



ARBORICULTURAL REPORT & Impact Assessment to BS5837:2012 at:

Land at
19 Hill Street
Elsecar
Barnsley
S74 8EL

Prepared for:
White Agus Partnership
Office One
34 Victoria Road
Barnsley
S70 2BU

Date: February 2021

Reference: AWA3596



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by White Agus Partnership to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

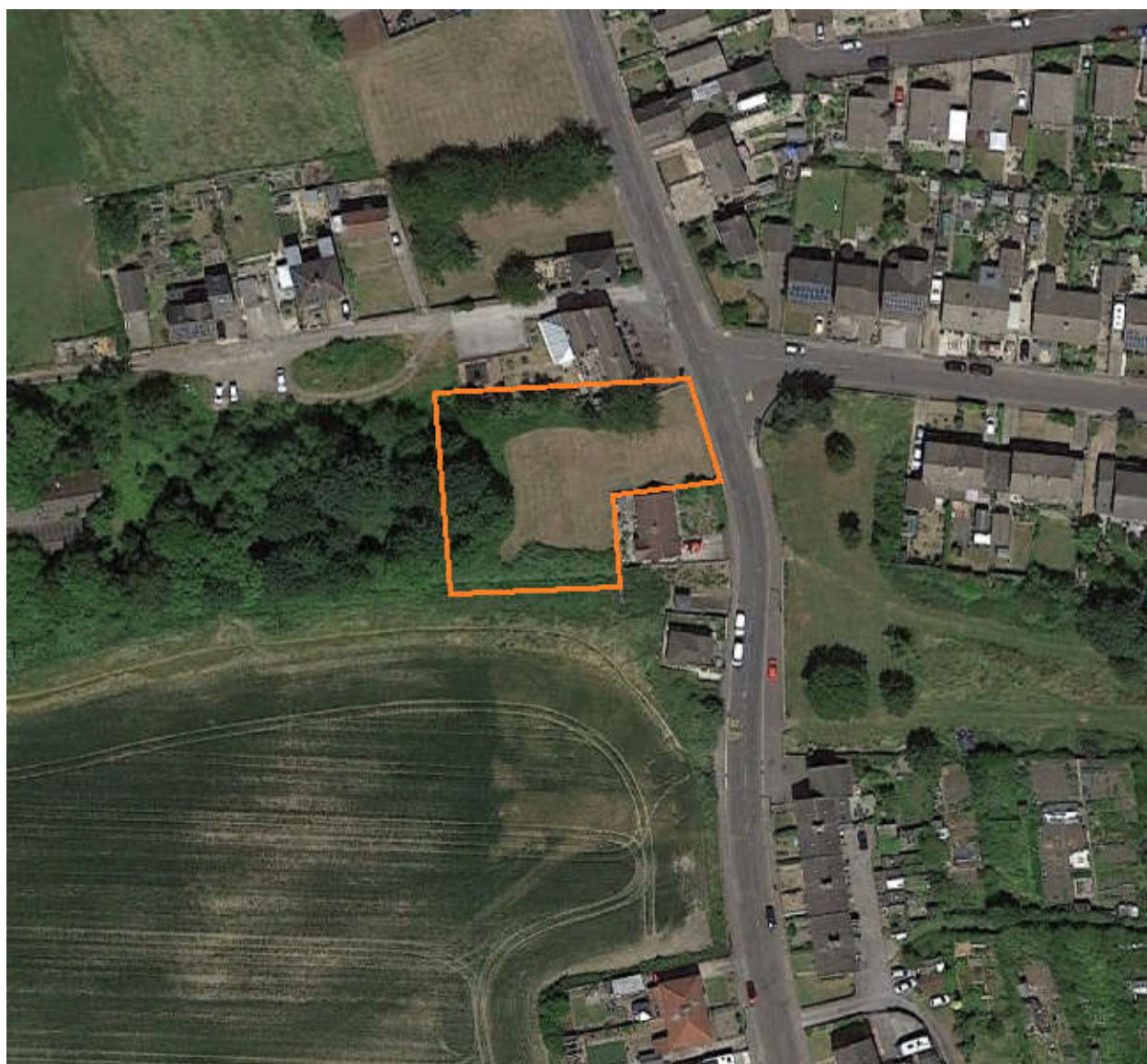
1.2 Survey Details

- 1.2.1 The survey took place during February 2021.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principle and Director of AWA Tree Consultants Ltd.
- 1.2.6 The tree survey and data collection were carried out by Mr Tom Readman Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located in Elsecar, a village in the Metropolitan Borough of Barnsley, in South Yorkshire.
- 2.1.2 The site is an undeveloped area of land, mostly comprised of grass with areas of brambles, and with trees at the north and west boundaries. To the immediate north is a pub, to the east is a public open space, to the south is a residential dwelling and an adjacent field that appears to be used as arable farmland, and to the west is a small woodland.
- 2.1.3 The approximate area of the survey is highlighted in the image below (Google Earth, 2018):



3. The Trees

3.1 Legal

- 3.1.1 An online search has been carried out with Barnsley Metropolitan Borough Council on 13/01/20 to ascertain whether any trees at the site are located within a Conservation area or are protected by a Tree Preservation Order (TPO). As of this date no trees within the site are legally protected.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place. Statutory permission is not required for the removal of deadwood.
- 3.1.3 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.4 All tree work should be carried out according to British Standard 3998:2010 *Tree Work - Recommendations*.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 21 items of woody vegetation, comprised of 20 individual trees and 1 hedge.
- 3.2.2 All surveyed trees and groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 The significant tree cover is comprised of the trees located at the north and west boundaries, including trees situated within the boundary of the adjacent pub and trees at the edge of the woodland.
- 3.2.4 The central area of the site contains nothing of arboricultural significance, consisting of grass and occasional areas of dense bramble.
- 3.2.5 Species diversity is fairly poor. The dominant species are Cherry and Sycamore, with occasional Spruce and Ash. In the adjacent residential garden there is a mixture of managed ornamental Cypress, and a Laburnum.
- 3.2.6 Most of the trees are young or semi-mature, with only occasional early

mature trees.

- 3.2.7 At the northern boundary of the site are Cherry trees T1 and T2. As the trees are situated close to the road they are somewhat prominent in the wider area, with T1 providing a moderate level of amenity. Both trees are in fair condition, but historic, low quality pruning has resulted in large stubs with early signs of decay. The crowns of both trees overhang into the neighbouring pub, with the potential to cause nuisance issues.
- 3.2.8 Along the northern boundary of the site are trees T3 to T11. Of these trees, T3 to T6 are young, self-set trees situated within the boundary of the site, while T7 to T11 are semi-mature trees that are situated on top of the retaining wall of the pub garden. The trees on the retaining wall have some value as a screen. However, there are notable cracks and bulges in the retaining wall, immediately beneath the trees, and while this may not necessarily have been caused by tree growth it is reasonable to assume that continued tree growth will exacerbate this damage. While these trees do not require removing immediately, they are likely to be unsuitable for long-term retention.
- 3.2.9 To the west, just beyond a somewhat dilapidated boundary wall, is a woodland, with edge trees T12 to T16. T12, T13 and T16 are early-mature, multi-stemmed Sycamore trees, T14 is a semi-mature Cherry, and T15 is an early-mature Ash, with a leaning stem that significantly overhangs into the site. While these trees, collectively, form a woodland that has moderate arboricultural value, individually they have more limited value, and their removal or pruning as part of development would have a negligible impact on the collective value of the woodland.
- 3.2.10 In the adjacent garden, at the south-east boundary of the site, are trees T17 to T20, and hedge G21. T17, T19 and T20 are small, managed Cypress trees that occasionally overhang into the site. T18 is a Laburnum, which also overhangs into the site, which has some dead wood and has previously been topped. G21 is a managed Hawthorn hedge. The trees and hedge in the neighbouring garden all have little arboricultural value, but do collectively provide reasonable screening value between the front garden and the site.
- 3.2.11 Many Ash trees in the wider region are being impacted by Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.
- 3.2.12 Some trees were inaccessible (as detailed in Appendix 4). In such cases

measurements were estimated and the condition values are indicative only.

- 3.2.13 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.
- 3.2.14 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: The site, as viewed from roadside



Photo 2: T1 and T2, at the northern boundary



Photo 3: Trees situated in the retaining wall at the northern boundary



Photo 4: Damage to the retaining wall, which may be exacerbated by further tree growth



Photo 5: The woodland to the west, with edge trees T14 to T16



Photo 6: T17, T18 and T19 in the neighbouring garden

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build two new residential properties, one with an attached garage, and associated access and landscaping. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, the removal of 6 trees will be required to facilitate development.
- 4.2.2 The trees that are required to be removed at T1, T2, T3, T4, T5 and T6.
- 4.2.3 The trees to be removed are all lower value, retention category 'C'.
- 4.2.4 T1 and T2 are somewhat prominent on site so there will be some negative impact from the removal of these trees. However, the trees will likely have more limited long-term value due to decay resulting from previous poor pruning.
- 4.2.5 T3 to T6 are young, self-set trees with negligible arboricultural value.
- 4.2.6 Pruning of 5 trees will be required to facilitate development. The trees that require pruning are T10, T11, T12, T13 and T15.
- 4.2.7 T10 and T11 will have their crowns lifted and reduced to facilitate a 1m clearance from the proposed dwelling. T10 will be crown reduced by approximately 1m at the southern aspect, while T11 will be crown reduced by 2.5m at the southern aspect. T10 and T11 will be crown lifted to 4m from the base of the retaining wall. This pruning work should be readily tolerated by both trees, and will not impact the screening provided by both trees.
- 4.2.8 T12 and T13 will be pruned to the boundary to facilitate development. This will typically only require the removal of smaller, third-order branches and should be readily tolerated by the trees.
- 4.2.9 A stem in T15 will be removed to facilitate development. The eastern, leaning stem would require such a heavy reduction to clear the footprint of the proposed dwelling that reducing and retaining the stem would not be suitable.

- 4.2.10 The remaining crown of T15 will be crown reduced, at the eastern aspect, to facilitate a 1m clearance from the proposed dwelling. This will require pruning of smaller, third order branches which will be readily tolerated.
- 4.2.11 The pruning work to trees at the western boundary should be readily tolerated by the trees, and will not significantly impact their collective value as part of the woodland.
- 4.2.12 All tree work should be carried out according to British Standard 3998:2010 *Tree Work - Recommendations*.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendix 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 A new dwelling encroaches into the RPA of retained trees T11, T12, T13 and T15. Construction within the RPA, can have negative impacts on tree roots. The encroachment into the RPA of T11, T12 and T13 is very minor, and the detailed RPA for the trees is likely to be exaggerated.
- 4.3.3 T11 is situated at the top of a retaining wall, at a raised elevation, and is not likely to have any roots extending into the section of the RPA affected by construction.
- 4.3.4 T12, T13 and T15 are also situated beyond the low boundary wall, which will have restricted some root development into the site. As such, it is unlikely that significant roots will be within these areas and the retained tree should remain largely unaffected by the works, provided care is taken during construction.
- 4.3.5 A new drive is proposed that encroaches into the edge of the RPA of T7, T8, T9 and T10. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, these trees are situated at the top of a retaining wall, at a raised elevation, and is not likely to have any roots extending into the section of the RPA affected by construction.
- 4.3.6 The design of the new development has considered the trees crown position in relation to the dwellings. While the dwelling close to the western boundary will be affected by shade from T12 to T16, there are few windows on the western aspect of the building which will limit potential conflict resulting from shade.

- 4.3.7 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



.....

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

16th February 2021

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Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Mr Adam Winson Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered

Adam is the company Director and Principle Consultant. He has a mix of the highest level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years, and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the Crown Court.

Mr James Brown BSc (Hons) Arboriculture, MArborA, PTI (Lantra)

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James previously worked in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Mr Dave Farmer FdSc (Arb), MArborA, PTI (Lantra)

Dave has a Foundation Degree in Arboriculture (with Distinction) and is qualified in Professional Tree Inspection. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. Dave has many years of experience within the tree care profession, including lecturing in arboriculture. His work focuses on diagnosing potential tree risk problems, and recommending appropriate treatments and work programmes.

Dr Felicity Stout Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA, PTI (Lantra)

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

Mr Tom Readman Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA

Tom joined AWA from his previous role as a tree risk surveyor with Harrogate Borough Council, where he undertook tree risk surveys at a range of sites and prescribed suitable works. Tom also has extensive previous experience as a climbing arborist. Tom achieved at Distinction Star, and was recognised as the student of the year, in the Extended Diploma in Forestry and Arboriculture and is now completing a Foundation Degree in Arboriculture, while working at AWA. Tom's work focuses on tree risk surveys and accurate tree data collection for development projects to BS 5837:2012.

Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS5837 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - 'Tree Work: Recommendations'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins and includes information of the first significant branch and direction of growth.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

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

U (marked in red on Appendix 5) = trees for removal. These trees are in such a condition that any existing value would be lost within 10 years.

Tree ID	Tree Species		Maturity	Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Cherry	<i>Prunus avium</i>	Mature	13	1	580	No	4	5	5	5.5	5	Soil erosion, Exposed roots	Single stemmed, Vertical, Stubs, Old pruning wounds, Epicormic growths, Minor decay, Tight union with partially included bark	Overhanging adjacent land, Stubs, Minor deadwood	Large stubs at 2m, beginning to decay. Situated on slight banking	Fair	Fair	20 to 40 yrs	Moderate	C	Removal required to facilitate development
T2	Cherry	<i>Prunus avium</i>	Early-mature	13	1	390	No	4	5	1.5	4.5	4.5	Suckering growth	Single stemmed, Vertical, Stubs, Old pruning wounds, Minor decay	Overhanging into the site, Stubs, Minor deadwood	Large stubs at 1.5m, beginning to decay	Fair	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
T3	Cherry	<i>Prunus avium</i>	Young	3.5	3	80, 60, 60	No	0.5	0.5	1	1	1.5	No visual defects	Multiple stemmed at base, Vertical, Tight union with partially included bark	Crossing branches		Good	Fair	20 to 40 yrs	Low	C	Removal required to facilitate development
T4	Sycamore	<i>Acer psuedoplatanus</i>	Young	7	2	120, 90	No	1	1	1	1	2	No visual defects	Twin stemmed at base, Vertical, Stubs, Tight union	Stubs	Very close to wall, not suitable for long-term retention	Good	Good	>40 yrs	Low	C	Removal required to facilitate development
T5	Sycamore	<i>Acer psuedoplatanus</i>	Young	7	1	110	No	0.5	1.5	0.5	1	2	No visual defects	Single stemmed, Slight lean, Vertical, Stubs, Epicormic growths, Old pruning wounds	Normal	Previously twin-stemmed, but second stem removed leaving a large stub. Not suitable for long-term retention	Good	Good	>40 yrs	Low	C	Removal required to facilitate development

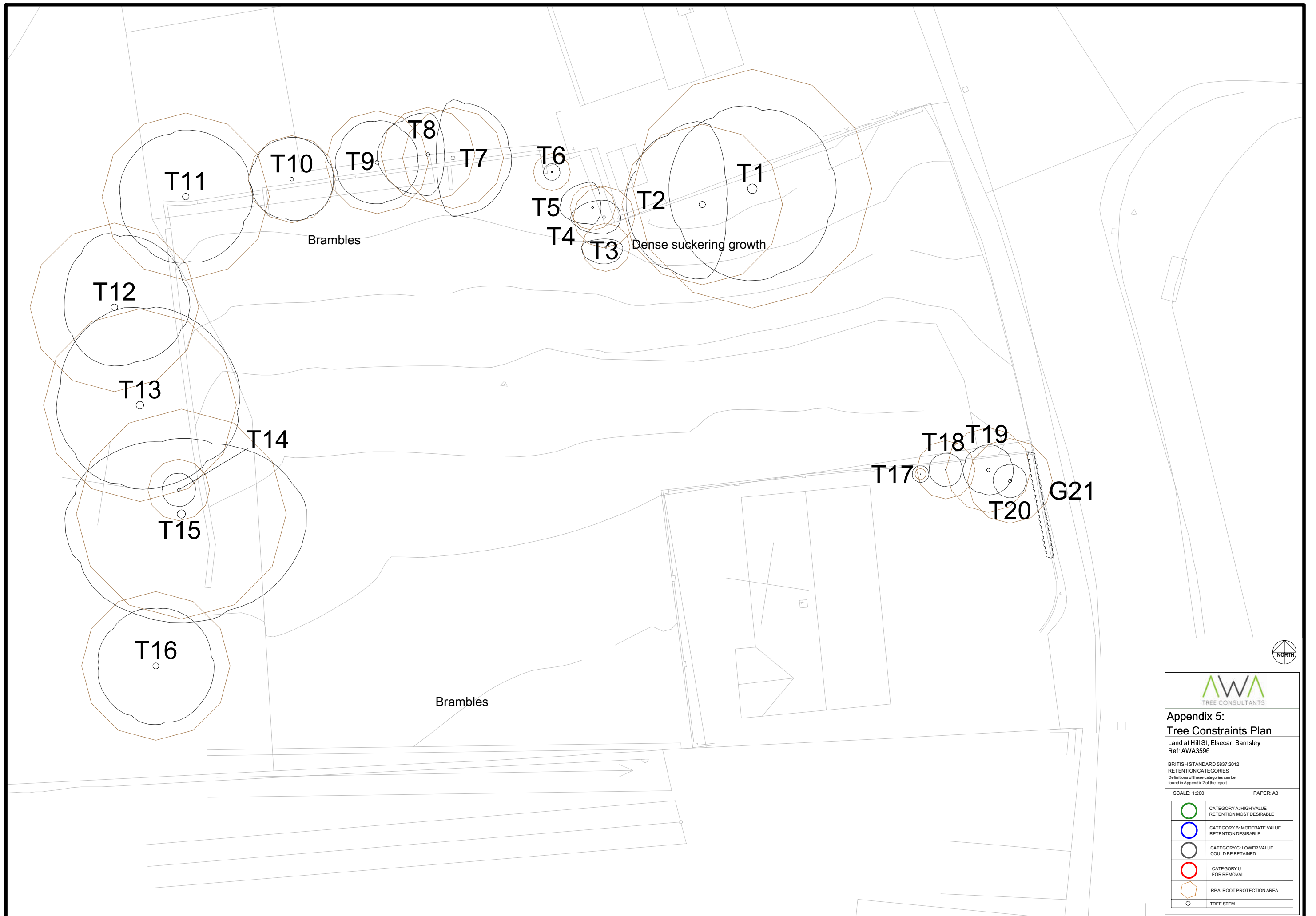
Tree ID	Tree Species		Maturity	Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Sycamore	<i>Acer psuedoplatanus</i>	Young	4	1	90	No	1	0.5	0.5	0.5	0.5	Limited access around base	Significant lean, becoming vertical at .5m, Single stemmed, Stubs	Normal	Very close to wall, not suitable for long-term retention	Good	Fair	>40 yrs	Low	C	Removal required to facilitate development
T7	Cherry	<i>Prunus avium</i>	Semi-mature	8	3	200, 100, 100	Yes	1	3.5	3.5	3.5	1	Limited access around base	Multiple stemmed at base, Vertical, Tight union	Normal	Access prevented detailed inspection. Situated in retaining wall, with cracks and bulges below. Not suitable for long-term retention	Good	Fair	10 to 20 yrs	Low	C	No works required
T8	Sycamore	<i>Acer psuedoplatanus</i>	Semi-mature	8	4	150, 100, 100, 100	Yes	1	2.5	1	2.5	3	Limited access around base	Multiple stemmed at base, Vertical, Stubs, Tight union with partially included bark		Access prevented detailed inspection. Situated in retaining wall, with cracks and bulges below. Not suitable for long-term retention	Good	Fair	10 to 20 yrs	Low	C	No works required
T9	Spruce	<i>Picea abies</i>	Semi-mature	9	1	250	Yes	0.5	2.5	2.5	2.5	2.5	Limited access around base	Single stemmed, Vertical	Normal	Access prevented detailed inspection. Situated in retaining wall, with cracks and bulges below. Not suitable for long-term retention	Good	Good	10 to 20 yrs	Low	C	No works required

Tree ID	Tree Species		Maturity	Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T10	Sycamore	<i>Acer psuedoplatanus</i>	Semi-mature	7.5	2	150, 150	Yes	1	2.5	2.5	2.5	2.5	Limited access around base	Twin stemmed at base, Vertical, Stubs	Normal	Access prevented detailed inspection. Situated in retaining wall, with cracks and bulges below. Not suitable for long-term retention	Good	Fair	10 to 20 yrs	Low	C	Crown lift to 4m and reduction by 1m, at the southern aspect, to facilitate development
T11	Cherry	<i>Prunus avium</i>	Semi-mature	8	5	200, 200, 200, 150	Yes	0.5	4	4	4	4	Limited access around base	Multiple stemmed at base, Vertical, Slight lean, Tight union	Overhanging into the site	Access prevented detailed inspection. Situated in retaining wall, with cracks and bulges below. Not suitable for long-term retention	Good	Fair	10 to 20 yrs	Low	C	Crown lift to 4m and reduction by 2.5m, at the southern aspect, to facilitate development
T12	Sycamore	<i>Acer psuedoplatanus</i>	Early-mature	12	4	220, 200, 200, 200	No	1	4.5	4.5	3.5	3	No visual defects	Multiple stemmed at base, Vertical, Tight union with partially included bark	Normal	Beyond boundary wall. Hawthorn understory	Good	Fair	20 to 40 yrs	Moderate	C	Prune to boundary to facilitate development

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition								Value		Management
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T13	Sycamore	<i>Acer psuedoplatanus</i>	Early-mature	12	2	350, 310	No	1	6	6	5	5	Soil erosion, Exposed roots, Suckering growth	Single stemmed, Twin stemmed at 0.5m, Vertical, Stubs, Pruning wounds - healing poorly with some decay, Minor cavity, Minor decay, Tight union with partially included bark, Epicormic growths	Minor deadwood, Overhanging into the site	Beyond boundary wall. Cavity with decay and large epicormic at north aspect, cavity w decay n aspect, large Ind sucker	Good	Fair	20 to 40 yrs	Moderate	C	Prune to boundary to facilitate development
T14	Cherry	<i>Prunus avium</i>	Semi-mature	8	1	150	Yes	1.5	1	1	1	1	No visual defects	Single stemmed, Vertical	Normal	Beyond boundary wall. Dense understory prevented detailed inspection.	Good	Good	20 to 40 yrs	Low	C	No works required
T15	Ash	<i>Fraxinus excelsior</i>	Early-mature	12	3	320, 300, 260	No	0.5	4.5	7.5	6.5	7	No visual defects	Multiple stemmed at base, Vertical, Eastern stem has significant lean	Overhanging into the site, Minor deadwood, Snapped /hanging branches eastern aspect	Deadwood in centre of crown	Good	Fair	20 to 40 yrs	Moderate	C	Remove overhanging, leaning eastern stem, and prune remaining crown to facilitate 1m clearance from proposed dwelling, to facilitate development

Tree ID	Tree Species		Maturity	Measurements				Crown (m)					Tree Condition							Value		Management
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T16	Sycamore	<i>Acer psuedoplatanus</i>	Early-mature	11	2	300, 200	Yes	1.5	3.5	3.5	3.5	3.5	Limited access around base	Single stemmed, Twin stemmed at base, at 1m, Vertical, Ivy covered, Tight union with partially included bark	Crossing branches	High understory prevented detailed inspection	Fair	Fair	>40 yrs	Moderate	C	No works required
T17	Cypress	<i>Cupressus sp.</i>	Semi-mature	3	10	10	Yes	0.5	0.5	0.5	0.5	0.5	Limited access around base	Single stemmed at base, Multiple stemmed at 0.5m, Vertical, Tight union with partially included bark	Normal	Access prevented detailed inspection. Managed garden tree	Good	Good	>40 yrs	Low	C	No works required
T18	Laburnum	<i>Laburnum anagyroides</i>	Semi-mature	4	8	50	Yes	1	1	1	1	1	Limited access around base	Single stemmed at base, Twin stemmed at 0.5m, Multiple stemmed at 1m, Vertical, Stubs, Old pruning wounds, Tight union with partially included bark, Minor decay	Minor dieback, Minor deadwood, Overhanging into the site	Access prevented detailed inspection. Historically topped	Fair	Fair	10 to 20 yrs	Low	C	No works required
T19	Cypress	<i>Cupressus sp.</i>	Semi-mature	4	5	100, 100, 100, 100, 50	Yes	1	1.5	1.5	1.5	1.5	Limited access around base	Twin stemmed at base, Multiple stemmed at 0.5m, Vertical, Tight union with partially included bark	Crossing branches, Overhanging into the site	Access prevented detailed inspection. Managed garden tree	Good	Fair	20 to 40 yrs	Low	C	No works required

	Tree Species			Measurements				Crown (m)				Tree Condition								Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T20	Lawson's Cypress	Chamaecyparis sp.	Semi-mature	4	3	150, 100, 100	Yes	1	1	1	1	1	Limited access around base	Single stemmed at base, Multiple stemmed at 0.5m, Vertical, Tight union with partially included bark	Crossing branches	Access prevented detailed inspection. Managed garden tree	Good	Fair	20 to 40 yrs	Low	C	No works required
G21	Hawthorn	Crataegus monogyna	Semi-mature	3	10	50	Yes	0.5	See Plan				Managed boundary hedge				Good	Good	>40 yrs	Low	C	No works required





Appendix 5:
Tree Constraints Plan
Land at Hill St, Elsecar, Barnsley
Ref: AWA3596

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: FOR REMOVAL
	RPA: ROOT PROTECTION AREA
	TREE STEM

