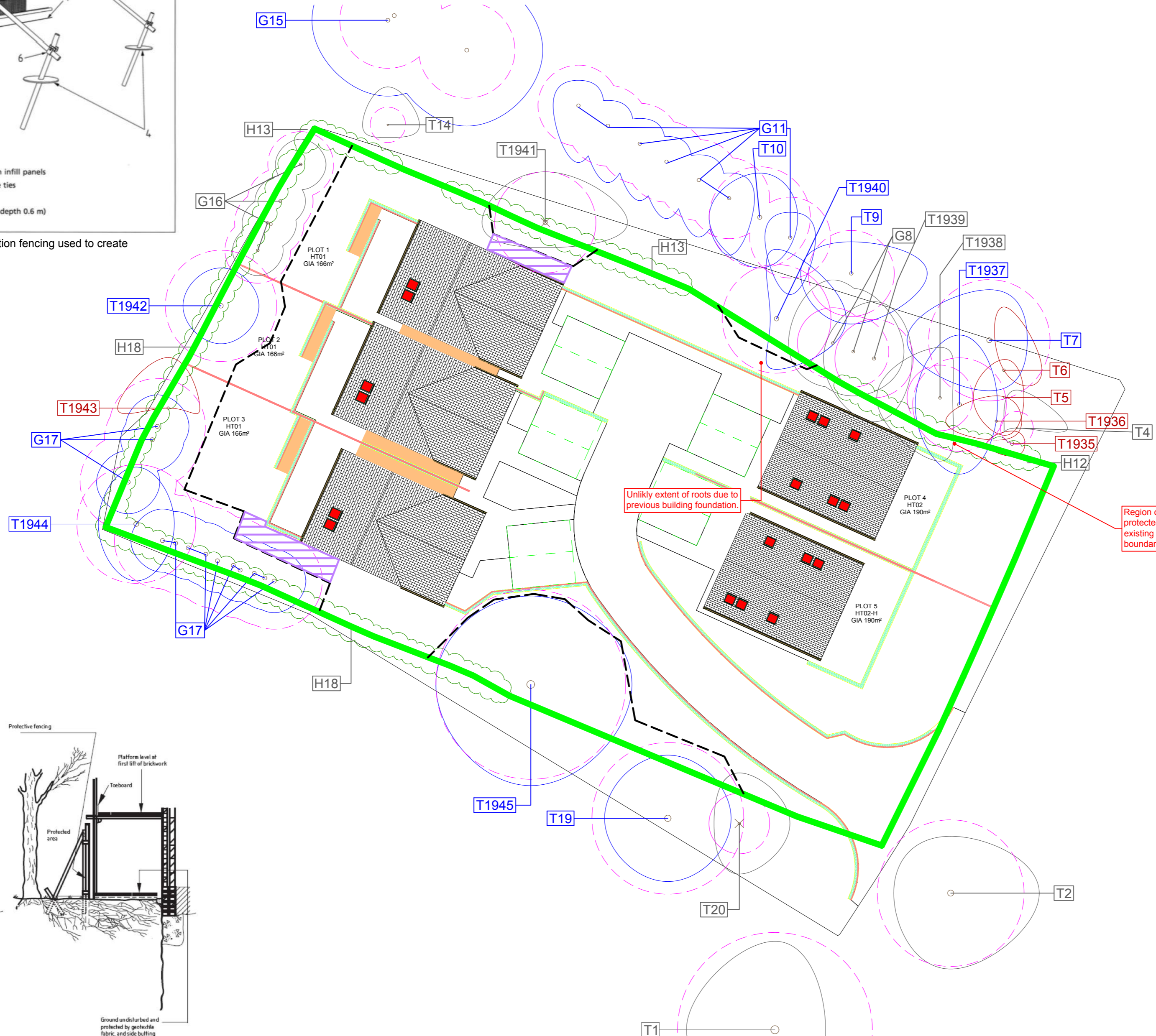
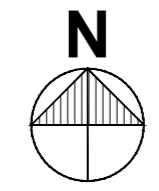


Figure 2. Specification for the erection of scaffolding over an RPA.



KEY- Arboricultural Survey and Constraints Plan
(to be read in conjunction with report ref.YLKB02-25)

- Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey
 - Tree surveyed by Key Tree Solutions - tree location approximated by surveyor
- Tree categories (BS 5837:2012) - Shape indicates canopy spread
- Category A Trees
 - Category B Trees
 - Category C Trees
 - Category U Trees
- Root Protection Area (RPA)
 - Shrubs & Hedges
 - Tree Protection Fencing
 - Temporary ground protection with scaffolding

Site Location		Key Tree Solutions Roly's Cottage, YO61 2QY Tel. 07716 638 613 www.KeyTreeSolutions.co.uk	
Vernon House Yews Lane Kendray Barnsley S70 3LJ			
Job			
Arboricultural Impact Assessment & Method Statement			
Title			
Appendix D: Tree Protection Plan			
Drawn by	Date	Scale @ A2	Drq. no.
L Smith	July 2025	1:250	2/3

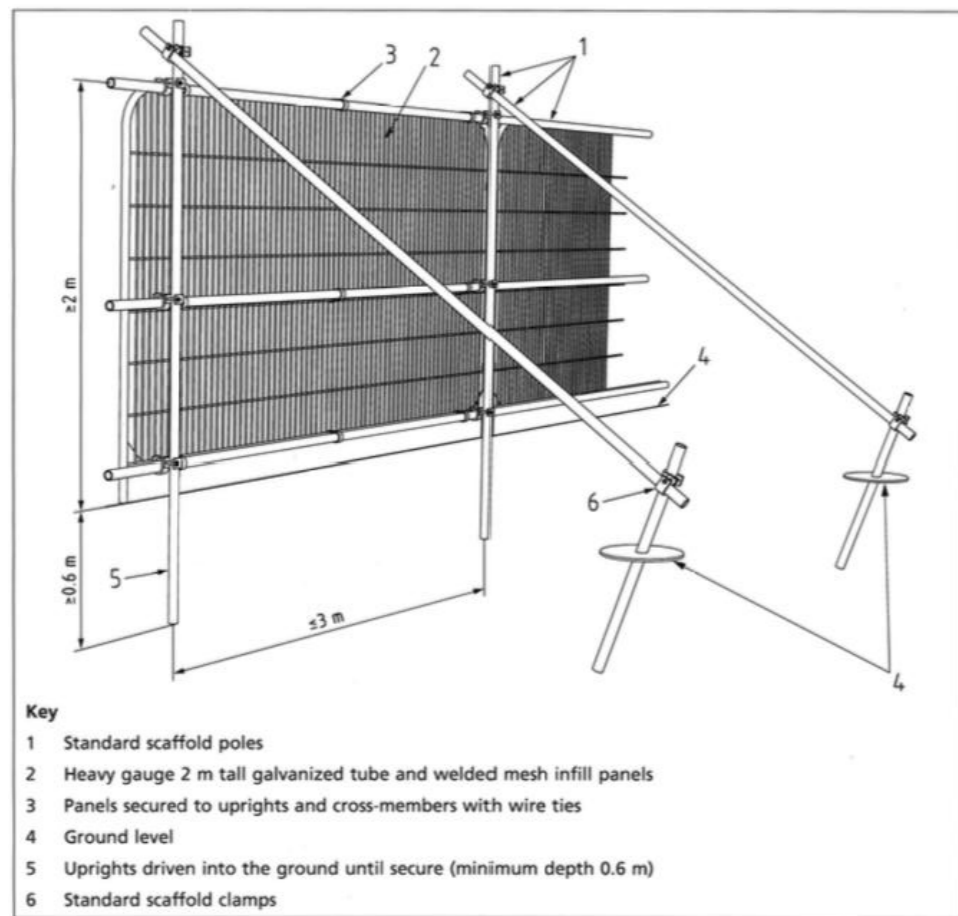


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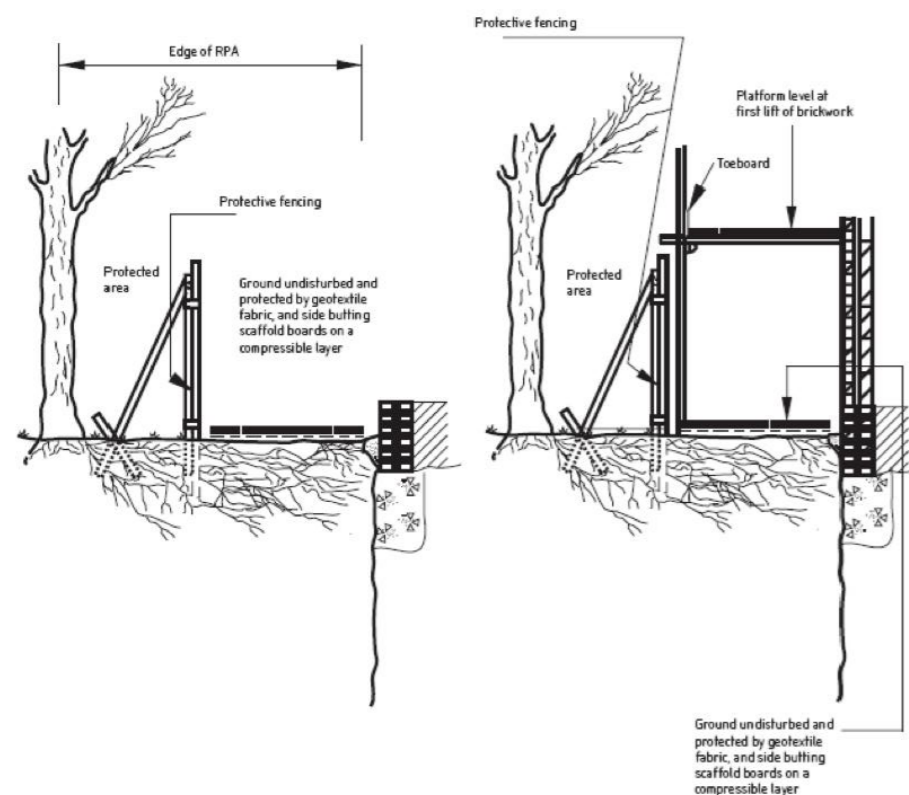
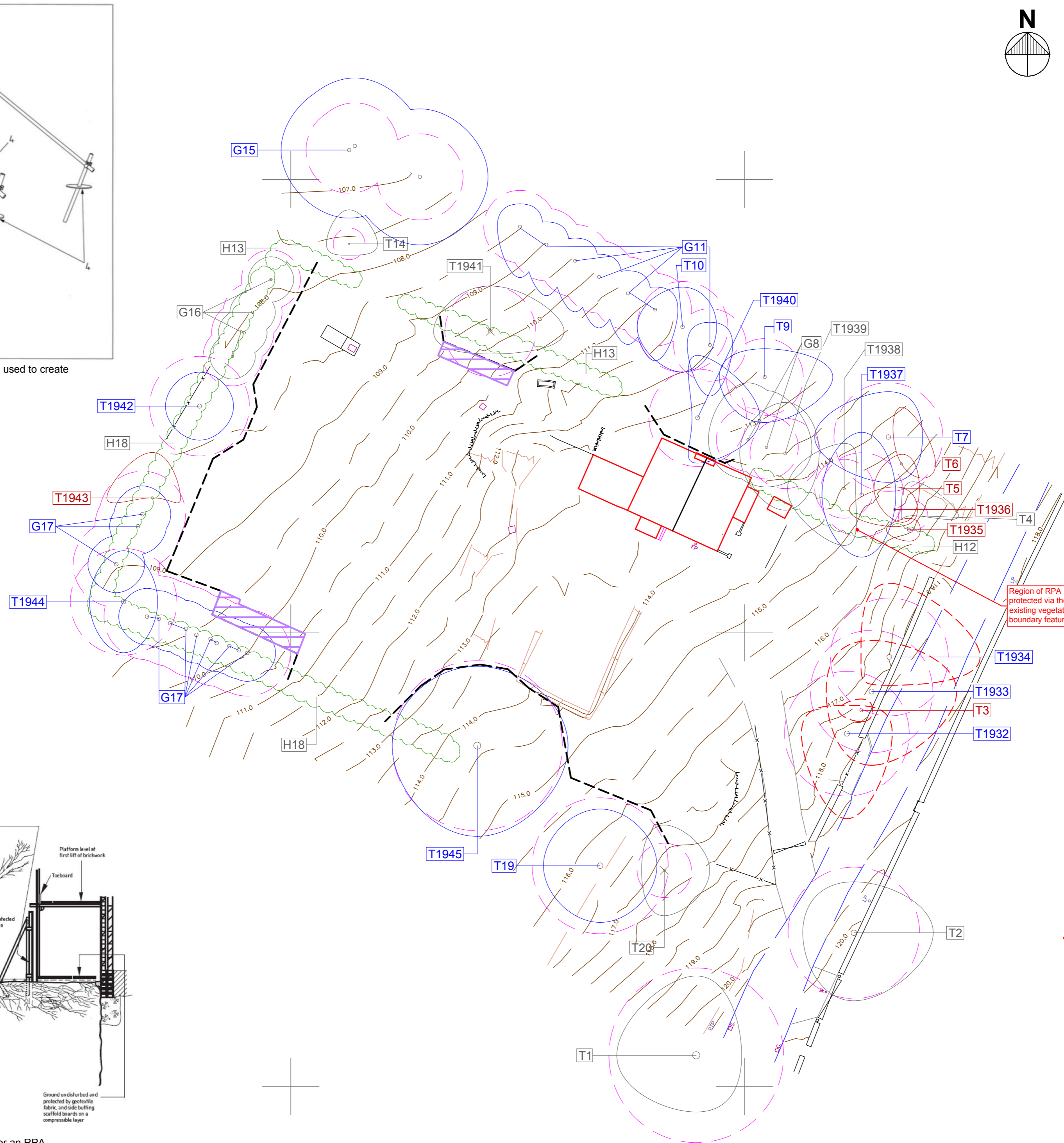
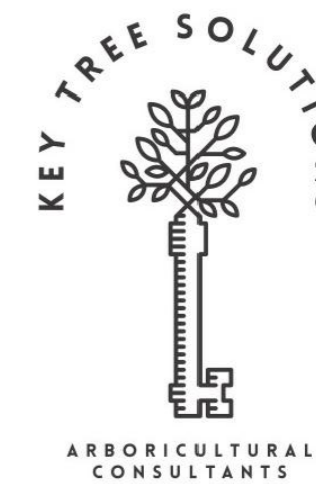


Figure 2. Specification for the erection of scaffolding over an RPA.



KEY- Arboricultural Survey and Constraints Plan
(to be read in conjunction with report ref.YLKB02-25)

- Tree surveyed by Key Tree Solutions - location of tree centre from topographic survey
- Tree surveyed by Key Tree Solutions - tree location approximated by surveyor

Tree categories (BS 5837:2012) - Shape indicates canopy spread

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root Protection Area (RPA)
- Shrubs & Hedges
- Tree Protection Fencing
- Temporary ground protection with scaffolding
- Existing tree to remove

Site Location		Key Tree Solutions Roly's Cottage, YO61 2QY Tel. 07716 638 613 www.KeyTreeSolutions.co.uk	
Vernon House Yews Lane Kendray Barnsley S70 3LJ			
Job Arboricultural Impact Assessment & Method Statement			
Title Appendix D: Site Setout Plan			
Drawn by L Smith	Date July 2025	Scale @ A2 1:250	Drq. no. 3/3

Appendix E: Images



Figure 1. T1.



Figure 2. Trees from left to right: T1934, T1933, T3 & T1932.



Figure 3. T1935.



Figure 4. Trees to the north east of the site.



Figure 5. T1940 with G8 behind. to the left of the image is the overgrown hedge H13.



Figure 6. G11 with uniform planting.



Figure 7. H13 with T1941 emerging in the center.



Figure 8. H13 to the left of the image with T14 and G15 in the background.



Figure 9. Trees along to western boundary.



Figure 10. Trees in the south western corner.



Figure 11. T1945 with H18 below.



Figure 12. T1945 with H18 below.



Figure 13. Derelict building with trees to the rear.



Figure 14. The view west down the site with some of the taller Cypress trees blocking the view.

Tree Protection Zone

KEEP OUT

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
STRICT PLANNING CONDITIONS**

**ANY DAMAGES CAUSED TO THESE TREES MAY RESULT IN
CRIMINAL PROSECUTION**

RESTRICTED AREA

THE PROTECTIVE FENCE MUST NOT BE MOVED OR BREACHED

NO PERSON, MACHINERY, VEHICLE OR PLANT IS PERMITTED
WITHIN THE TREE PROTECTION ZONE

NO MATERIALS SHALL BE STORED WITHIN THE TREE
PROTECTION ZONE

NO EXCAVATIONS ARE PERMITTED WITHIN THE TREE PROTECTION
ZONE

NO SPOIL IS TO BE DEPOSITED WITHIN THE TREE PROTECTION
ZONE

NO FIRES ARE TO BE LIT WITHIN THE TREE PROTECTION ZONE

ANY DAMAGES MUST BE REPORTED TO THE SITE MANAGER