

**Development at Dearne  
Valley Park Way,  
Barnsley**

**Planning Ref 2021/0479**

**Response to Condition 3**

**Tree Protection Details**

**March 2025**

### **Planning Condition No 3**

'No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboriculture method statement

Thereafter all works on site shall be carried out in accordance with the approved details for the duration of the construction period.'

### **Response and Supportive Evidence**

In relation to the above noted Planning Condition, prior to main construction works commencing, tree protection fencing is to be erected in accordance with the following approved documentation;

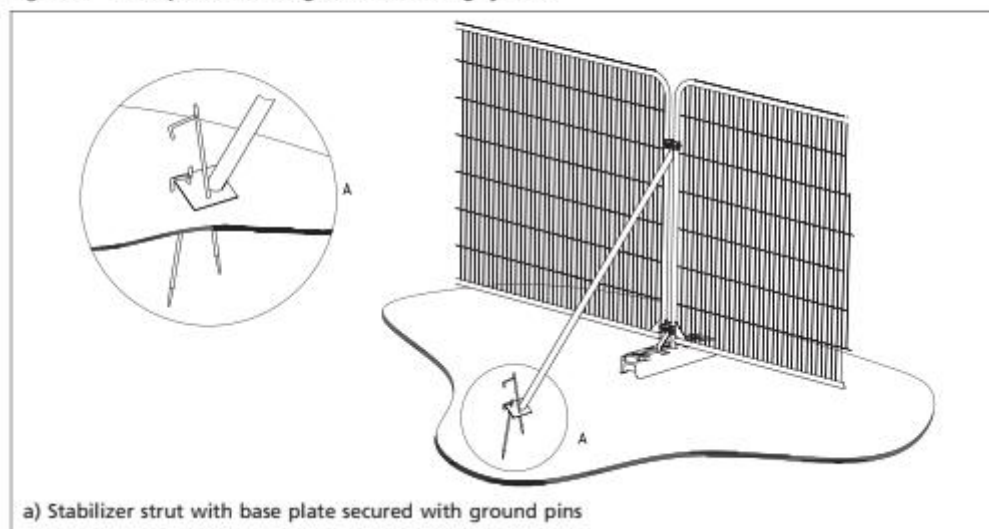
- Rosetta Arboricultural Impact Assessment.
- Rosetta Arboricultural Impact Assessment Plan (3784/2/A).
- Rosetta Arboricultural Method Statement.
- Brooks Ecological CEMP Report (ER-3806-07B).
- BMS Architect 3061 Site Plan - Rosetta Tree Protection Overlay.

Tree protection fencing is to be installed to the locations as detailed on the above referenced approved Rosetta Arboricultural Impact Assessment Plan (3784/2/A) and Brooks Ecological CEMP Report (ER-3806-07A). The fencing will be erected in accordance with BS 5837:2012 fig.3, which consists of Herras fencing and stabilizer struts, as below figure;

**BRITISH STANDARD**

**BS 5837:2012**

Figure 3 Examples of above-ground stabilizing systems



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As detailed within the Brooks Ecological CEMP Report, with consideration towards the anticipated works taking place after 01<sup>st</sup> March 2025 (commencement of the bird nesting season), Brooks Ecological are to be appointed to undertake the necessary Prestart Inspection of the site prior to any tree pruning and felling works taking place. Also, this inspection will include a review of the installed and erected tree protection fencing in accordance with the above, in which a report will be provided and submitted as evidence.

**APPENDICES**

- A. Rosetta Arboricultural Impact Assessment.
- B. Rosetta Arboricultural Method Statement.
- C. Rosetta Arboricultural Impact Assessment Plan (3784/2/A).
- D. Brooks Ecological CEMP Report (ER-3806-07B).
- E. BMS Architect 3061 Site Plan – Rosetta Tree Protection Overlay.

**DEARNE VALLEY PARKWAY, BARNSELY**  
**for Gregory Property Group**

**ARBORICULTURAL IMPACT ASSESSMENT**



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DRAWING 3784/2 (TREES IN RELATION TO DEVELOPMENT)

## **1.0 BACKGROUND**

### **1.1 Brief**

This arboricultural impact assessment has been commissioned by Gregory Property Group to support an application to Barnsley Metropolitan Borough Council for commercial development on site.

### **1.2 Documents Provided**

To assist in the production of this report we have been provided with a copy of an illustrative layout (drawing no.15-315-[P]111) produced by architects The Harris Partnership; we have also carried out a tree survey to BS5837:2012.

### **1.3 Tree Status**

The interactive map on the local planning authority's website shows that that no trees are included within a Tree Preservation Order and the site does not lie within a Conservation Area.

## **2.0 SURVEY DETAILS**

2.1 A site visit was undertaken on 01 Jun 2021 and observations are noted within the tree report prepared following this visit.

2.2 The drawing accompanying the tree report (3784/1) shows the position, canopy spread and root protection area (RPA) of the trees; drawing 3784/2 attached to this report shows these details in relation to the illustrative layout.

## **3.0 IMPACT ASSESSMENT**

### **3.1 Context**

3.1.1 Following the guidance of BS5837:2012 proposals for any site should ideally aim to incorporate those trees which are identified as 'A' and 'B' whereas 'C' category trees will not usually be retained where they may adversely affect the layout. The attached drawing shows part of a group of 'B' category trees removed. However, these were previously approved for removal as part of a projected highways improvement which is not now proceeding.

3.1.2 BS 5837:2012 states that when considering the layout of the site, and the retention of significant trees, proposals should generally be kept outside of both their Root Protection Area (RPA) and canopy spread. However, it allows for the possibility of encroaching into these areas with piled footings, access roads, footpaths, and parking areas assuming existing ground levels can be maintained, and the appropriate construction methods can be employed. This is particularly relevant where existing buildings and/or surfacing extend within the RPAs of the trees.

### **3.2 Site Proposals (see drawing 3784/2)**

3.2.1 With regard to built form, the sketch layout shows the construction of three large buildings on site, together with parking and circulation areas, all of which would be accessed from an existing roundabout to the east of Rockingham Roundabout.

3.2.2 With respect to the current proposed site layout all trees to the north and east could be retained insofar as the construction process is concerned, whilst part of the group to the south (and one insignificant group – G1- in the centre) would require removal. All trees shown retained on the attached plan would lie clear of any construction works.

### 3.3 Services and Other Considerations

3.3.1 Details of services to dwellings are not available currently. However, it is assessed that all these could be laid within the access road or vehicle circulation areas serving the new buildings; if this were the case none would pass through the rooting zones of retained trees.

### 3.4 Potential Impact on Trees

3.4.1 There is only one potential impact on trees, namely a number would need to be removed to adequately accommodate the proposed development as presently shown.

## 4.0 MITIGATION MEASURES

4.1 The following trees lying within the site boundary would need to be removed to allow the development to proceed (all shown on attached drawing 3784/2).

G1 2nr Goat Willow

G5 Oak, Silver Birch, Wild Cherry, Ash, Alder, Field Maple. Goat Willow, Hawthorn, Hazel. (Around 50% of the total area is proposed for removal).

G10 Hawthorn (two rows of overgrown hedge)

T11 Goat Willow

4.2 As indicated above, once the trees above have been removed, those retained should not be adversely affected by construction works to any significant extent. Notwithstanding this assessment, it is recommended that, following excavation, if any roots are encountered these should be cut cleanly with a hand saw and exposed root ends covered with damp hessian to minimise desiccation until the excavation can be backfilled (which should ideally be undertaken within one working day).

4.3 Prior to any building work on site undertake any essential work to retained trees on arboricultural grounds that would improve safety and benefit their future growth. This is an opportunity to undertake arboricultural work (e.g., removal of damaged limbs and dead wood, pruning as appropriate and cutting back unwanted understorey growth) that would benefit the trees on site.

4.4 Erect Tree Protection Fencing where construction work takes place in proximity to retained trees; the alignment of such fencing should be undertaken in line with BS 5837:2012.

4.5 To offset the removal of trees it is recommended to plant replacement trees to offset their loss. These would be shown on the appropriate landscape drawing in due course.

## **5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS**

- 5.1 Any tree work should be carried out by qualified Arboricultural Contractors with at least £1 million Public Liability Insurance cover.
- 5.2 Tree work must be carried out to BS3998:2010 which specifies recommendations for tree work.
- 5.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.
- 5.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations within this report are carried out under his supervision. Nor shall the consultant be responsible for events which happen after the time of the survey due to factors which were not evident at the time.
- 5.5 Relationships between trees and other objects such as buildings are rarely static and can at times change quite unpredictably. It should therefore be understood that the inspection and monitoring of the condition of trees is a continuing requirement which, in this instance, is recommended on an annual basis.

mp/ROSETTA LANDSCAPE DESIGN  
10 June 2021

projects/docs/3787-aia-10jun21

**DEARNE VALLEY PARKWAY, BARNSLEY  
for Commercial Development Projects Limited**

**ARBORICULTURAL METHOD STATEMENT**



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APPENDIX: Abstract from BS 5837: 2012

DRAWINGS 3784/1A (EXISTING TREES ON SITE)  
3784/2A (TREES IN RELATION TO DEVELOPMENT)

See drawings 3784 / 1A & 2A and refer to the Tree Survey document dated 02 Jun 21.

## 1.0 INTRODUCTION

- 1.1 This Method Statement has been drawn up to assist Barnsley Metropolitan Borough Council and the developer in overseeing the construction of the proposed housing development.
- 1.2 The document seeks to describe the site and its tree cover, list those trees which are proposed for removal due to the development, those which need to be removed for technical reasons and those which are to remain.
- 1.3 It describes the proposals for ensuring that the trees that are to remain would survive the development and thrive after the development.
- 1.4 The development and timing of construction operations are described, together with materials which would be used in order to maximise tree protection.
- 1.5 The document also includes a section of useful telephone numbers and addresses.
- 1.6 This Statement will be included as part of the specification and schedule of works issued to the building contractor and will form part of the contract. The Statement will be available on site for inspection.

## 2.0 SITE DESCRIPTION

- 2.1 The study site is located on the northern edge of the settlement of Hoyland Common which itself lies around 6km to the south of Barnsley town centre. It is bounded to the north by the A6195 Dearne Valley Parkway (beyond which lie commercial units) and to the west by Sheffield Road. To the south – towards the eastern end and beyond a retaining wall - lies land in commercial use; an open paddock abuts the site towards the western end. A band of tree and shrub planting abuts the site to the east beyond which lies open land.
- 2.2 The site is presently not in active use though it is understood to be formerly part of the Rockingham Colliery site with the ground having been subsequently remediated. Ground is relatively level at around 450 metres Above Ordnance Datum (AOD) falling gradually across the site from south to north. Beyond the site boundary ground rises gradually to the south and east and falls away gradually to the north and west.
- 2.3 The interactive map on the local planning authority's website shows that that no trees are included within a Tree Preservation Order and the site does not lie within a Conservation Area.

## 3.0 TREES AFFECTED BY DEVELOPMENT

- 3.1 The majority of trees on site are due to remain and are listed as follows:

<b>T2</b>	<b>Poplar</b>
<b>G3</b>	<b>Oak, Silver Birch, Lombardy Poplar, Alder, Scots Pine Goat Willow, Hawthorn, Hazel</b>
<b>T4</b>	<b>Ash</b>
<b>G5</b>	<b>Oak, Silver Birch, Wild Cherry, Ash, Alder, Field Maple. Goat Willow, Hawthorn, Hazel. (Around 50% of the total area is proposed to be retained).</b>

<b>T6</b>	<b>Ash</b>
<b>G7</b>	<b>3nr Hawthorn</b>
<b>T8</b>	<b>Smooth-leaved Holly</b>
<b>T9</b>	<b>Hawthorn</b>
<b>T12</b>	<b>Silver Birch</b>

3.2 There are no trees recommended for removal on arboricultural grounds.

3.3 Those trees that are to be removed for development purposes are as follows:

<b>G1</b>	<b>2nr Goat Willow</b>
<b>G5</b>	<b>Oak, Silver Birch, Wild Cherry, Ash, Alder, Field Maple. Goat Willow, Hawthorn, Hazel. (Around 50% of the total area is proposed for removal).</b>
<b>G10</b>	<b>Hawthorn (two rows of overgrown hedge)</b>
<b>T11</b>	<b>Goat Willow</b>

#### **4.0 TREE REMOVAL**

4.1 The first operation on the site will be the removal of all trees thus scheduled.

4.2 These works will be undertaken with care to avoid damage to adjacent specimens due for retention.

#### **5.0 REMEDIAL WORK**

5.1 When all the felling is completed, the necessary tree surgery will be carried out.

5.2 This will principally involve only the general removal of deadwood from the crowns of trees and the removal of the lowest limbs (light crown lift) of some trees.

5.3 All work will comply with British Standard 3998 (2010).

5.4 In addition to this the following works are required within the development and are to comply with British Standard 3998 (2010):

<b>T4</b>	<b>Ash - Monitor annually for ash dieback</b>
<b>T6</b>	<b>Ash - Monitor annually for ash dieback</b>

#### **6.0 PROTECTIVE FENCING**

6.1 Prior to machinery entering the site for any building, levelling or site clearance purposes, all trees listed to be retained within the development will be fenced off in a continuous line around their crowns; or where practical, in accordance with British Standard (BS) 5837: 2012: clause 7.1 and 7.2 (see Appendix A and drawing 3784/2A).

6.2 The fencing will be constructed with a framework of scaffolding poles driven 600mm into the ground, braced together and backstays will then be added at 3m centres. Onto this will be attached a continuous line of welded mesh panels. Alternatively Ply or corrugated sheet metal panels may be used to be securely fixed to the frame with wire or scaffold clamps in accordance with BS 5837: 2012.

6.3 Where fence installation into soft ground is not possible an alternative specification of fencing described as acceptable within the BS (see Fig.3, Appendix A) is the use of welded mesh panels ('Heras' or similar) on

rubber or concrete feet supported on the inner side by stabiliser struts on a base plate secured with ground pins (or on a block tray if sitting on retained hard surfacing).

- 6.4 Site notices on fencing will be used in the form of pre-printed laminated waterproof signs A3 in size fixed securely to fencing panels on each enclosure at 9m intervals. The signs will clearly read:

**PROTECTED TREE ZONE  
NO STORAGE OR OPERATIONS WITHIN FENCED OFF AREAS**

- 6.5 Failure to comply with the above requirements could lead to enforcement action, including the issuing of a Stop Notice, until the matter has been remedied. Where damage has occurred to legally protected trees, the owner of the site may be liable for prosecution.

## **7.0 SITE INSPECTION**

- 7.1 After tree felling and remedial work to trees have been completed (and following erection of the protective fencing), the developer's arboriculturist will visit the site. The reasons for this visit are firstly to check that the work to the trees is satisfactory, secondly to check the protective fencing, and thirdly to meet with the local authority's tree officer to ensure that they are also satisfied.
- 7.2 Any necessary amendments and improvements to the protective fencing agreed at this meeting will be undertaken following confirmation of the agreed changes in writing.

## **8.0 DEVELOPMENT PHASE**

- 8.1 After all the felling, pruning and fencing has satisfactorily been completed, the developer can commence the on-site preparation works and construction can begin.
- 8.2 During the development phase the developer's arboriculturist will visit the site on a regular basis to check the protective fencing and make any recommendations on any maintenance required to it.
- 8.3 The local authority's tree officer will have reasonable access to the site to report any problem areas directly to the developer's arboriculturist who will then visit the site and make recommendations to the developer on how best to rectify the situation.

## **9.0 DEVELOPMENT NEAR TREES**

- 9.1 In the unlikely event that the tree protection fence needs to be moved during the development, a meeting will be called to which the local authority's tree officer will be invited. This is to agree that the methods and new position of the tree protection fencing are adequate and meet with the local authority's approval.
- 9.2 Any other process which will require the movement of the protective fence line will require the presence of the developer's arboriculturist and the local authority's tree officer throughout the process. This work will therefore require to be carried out immediately following the removal of fencing (ideally within a single working day).
- 9.3 The following procedures will be adopted where construction work is required within the canopy zone of any retained tree ('protected zone'):
- 9.3.1 Prior to any work commencing within protected zones the contractor and developer's arboriculturist will meet on site to discuss appropriate procedures.

- 9.3.2 Excavations within protected zones will be backfilled with subsoil and good quality topsoil as soon as possible to minimise root desiccation.

## **10.0 REMOVAL OF HARD MATERIAL FROM BENEATH TREE CANOPIES**

- 10.1 Where hard surfaces are to be found beneath the canopies of existing trees these will be removed as detailed below:
- 10.1.1 Carefully break up hard surface by mechanical or hand means radially from the stem of each tree to minimise root damage. The depth of material thus removed will be kept to a minimum and in no case exceed 200mm. This will probably include only the wearing course and base course thus leaving the sub-base intact around the rooting zone.
  - 10.1.2 Foundations of new retaining structures will incorporate where possible the existing foundations of the walls to minimise disturbance to tree roots.
  - 10.1.3 The existing material will be levered up to minimise removal of the root mat beneath the existing surface. A geotextile membrane will be used to protect tree roots.
  - 10.1.4 Remove material thus loosened again radially from the stem of the tree. Any machinery must be located beyond the canopy limit of the tree with a hydraulic arm used to reach under the canopy and retrieve material. Care must be taken at this stage not to excavate any deeper than the layer of loosened material.
- 10.2 Care will be taken not to incur damage to the branching structure of the tree using the hydraulic arm.
- 10.3 No machinery will track over the ground beneath the tree canopies, to avoid compaction of the rooting zone.

## **11.0 SERVICES**

- 11.1 All service runs will be aligned to pass beneath the surface of the roads and pavements where possible.
- 11.2 Should the need arise to dig within the protective fence lines at any time, the developer's arboriculturist will be present, and hand digging will be used.
- 11.3 All work to services on site will be undertaken in line with the NJUG "Guidelines for Planning, Installation and Maintenance of Utility Services in Proximity to Trees".
- 11.4 Fencing will be constructed at 2 metres from either side of the proposed sewers to permit access for excavation. Following construction, the excavation will be backfilled with clean subsoil (and topsoil to depth of surrounding areas) as quickly as possible – ideally within one working day. Any exposed roots will be covered with damp hessian to prevent desiccation.

## **12.0 REMOVAL OF THE PROTECTIVE FENCING**

- 12.1 When the development is complete, all drainage and service runs are in place and the main site machinery has been removed, temporary protective fencing will be dismantled. This must be done with great care and will need to be supervised to avoid heavy machinery being used.

## **13.0 COMPLETION MEETING**

- 13.1 Upon completion of all the works specified above and procedures also specified, the developer's arboriculturist will invite the local authority's tree officer to meet on site to discuss the process and to agree on any remedial works required.

bp/ROSETTA LANDSCAPE DESIGN  
05 Mar 25

# APPENDIX

BS 5837: 2012 (ABSTRACT)

## 6.2 Barriers and ground protection

### 6.2.1 General

6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).

6.2.1.2 Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.

6.2.1.3 The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

6.2.1.4 Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate (see also 8.8.1).

6.2.1.5 It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

### 6.2.2 Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

6.2.2.2 The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. 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. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

6.2.2.3 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 local planning authority. For example, 2 m tall welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. 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 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected

on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

*NOTE 1* Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

*NOTE 2* It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Figure 2 Default specification for protective barrier

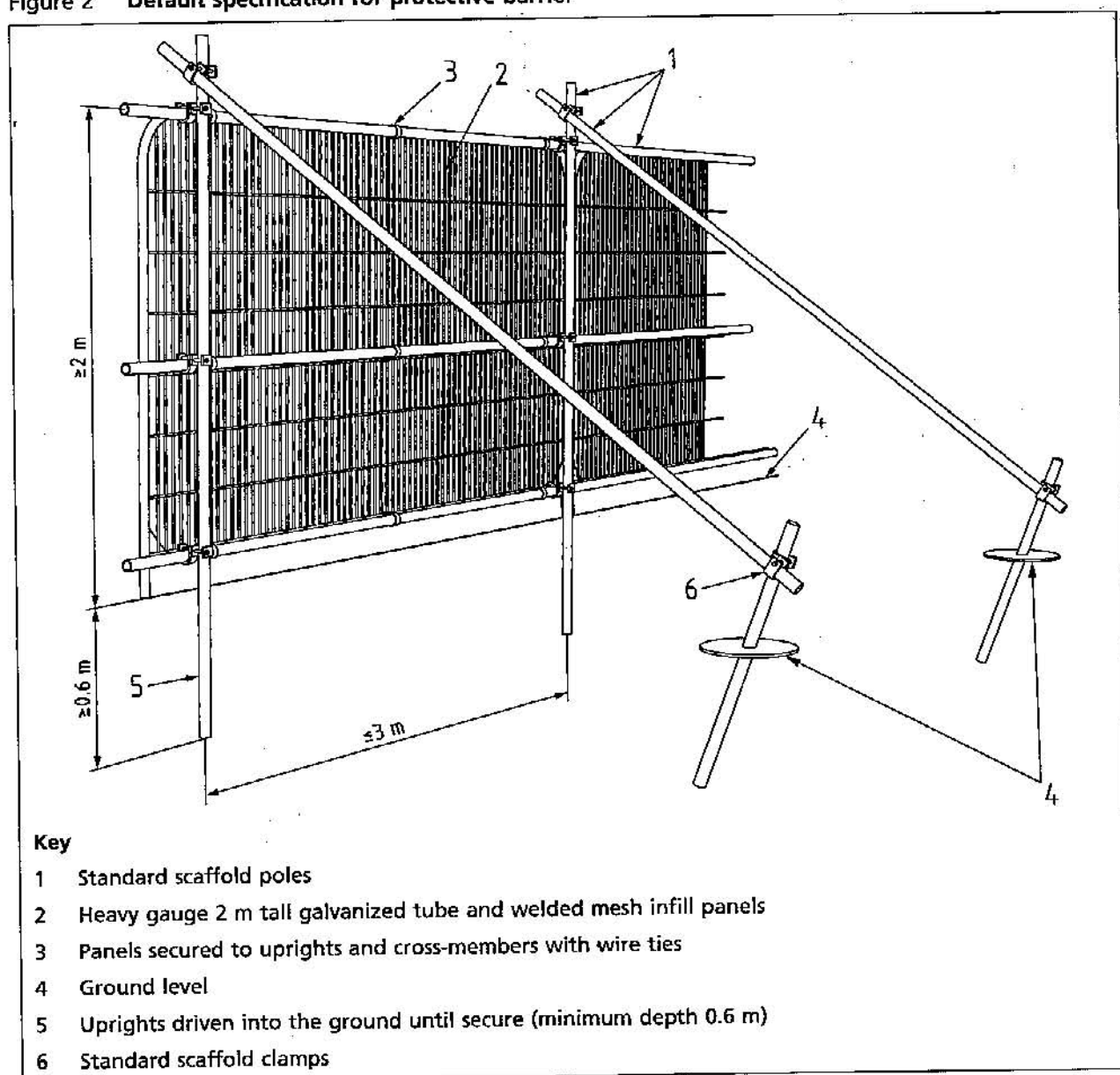
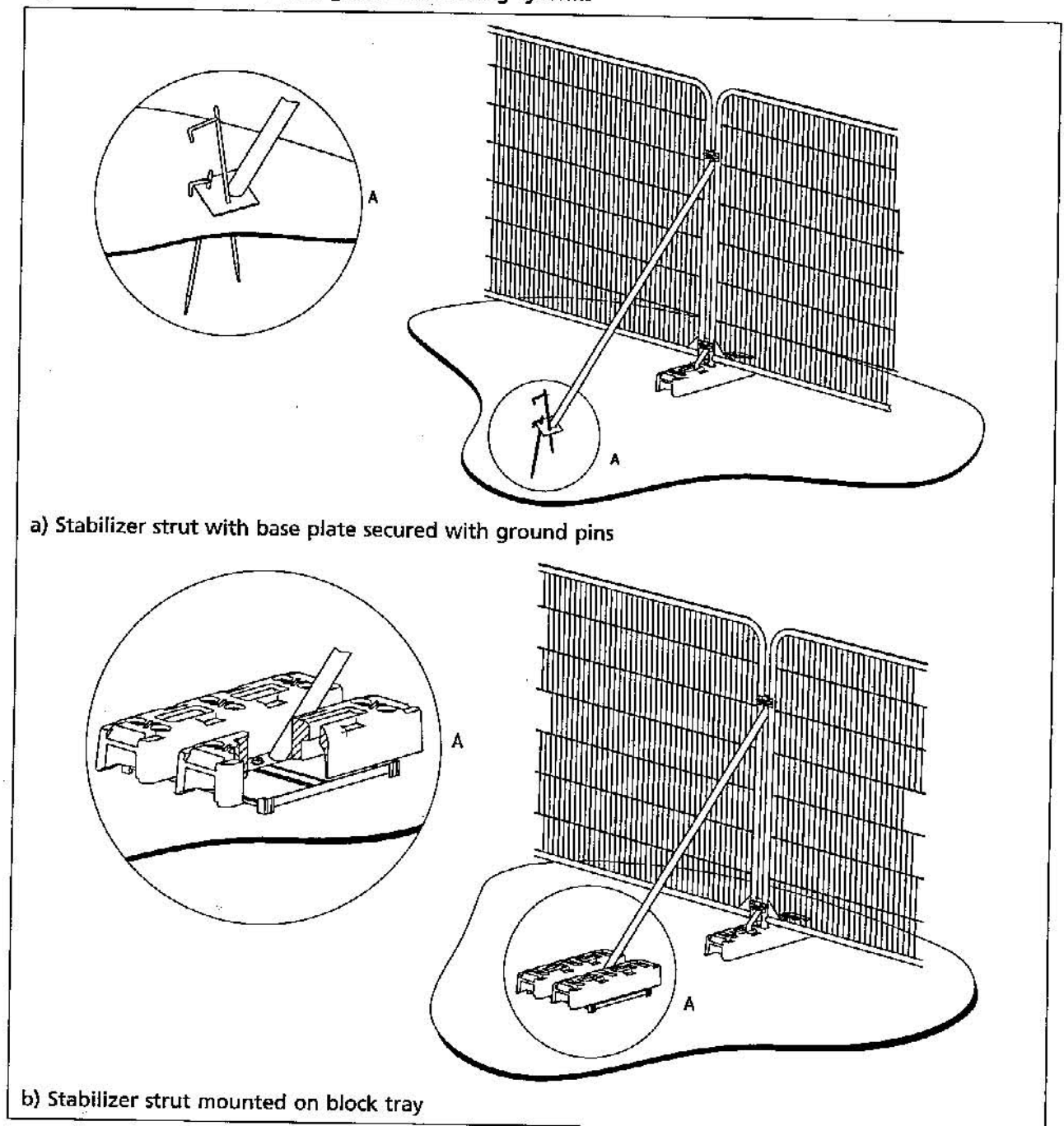


Figure 3 Examples of above-ground stabilizing systems



### 6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

**6.2.3.2** Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

**6.2.3.3** New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

*NOTE* The ground protection might comprise one of the following:

- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
- b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;
- c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

**6.2.3.4** The locations of and design for temporary ground protection should be shown on the tree protection plan and detailed within the arboricultural method statement (see 6.1).

**6.2.3.5** In all cases, the objective should be to avoid compaction of the soil, which can arise from the single passage of a heavy vehicle, especially in wet conditions, so that tree root functions remain unimpaired.

## **6.2.4 Additional precautions outside the exclusion zone**

**6.2.4.1** Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning should be undertaken where necessary to maintain this clearance.

*NOTE* In some instances, local planning authority consent for pruning might be required.

**6.2.4.2** Fires on sites should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave.

*NOTE* Local environmental health authorities might have specific restrictions.

**6.2.4.3** Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA.

### **6.3 Site monitoring**

Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.

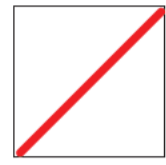
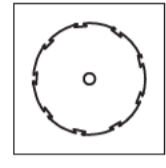
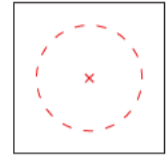
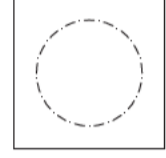
*NOTE Existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but enforcement is the responsibility of the local authority.*

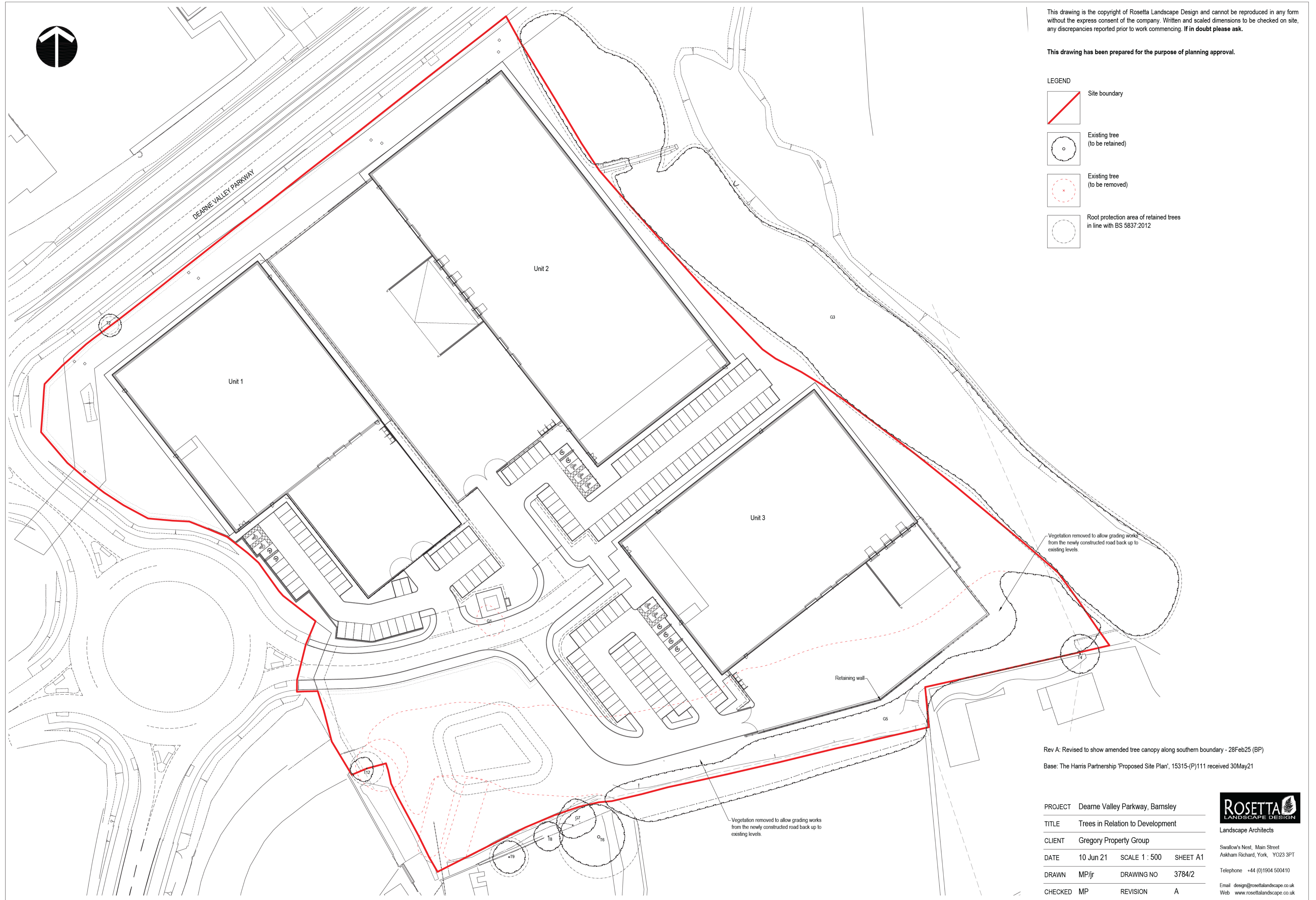


This drawing is the copyright of Rosetta Landscape Design and cannot be reproduced in any form without the express consent of the company. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. If in doubt please ask.

This drawing has been prepared for the purpose of planning approval.

LEGEND

-  Site boundary
-  Existing tree (to be retained)
-  Existing tree (to be removed)
-  Root protection area of retained trees in line with BS 5837:2012



Rev A: Revised to show amended tree canopy along southern boundary - 28Feb25 (BP)

Base: The Harris Partnership 'Proposed Site Plan', 15315-(P)111 received 30May21

PROJECT	Dearne Valley Parkway, Barnsley		
TITLE	Trees in Relation to Development		
CLIENT	Gregory Property Group		
DATE	10 Jun 21	SCALE 1 : 500	SHEET A1
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CHECKED	MP	REVISION	A



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# **Construction Environment Management Plan (CEMP: Biodiversity)**

**Land off Rockingham Roundabout**

Marshall Construction (West Yorkshire) Limited

Report Ref. ER-3806-07B

Date: 06/04/2022

Report Reference	Construction Environment Management Plan Land off Rockingham Roundabout
Report Reference:	ER-3806-07A
Written by:	Christopher Shaw BSc (Hons), MCIEEM Principal Ecologist
Technical review:	Micah Duckworth BA MSc MCIEEM Biodiversity Manager
QA review:	Victoria Baker BSc (Hons) MSc ACIEEM Ecologist
Approved for issue	Micah Duckworth BA MSc MCIEEM Biodiversity Manager
Date	06/04/2022
(A) Updated on	21/11/2022 To accommodate updated bat roost suitability survey (RHW)
(B) Updated on	05/03/2025 To show updated site layout, accommodate completed breeding bird survey and outline partial removal of hedgerow HR8 (MF)

The information which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice.



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# Introduction

This document has been produced for Marshall Construction (West Yorkshire) Limited to show how their proposed development Site at Land off Rockingham Roundabout can be built out without impacting on important ecological features.

This document is produced with reference to British Standard 42020 Clause 10.2 Construction Environment Management Plan (CEMP).

The purpose of a CEMP (Biodiversity) is to identify risks to biodiversity during the construction phase, evaluate the level of risk and supply methods for the management of these.

In producing this plan, the following information sources are referred to:

- Brooks Ecological, Ecological Impact Assessment. Report Ref. ER-3806-05. March 2021.
- Building Management Services Ltd — Site Layout Plan — Tree Protection (Rosetta) Overlay. Drawing No. M3061-101(TP) (June 2024).



Site Location

## Responsible Persons & Lines of Communication

Where appropriate, an Ecological Clerk of Works (ECoW) will be appointed by Marshall Construction (West Yorkshire) Limited Ltd prior to any activity commencing on site.

Marshall Construction (West Yorkshire) Limited will formalise lines of communication with the ECoW establishing who within their operation is responsible for actions on site prior to any work commencing. These links will be maintained until such a time as a Site Manager is appointed and assumes this responsibility.

Marshall Construction (West Yorkshire) Limited is responsible for maintenance of protection and exclusion fencing, however the ECoW will check fencing on each visit and immediately bring issues to the attention of the Project Manager or Site Manager.

Marshall Construction (West Yorkshire) Limited Ltd is responsible for compliance with regulations, legal consents, planning conditions, environmental procedures and contractual agreements and the issuing of periodic reports on success and compliance.

These periodic reports will feedback into the CEMP for the subsequent phase(s) and Marshall Construction (West Yorkshire) Limited will ensure the results of this review are effectively communicated to on-site staff.

## Site Layout



## The Role of an Ecological Clerk of Works

The ECoW will be a suitably trained and experienced professional ecologist who is a member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

The ECoW will carry out all ecological surveys and watching briefs.

The ECoW will deliver a tool box talk to site workers prior to any clearance commencing.

The ECoW will make periodic monitoring visits to check the integrity of any fencing and monitor site activities (pollution control). On each visit to the site, the ECoW will monitor the activities and assess for compliance with this CEMP (Biodiversity).

A Site Inspection Certificate will be issued to Marshall Construction (West Yorkshire) Limited following this with any recommendations highlighted. Marshall Construction (West Yorkshire) Limited will take all measures necessary to comply with the recommendations. ECoW visits will be carried out according to Site conditions.

The Site Manager will call the ECoW to site as soon as any of the following emergency events occur:

### Encountering protected species

Should any protected species (or nesting birds) be encountered during any phase the ECoW will be consulted.

Any advice provided to ensure that wildlife offences are not committed will be followed.

This could include curtailing works in part or all the site until appropriate species mitigation, licensing or agreed avoidance measures be secured.

### Damage to retained habitats

The Site manager will follow the advice of the ECoW to ensure that the careful like for like restoration of habitats damaged is enacted in the first available season. This may include replanting, re-seeding and appropriate establishment

# Risk Assessment of Potentially Damaging Development Activities

## Constraints

The Site supports a mix of habitat, including neutral grassland, hedgerows and young broadleaf woodland. These are assessed as being of no more than Site Level importance within the Ecological Impact Assessment (EclA).

Detailed studies were undertaken into great crested newt (GCN), breeding birds, reptiles and bats. The likely absence of GCN was concluded, whilst no evidence of reptiles activity was observed.

Low levels of bat activity were recorded along the Site's eastern boundary, and above offsite habitat to the east. A sensitive lighting strategy will be required to demonstrate how this valued off-site habitat will be maintained as 'dark zones' for nocturnal wildlife.

The Site was assessed as being of limited value to breeding birds and further detailed survey were scoped out at the PEA stage. However, through consultation, Breeding Bird Surveys were specifically requested by the Local Planning Authority, with willow tit raised as a potential bird of interest. Breeding bird surveys recorded only limited bird activity on Site from a small range of breeding birds. No signs of willow tit were observed on Site, and the Site is considered unlikely to be of value to this species, due to the immature stature of trees present, and the lack of any old or decaying wood. Survey concluded that the Site was of Site level importance to the species noted and recommended specific mitigation measures including a pre works check for breeding birds should works be carried out between March 1st and August 31st.

Pre-works check were also recommended for badgers and ecological support during habitat removal and construction was recommended to mitigate the minimal risk of impact to reptiles and avoid impacts to nesting birds.

**Table 1** Ecological constraints

Habitat/ Feature	Protected/ Notable species
Boundary habitats	Nesting birds
	Bats (Foraging)
	Common amphibians
	Notable mammals (Hedgehog)

## Impacts

Impacts on biodiversity features and associated fauna fall into the following broad categories:

- Vegetation clearance;
- Soil stripping;
- Re-spreading soil and stored materials; and
- Noise generation and disturbance.

## Construction Stages

### i) Site clearance and soil stripping

Trees and woody vegetation are usually removed by a forestry or arboricultural contractor using either a large driven mulching machine which chops arisings and incorporates with the soil, or locally by hand machinery with material being chipped and spread, piled or removed.

Large excavators scrape back soil to create clear development platforms. Topsoil is taken by dumper to soil stores on Site, where it can be left for many months before being reused on Site.

This phase presents the greatest risk to nesting birds and the health of retained hedgerows and trees.

### ii) Installing drainage

Creating drainage will require localised vegetation clearance away from the development platforms. Machinery will excavate trenches for pipes and the trenches will be backfilled and seeded. This process is anticipated to be completed within 1 month of commencing.

### iii) Installing roads and sewers

This is normally completed by a contractor digging into the cleared development platforms as the first construction activity.

### iv) Building out cleared plots

Sequential build out of plots according to phasing plan.

Typical activities which require Ecological Clerk of Works (ECOW) overseeing are likely to be; clearing any remaining bird nesting habitat or clearance of soil stores (which could have been used by fauna such as badger /fox).



# Potentially Damaging Development Activities

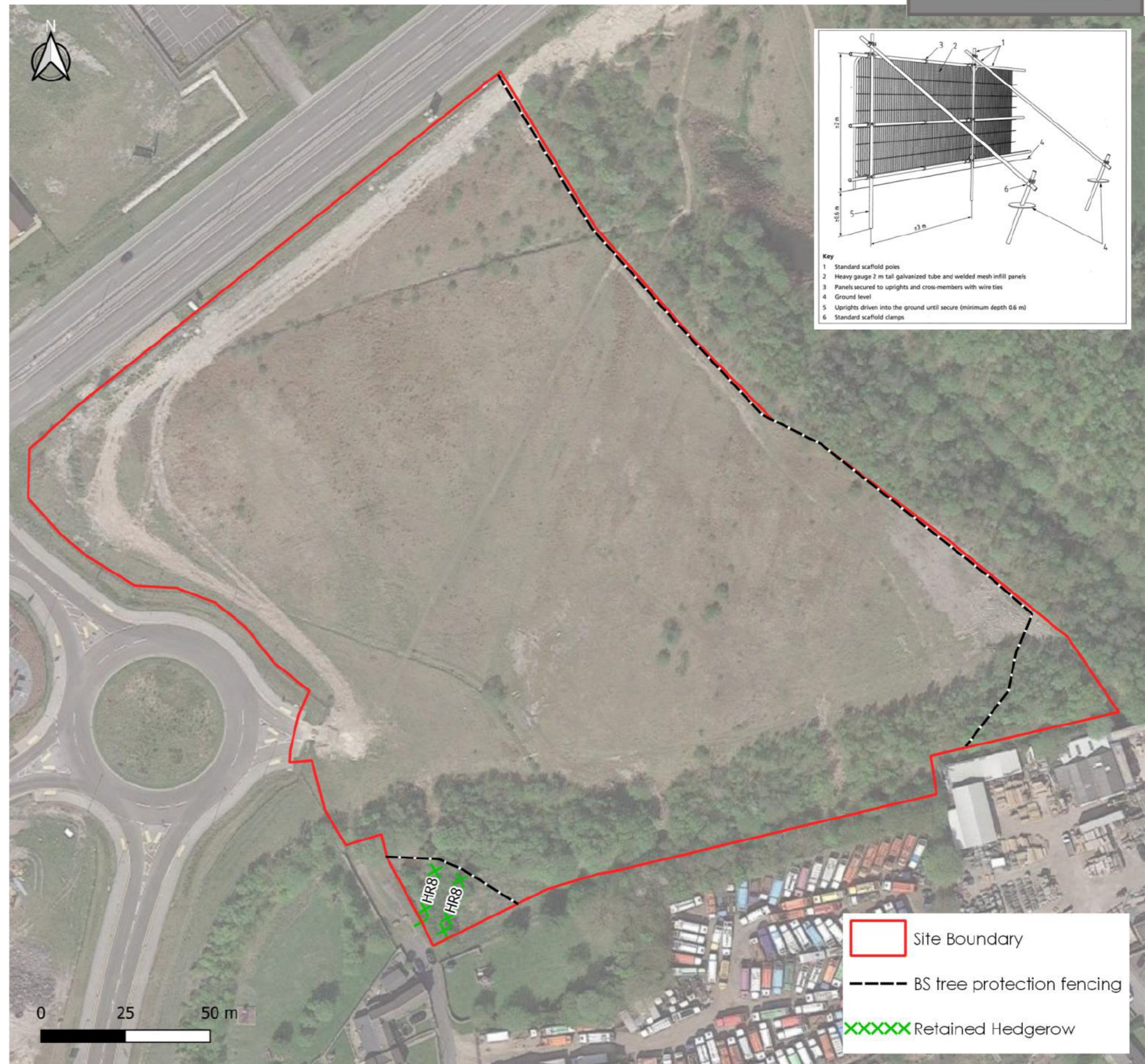
## High Risk: Unnecessary damage to retained boundary trees and woodland edge

Without adequate protection in place, development poses a significant risk of adversely affecting retained hedgerows and trees along the Site's north eastern and southern corner boundaries.

Risks includes excavation within the root protection areas (RPA) leading to root severance, or compaction of the RPA through vehicular movement and storage of materials. There is also a risk of hazardous chemical spills within the RPA or physical damage to canopies through collisions with vehicles.

### Control 1: BS5837 fencing

1. Fencing according to the site's tree protection plan will be followed. The figure opposite is illustrative only. A portion of hedgerows HR8 will be removed to accommodate implementation of an attenuation basin—tree protection fencing should border the portion of hedgerow that can be retained.
2. Fencing will be installed prior to site clearance following the plan in the Arboricultural Impact assessment.
3. Fencing position will be checked by the ECoW prior to site soil stripping.



# Potentially Damaging Development Activities

## Moderate Risk: Destroying bird nests

Works which require the removal of rough grassland, scrub and young woodland presents a moderate risk of affecting nesting birds, contrary to the Wildlife and Countryside Act (1981). The whole site has potential for nesting birds to be present.

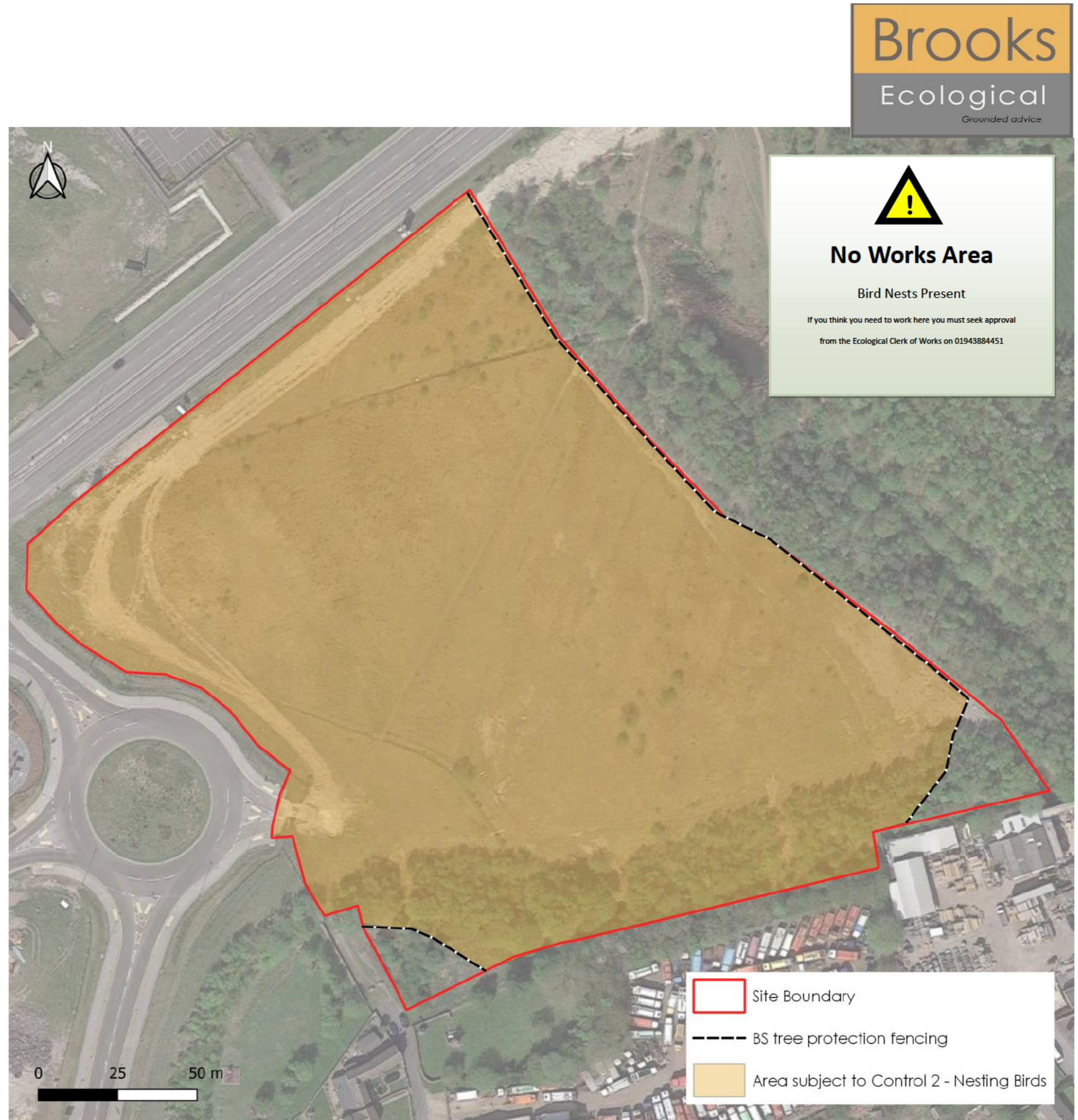
## Control 2 : Timing and Survey

**Timing:** The site will be cleared outside of the bird nesting season (in period September—February).

**Survey:** Where this is not possible or sections have been missed and need to be cleared in the period March to August the ECoW will carry out nesting surveys of the vegetation to be affected. The area shaded yellow is subject to this control.

If nests are found these will be demarcated on the ground and works will avoid them until birds have fledged or abandoned the nest. An ecologist inspection report will be produced before works continue.

In areas where vegetation is too dense to allow the ECoW to conclude likely absence of a nest the ECoW will supervise vegetation clearance. Only hand held brush cutters will be used in these areas. The ECoW will direct cutting until such a time that they are happy that no nests are present



# Potentially Damaging Development Activities

## Moderate Risk: Injuring / killing fauna during site clearance and preparation

Although no field signs were discovered during the initial survey, there is the potential for the Site to support notable species such as hedgehogs and other small mammals, common amphibians and occasionally reptiles.

A precautionary appropriate to vegetation clearance is therefore recommended.

### Control 3: Directional clearance

All vegetation clearance works will be undertaken between April and October, inclusive; when it could be expected that all fauna likely to be present on Site would be active and not in hibernation.

Clearance works will begin along the western boundary, and progress gradually in a directional manner, moving steadily from west to east. This will then direct any wildlife present within the Site outwards into suitable offsite vegetation to the west.

Hand tools will be used wherever feasible. If a flail mower is to be used, this will first be set to cut vegetation no shorter than 200mm. The entire Site will be flailed at this height, in a directional manner as described. The Site will then be left for a minimum of 48 hours.

The flail will then be set to a shorter height, and the Site cleared once again, progressing in a directional manner from east to west.



# Potentially Damaging Development Activities

## Low Risk: Injuring / killing fauna during Construction

Although no field signs were discovered during the initial survey, there is the potential for low numbers of notable species such as hedgehogs and other small mammals, common amphibians and occasionally reptiles to be active within the surrounding land. These animals may occasionally stray into the construction site and be in danger of injury or death. Reasonable precautions should therefore be undertaken during the construction period.

### Control 4: Reasonable Working Precautions

During initial Site clearance works, at least 3 substantial log piles (measuring at least 2m x 2m x 1m) will be created along the eastern boundary within the woodland edge, from timber felled on Site.

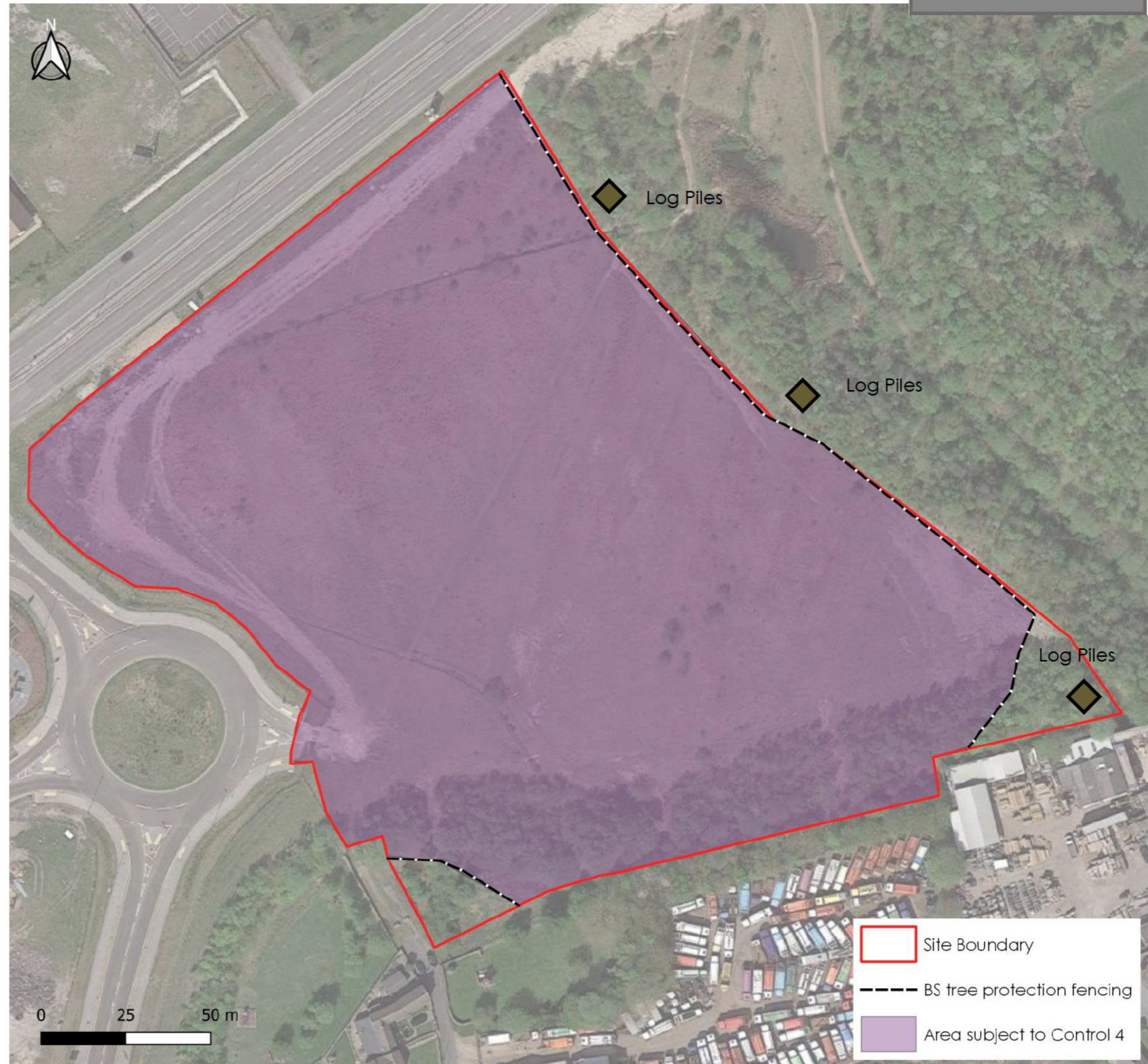
Prior to any construction works commencing, the ECoW will deliver a toolbox talk to the Site Manager, with this information then being disseminated out to all contractors working on Site via the Site Induction process.

The Toolbox talk will outline the species / groups that could reasonably be expected to occur on Site during construction (i.e. hedgehogs, common amphibian, grass snake), with a clear identification/ information sheet provided that will be pinned up in a prominent location on the Notice Board.

Information will be provided about where these species / groups could be expected to be found on Site (i.e. under stored equipment/ material). If found, and if safe to do so, contractors will be asked to move animals out of the construction zone, and release them into one of the pre-made log piles. Where this is not possible to do safely, the ECoW will be invited to visit Site to effect the translocation.

The information sheet will include information on GCN and how to distinguish these from other herpetofauna. Where there is any suspicion that a GCN has been found, all work in that area will stop immediately, and the ECoW contacted to confirm identification and to provide advice.

Any pits or trenches created with vertical, or steep sides will be filled in or covered at the end of each working day. Where this is not feasible, some form of escape will be provided, such as fitting an earth or scaffold board ramp. These pits will then be inspected by the Site Manager first thing the next morning, and any wildlife relocated to the log piles.



# Potentially Damaging Development Activities

## Moderate Risk: Disturbing nocturnal fauna (bats)

Without precautionary controls in place, artificial lighting used during works poses a moderate risk of causing disturbance to bats and other nocturnal animals which are present in peripheral off-Site habitat areas.



### Control 5 : Lighting Plan

A strategic plan to control artificial lighting will provide measures to remove light spill into the zones indicated in the plan right, and maintain these as protected dark zones.

Lighting can be controlled through a variety of mechanisms which control the location, height, direction, intensity, duration, frequency, and beam of light sources.

1. If the Site is to be trafficked at night, perimeter fencing adjacent to the dark zone should incorporate light-screening material to prevent headlight illumination, or arc lighting.
2. On-Site construction lighting to be directed away from the protected dark zones throughout the construction phase through considered placement of lighting towers and use of directional lighting baffles.
3. The Site's Lighting Strategy will demonstrate the avoidance of impacts to these areas during operation, as seen in the figure opposite.



# Potentially Damaging Development Activities

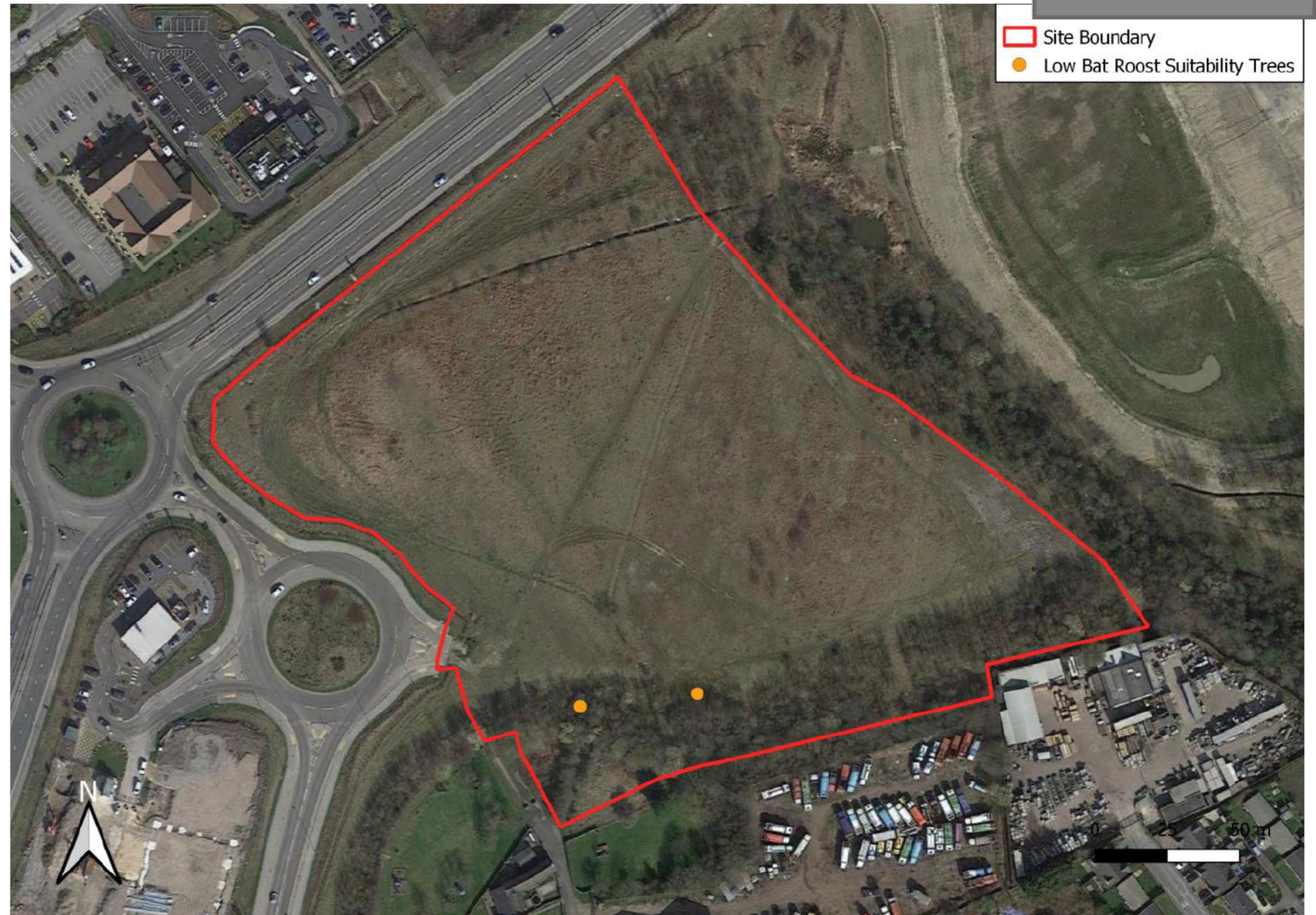
## Low Risk: Impacting on bat roosts

Two trees have been assessed as supporting Low Bat Roost Suitability due to the amount and nature of ivy present on them. These trees will require precautions ahead of works to them, to ensure that impacts on roosts can be avoided.

The type of roosting provided by these features will be would be limited to sporadic roosting by individual bats, during the warmer months of the year.

## Control 6 : Method Statement in respect of roost features.

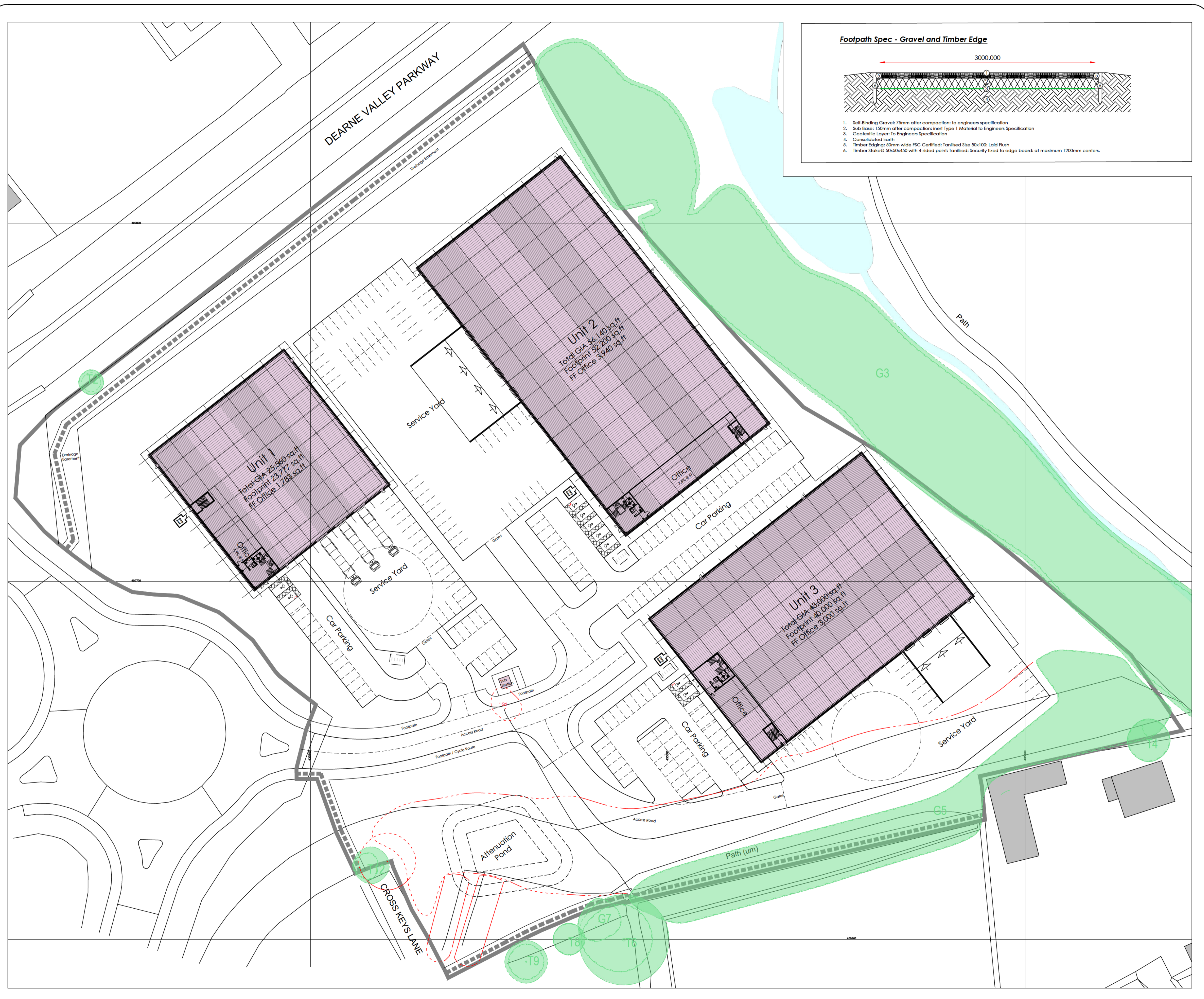
1. Works to the two ivy covered trees indicated in the plan opposite will be carried out only during the period November—February (inclusive).
2. Should work only be able to take place outside of this period, they will either be preceded by a survey confirming the absence of roosting , or the trees will be soft-felled under the direction of the ECoW.



# Work Schedule

The work schedule below outlines when the tasks required should be carried out, and whether input is required from the ECoW.

Task	ECoW to direct	ECoW to carry out	At Setting out stage	Prior to any work in identified areas	Other timing considerations
Control 1 Tree Protection Fencing			Yes	Yes	Prior to any works commencing on Site
Control 2 Nesting birds		Yes		Yes	Survey required if vegetation clearance undertaken between March and August, inclusive
Control 3 Directional clearance	Yes				Ideally undertaken between April and October
Control 4 Reasonable Working Precautions			Yes	Yes	In tandem with clearance of vegetation
Control 5 Sensitive Lighting Strategy				Yes	
ECoW monitoring and reporting		Yes		Yes	
ECoW available for unforeseen issues and supervision		Yes	Yes	Yes	Provide suitable notice to arrange Site visits



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Notes

Revisions

Rev	Date	Description

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**Building Management Services**

Client  
 C D P Limited

Project  
 Proposed Development  
 Rockingham Business Park  
 Dearne Valley Parkway

Sheet  
 Site Layout Plan – Tree  
 Protection (Rosetta) Overlay

Drawn	MTS	Date	Jun 24
Scale	1:500 @ A1		
Status	Construction		
Drawing No.	M3061-101(TP)	Revision	