



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***Hoodlands Farm,
Fulshaw Lane,
Penistone
S36 9FD***

Prepared for:
James Lloyd

Date: February 2025

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 Institute of
Chartered Foresters
Registered Consultant

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by James Lloyd 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 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, 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

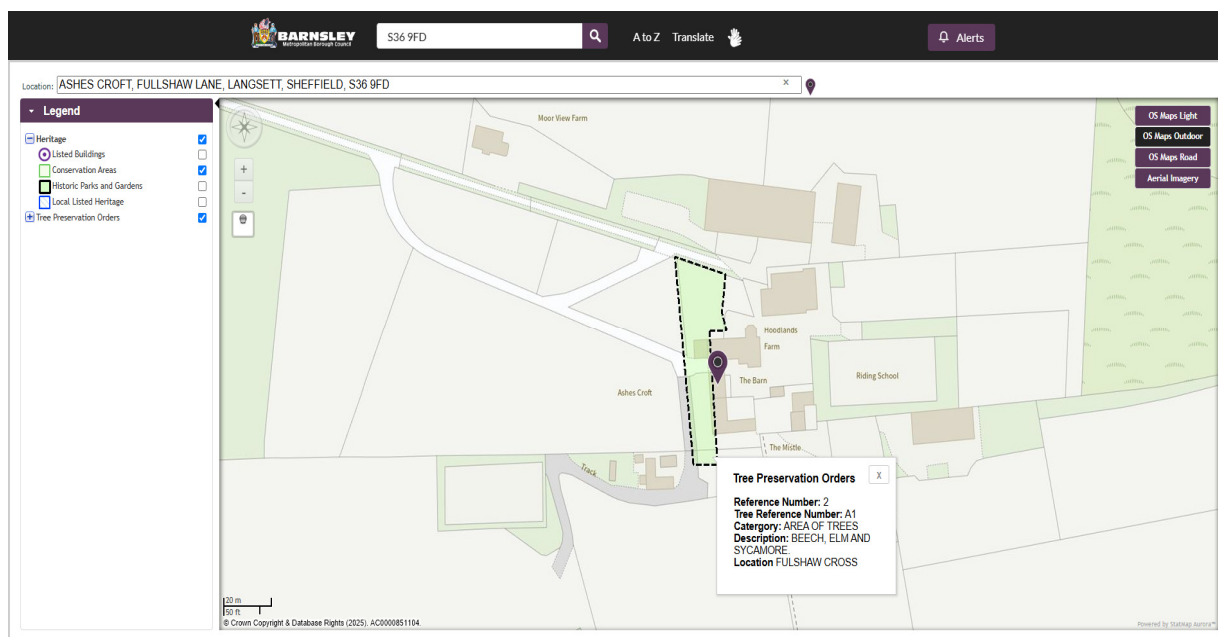
- 2.1.1 The site is located at Hoodlands Farm on Fulshaw Lane, Penistone.
- 2.1.2 The site comprises a residential property with associated gardens, surrounded by agricultural land and buildings. An access track connects the site to Fullshaw lane to the east.
- 2.1.3 The approximate area of the survey 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 30/01/25 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: 2, A1, Fulshaw Cross).
- 3.1.3 The accessed map image from Barnsley Metropolitan Borough Council is detailed below:



- 3.1.4 Before carrying out any works to 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 2025), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI)

(Woodland Trust 2025).

- 3.1.6 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.7 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.
- 3.1.8 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.9 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 9 items of woody vegetation, comprised of 8 individual trees and 1 tree group.
- 3.2.2 Of the surveyed trees: 4 trees are retention category 'B', and 4 trees and 1 tree group are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover within the site consists of large Beech trees with occasional Sycamore within a lawned area to the north of the residential building.
- 3.2.5 The remaining areas at the site contain little of arboricultural significance, consisting of a managed lawn and a paved patio area.
- 3.2.6 Species diversity at the site is relatively low. The dominant species is Beech with 2 Sycamores and a small Cypress group.
- 3.2.7 The individual trees are early-mature to mature. The Cypress group is semi-mature.
- 3.2.8 T1 is nearest the residential building and has been previously cut back leaving the crown slightly misshapen. However, it is in good physiological health and offers good landscape and arboricultural value, and is retention category B.
- 3.2.9 T3 to T7 are a mix of semi- to early- mature Beech and Sycamore to the east

of the site. They have moderate amenity collectively and T3, T4 and T6 have moderate amenity as individuals.

- 3.2.10 Sycamore T3 has some minor defects but has good long-term prospects and is retention category B. T4 has a large bark wound on the stem. It is occluding well but this may limit its long-term prospects, and it is therefore retention category C. Beech T6 is the largest of the trees here and is in good physiological and structural health with good form. It is retention category B.
- 3.2.11 Sycamore T5 and T7 are slightly suppressed by the adjacent trees. The crown of T7 is weighted to the north and has been heavily crown raised leaving it in fair structural condition. The long-term prospects of these trees are therefore slightly limited, and they are both retention category C.
- 3.2.12 T8 has co-dominant stems at 2m forming a strong cup-shaped union. This is in good physiological and structural health with good long-term prospects and moderate amenity value and is retention category B.
- 3.2.13 T9 has likely suffered poor pruning practices in the past resulting in poorly healed pruning wounds with decay and moderate sized cavities. It has co-dominant stems at 2m with a cup shaped union, and with the eastern stem kinked to the east. The crown has been suppressed by the adjacent tree and has been heavily crown raised leaving it somewhat unbalanced. These defects limit the visual appeal of the tree and may limit its long-term prospects and it is retention category C.
- 3.2.14 Cypress group G2 is of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.15 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.
- 3.2.16 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 from east



Photo 2: T1 from west



Photo 4: T3 to T7 from east



Photo 4: T1 to T9 from east

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to increase the height of the roof of the existing extension by 1.5m to the same level as the house roof, extending out by 6m. 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, no trees or tree groups will require removal to facilitate the development.

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. As such, no significant negative indirect impacts have been identified.
- 4.3.2 The design of the new development has considered the trees crown position in relation to the new roof levels. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading and give adequate provision for future tree growth.
- 4.3.3 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 Protection of the Retained Trees

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

5. Signature

I trust this report provides all the required information.

Signed



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

25th February 2025

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Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

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 Animal Behaviour, 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, TechArborA, 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.

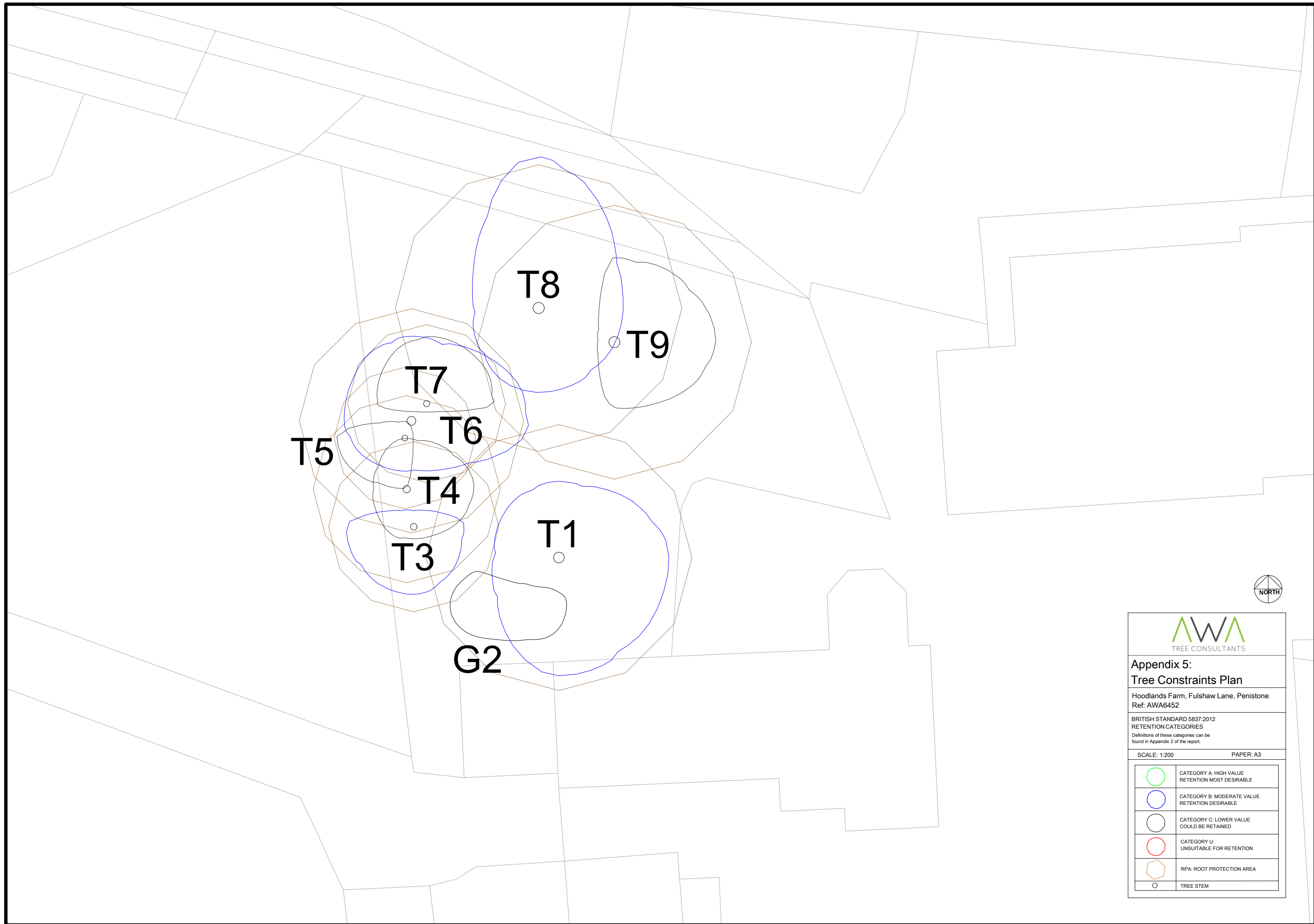
C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

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	Beech	Fagus sylvatica	Mature	16	1	640	No	4	4.5	6.5	7	4	No visual defects	Single stemmed. Vertical. Minor cavities	Old pruning wounds. Tight unions	Cavity at base on western stem aspect approx. 40cm deep and extending upwards with crumbly brown rot. Minor bark damage at base of eastern stem aspect. Crown has previously been cut back from building leaving it slightly mishapen with some over-extended limbs. Retaining wall 4m from stem to south approx 40cm high. Wire around stem at 1.5m. Tight union with included bark at 3m.	Good	Fair	20 to 40 yrs	Moderate	B	No works required	
G2	Cypress	Cupressus sp.	Semi-mature	2	10+	60 avg	Yes	0	See plans				No visual defects	Multiple stemmed at base	Normal	Retaining wall to south approx. 40cm high.	Good	Good	20 to 40 yrs	Low	C	No works required	
T3	Sycamore	Acer pseudoplatanus	Early-mature	15	1	410	No	2	1	3	4	4	No visual defects	Single stemmed. Vertical. Old pruning wounds. Stubs. Minor cavities	Old pruning wounds	Wire attached at 2m. Telephone wire through crown. Stem removed at base leaving stub. Minor cavities on stem.	Good	Good	>40 yrs	Moderate	B	No works required	
T4	Beech	Fagus sylvatica	Early-mature	15	1	450	No	3	3	4	3	2	No visual defects	Bark damage	Minor deadwood	Large bark wound on southwestern stem aspect at 0.5m, approx. 50cm x 25cm with dysfunction of wound surface, but occluding well. Wire through crown.	Good	Fair	>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	
T5	Sycamore	Acer pseudoplatanus	Early-mature	14	1	340	No	2	1	0.5	3	4	No visual defects	Bark damage	Minor deadwood	Bark damage on western stem aspect at 1m healing well. Lower branch in western crown with dead stub and bark damage. Moderate amenity collectively with T3, T4, T6 and T7.	Good	Fair	20 to 40 yrs	Low	C	No works required	
T6	Beech	Fagus sylvatica	Early-mature	16	1	540	No	4	5	7	3	4	No visual defects	Bark damage	Minor deadwood	Wire through crown. Minor bark damage at base.	Good	Good	>40 yrs	Moderate	B	No works required	
T7	Beech	Fagus sylvatica	Early-mature	16	1	380	No	10	4	4	0.5	3	No visual defects	Bark damage. Old pruning wounds	Slightly unbalanced	Supressed crown. Old pruning wounds from significant crown raising. Minor bark damage at base. Moderate amenity collectively with T3, T4, T5 and T6.	Good	Fair	20 to 40 yrs	Low	C	No works required	
T8	Beech	Fagus sylvatica	Mature	16	1	690	No	5	9	5	5	4	No visual defects	Single stemmed. at 2m. Tight union. Partially included bark. Cup-like union collecting dirt/water	Minor deadwood	Low branch in northern crown in contact with conifer stems. Wire through eastern crown. Co-dominant stems with cup like union and included bark at 2m with bulge still visible. Dead stub in upper crown.	Good	Good	>40 yrs	Moderate	B	No works required	

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID			Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W					Physiological	Structural	Life Expectancy	Amenity	Category	Works
	Common Name	Latin Name											Roots	Stem	Crown	Comments						
T9	Beech	Fagus sylvatica	Mature	16	1	660	No	5	5	6	4	1	No visual defects	Twin stemmed. at 2m. Cup-like union collecting dirt/water. Moderate cavities. Bark damage	Unbalanced. Tight unions. Minor deadwood	Unbalanced crown suppressed by aT8. Co-dominant stems at 2m. Poorly healed pruning wounds with decay and cavities forming. Tight union at 3m with partially included bark. Bark wounds on stem.	Good	Fair	20 to 40 yrs	Moderate	C	No works required





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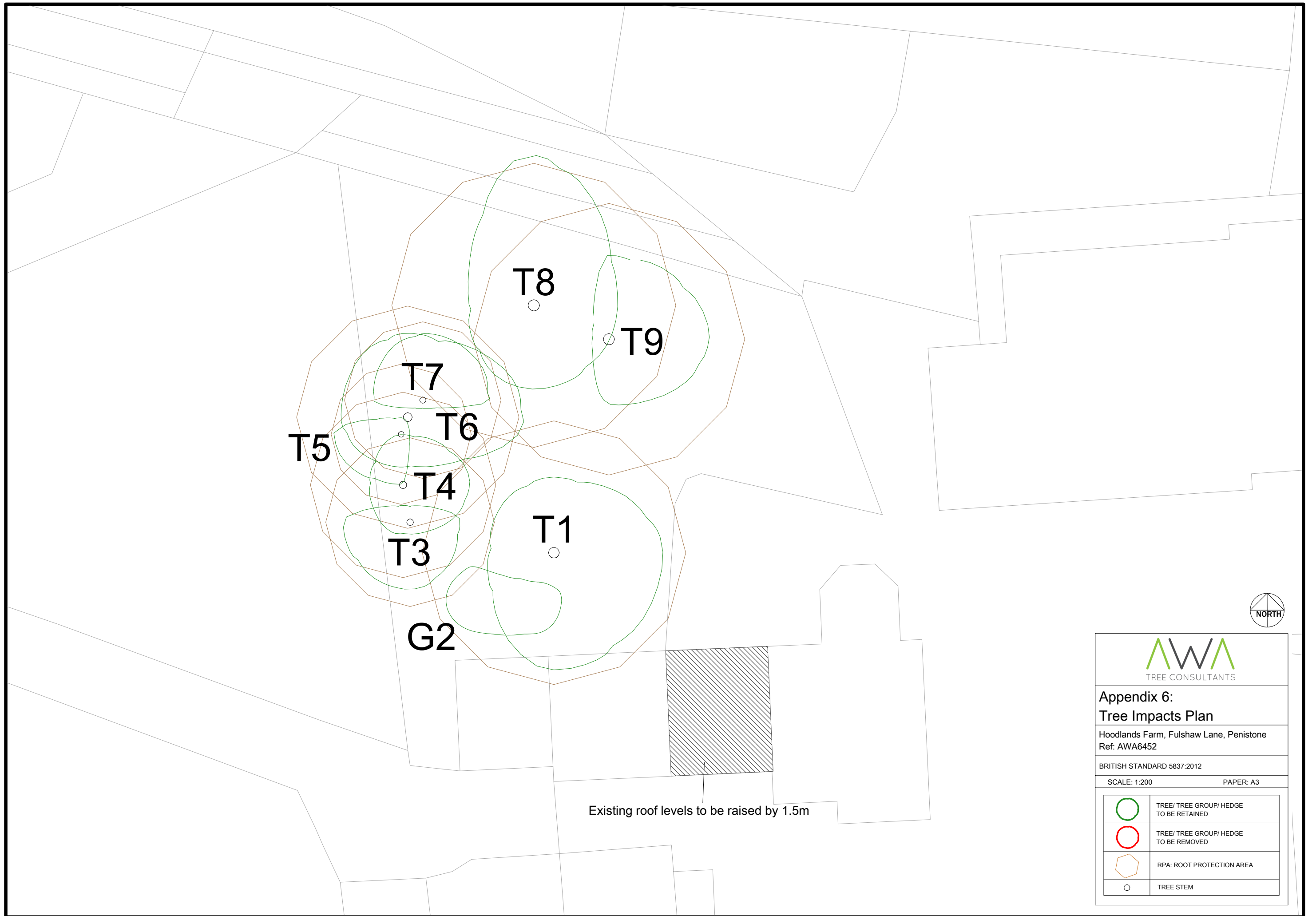
Appendix 5:
Tree Constraints Plan

Hoodlands Farm, Fulshaw Lane, Penistone
Ref: AWA6452

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

SCALE: 1:200 PAPER: A3

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



Appendix 6:
Tree Impacts Plan

Hoodlands Farm, Fulshaw Lane, Penistone
Ref: AWA6452

BRITISH STANDARD 5837:2012

SCALE: 1:200

PAPER: A3

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