

ENVIRONMENT

Alphin Property
Pitt Street
Wombwell, Barnsley
Arboricultural Survey

ENVIRONMENT

Alphin Property
Pitt Street
Wombwell, Barnsley
Arboricultural Survey

Birmingham
Livery Place, 35 Livery Street, Colmore Business District, Birmingham, B3 2PB
T: 0121 233 3322

Leeds
Whitehall Waterfront, 2 Riverside Way, Leeds
LS1 4EH
T: 0113 233 8000

London
11 Borough High Street
London, SE1 9SE
T: 0207 407 3879

Manchester
11 Portland Street, Manchester, M1 3HU
0161 233 4260

Nottingham
Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

April 2025

DOCUMENT ISSUE RECORD

Document Number:	PSW-BWB-ZZ-XX-T-EE-000X_Arboricultural Survey
BWB Reference:	244937_Arboricultural Survey

Revision	Date of Issue	Status	Author:	Checked:	Approved:
P01	10/04/2025	S0	D.Brown FdSc Arb M.Arbor.A	A.Westgarth MSc CEnv	J.MacQueen BA Hons

Notice

All comments and proposals contained in this report, including any conclusions, are based on information available to BWB Consulting during investigations. The conclusions drawn by BWB Consulting could therefore differ if the information is found to be inaccurate or misleading. BWB Consulting accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the Client, BWB Consulting is not obliged to and disclaims any obligation to update the report for events taking place after: -

- (i) The date on which this assessment was undertaken, and
- (ii) The date on which the final report is delivered

BWB Consulting makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

This document has been prepared for the sole use of the Client in accordance with the terms of the appointment under which it was produced. BWB Consulting Limited accepts no responsibility for any use of or reliance on the contents of this document by any third party. No part of this document shall be copied or reproduced in any form without the prior written permission of BWB.

CONTENTS

1.	INTRODUCTION.....	1
	Instruction	1
	Site Description	1
	Objectives	1
2.	METHOD	2
3.	RESULTS	3
4.	RECOMMENDATIONS AND CONCLUSIONS	4

APPENDICES

- Appendix 1: Tree Constraints Plan
- Appendix 2: Site Photographs
- Appendix 3: Tree Survey Schedule
- Appendix 4: Classification Descriptions

1. INTRODUCTION

Instruction

- 1.1 This Arboricultural Survey has been undertaken on behalf of Alphin Property in respect of the Site at 43 Pitt St, Wombwell, Barnsley S73 8AS. The scope of work comprised a survey of all trees >75mm on Site undertaken on 1st April 2025.

Site Description

- 1.2 The Site itself comprises predominantly of open fields, with Hobson Low Valley Farm being the only property within the Site. The Site is accessed by the farm track which can be accessed by Pitt Street to the South. The Site has residential areas bordering to the North and East of the Site, with a woodland that runs alongside the West boundary. The Site is approximately 8.3 hectares (ha) in extent and is centred on grid reference SE 40299 04261. The land is between 32 and 39 metres above ordnance datum (m AOD) with the highest point to the Southwest of the Site.

Objectives

- 1.3 The objectives of this report are to complete an Arboricultural Survey of the Site to inform design and mitigation recommendations for the development.
- 1.4 Where required, an Arboricultural Impact Assessment and associated Tree Protection/Removal Plans would be produced at a later date, once development plans for the Site have been finalised.

2. METHOD

- 2.1 The arboricultural survey covers those trees or groups of trees which are considered relevant for the brief. During the survey, all relevant individual trees and groups of trees located within and close to the boundary of the Site were assessed. Trees with an estimated stem diameter of 75mm or more that overhang the Site or are located within a distance of up to 12 times their estimated stem diameter were included in the survey.
- 2.2 The objective of the survey was to collect tree data relevant to the proposed works at the Site and to categorise individual trees or tree groups in accordance with British Standard (BS 5837:2012): 'Trees in Relation to Design, Demolition and Construction – Recommendations'¹, based on their condition, quality and future potential.
- 2.3 As per BS 5837:2012, Section 4.5.2 'The purpose of the tree categorisation method, which should be applied by the arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of the development occurring'.
- 2.4 This survey should therefore be regarded as an initial appraisal with observations recorded for trees within and adjacent to the study area. Remedial tree works, foundation design and material specification are not covered within this report.
- 2.5 The locations for the trees on the Site are shown on the Tree Constraints Plan included as **Appendix 1** and are based on the supplied topographical survey drawing. Site photographs are also included as **Appendix 2**. To maintain good practice, it is recommended that all measurements be checked on Site prior to any works commencing. A detailed inspection of the trees with respect to decay, defects and hazard is not included with this report.
- 2.6 The Site survey was conducted by Dan Brown (FdSc Arb) who has been working in the arboricultural industry for 10 years as an arborist, surveyor and consultant and is a professional member of the Arboricultural Association.
- 2.7 Information collected during the survey included species, height, stem diameter, branch spread, height of crown clearance, age class, physiological condition, structural condition, estimated remaining contribution and category grade.
- 2.8 The survey was undertaken from ground level using visual assessment of the tree canopy and stem. No removal of vegetation, digging or drilling was undertaken during the survey, parts of the stems of some trees remained partly obscured by fencing or vegetation. The weather conditions at the time of the survey were acceptable. All parts of the Site were fully accessed and there were no significant survey limitations.
- 2.9 No liability can be accepted in respect of the trees or for events which happen after the time of the survey.

¹ British Standard (BS 5837:2012): 'Trees in Relation to Design, Demolition and Construction – Recommendations', British Standards Institute, April 2012

3. RESULTS

- 3.1 The tree survey results are shown in the Tree Survey Schedule included as **Appendix 3**, which provides details of canopy spreads and Root Protection Areas (RPAs) of the trees included within the survey. The associated tree classification descriptions are shown in the 'Cascade Chart for the Quality Assessment' included as **Appendix 4**.
- 3.2 The RPAs have been calculated in accordance with Section 4.6 of BS 5837:2012. Although the RPA attempts to identify the area of each tree's root system which should be protected, the simplistic circles do not take account of constraints such as buildings, landform, walls etc., which may have restricted or influenced root development. Circular RPAs are considered to provide a reasonable guide to the extent of the likely rooting areas which should ideally be protected.
- 3.3 A Tree Protection Order (TPO) check was carried out using the interactive TPO map on the Barnsley Council webSite. No trees were found to be under a TPO, and the Site is not within a conservation area.
- 3.4 The trees included within this survey comprised of fourteen individual trees, ten groups of trees, six hedgerows and one woodland
- 1 woodland area was classified as BS5837 Category A;
 - 6 individual trees were classified as BS5837 Category B;
 - 8 individual trees were classified as BS5837 Category C;
 - 2 tree groups were classified as BS5837 Category B;
 - 8 tree groups were classified as BS5837 Category C; and
 - 6 hedgerows were classified as BS5837 Category C.

4. RECOMMENDATIONS AND CONCLUSIONS

- 4.1 W1 is a woodland area which runs alongside the west boundary of the Site as was classified as BS5837:2012 Category A. The woodland presents high landscape value with tree stock comprising of mixed species such as lime, Wild Cherry, Elm, Goat Willow, White Poplar, Scots Pine and Silver Birch. As the woodland is along the Site boundary, it is not considered to be a significant constraint to development within the Site, and it is recommended to keep a buffer zone along this boundary to avoid encroachment into RPAs of trees in this woodland.
- 4.2 Six individual trees and two tree groups were classified as BS5837:2012 Category B. T1, T5, T6 and T7 present moderate landscape and arboricultural value comprising of mixed species such as wild cherry, Lawsons Cypress and white poplar. G2 is a line of wild cherry trees with hawthorn understorey along the farm. G5 is a row of Leyland cypress trees along the north boundary adjacent to residential properties North. With exception to G5, most Category B trees are located within the centre of the Site and will present some constraint to any development within this area. It is recommended for these trees to be retained where possible for landscape value.
- 4.3 Two Category B trees were located on third party land, and it is recommended to avoid encroachment into these RPAs where possible.
- 4.4 Eight individual trees and eight tree groups were classified as BS5837:2012 Category C. These trees provide low value to the Site comprising of a mixed group of species. Trees in this category have been noted down as low value due to poor form or condition, young age, or having a stem diameter of <150mm. Whilst there are several Category C trees within the centre of the Site, they are not considered to be a constraint to development due to being low value stock.
- 4.5 H1 – H5 were classified as BS5837:2012 Category C and should be retained and managed to improve the quality as boundary vegetation where possible.
- 4.6 Consideration should be given to the retention of all BS5837:2012 Category B and C trees within the Site where possible.
- 4.7 Where any tree removal is required, this must be mitigated for by replacement planting of suitable tree species for the local environment and in sufficient numbers for the area of canopy cover lost.

APPENDICES

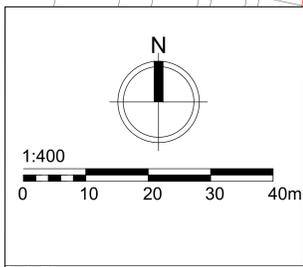
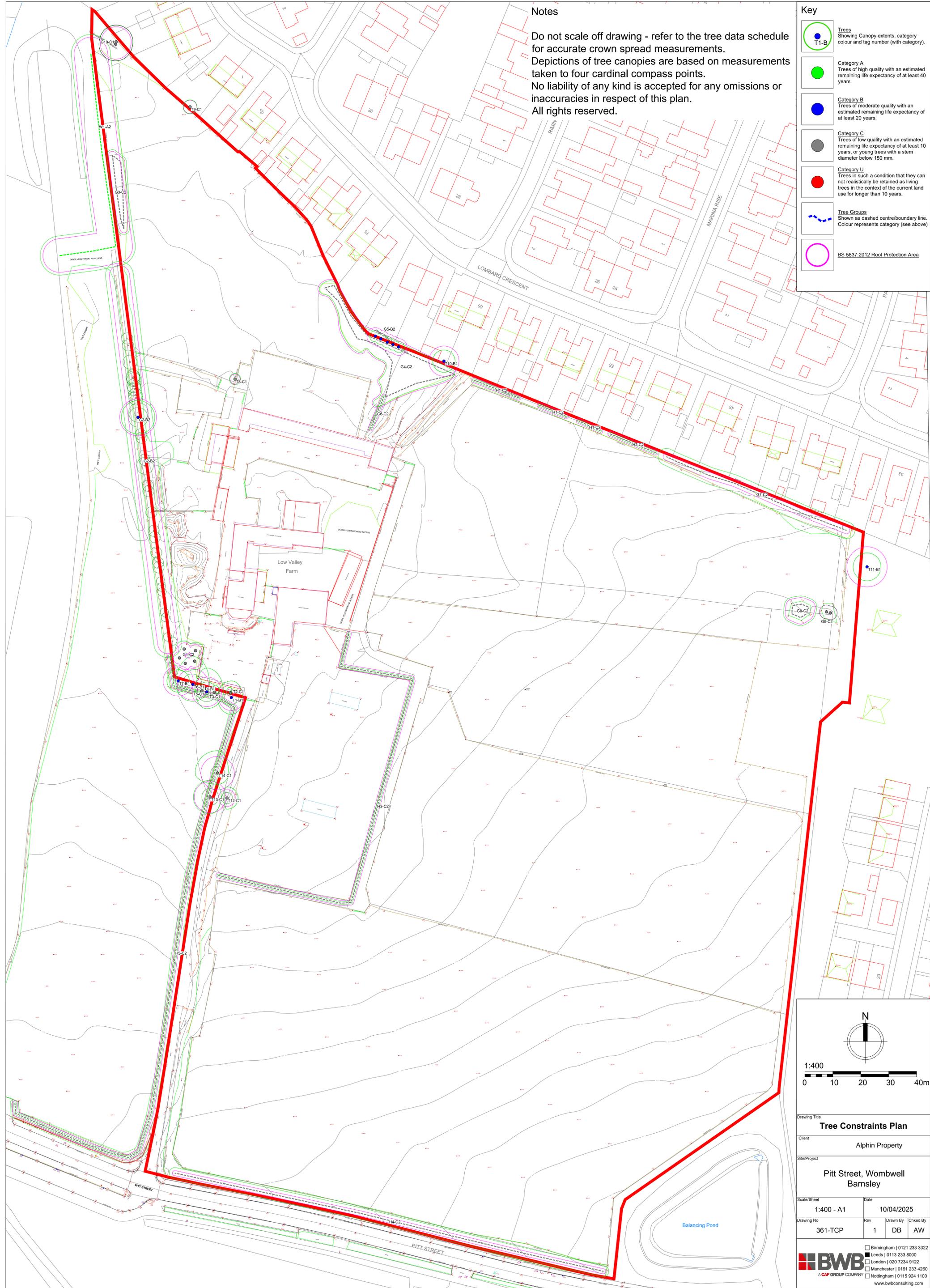
Appendix 1: Tree Constraints Plan

Notes

Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
 All rights reserved.

Key

-  Trees
Showing Canopy extents, category colour and tag number (with category).
-  Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
-  Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
-  Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  Tree Groups
Shown as dashed centre/boundary line. Colour represents category (see above)
-  BS 5837:2012 Root Protection Area



Drawing Title Tree Constraints Plan			
Client Alphin Property			
Site/Project Pitt Street, Wombwell Barnsley			
Scale/Sheet 1:400 - A1	Date 10/04/2025		
Drawing No 361-TCP	Rev 1	Drawn By DB	Chkd By AW

Birmingham | 0121 233 3322
 Leeds | 0113 233 8000
 London | 020 7234 9122
 Manchester | 0161 233 4260
 Nottingham | 0115 924 1100
BWB
 A CAF GROUP COMPANY
 www.bwbconsulting.com

Appendix 2: Site Photographs



Photograph 1: Trees along south boundary of farm parking area



Photograph 2: G1



Photograph 3: G2



Photograph 4 : View along West boundary towards W1 and G3



Photograph 5 :View along North boundary towards G4 and G5



Photograph 6: View towards hedgerows along north boundary



Photograph 7: View along H4



Photograph 8: Access track into site, looking towards H5, T12 – T14

Appendix 3: Tree Survey Schedule



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
INDIVIDUAL TREES																
T1	Wild Cherry	YM	10	5	6	6	4	3	380	G	F	20+	Stem divides above 1.5m. Bark included union of codominant stems. Branches encroaching onto overhead wire	None	B1	65.3 3
T2	Apple	Y	3	1.5	0.5	2	0.5	1	110	F	F	10+	Suppressed form due to adjacent tree.	None	C1	5.47
T3	Wild Service Tree	Y	4	0.5	0.5	2.5	2	1.5	130	F	F	10+	Bark included unions of primary limbs. Suppressed form due to adjacent tree.	None	C1	7.65
T4	Wild Cherry	YM	12	4	6	8.5	6	3	440	G	F	20+	Bark included unions of primary limbs. Small volume of deadwood in crown.	None	B1	87.5 8
T5	Wild Service Tree	Y	4	2.5	0.5	2.5	0.5	1.5	130	F	F	10+	Bark included unions of primary limbs. Suppressed form due to adjacent tree.	None	C1	7.65
T6	White Poplar	YM	15	6	6	10	6	3	470	G	F	20+	Stem divides above 1.5m. Bark included union of codominant stems. Major bark wounding of primary limb from previous tear out	None	B1	99.9 3



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
T7	Lawson Cypress	YM	15	4	4	4	4	1	450	G	F	20+	Corner of garden area. dense canopy.	None	B1	91.6 1
T8	Ash	Y	5	2	2	2	2	0	150	F	F	10+	Bark included unions of primary limbs.	None	C1	10.1 8
T9	Lawson Cypress	Y	6	2.5	2.5	2.5	2.5	0	200	F	F	10+	Third party tree	None	C1	18.1 0
T10	Lawson Cypress	YM	15	4	4	4	4	0	450	G	F	20+	Third party tree. dense canopy	None	B1	91.6 1
T11	Field Maple	YM	10	5	5	5	5	0	450,400	G	F	20+	Stem divides below 1.5m.third party tree	None	B1	163. 95
T12	Ash	YM	8	1	4	4	4	2	250	F	F	10+	Major bark wounding on stem. Unbalanced crown shape.	None	C1	28.2 7



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
T13	Wild Cherry	MM	10	6	6	6	4	2	260,400	F	F	10+	Stem divides below 1.5m. Bark included union of codominant stems. Unbalanced crown shape. Canopy interfering with overhead cable	None	C1	102.93
T14	Wild Cherry	MM	7	8	4	8	4	2	400,300	F	F	10+	Stem divides below 1.5m. Bark included union of codominant stems. Unbalanced crown shape. Canopy interfering with overhead cable	None	C1	113.10
TREE GROUPS																
G1	Wild Cherry	YM	3	3	3	3	3	1	180	F	F	10+	Group of cherry trees in garden area. all with uneven crown shapes	None	C2	14.66
G2	Wild Cherry, Hawthorn	YM	14	6	6	6	6	0	300 - 550	G	F	20+	Line of trees and understorey hawthorn hedgerow providing visual screen along boundary	None	B2	136.85
G3	Elm, White Poplar	Y	8	2	2	2	2	0	120	G	F	10+	Area of self-sown saplings	None	C2	6.51
G4	Hawthorn	MM	4	1	1	1	1	0	200	F	F	10+	Overgrown area with multistem elder and hawthorn	None	C2	18.10



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
G5	Leyland Cypress	YM	10	2	2	2	2	0	250	G	F	20+	Five trees in line forming dense continuous canopy	None	B2	28.27
G6	Hawthorn	Y	2	0.5	0.5	0.5	0.5	0	75	F	F	10+	Line of planted trees all leaning west	None	C2	2.54
G7	Hawthorn, Wild Cherry	YM	8	3	3	3	3	0	100	G	F	10+	Area of unmanaged boundary vegetation. dense canopy	None	C2	4.52
G8	Hawthorn	MM	6	3	3	3	3	0	200	F	F	10+	Group of two hawthorn trees forming continuous canopy	None	C2	18.10
G9	Hawthorn	MM	5	2.5	2.5	2.5	2.5	0	140 - 200	F	F	10+	Area of hawthorn with dense ground vegetation surrounding the stems	None	C2	18.10



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
G10	Field Maple	YM	10	6	6	6	6	1	220,250,300	F	F	10+	Multiple stems below 1.5m. Two trees in proximity with likely fused root plate. Adjacent to fence	None	C1	90.80
HEDGEROW																
H1	Hawthorn	YM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Mixture of unmanaged hedgerow and managed hedgerow along north boundary. intermittent gaps	None	C2	2.54
H2	Hawthorn	MM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Hawthorn hedgerow along west side of track. sections of unmanaged hedgerow where there is conflict with bt poles	None	C2	2.54
H3	Hawthorn	MM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Hedgerow along palisade fence surrounding caravan area	None	C2	2.54



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
H4	Hawthorn	MM	4	2	2	2	2	0	75	G	G	10+	Hedgerow along south boundary adjacent to road	None	C2	2.54
H5	Hawthorn	MM	2	0.5	0.5	0.5	0.5	0	75	G	G	10+	Hawthorn hedgerow along west side of track. sections of unmanaged hedgerow where there is conflict with BT poles	None	C2	2.54
WOODLAND																
W1	Wild Cherry, Elm, Goat Willow, White Poplar, Scots Pine, Silver Birch	YM	16	7	7	7	7	1	500 - 750	G	G	40+	Woodland area along left boundary with canopy encroaching into Site areas	None	A2	254.47

Key

- No. – Tree/group reference number, to be recorded on tree survey plan where necessary.
- Species – Common Names.
- Age Class – Young (Y), Young Mature (YM), Middle Mature (MM), Mature (M), Over Mature (OM).
- Height – Overall height of tree in metres.
- Crown Spread – In meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
- Crown Clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
- Stem Diameter – In millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope of the tree base) or immediately above the roof flare for multi-stemmed trees.
- Physiological Condition – e.g. Good (G), Fair (F), Poor (P) and Dead (D).
- Structural Condition – e.g. collapsing, the presence of decay and any physical defect.
- Estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
- Recommendations – Including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat. All tree work is based on current tree condition and the existing land use and will include work such as hazard abatement, encroachment pruning, thinning of groups/woods and good arboricultural practice.
- Retention Category (Sub Category) – U or A to C, to be recorded in plan on the tree survey plan where possible.
- RPA – Root Protection Area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, in sqm. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

Appendix 4: Classification Descriptions



Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)

Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
TREES UNSUITABLE FOR RETENTION				
<p>Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate or irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees supressing adjacent trees of better quality.</p> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>			<p>See Appendix 3</p>
TREES TO BE CONSIDERED FOR RETENTION				
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran or trees or wood pasture).</p>	<p>See Appendix 3</p>

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)

Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>Trees that might be included in Category A, but were downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing groups or woodlands, such that they attract a higher collective rating than they might attract as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>	<p>See Appendix 3</p>
<p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of <150mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.</p>	<p>Trees with no material conservation or other cultural value.</p>	<p>See Appendix 3</p>

