

CROSS STREET, WOSBOROUGH

ARBORICULTURAL IMPACT ASSESSMENT AND ARBORICULTURAL
METHOD STATEMENT

September 2026

	Name	Date
Lead Author	Christopher Braine BA (Hons.) MLA CMLI MArborA MCIHort, Director	18/09/2026

TABLE OF CONTENTS

1	INTRODUCTION.....	3
1.1	Background.....	3
1.2	The Proposals.....	3
1.3	General Site Description.....	3
2	TREE SURVEY	4
2.1	Approach to tree protection	4
3	TREE CONDITION	6
4	ARBORICULTURAL IMPACT ASSESSMENT.....	7
4.1	Description of proposed development.....	7
4.2	Implications of proposed development.....	7
5	OUTLINE METHOD STATEMENT FOR CONSTRUCTION	9
5.1	Introduction	9
5.2	Tree Protection Fencing and Construction Exclusion Zone	9
5.3	Scaffolding within the Root Protection Area	9
5.4	Utility or Service runs within the Root Protection Area.....	9
5.5	Ground Protection.....	10
5.6	No Dig Construction of Permanent Hardstanding within the RPA	10
5.7	Boundary fencing within the RPA	11
5.8	Soft-Landscaping within the RPA	12
5.9	Additional precautions outside of CEZ fenced areas	12
	APPENDIX A - BS 5837:2012 Standard Tree Protection Fence and Signage.....	13
	APPENDIX B Anderson Tree Care Tree Survey, June 2026.....	15
	TREE SURVEY, TREE CONSTRAINTS AND TREE PROTECTION PLAN	16

1 INTRODUCTION

1.1 Background

Natali Developments Ltd has asked Weddles to inspect the trees onsite and prepare an Arboricultural Impact Assessment report. This report has been prepared to assist decision making for a planning application at Cross Street, Wosborough, Nr Barnsley.

This report has been prepared by Christopher Braine BA (Hons.) MLA CMLI MArborA MCIHort, Director, a Chartered Landscape Architect and professional member of the Arboricultural Association, registered user of Quantified Tree Risk Assessment with over 16 years' experience of arboricultural consultancy.

This report considers the impact of development on the trees and refers to Tree Survey, Tree Constraints Plan and Tree Protection Plan drawings.

1.2 The Proposals

The proposals are to build a large Transformative Care Home for young adults, with surrounding paving, car park and garden.

1.3 General Site Description

The site is a large rectangle of habitat. It is lined with trees most of the way around its three open sides, with one side consisting of a large brick wall/wooden fence. The site is surrounded by roads and residential housing. The centre of the site has recently been cleared down to the bare ground, likely resulting in the very low species diversity recorded amongst the ground flora

The site does not lie within a Conservation Area (CA) or subject to a Tree Preservation Order (TPO).



Figure 1: Redline - development site boundary.

2 TREE SURVEY

A Tree Survey to BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' was carried out by Weddles in September 2026, as shown on the Tree Survey drawing. A previous survey was carried out by Anderson Tree Care in June 2026 and is included in **Appendix B**, and provides supplementary tree information.

The tree survey includes an assessment of life stage, life expectancy, general observations on condition and categorisation in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' Section 4.5 and Table 1.

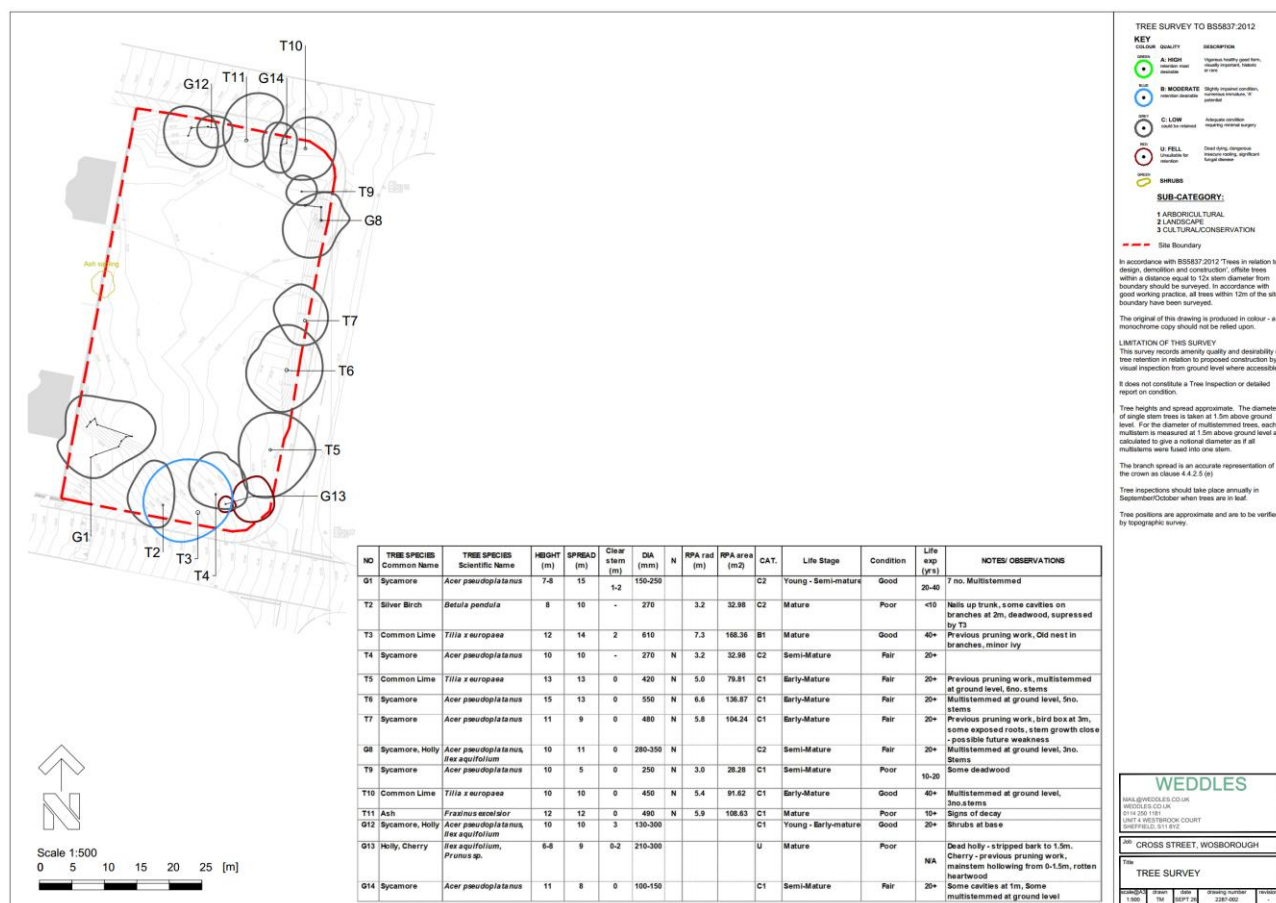


Figure 2: Tree Survey extract

2.1 Approach to tree protection

The Root Protection Area (RPA) as defined by BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' has been identified and shown on the Tree Constraints Plan. This is the zone of roots which should be protected against damage during construction.

Two phases are proposed for the development, a construction phase and an external works phase. The Tree Protection Plans indicate the position for protective fencing barriers and ground protection methods during these phases.

An outline Method Statement for Construction has been included. This deals with general methodology of tree protection from compaction during construction and techniques to be adopted to minimise the impact of construction on tree roots.

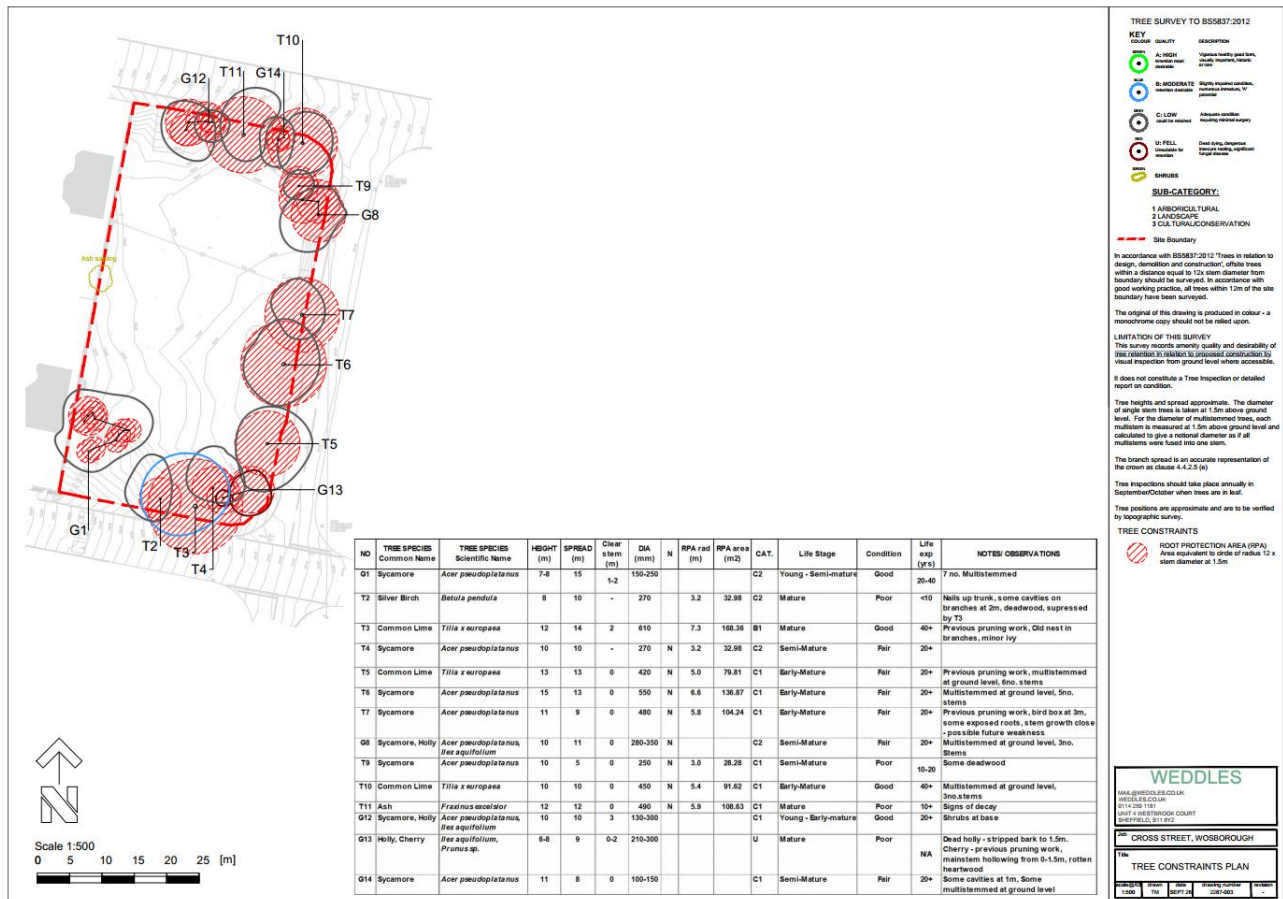


Figure 3: Tree Constraints Plan extract

3 TREE CONDITION

The tree survey includes an assessment of life stage, life expectancy, general observations on condition and categorisation in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' Section 4.5 and Table 1. Specific This information is presented in the tree schedule on drawing LBR 01. The survey included 11no. individual trees and 2no. tree groups. These have been categorised in accordance with BS5837:2012:

	Category A	Category B	Category C	Category U
Individual Trees			10	
Tree Groups			3	1

- Sycamores T1 and T4 lean back over the site and clash with the proposed building.
- Sycamores T12 and T13 again clash with the proposed building and their roots are significantly constrained.

4.2.2 Trees to be retained

All other trees will be retained. The proposed development has the potential to impact on the retained trees and protective fencing will be erected to surround all retained trees. The location of protective fencing is shown on the Tree Protection Plan.

Retained trees are all in close proximity to the proposed building and the following works are proposed:

- c) Canopy raise to all trees to 5m
- d) In addition to the above works any ivy should be removed from retained trees.

4.2.3 Mitigation

The removal of the 3no. individual trees, 2no. tree groups and 1no. tree from an additional tree group can be mitigated through the landscape scheme and long term tree management.

5 OUTLINE METHOD STATEMENT FOR CONSTRUCTION

5.1 Introduction

The root system is the most susceptible part of a tree to damage, because it is not immediately visible. Damage of the root system will affect the health, growth, life expectancy and safety of the rest of the tree. The effects of below ground damage may only become evident several years later.

Damage to the trunk and branches of a tree may cause severe disfigurement although rarely kills the tree. Death of branches or their unplanned removal may adversely affect the balance of the tree and hence its safety.

Roots also need oxygen from the soil. Respiration by the roots and other soil organisms depletes this oxygen and increases carbon dioxide levels in the soil. Diffusion between the soil and the atmosphere maintains a correct balance of oxygen and carbon dioxide in the soil.

Anything which affects this balance will affect the condition of the root system. Compaction of the ground reduces space between soil particles and hence can upset this balance.

5.2 Tree Protection Fencing and Construction Exclusion Zone

The general principle of avoiding damage to trees or compaction of soil within the Root Protection Area is achieved by erecting protective fencing as recommended by BS 5837:2012, Trees in Relation to Design, Demolition and Construction - Recommendations (Clause 5.5), before site works commence. The fenced area is referred to as the construction exclusion zone (CEZ) and should be considered to be sacrosanct.

The Tree Protection Fence shall be a minimum 2 metre high vertical and horizontal scaffold framework well braced to resist impacts as Figure 2 in BS5837:2012 and be erected as a first site operation (See **Appendix A**). Waterproof signage labelled as 'Tree Protection Area' should be attached to fencing as provided in **Appendix A**.

Within the CEZ site no construction activities will take place including:

- Movement of vehicles or plant
- Raising, lowering or adjusting soil levels
- Storage of construction materials, chemicals, fuel or cement
- Site huts, cabins or other temporary structures
- Utility trenching
- Laying of impervious materials
- Changes to the water table

5.3 Scaffolding within the Root Protection Area

Where it is essential for scaffolding to be erected within the protected area of trees, construction shall be in accordance with Clause 6.2.3 of BS5837:2012. Underlying roots will be protected by a layer of geotextile fabric placed over undisturbed soil, covered by a minimum 50mm depth of woodchip overlain by scaffold boards.

If branches extend beyond the protective fencing in positions liable to impact, the branch may be shortened back to a fork in accordance with the recommendations of BS 3998.

5.4 Utility or Service runs within the Root Protection Area

Ideally no service runs should pass through protected areas. If unavoidable, all hand dug trenching should be carried out in accordance with NJUG 10/Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees published by the National Joint Utilities Group April 2007).

Particularly a hand-dug method of trenching should be used and if any roots of 25mm size and above are encountered must be retained spanning the trench, and services are to be inserted carefully beneath them.

Alternative trenchless insertion methods may also be possible in accordance with Clause 7.7 of BS5837:2012.

5.5 Ground Protection

All areas outside of fenceline will have suitable ground protection to avoid damage to roots. Any specification for ground protection shall be reviewed by an arboriculturist prior to implementation onsite.

Areas of Unmade Ground

- For pedestrian only, access ground protection measures shall include a single thickness of scaffold boards placed on top of 100mm depth of compression resistant material (e.g. woodchip) laid onto a geotextile membrane.
- For plant up to 2 tons in weight proprietary interlinked ground protection boards will be used and placed on top of 150mm depth of compression resistant material (e.g. woodchip) laid onto a geotextile membrane.
- For wheeled or tracked equipment exceeding 2 tons in weight a structural engineer will design an alternative system. This may include the use of temporary cellular confinement systems, reinforced concrete slabs or track board systems details of which are to be approved before construction commences.

Areas of Existing Hard Surfacing

Areas of existing hard surfacing identified for use as ground protection (Green and blue hatch on the TPP drawing) shall be retained throughout the construction period until replaced alternative permanent hardstanding or otherwise with.

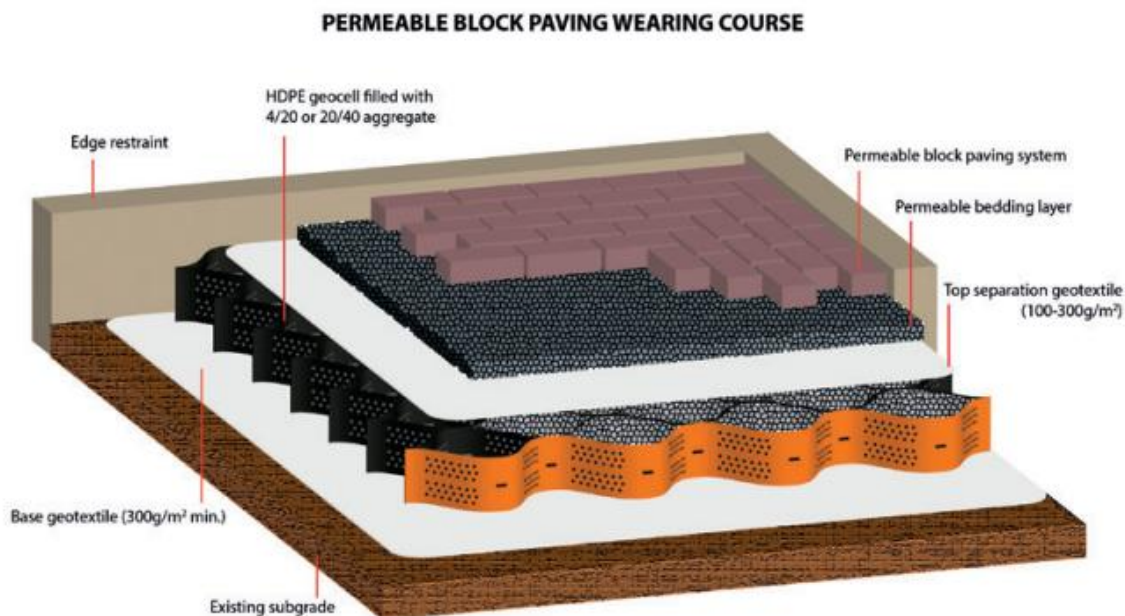
Areas of existing hard surfacing shall be assessed by an engineer to ensure that they are sufficient to prevent damage or disturbance to the underlying soil. A precautionary approach to any anticipated loadings should be adopted. In instances where the engineer identifies existing surfacing as inadequate then a specification for additional protection must be provided and any requirements actioned onsite.

5.6 No Dig Construction of Permanent Hardstanding within the RPA

In areas specified on the Tree Protection Plan as requiring new surfacing to be No Dig Construction of permanent hard surfacing to arboriculturist's design in accordance with BS5837:2012 Section 7.4.2 the following method should be followed:

- Hard surfacing should be designed by a structural engineer and agreed with the arboriculturist.
- Hard surfacing should utilise a sub-base formed from a three-dimensional cellular confinement system. For Block paving an appropriate specification may be 300g/m geotextile to ground, then 150mm HDPE geocell (Tarram Geocell 25/15, or similar) with 4/20 or 20/40 aggregate fill, then 100-300g/m geotextile with permeable bedding layer and permeable block paving surface.

- Excavations associated with the installation of kerbs and edging should be avoided. Above ground products which can be pinned in place should be used in preference to those which require foundations and haunches. Examples include pegs and boards, sleepers and gabion baskets. Kerb may be installed to edge on top of concrete-filled geocell. Further stabilised by wooden pegs or pinning.
- Avoid any excavation or lowering of soil levels other than the removal, using hand tools only, of any turf, surface vegetation or organic matter. Levels may be raised using a granular fill which will remain gas and water permeable for the duration of its design life.
- Avoid any localised compaction of the underlying soil by evenly distributing any anticipated loading over a suitably large area.
- Utilise a sub-base and wearing course that is permeable to air and water (this includes and separation membranes that may be required).
- Avoid the need for the use of de-icing salt or, if undesirable, should include a system whereby contaminated run-off is directed outside of the RPA.
- Compaction of soil surrounding and beneath any new hard surfacing shall be prevented. This may be achieved through the use of temporary ground protection or by constructing the new surface with machinery working forward from the surface as it is constructed (i.e. “rolling out”).
- If uncured concrete is to be used, then an impermeable membrane will be required in order to prevent leachate from entering the surrounding soil.



Extract from 'The use of cellular confinement systems near trees – a guide to good practice, September 2020' Figure 8.

5.7 Boundary fencing within the RPA

General

- Foundations should be design with minimum depth and width. If a specific volume of foundation is required, then it is preferable to include greater depth whilst minimising the overall width.
- Mechanical excavation should be avoided. Excavation should be undertaken either using hand tools or through the use of compressed air or water.
- The location of any fencing posts should retain sufficient flexibility for them to be relocated should excavations reveal important roots that can't be cut. This includes roots over >25mm Ø, or substantial numbers of roots < 25 mm Ø.

- The use of poured concrete must be avoided. Concrete foundations must use a dry mix to avoid leachate entering the soil and damaging tree roots.

5.8 Soft-Landscaping within the RPA

- No works will be carried out if the soil moisture is of a level likely to allow compaction to occur (i.e. soil shall not be waterlogged but shall be firm and friable).
- Only pedestrian operated machinery shall be used. All pedestrian operated machinery shall utilise low ground pressure tyres.
- Herbicide applications shall be restricted to the use of translocated products such as glyphosate. These will be applied according to the manufacturer's instructions and drift onto non-target plants avoided.
- Existing vegetation will be removed by hand. Turf may be removed using a mechanical turf stripper where necessary.
- Compacted areas of soil will be broken up by using hand tools only.
- There shall be no excavation or lowering of soil levels.
- Depressions may be levelled through infilling with a maximum depth of 150mm of loosely compressed good quality topsoil or other porous material.
- For grass sowing and turfing the soil shall be cultivated to a depth of no more than 25mm.
- Bare root seedlings, transplants, whips and feathered trees shall be notch planted.
- Container grown shrubs, feathered trees, and standard trees shall be planted into individual pits. In no circumstances shall planting take place into cultivated beds or trenches.
- All planting pits shall be excavated with due care for underlying tree roots and using hand tools only.
- In instances where tree roots are found within the planting pit then roots less than 25mm in diameter may be severed using a sharp tool such as a saw or pair of secateurs. The cut should be as small as possible and must avoid leaving a ragged end. Roots over 25mm diameter may only be cut on the advice of an arboriculturist. If roots over 50mm are encountered, or groups of roots over 25mm, then the planting pit will be backfilled and moved to an alternative location.

5.9 Additional precautions outside of CEZ fenced areas

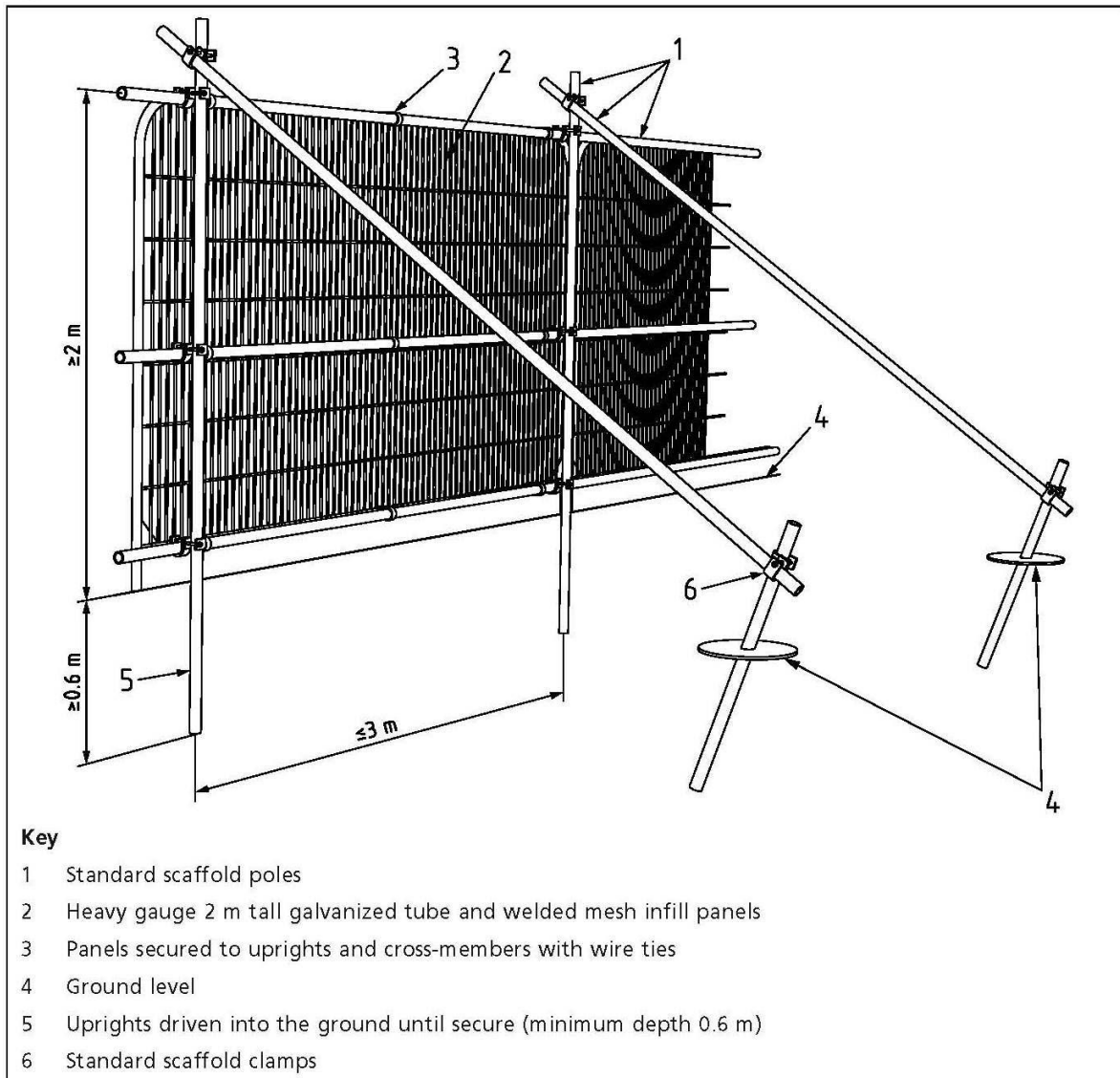
Chemicals, fuels, oils, bitumen and cement or other material likely to be injurious to trees should be stored well away from the root protection areas of trees. Positions of chemical toilets should also be considered.

Ideally fires should be avoided if possible. If unavoidable they should not be lit where the heat could affect tree foliage or bark. 15m is a suggested offset from any tree canopy.

Trees should not be used as anchorages for any equipment.

APPENDIX A - BS 5837:2012 STANDARD TREE PROTECTION FENCE AND SIGNAGE

Figure 2 Default specification for protective barrier





Spandrel Homes Limited,
Bootham Lane Industrial Estate,
Dunscroft, Hatfield,
Doncaster, DN7 4JU.

Attention: Richard Ryde. richard@spandrelhomes.co.uk

June 5th 2026.

Dear Mr Ryde,

**Trees and your proposed development at
Cross Street, Worsborough, S70.**

This site is a vacant plot within an existing housing area. the site has been recently cleared with an informal row of trees retained around much of the perimeter. The trees give the impression that they have self-sown but a couple seem to be cultivars of Lime that are unlikely to have sown themselves.

The following comments and observations are made while considering the guidance of *British Standard 5837 2012 Trees in relation to design demolition and construction – Recommendations*, although BS5837 usually presumes that trees will be appraised and then a site layout prepared to take account of the trees. In this case you have already presented me with a proposed layout so this report will take account of the proposal.

The trees.



Figure 1.

Figure 1 is the plan prepared for the site. this is to be a residential home and fairly obviously will occupy a large proportion of the vacant space. I've appended a larger version of the plan and marked upon it the various trees and tree groups, numbering them 1 to 12.

No.	Species	Comment
1.	Sycamore group	Approximately 9 metres tall, close to the neighbouring house. The proposal calls for their removal.
2.	Silver Birch	A poor tree, suppressed by tree 3. The proposal calls for its removal.
3.	Lime	This tree is approximately 13 metres tall and 620 mm diameter, which gives it a root protection area (RPA) radius of 7.5 metres. (See the discussion about Lime cultivars below.)
4.	Group.	Mainly Sycamore but a nearly-dead Holly and a hollow Cherry can be seen in the midst of the Sycamores. The trees are all considerably smaller than the Lime tree 3. There has been much fly-tipping at the base of the trees.
5.	Lime	This tree is coppice growth. There are several smaller stems that have grown from the stump of a now removed tree. this tree would require the same RPA as tree 3. There has been some significant soil disturbance at the base of this tree. (And with trees 6 to 8 as well.) It seems a new footpath has been installed alongside the highway and this has almost certainly caused root damage to the road side trees. The plan seems to call for the garden area to be paved, which means almost all of the RPA will be paved.
6.	Sycamore	Coppice growth, will require a similar RPA to tree 3, and if the garden is paved; as tree 5.
7.	Sycamore	More coppice growth, as tree 6. Additionally, there is a drain inspection chamber at the base of the tree. if this is to be relocated or modified, root damage is inevitable.
8.	Group	Mainly Sycamore, the largest is a similar size to tree 7, and will require a similar RPA. The plans do not require quite as much paving nearby as the previous trees, but the building will be within the RPA.
9.	Ash	A small twin stemmed tree, the plans require its removal. There is a strong chance that this tree will become infected with Chalara Ash Dieback. Saplings at the opposite side of the site are already infected.
10.	Group	Sycamores, smaller than previous trees but will still require a 6 metre radius RPA.
11.	Ash	A decent tree but with some large low branches that will need to be removed. Some signs of Chalara. The plans call for its removal.
12.	Group	Mainly Sycamore with some Holly. The plans call for their removal. Similar to group 1. A Holly tree appears to be dying.

The site appears to have suffered a lot of fly tipping over many years. Although it is unlikely that this has greatly affected any single tree, the machine that has scraped off the site has clearly caused damage to the roots of trees.



Photograph 1.

Photograph 1 is a view of the north east corner of the site, taken looking northeast wards. I've included this photo to try and show the scraped ground. It's not clear here but there were some significant tree roots damaged when this was done. They can be seen in this photo, looking rather like sticks on the ground, but they are in fact roots.



Photograph 2.

Photograph 2 shows the base of tree 6, Sycamore coppice growth. It also shows what appears to be a new pavement. The installation of this pavement must have caused significant damage to nearby trees.

From what I could tell from the photos on Google's street view facility, there might have once been a pavement between the site and the road, but it seems that this was considerably overgrown and the new pavement must have been installed by digging out for a new sub-base.



Photograph 3.

Photograph 3 is a screen grab from Google showing the site edge in August 2024. This is looking south down Cross Street.

Photograph 4 is a view looking roughly north west from the end of Cross Street, and showing tree 5. This tree probably suffered root damage from the construction of the pavement.

Tree 5 is coppice growth as with tree 6. It's likely that these trees were cut down and then allowed to regrow from the stump. Coppice management of trees is an underappreciated ability of broad-leaved trees. There are numerous examples of coppiced trees along the UK's highway verges, and even in gardens.



Photograph 4.

Coppice management of woodlands was once widely practiced and was an extremely efficient way of producing usable timber and numerous by-products. The advantages of coppice management are numerous; it eliminates the need for replanting, the dense growth is good cover for wildlife, and the rapid growth that follows a cutting coup, almost certainly sequesters carbon from the atmosphere more rapidly than a newly planted tree. More detail on the coppice management of trees and woodlands is outside the scope of this report, but understanding how some trees came to be multi-stemmed is useful.



Photograph 5.

Photograph 5 shows the trunk of tree 3, a Lime tree. My presumption is that the two Limes on the site are the same cultivar, planted at the same time. There are two species of Lime native to the UK and unsurprisingly, a hybrid between the two. The hybrid is known as Common Lime and as the name suggests, more commonly found than either of the parents. (Broad-leaved Lime and Small-leaved Lime.)

Hybrids can be inconsistent in their appearance and numerous named cultivars (cultivated varieties) are sold that have been selected for specific characteristics.

This is a Common Lime and seems to be a selected cultivar, I'm not sure which, but I don't think it is essential to investigate this any further for this report. Tree 3 is a decent specimen but the large branch, to the left in photo 5, seems to be growing with included bark, which is a potential weakness.

Photograph 6 is a view looking east along Overdale Avenue. Tree 2 is the Birch rather dominated by tree 3.



Photograph 6.

Tree 2 is indicated for removal to create parking spaces. Birch is not a long-lived species and growing in the position it is, even if there was not a development proposal, this tree would probably have only a short future life. The fly-tipping at its base will not have improved its prospects.



Photograph 7.

Photograph 7 is a view of the south eastern corner of the site, taken from the opposite side of the road.

While the proposal shows all these trees retained, there isn't much that is worth retaining in group 4.

Photograph 8 is a view of the trunk of the Cherry tree in group 4, which is damaged and decayed. The Holly tree in the group is also almost dead.



Photograph 8.



Photograph 9.

Photograph 9 shows tree group 1, taken looking roughly north. Even if these trees were not indicated for removal, it's likely that the occupants of the neighbouring property would be seeking some work to reduce the crowding of their house.

Photograph 10 shows group 1, taken from within the site looking south.



Photograph 10.



Photograph 11 was taken looking east from within the site and shows trees 6 & 7.

Photograph 11.

Photograph 12 shows group 12 in the north west corner of the site, with more fly tipping. The proposal calls for these trees to be removed.



Photograph 12.



Photograph 13.

Photograph 13 is a view looking east down Underwood Avenue and shows tree 11, the Ash with a long branch reaching over the road. There's another low branch that seems to have been inexpertly pruned. This tree is also indicated for removal.

Chalara Ash Dieback is likely to affect this tree; as mentioned above

This concludes my tree related observations for this site.

Discussion.

Sites like this are difficult. While the layout shows trees retained, in reality almost everything proposed will be within their RPAs and it's hard to see how the site could be developed without impinging one RPA or another. There is also the problem that works already undertaken must have impacted upon several trees' RPAs. The question that really needs to be asked is firstly "can steps be taken that will reduce the effect of the proposal on nearby trees?" and then "are the trees so important that they should be allowed to stand in the way of an important development?"

There are systems of building near trees that can mean there is minimal excavation, but there will always be some root disturbance and even the altering of soil levels and the rain water that reaches the soil, can affect nearby trees. I also note that this proposal contains several areas where it seems hard landscaping is to be installed (presumably to accommodate the eventual residents), which might also affect established trees. My point here is that we could go to some lengths to utilise low impact building systems, but these are not bound to be successful, and where trees are already compromised, the chances of success are further reduced.

To address the problem of how important the trees are, we really need to use a system of "amenity valuation" to try and appraise precisely how important the trees really are. A local planning authority is supposed to have a system of amenity valuation in order to help them

make these decisions in relation to Tree Preservation Order¹ matters. So what is needed here is an amenity valuation for all the trees. While the site is superficially a woodland oasis surrounded by housing, it's not really woodland and there are plenty of other similar trees in the surrounding area. Also there is more green space within 500 metres of the site and agricultural and forestry land not much further away.

The scarcity of trees will always be part of any tree evaluation or amenity appraisal system and from that point-of-view, these trees are not out-of-the-ordinary. If the species present were better suited to their surroundings, or particularly rare their amenity value might be higher, but as things stand the trees can be regarded as no more than typical.

So if we weigh up the pros and cons here, we will arrive at the conclusion that there is nothing about them that means they should stand in the way of a proposal.

Taking the above into account, my advice is that the best way of ensuring that this site makes a contribution to the local landscape in the future is to remove them all and replant when development work is over. I don't think we can avoid the fact that nearly all the trees are already compromised by ground works and susceptibility to disease (the Ash) so the best option is to remove and replant.

In my opinion planting the site with Hornbeam trees in place of 4, 8, and 10 would be pragmatic, perhaps with mixed (native) hedging along the boundaries. Hornbeam is a native species and grows well in urban areas. It is also not particularly disease prone and the Forestry Commission website does not have any alerts about impending diseases. Mixed native hedges are much more desirable than Privet or Leyland Cypress and invariably prettier as well.

By native hedging I mean, Hazel, Hawthorn, Guelder Rose, and Field Maple. Once established, hedges like this should be fairly easy to manage by clipping. On sites like this, it should be relatively straightforward to import some decent, clean topsoil for trees and hedge planting, and new plants, considerately nurtured, should rapidly establish in such conditions. Mixed hedges have great benefits to biodiversity and should be credited towards any biodiversity net-gain obligations.

Conclusion.

1. The most sensible option for this site is to remove all the existing trees, and replant once building work is complete.
2. Although it would be feasible to try and keep some of the trees, many have already suffered root damage, and further disturbance is likely to lead to decline.
3. The worst-case scenario here is that we try to keep trees and then end up watching them decline slowly over the coming years. Planting new trees in good topsoil, in positions specifically created for growing trees and hedges, is likely to give the best long-term outcome.

¹ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas> (This online guidance has the same weight as the NPPF and Councils should follow it.)

I trust you will find this helpful.

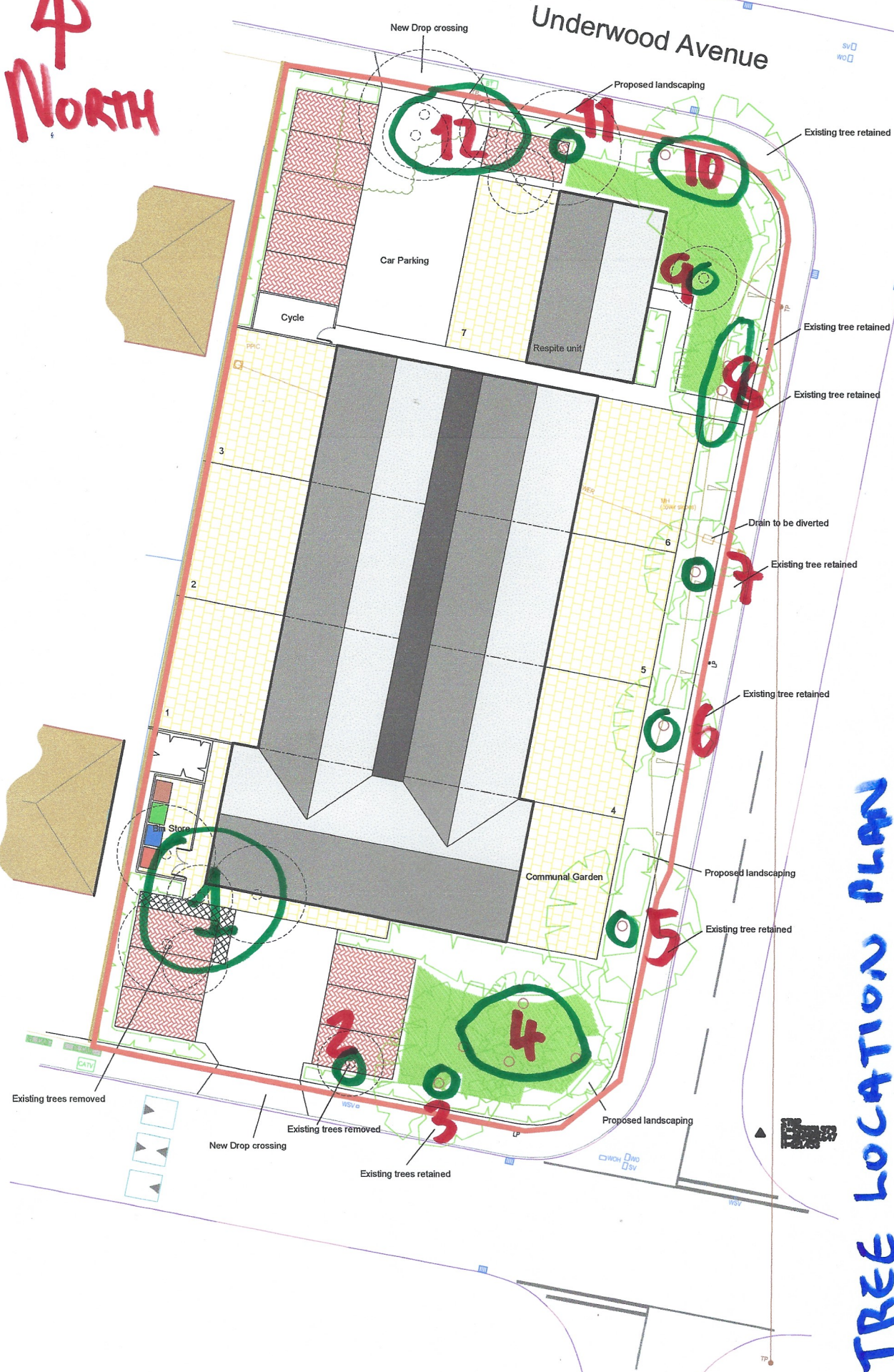
Yours faithfully,

A handwritten signature in blue ink, appearing to read 'W. L. Anderson', with a stylized, flowing script.

W L Anderson. Dip.Arb(RFS). M Arbor A.

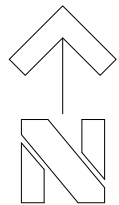
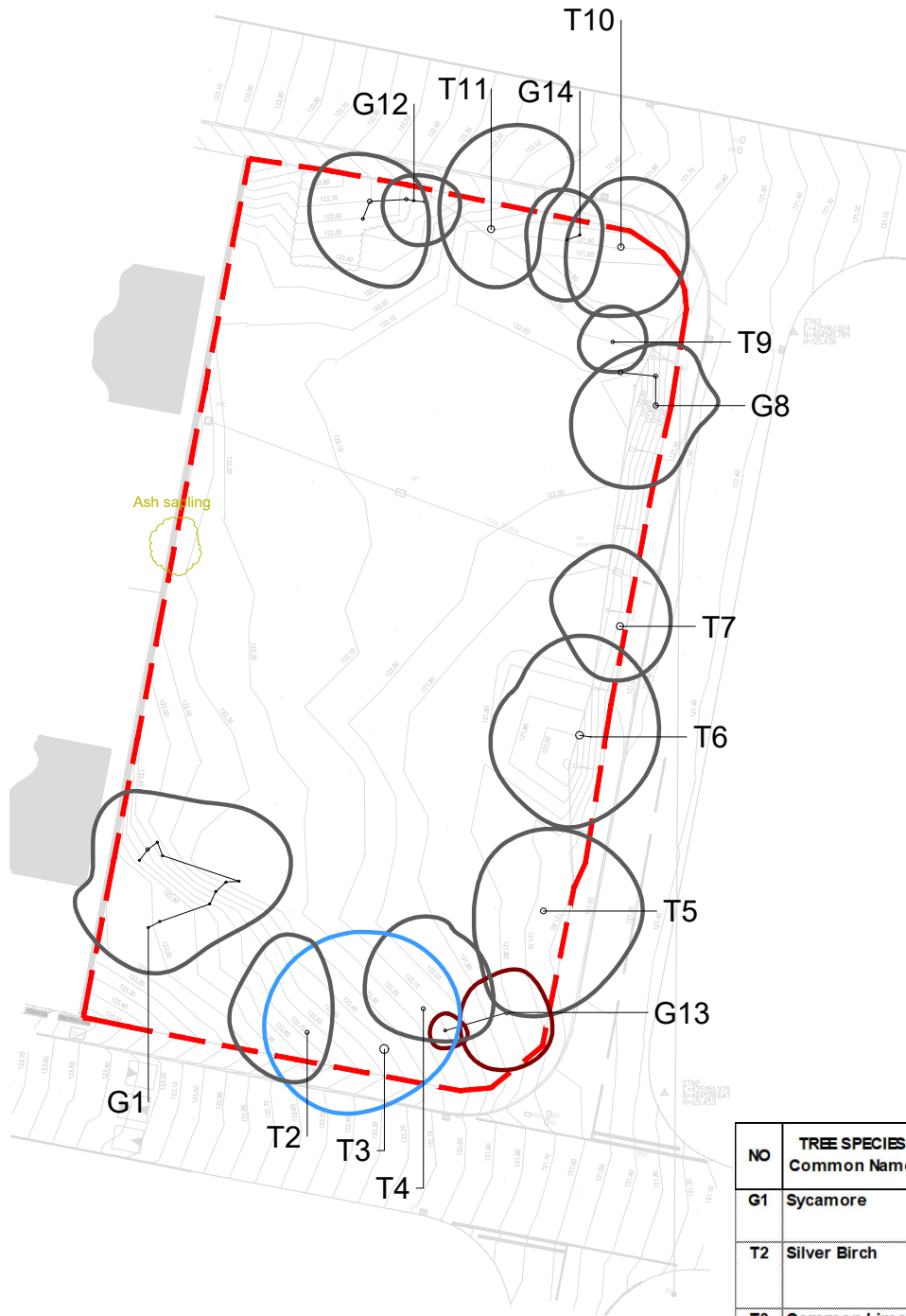
Enclosure: Tree location plan.

4
North



TREE LOCATION PLAN
CROSS STREET, WORSBOROUGH S70
NOT TO SCALE. JUNE 2026

DRAWINGS: TREE SURVEY, TREE CONSTRAINTS AND TREE PROTECTION PLAN



NO	TREE SPECIES Common Name	TREE SPECIES Scientific Name	HEIGHT (m)	SPREAD (m)	Clear stem (m)	DIA (mm)	N	RPA rad (m)	RPA area (m2)	CAT.	Life Stage	Condition	Life exp (yrs)	NOTES/ OBSERVATIONS
G1	Sycamore	<i>Acer pseudoplatanus</i>	7-8	15	1-2	150-250				C2	Young - Semi-mature	Good	20-40	7 no. Multistemmed
T2	Silver Birch	<i>Betula pendula</i>	8	10	-	270		3.2	32.98	C2	Mature	Poor	<10	Nails up trunk, some cavities on branches at 2m, deadwood, suppressed by T3
T3	Common Lime	<i>Tilia x europaea</i>	12	14	2	610		7.3	168.36	B1	Mature	Good	40+	Previous pruning work, Old nest in branches, minor ivy
T4	Sycamore	<i>Acer pseudoplatanus</i>	10	10	-	270	N	3.2	32.98	C2	Semi-Mature	Fair	20+	
T5	Common Lime	<i>Tilia x europaea</i>	13	13	0	420	N	5.0	79.81	C1	Early-Mature	Fair	20+	Previous pruning work, multistemmed at ground level, 6no. stems
T6	Sycamore	<i>Acer pseudoplatanus</i>	15	13	0	550	N	6.6	136.87	C1	Early-Mature	Fair	20+	Multistemmed at ground level, 5no. stems
T7	Sycamore	<i>Acer pseudoplatanus</i>	11	9	0	480	N	5.8	104.24	C1	Early-Mature	Fair	20+	Previous pruning work, bird box at 3m, some exposed roots, stem growth close - possible future weakness
G8	Sycamore, Holly	<i>Acer pseudoplatanus</i> , <i>Ilex aquifolium</i>	10	11	0	280-350	N			C2	Semi-Mature	Fair	20+	Multistemmed at ground level, 3no. Stems
T9	Sycamore	<i>Acer pseudoplatanus</i>	10	5	0	250	N	3.0	28.28	C1	Semi-Mature	Poor	10-20	Some deadwood
T10	Common Lime	<i>Tilia x europaea</i>	10	10	0	450	N	5.4	91.62	C1	Early-Mature	Good	40+	Multistemmed at ground level, 3no.stems
T11	Ash	<i>Fraxinus excelsior</i>	12	12	0	490	N	5.9	108.63	C1	Mature	Poor	10+	Signs of decay
G12	Sycamore, Holly	<i>Acer pseudoplatanus</i> , <i>Ilex aquifolium</i>	10	10	3	130-300				C1	Young - Early-mature	Good	20+	Shrubs at base
G13	Holly, Cherry	<i>Ilex aquifolium</i> , <i>Prunus sp.</i>	6-8	9	0-2	210-300				U	Mature	Poor	N/A	Dead holly - stripped bark to 1.5m. Cherry - previous pruning work, mainstem hollowing from 0-1.5m, rotten heartwood
G14	Sycamore	<i>Acer pseudoplatanus</i>	11	8	0	100-150				C1	Semi-Mature	Fair	20+	Some cavities at 1m, Some multistemmed at ground level

TREE SURVEY TO BS5837:2012

KEY	COLOUR	QUALITY	DESCRIPTION
	GREEN	A: HIGH retention most desirable	Vigorous healthy good form, visually important, historic or rare
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	RED	U: FELL Unsuitable for retention	Dead dying, dangerous insecure roading, significant fungal disease
	GREEN	SHRUBS	

SUB-CATEGORY:

- 1 ARBORICULTURAL
2 LANDSCAPE
3 CULTURAL/CONSERVATION

--- Site Boundary

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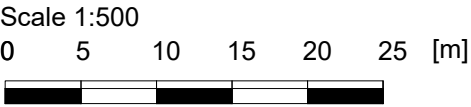
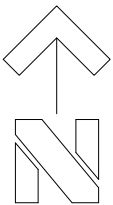
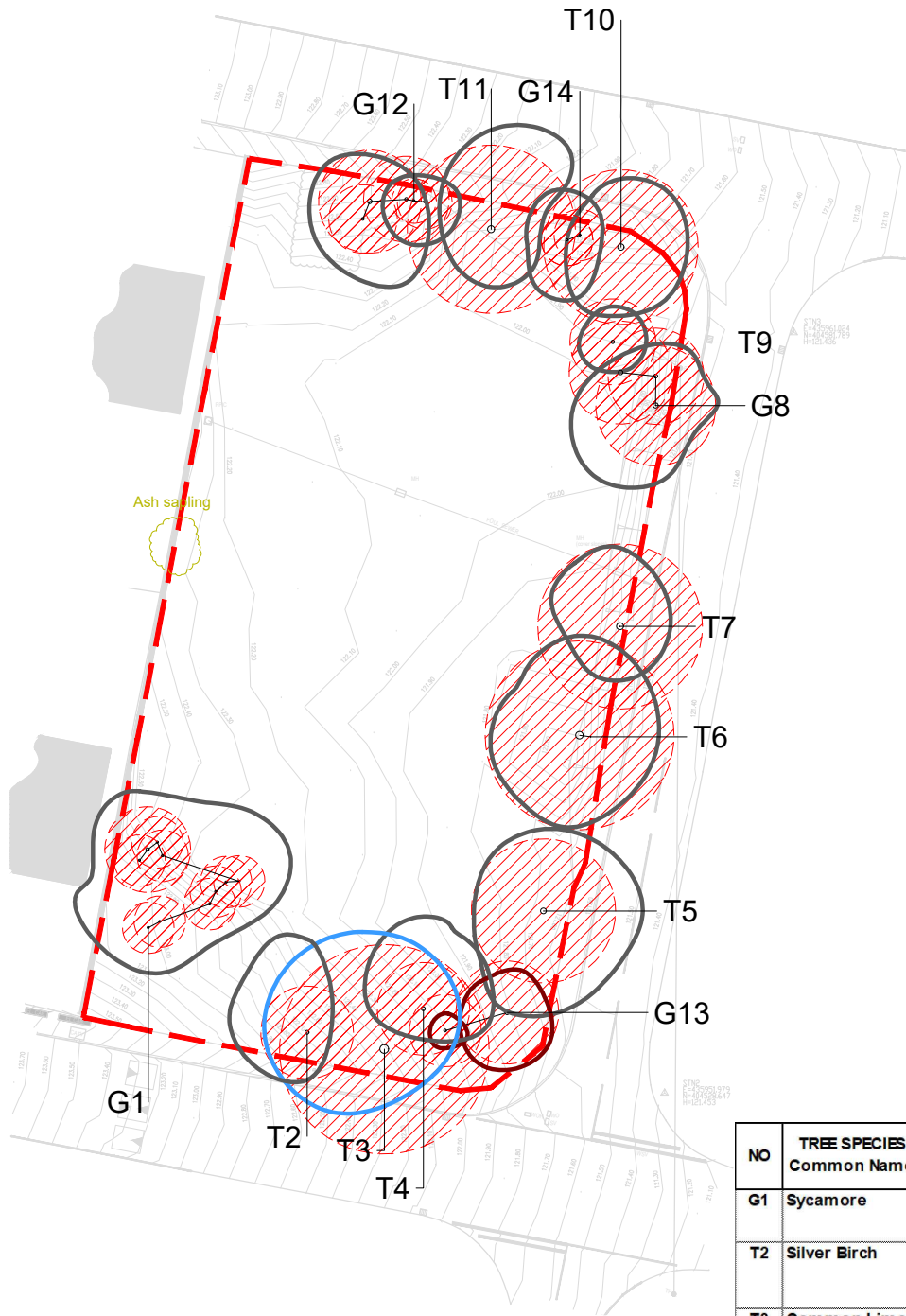
WEDDLES

MAIL@WEDDLES.CO.UK
WEDDLES.CO.UK
0114 250 1181
UNIT 4 WESTBROOK COURT
SHEFFIELD, S11 8YZ

Job CROSS STREET, WOSBOROUGH

Title
TREE SURVEY

scale@A3 1:500	drawn TM	date SEPT 26	drawing number 2287-002	revision -
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NO	TREE SPECIES Common Name	TREE SPECIES Scientific Name	HEIGHT (m)	SPREAD (m)	Clear stem (m)	DIA (mm)	N	RPA rad (m)	RPA area (m2)	CAT.	Life Stage	Condition	Life exp (yrs)	NOTES/ OBSERVATIONS
G1	Sycamore	<i>Acer pseudoplatanus</i>	7-8	15	1-2	150-250				C2	Young - Semi-mature	Good	20-40	7 no. Multistemmed
T2	Silver Birch	<i>Betula pendula</i>	8	10	-	270		3.2	32.98	C2	Mature	Poor	<10	Nails up trunk, some cavities on branches at 2m, deadwood, suppressed by T3
T3	Common Lime	<i>Tilia x europaea</i>	12	14	2	610		7.3	168.36	B1	Mature	Good	40+	Previous pruning work, Old nest in branches, minor ivy
T4	Sycamore	<i>Acer pseudoplatanus</i>	10	10	-	270	N	3.2	32.98	C2	Semi-Mature	Fair	20+	
T5	Common Lime	<i>Tilia x europaea</i>	13	13	0	420	N	5.0	79.81	C1	Early-Mature	Fair	20+	Previous pruning work, multistemmed at ground level, 6no. stems
T6	Sycamore	<i>Acer pseudoplatanus</i>	15	13	0	550	N	6.6	136.87	C1	Early-Mature	Fair	20+	Multistemmed at ground level, 5no. stems
T7	Sycamore	<i>Acer pseudoplatanus</i>	11	9	0	480	N	5.8	104.24	C1	Early-Mature	Fair	20+	Previous pruning work, bird box at 3m, some exposed roots, stem growth close - possible future weakness
G8	Sycamore, Holly	<i>Acer pseudoplatanus</i> , <i>Ilex aquifolium</i>	10	11	0	280-350	N			C2	Semi-Mature	Fair	20+	Multistemmed at ground level, 3no. Stems
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TREE SURVEY TO BS5837:2012

KEY

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TREE CONSTRAINTS

 ROOT PROTECTION AREA (RPA)
Area equivalent to circle of radius 12 x stem diameter at 1.5m

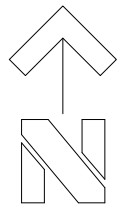
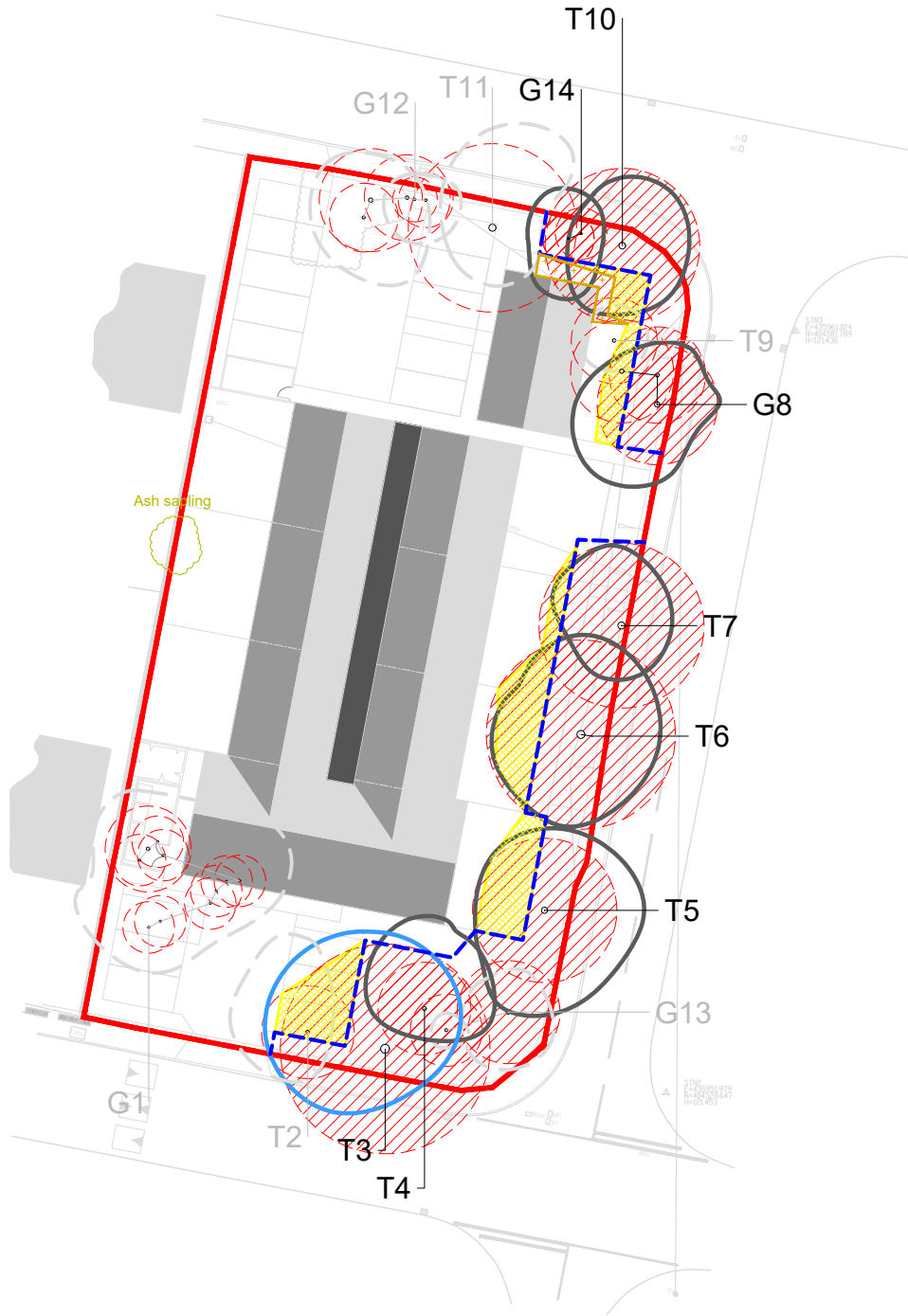
WEDDLES

MAIL@WEDDLES.CO.UK
WEDDLES.CO.UK
0114 250 1181
UNIT 4 WESTBROOK COURT
SHEFFIELD, S11 8YZ

Job CROSS STREET, WOSBOROUGH

Title
TREE CONSTRAINTS PLAN

scale@A3 1:500	drawn TM	date SEPT 26	drawing number 2287-003	revision -
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Scale 1:500
0 5 10 15 20 25 [m]

NO	TREE SPECIES Common Name	TREE SPECIES Scientific Name	HEIGHT (m)	SPREAD (m)	Clear stem (m)	DIA (mm)	N	RPA rad (m)	RPA area (m2)	CAT.	Life Stage	Condition	Life exp (yrs)	NOTES/ OBSERVATIONS	RECOMMENDATIONS
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T3	Common Lime	<i>Tilia x europaea</i>	12	14	2	610		7.3	168.36	B1	Mature	Good	40+	Previous pruning work, Old nest in branches, minor ivy	Raise canopy over parking to 5m
T4	Sycamore	<i>Acer pseudoplatanus</i>	10	10	-	270	N	3.2	32.98	C2	Semi-Mature	Fair	20+		Raise canopy on site side to 5m
T5	Common Lime	<i>Tilia x europaea</i>	13	13	0	420	N	5.0	79.81	C1	Early-Mature	Fair	20+	Previous pruning work, multistemmed at ground level, 6no. stems	Raise canopy on site side to 5m
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TREE SURVEY TO BS5837:2012

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ROOT PROTECTION AREA (RPA)
Area equivalent to circle of radius 12 x stem diameter at 1.5m

TREE PROTECTION

TREES TO BE REMOVED (with root protection area)

Scaffold Protective Fence as BS5837:2012 Figure 2

No Dig Construction of permanent hard Surfacing to arboriculturist's design in accordance with BS5837:2012 Section 7.4.2

Ground protection during construction in accordance with BS5837:2012 Section 6.2.3

Layout based on JVN Site Plan , Drawing No. 26.009-010C , recieved 2026/09/11

WEDDLES

MAIL@WEDDLES.CO.UK
WEDDLES.CO.UK
0114 250 1181
UNIT 4 WESTBROOK COURT
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Job CROSS STREET, WOSBOROUGH

Title TREE PROTECTION PLAN

scale@A3	drawn	date	drawing number	revision
1:500	TM	SEPT 26	2287-004	-