TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

Plumpton Lodge,
Manchester Road,
Thurlstone,
Barnsley,
S36 9QW

Prepared for: *Coda Studios*

Report Date: *April 2025*

Reference: *AWA6560*

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Auth By: APW
Date: 27/03/2025

Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 29 items of woody vegetation were surveyed, comprising individual trees and groups or hedges. Of these: 1 tree is high value (Category A), 2 are moderate value (Category B), 24 are low value (Category C), and 2 are unsuitable for retention (Category U).

The proposed development will require the removal of two low-value trees. No high or moderate value trees are proposed for removal. This will result in a negligible negative arboricultural impact.

The layout of the development has been designed to minimise encroachment into Root Protection Areas (RPAs), with only minor incursions into a trees' RPAs, which are not expected to significantly affect tree health.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by Coda Studios 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 2025.

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 Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Sophie Beckerman, BA (Hons), Dip. Arboriculture Level 4, PTI (Lantra), QTRA registered, Arboriculturist at AWA Tree Consultants Ltd.

1.2.6 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 please 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 on Manchester Road in Thurlstone, Barnsley, South Yorkshire.

2.1.2 The site comprises a residential property with associated gardens, and a driveway with a carport.

2.1.3 The approximate area of the survey is highlighted in the (2022 Google Earth) image below:

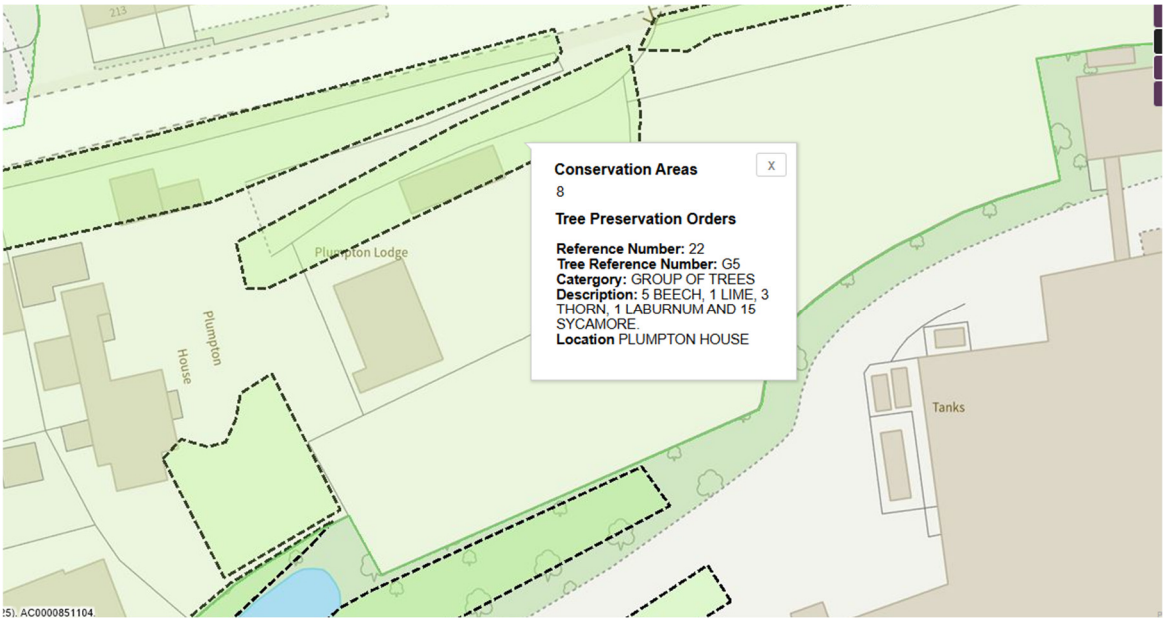
3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with Barnsley metropolitan Borough Council on 24/02/25 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. **Trees at the site are protected by a Tree Preservation Order** (Ref. no: 22, G5) and **the site is within a Conservation Area**.

3.1.3 The accessed map image from barnsley.gov.uk/barnsley-maps/tree-preservation-orders-map/ is detailed below:



3.1.4 Before carrying out any works to the protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

3.1.5 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI)

(Woodland Trust 2021). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.8 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 29 items of woody vegetation, consisting of 28 individual trees and 1 tree group. Of the surveyed trees: 1 tree is retention category `A', 2 trees are retention category `B', 23 trees and 1 tree group are retention category `C', and 2 trees are retention category `U', (explanatory details regarding the retention categories are included at Appendix 3).

3.2.2 Full details of the surveyed trees are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.3 The significant tree cover within the site consists mainly of trees on and around the northern boundary of the site. These include a row of adjacent Sycamores which lie just beyond the boundary and border an adjacent driveway.

3.2.4 The central areas of the site contain little of arboricultural significance, mainly consisting of the residential building and managed lawns.

3.2.5 Species diversity at the site is relatively good. The dominant species is Sycamore, with occasional Lime, Horse-Chestnut, Hawthorn, Spruce, Ash, Beech, Cypress and Willow.

3.2.6 Most of the trees are semi- to early-mature with only occasional young and mature trees.

3.2.7 The site's most significant trees are T5, a mature Lime, T22, a mature Horse-Chestnut, and T28, a mature Beech. Of these only T5 is within the site boundary, the other two being adjacent.

3.2.8 T1, G2, T3 and T4 are a row of adjacent Sycamores with moderate amenity to the north of the site boundary. All of these have suffered poor pruning practices in the past resulting in poorly healing pruning wounds with minor

cavities on the stems. T1 has a significant wound on the stem from the base to approximately 4.5m. This is occluding but there is decay within the cavity. It is likely that the long-term prospects of these trees are reduced as a result of these defects and they are retention category C.

3.2.9 T5 is a mature Lime. It is situated on a 1m high retaining wall between the residential property and the car port. It has co-dominant stems at 1.4 m and multiple further tight unions within the crown, likely with included bark which is typical of this species. There is minor and moderate deadwood throughout the crown and on the ground around the base and it is in fair physiological and structural health. This species can grow to a very large size, and it is likely to outgrow its restricted location, limiting its long-term prospects. However, it is a prominent tree within the site, and with appropriate management will likely provide good amenity and arboricultural benefits in the medium term. It is retention category C.

3.2.10 Oak T7 is adjacent, just beyond the northwestern boundary. It is multiple stemmed with a broad spreading crown which has been cut back from the residential property. It has moderate amenity value and good long-term prospects and is retention category B.

3.2.11 Hawthorn T11 is situated on a raised area of lawn to the east of the garden. This has co-dominant stems and the southwestern stem leans heavily over the lawn with some decayed cavities at the base. This is in decline with little live crown remaining, however it can be retained for wildlife habitat and arboricultural interest, but it is recommended that works be carried out regardless of the development in order to extend its safe life.

3.2.12 T12 to T21 are adjacent trees to the east of the site. They are situated on a bank sloping away from the site and were screened by a wooden fence, limiting inspection. Spruce T13 is a prominent tree with moderate amenity value but is likely to quickly outgrow its location and is a species poorly suited to suburban gardens. Sycamores T15 and T16 have good long-term prospects but have limited amenity or landscape value. Sycamore T18 overhangs the site from the east and has large stem wounds likely limiting its long-term prospects. All these trees are retention category C.

3.2.13 Horse Chestnut T22 is a very large adjacent tree overhanging the access drive to the site. This is in good physiological health with some minor structural defects. It is likely to be undermining the structure of the boundary wall. It has moderate amenity value with good long-term prospects and is retention category B.

3.2.14 Beech T28 is also adjacent beyond the northern boundary of the site. This has high amenity value and is a prominent tree overhanging the road through the village. Access was limited so inspection was only cursory but it appears to be in good physiological and structural health and is retention

category A.

3.2.15 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.

3.2.16 Many of the Ash trees in the local area show symptoms consistent with 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.

3.2.17 Some trees were found to have defects and require pruning works regardless of any new development at the site, this includes T11 (as detailed in Appendix 4).

3.2.18 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.19 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.

3.2.20 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: T1 to T4 from east


Photo 2: T5 from west


Photo 3: Northern boundary of site


Photo 4: T11 from northwest


Photo 5: T22 from east


Photo 6: T28 from west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to extend the existing building on the southern and northern elevations and into the roof space. 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, 2 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

4.2.2 The trees that require removal to facilitate the development are T8 and T9.

4.2.3 The trees to be removed are both lower value, retention category 'C'. T8 and T9 are early-mature ornamental Cypress trees. They are of low arboricultural and amenity value and their removal will have only a negligible negative arboricultural impact.

4.2.4 2 trees require pruning to facilitate the new development.

4.2.5 The trees that require pruning works are T5 and T10.

4.2.6 T10 is a young Cherry Laurel. This is a species that will readily tolerate hard pruning, and the tree will not be significantly impacted in terms of condition or loss of visual amenity.

4.2.7 T5 is a mature Lime. This tree has not yet reached its mature size and pruning works are recommended to reduce root growth and canopy spread due to its proximity to the proposed development. Pollarding is an appropriate form of management for this species and whilst visual amenity will be reduced in the short-term, in the long-term T5 will not be significantly impacted in terms of condition.

4.2.8 1 tree has works recommended regardless of the development.

4.2.9 Hawthorn T11 has had pruning works recommended to reduce the weight and leverage on the stems in order to extend the tree's safe life expectancy.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 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 Potentially damaging activities are proposed in the vicinity of retained trees. The new extension encroaches close to and into the edge of the RPA of T5 and T7.

4.3.3 Construction within the RPA, can have negative impacts on tree roots. However, both T5 and T7 are on higher ground on a 1m retaining wall and it is unlikely that significant roots will be within these areas. The extension will be supported by 2-3 columns which will use pad foundations, and likely be piled to minimise impact. The columns will be located to the south of the existing retaining wall and away from tree roots. As such the retained trees should remain largely unaffected by the works, provided care is taken during construction.

4.3.4 All the retained trees have been assessed as suitable for retention in terms of BS5837 (2012) section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.

4.3.5 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 improve the sites tree cover.

4.5 Protection of the Retained Trees

4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS:5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.

4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the

duration of all potentially damaging operations.

4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.

4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.

4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.

4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

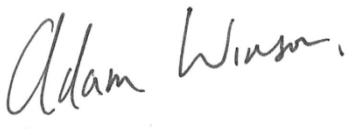
5. Summary of Tree Impacts

Tree/ Group Ref	***Value***	***Impact Type***	***Description of Impact***	***Impact Level***	***Mitigation / Solution***
T8, T9	C (Low)	Direct - Removal	Within footprint of development area	Negligible	Mitigation planting
T10	C (Low)	Direct – Pruning	Building close to canopy	None	Pruning to BS 3998:2010
T5	C (Low)	Direct – Pruning	Building close to canopy, potential shading	Low	Pruning to BS 3998:2010
T5	C (Low)	Indirect - RPA Incursion	Minor encroachment by building footprint	Low	Specialist foundations
T7	B (Moderate)	Indirect - RPA Incursion	Minor encroachment by building footprint	Low	Specialist foundations
T11	U (Unsuitable)	Direct – Pruning	Pruning works recommended to extend safe life expectancy	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed



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

9th April 2025

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Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.

Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson: ***Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered***
Adam is the company Director and Principal 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 he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major 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. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: ***BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: ***BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered***
James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: ***MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: ***MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered***
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: ***BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered***
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: ***FdSc Environmental Conservation, Diploma Arboriculture, MArborA, PTI (Lantra), QTRA Registered***
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

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 BS 5837:2012 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.

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 unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	420	No	5	3	3	4	3	No visual defects	Single stemmed. Twin stemmed at 3m. Vertical. Major cavities. Major decay. Tight union. Old pruning wounds. Stubs. Minor cavities	Minor deadwood. Stubs	Large stem wound from base to 4.5m with decay. Good wound wood. Old pruning wounds with minor cavities on stem. Southeastern crown cut back from driveway leaving some decaying stubs. Privet shrub at base.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required
G2	Sycamore	*Acer pseudoplatanus*	Early-mature	16	2	350 300	Yes	4	3	3	4.5	3	Limited access around base	Stubs. Old pruning wounds. Minor cavities	Minor deadwood	Adjacent. Limited access prevented detailed inspection and accurate measurements. 2 trees forming a single crown. Old pruning wounds healing poorly on stem. Light attached to northern stem. Within Privet hedge.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required
T3	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	400	No	5	4	4	4.5	5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Epicormic growths. Minor cavities	Minor deadwood. Snapped /hanging branches	Adjacent. Limited access prevented detailed inspection and accurate measurements. Old pruning wounds with minor cavities on stem. Co-dominant stems at 4.5m. Small torn out branch in crown over drive to southeast. Low branch over drive to north. Within Privet hedge.	Good	Fair	20 to 40 yrs	Moderate	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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T4	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	400	Yes	5	3.5	4.5	4	4.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Minor cavities	Minor deadwood	Adjacent. Limited access prevented detailed inspection and accurate measurements. Old pruning wounds with minor cavities on stem. Crown weighted to south over car port. Within Privet hedge.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T5	Lime	*Tilia sp.*	Mature	18	2	600 450	Yes	4	6	6	6	6	Limited access around base. Exposed roots. Damage to buttress roots. Girdled root	Twin stemmed at 1m. Epicormic growths. Old pruning wounds. Stubs. Minor cavities	Minor deadwood. Moderate deadwood. Old pruning wounds. Tight unions	Co-dominant stems at 1.4m with tight unions and likely included bark. Epicormic growth at base and on stem limited detailed inspection and accurate measurements. On 1m high retaining wall. Old pruning wounds with minor cavities on stems. Multiple tight unions in crown. Minor and moderate deadwood throughout crown and on ground around base. Old stone wall at base. Limited view of northeastern crown.	Fair	Fair	20 to 40 yrs	Moderate	C	Pruning works recommended to facilitate the development: Pollard to 12m
G6	Beech	*Fagus sylvatica*	Young	10	2	100	Yes	2	1	3	3	2	No visual defects	Single stemmed. Vertical. Old pruning wounds	Normal	2 young trees growing within stone. Fence immediately to northwest.	Good	Good	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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T7	Oak	*Quercus sp.*	Early-mature	16	3	200 200 200	Yes	2	5	4	5	5	Limited access around base	Multiple stemmed at base	Tight unions. Minor deadwood. Stubs	Adjacent. Limited access prevented detailed inspection and accurate measurements. Lower southeastern crown cut back over house leaving some decaying stubs. Branches crossed and rubbing in crown.	Good	Fair	>40 yrs	Moderate	B	No works required
T8	Cupressus	*Cupressus sp.*	Early-mature	5	6	100 avg	Yes	0	1	1	1	1	No visual defects	Multiple stemmed	Normal	Multiple stemmed form with some stems falling away from crown. On 1m high retaining wall.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate the development
T9	Cypress sp.	*Cupressus sp.*	Early-mature	5	6	100 avg	Yes	0	1	1	1	1	No visual defects	Multiple stemmed	Normal	Multiple stemmed form with some stems falling away from crown. On 1m high retaining wall.	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate the development
T10	Cherry Laurel	*Prunus laurocerasus*	Young	5	6	80 avg	Yes	0	3	3	1	1	No visual defects	Multiple stemmed at 1m. Old pruning wounds	Normal	Cherry Laurel shrub in corner of patio.	Good	Fair	20 to 40 yrs	Low	C	Pruning works recommended to facilitate the development: Prune back eastern crown as required to provide space for the development

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T11	Hawthorn	*Crataegus monogyna*	Mature	13	2	280 450	No	3	2	1	3.5	7	No visual defects	Twin stemmed at base. Old pruning wounds. Stubs. Bark damage. Minor cavities. Minor decay	Minor deadwood. Moderate deadwood. 50% dead / absent	Little live crown remaining. Southwestern stem weighted heavily over lawn with decay cavity at base. Multiple bark wounds with decay on stems. Minor and moderate deadwood throughout crown.	Poor	Poor	<10 yrs	Low	U	Works recommended regardless of development: Crown reduce to extend tree's safe life
T12	Dead tree		Semi-mature	5	2	100 200	Yes	2	1	2	2	1	Standing dead tree							Dead	U	No works required
T13	Sitka Spruce	*Picea sitchensis*	Early-mature	20	1	400	Yes	3	3.5	3.5	3.5	3.5	Limited access around base	Old pruning wounds	Normal	Adjacent, behind timber fence. Limited access prevented detailed inspection and accurate measurements. Lower western crown raised over path.	Good	Good	>40 yrs	Moderate	C	No works required
T14	Willow	*Salix caprea*	Early-mature	8	6	200 avg	Yes	1	5	6	2	5	Limited access around base	Multiple stemmed at base. Old pruning wounds	Minor deadwood	Adjacent, behind timber fence. Limited access prevented detailed inspection and accurate measurements. Crown suppressed by T13. Minor deadwood throughout crown.	Fair	Fair	20 to 40 yrs	Low	C	No works required

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T15	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	1	350	Yes	3	5	5	5	5	Limited access around base	Single stemmed. Vertical	Normal	Adjacent. Limited access prevented detailed inspection and accurate measurements.	Good	Good	>40 yrs	Low	C	No works required
T16	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	1	280	Yes	1	3	5	4	3	Limited access around base	Single stemmed. Vertical	Minor deadwood	Adjacent, behind timber fence. Limited access prevented detailed inspection and accurate measurements.	Good	Good	>40 yrs	Low	C	No works required
T17	Sycamore	*Acer pseudoplatanus*	Semi-mature	9	1	280	Yes	1	4	5	3	1	Limited access around base	Single stemmed. Vertical	Minor deadwood. Minor dieback	Adjacent, behind timber fence. Limited access prevented detailed inspection and accurate measurements. Minor deadwood in crown with some dieback.	Fair	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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T18	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	550	No	3	5.5	6	5	5	Limited access around base	Single stemmed. Vertical. Bark damage. Major cavity. Minor decay	Minor deadwood. Cavities. Stubs. Old pruning wounds	Adjacent, behind timber fence. Limited access prevented detailed inspection and accurate measurements. Large wound on southern stem aspect from 0.5 to 1.8m and from 2.2 to 4m with some dysfunction on wound surface but occluding well. Electric light attached to stem at 4m. Bark wounds with decay in lower stem. Western crown has been cut back leaving some stubs. Timber fence to southeast and wall immediately to southwest.	Good	Fair	20 to 40 yrs	Moderate	C	No works required
T19	Willow	*Salix caprea*	Semi-mature	15	1	260	No	3	6	2	3	2	Limited access around base	Single stemmed. Twin stemmed at 3m. Slight lean. Old pruning wounds. Stubs. Tight union. Partially included bark	Minor deadwood	Slight lean with crown weighted to north over driveway entrance.	Fair	Fair	20 to 40 yrs	Low	C	No works required
T20	Ash	*Fraxinus excelsior*	Semi-mature	15	1	280	Yes	6	5	6	1	1	Limited access around base	Single stemmed. Significant lean	Minor deadwood. Unbalanced	Stem leaning and crown weighted to northeast. Minor deadwood throughout crown.	Fair	Fair	10 to 20 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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T21	Ash	*Fraxinus excelsior*	Semi-mature	15	1	300	Yes	2	5	5	1	1	Limited access around base	Single stemmed. Significant lean	Minor deadwood. Unbalanced	Stem leaning and crown weighted to northeast. Minor deadwood throughout crown.	Fair	Fair	10 to 20 yrs	Low	C	No works required
T22	Horse Chestnut	*Aesculus hippocastanum*	Mature	18	1	870	No	2	7	7	3	6	Limited access around base. No visual defects	Single stemmed. Twin stemmed at 2m. Slight lean. Minor cavities. Old pruning wounds. Stubs.	Minor deadwood. Old pruning wounds. Stubs. Tight unions	Wound on southern stem aspect from 0.5 to 1.5m from small torn out stem with some occlusion. Overhanging road to northwest and driveway entrance to east. Stems slightly leaning and weighted to north. Old pruning wounds with minor cavities on stems. Walls immediately at base to east and west. Cracks in wall likely from root damage.	Good	Fair	>40 yrs	Moderate	B	No works required
T23	Sycamore	*Acer pseudoplatanus*	Early-mature	18	1	550	No	6	1	5	5	4	No visual defects	Single stemmed. Slight lean. Old pruning wounds. Minor cavities	Minor deadwood. Old pruning wounds	Overhanging driveway to east and road to northwest. Old pruning wounds with minor cavities on stem.	Good	Fair	>40 yrs	Moderate	C	No works required
T24	Elm	*Ulnus sp.*	Young	7	1	100	Yes	3	2	0.5	2	2	Limited access around base	Single stemmed. Vertical	Overhanging road	Adjacent. Limited access prevented detailed inspection and accurate measurements.	Good	Good	10 to 20 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*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T25	Ash	*Fraxinus excelsior*	Semi-mature	12	1	200	Yes	4	4	3	3	3	Limited access around base	Single stemmed. Twin stemmed at 2m. Vertical	Minor deadwood. Minor dieback	Adjacent. Limited access prevented detailed inspection and accurate measurements. Overhanging road.	Fair	Good	10 to 20 yrs	Low	C	No works required
T26	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	320	Yes	2	4	4	4	4	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Minor cavities	Minor deadwood. Tight unions	Adjacent. Limited access prevented detailed inspection and accurate measurements. Tight unions in crown. Overhanging road. Wall immediately to northwest.	Good	Good	20 to 40 yrs	Moderate	C	No works required
T27	Sycamore	*Acer pseudoplatanus*	Early-mature	16	1	320	Yes	5	1	4	4	3	Limited access around base	Single stemmed. Vertical	Minor deadwood. Minor dieback	Adjacent. Limited access prevented detailed inspection and accurate measurements. Plotted approximately. Suppressed and unbalanced crown. Dieback at top of crown.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required
T28	Beech	*Fagus sylvatica*	Mature	18	1	700	Yes	5	7	8	8	6	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Minor cavities. Ivy covered	Minor deadwood. Tight unions	Adjacent. Limited access prevented detailed inspection and accurate measurements. Plotted approximately.	Good	Good	>40 yrs	High	A	No works required
G29	Cherry Laurel	*Prunus laurocerasus*	Early-mature	5	10+	120 avg	Yes	0	See plans				Adjacent. Limited access prevented detailed inspection and accurate measurements. Managed linear hedge behind boundary wall.				Good	Fair	20 to 40 yrs	Moderate	C	No works required

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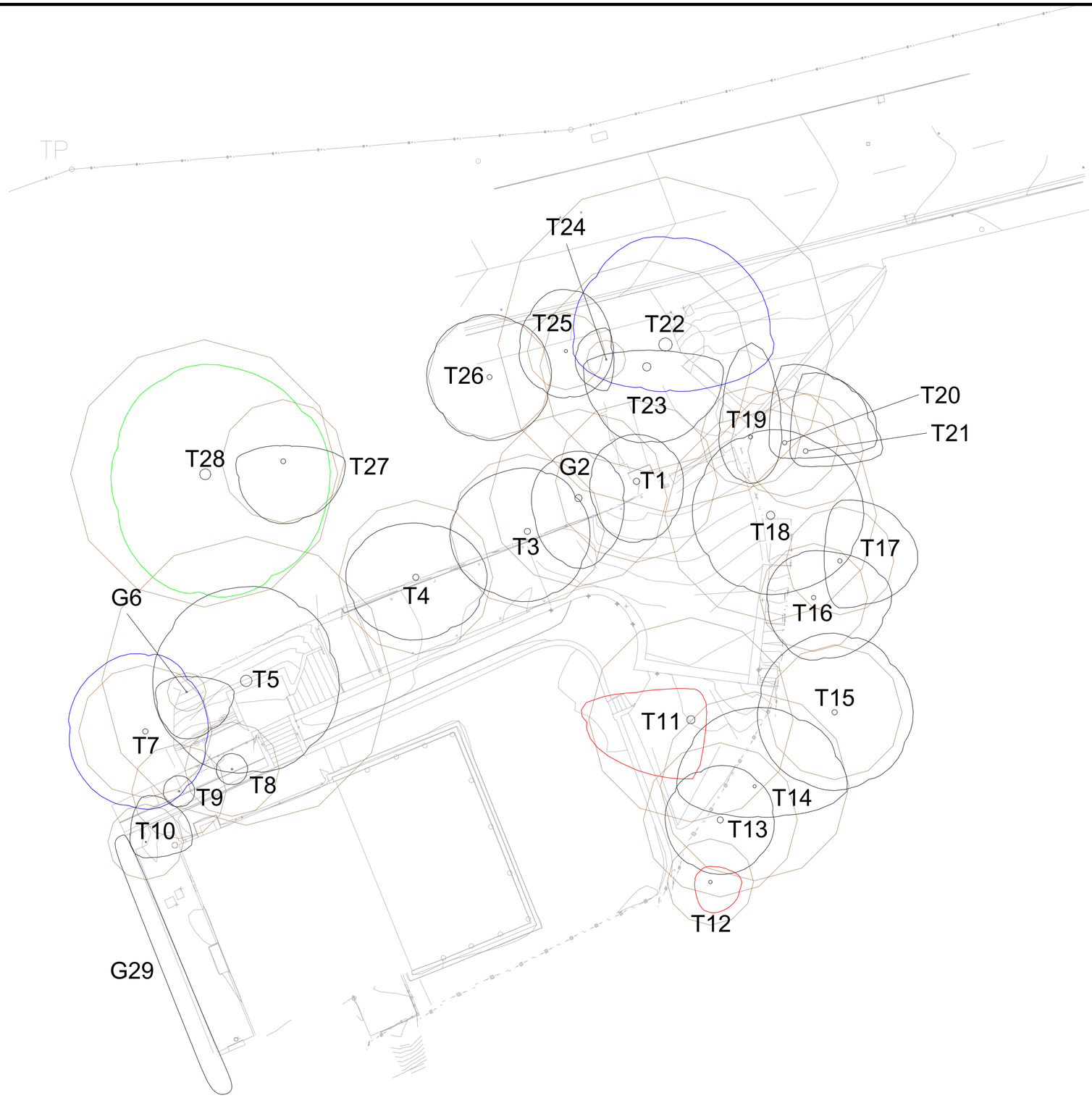

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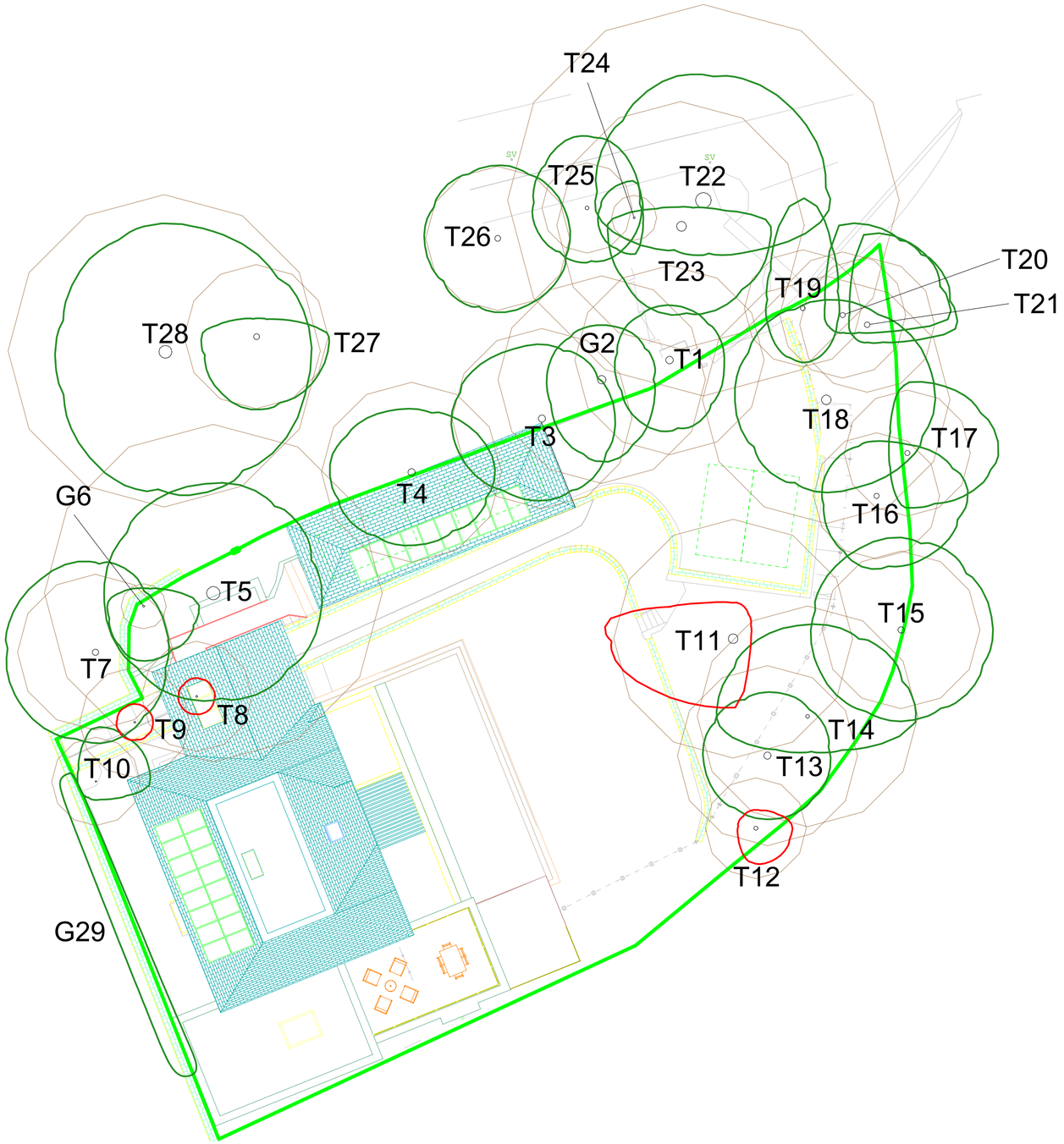
Appendix 5:
Tree Constraints Plan

Plumpton Lodge, Manchester Road, Thurlstone, Barnsley
Ref: AWA6560

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

SCALE: 1:200 PAPER: A2

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



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Appendix 6:
Tree Impacts Plan

Plumpton Lodge, Manchester Road, Thurlstone, Barnsley
Ref: AWA6560

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A2

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM