TREE CONSULTANTS

ARBORICULTURAL REPORT

to BS 5837:2012 at:

25-27 Millhouses Street,
Hoyland,
Barnsley,
South Yorkshire,
S74 9BQ

Prepared for:
Fantasma Investments Limited

Date: *July 2022*

Reference: *AWA4401*

Institute of Chartered Foresters
Registered Consultant

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Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We were instructed by Fantasma Investments Limited 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 June 2022.

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, Principle and Director of AWA Tree Consultants Ltd.

1.2.6 The tree survey data collection was carried out by Mr James Godfrey BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA, Arboriculturist at AWA Tree Consultants Ltd.

1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5**.

2. The Site

2.1 Location and Description

2.1.1 The site is on Millhouses Street in Hoyland, a town in the Metropolitan Borough of Barnsley in South Yorkshire.

2.1.2 The site is the garden area of a residential property that is centrally located on the northern boundary, facing Millhouses Street and adjacent residential properties. Bordering the sites eastern boundary is a large playing field. Overgrown vegetation borders the southern boundary with the playing field continuing beyond. The site backs onto residential properties at the western boundary.

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

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 has been carried out with Barnsley Metropolitan Borough Council on 30th June 2022 to ascertain whether any trees at the site are located within a Conservation area or are protected by a Tree Preservation Order (TPO). As of this date no trees at the site are protected by a Tree Preservation Order or are within a Conservation Area.

3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).

3.1.4 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.

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

3.1.6 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 5 items of woody vegetation, comprised of 4 individual trees and one group of trees and shrubs. Of the surveyed trees, 1 tree is category 'B' and the remaining trees and group are category 'C' (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 Species diversity at the site is relatively poor, the dominant species are Hawthorn and Elder with occasional Sycamore and Yew. The site's trees have a good age diversity with a mix of semi-mature, early-mature and mature trees.

3.2.4 Yew T1 is situated on raised land to the west of the main property and overhangs a parking area. It is unbalanced to the east and has likely been suppressed by adjacent vegetation that has been removed before the survey was undertaken. T1 provides limited amenity and is low value.

3.2.5 T2 is a mature Hawthorn with multiple stems and tight unions. While it provides the dwelling with some screening it has limited amenity and is low value.

3.2.6 Dense group G3 primarily consists of Hawthorn trees in similar condition. The stems run along the top of a retaining wall and overhangs the parking area and small shed to the north. It provides effective screening, but the trees are low value and amenity. T4 is a self-seeded Sycamore growing within the southern aspect of G3. It has a significant southerly lean and has limited amenity prospects long-term.

3.2.7 Sycamore T5 is within adjacent parkland east of the survey area, included within the report to provide further context of the site. It provides a moderate degree of amenity and has good long-term prospects.

3.2.8 The majority of the western area of the site contains dense low-level vegetation making it largely inaccessible. A cursory inspection of the area revealed occasional stumps but nothing of arboricultural interest.

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

3.2.10 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5 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.

3.2.11 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.

3.2.12 The 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.

3.3 Photographs

Photo 1: Overview of the site, facing north

Photo 2: Overview of the site, looking east

Photo 3: T1 with unbalanced form, likely as a result of suppression by vegetation that has since been removed, looking north

Photo 4: Shrubby group G3 growing along the top of a retaining wall, looking osuth

Photo 5: G3 overhangs a small shed to the north, looking south

Photo 6: The western area of the site mainly consisted of low vegetation and occasional stumps, looking north

3.4 Arboricultural Development Advice

3.4.1 The higher value retention 'B' tree should be retained and incorporated into any new development design.

3.4.2 Where suitable, those category 'C' trees and groups with reasonable future prospects (as detailed at Appendix 4) should be retained as part of any new development. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.4.3 If required by the development proposals, occasional lower value, retention category 'C' trees and groups could be removed, and replacement planting would largely mitigate their losses.

3.4.4 The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be 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.

3.4.5 If construction of new buildings is required within the RPA of retained trees it may be possible to employ special foundation design such as mini/micro pile and suspended beam or a cantilevered foundation.

3.4.6 Construction of hard surfaces, for drives and paths, within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction method with a porous final surface.

3.4.7 The design of the new development should consider tree crown positions in relation to any new dwellings. The dappled shade of a tree is more pleasant than the deep shadow of a building, and some shade from trees may be beneficial. Whilst either shade or sunlight might be desirable, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light and should give adequate provision for future tree growth.

3.5 Protection of the Retained Trees

3.5.1 The retained trees may require protection by fencing in accordance with BS 5837:2012, during the development phase.

3.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

4. Signature

I trust this report provides all the required information.

Signed

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

13th July 2022

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Appendices

Appendix 1: Authors Qualifications and Experience
Appendix 2: Survey Methodology and Limitations of Report
Appendix 3: Explanation of Tree Descriptions
Appendix 4: Tree Data
Appendix 5: Tree Constraints Plan

Appendix 1: Authors Qualifications & Experience

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

Mr James Brown *BSc (Hons) Arboriculture, MArborA, PTI (Lantra)*
James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James joined AWA in 2016, after previously working in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Dr Felicity Stout *Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA, PTI (Lantra)*
Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

Mr Tom Readman *FdSc Arboriculture, Cert Arb L3, TechArborA, Valid Tree Risk-Benefit Validator*
Tom joined AWA from his previous role as a tree risk surveyor with Harrogate Borough Council, where he undertook tree risk surveys at a range of sites and prescribed suitable works. Tom also has extensive previous experience as a climbing arborist. Tom achieved a Distinction in the Foundation Degree in Arboriculture, while working at AWA, and has previously achieved Distinction Star, and was recognised as the student of the year, in the Extended Diploma in Forestry and Arboriculture. Tom's work focuses on tree risk surveys and accurate tree data collection for development projects to BS 5837:2012

Mr James Godfrey *BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA*
James has extensive arboricultural experience working as a team leader within the public and private sector. By achieving a Distinction Star in the Extended Diploma in Forestry and Arboriculture, James was able to use his knowledge to inform and carry out appropriate maintenance that ensured the long-term wellbeing of trees across the UK. During his time at Darlington Borough Council, James provided on-site assessment and the management of the remedial works required to ensure safe and suitable retention of trees that provide a multitude of benefits to the urban environment. Currently, James is completing a Foundation Degree in Arboriculture and Tree Management, while working at AWA.

Mr David Miller *BA (Hons), PGCE education, Dip Arboriculture Level 4, TechArborA*
David joined AWA after having managed his own tree care team for 8 years and gained a wealth of experience in the tree care industry. Prior to this David spent 10 years working in secondary mainstream and special education. David has also travelled worldwide, mainly trekking and running. His main work at AWA consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Appendix 2: Survey Methodology and Limitations of Report

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

This report represents a 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 for removal. These trees are in such a condition that any existing value would be lost within 10 years.

TREE DATA

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Ave Height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Yew	*Taxus baccata*	Semi-mature	5	6	80 avg	Yes	0	4	4.5	1	1	No visual defects	Multiple stemmed at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs	50% absent. Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches. Unbalanced to east	Western crown removed/suppressed by shrubs that have since been removed. Significant epicormic regrowth on stems	Fair	Poor	>40 yrs	Low	**C**	No works required in current site context
T2	Hawthorn	*Crataegus monogyna*	Mature	6.5	7	190 avg	Yes	2	3	3	5	3	Ivy covered. No visual defects	Multiple stemmed. Vertical. Old pruning wounds. Stubs. Bark damage. Ivy covered. Tight union. Partially included bark	Old pruning wounds. Cavities. Moderate deadwood. Snapped /hanging branches. Ivy covered	Dense Ivy around base, stems and within crown preventing detailed inspection and accurate stem measurements	Fair	Fair	>40 yrs	Low	**C**	No works required in current site context
G3	Hawthorn Elder	*Crataegus sp. Sambucus sp.*	Early-mature	6.5	10+	150 avg	Yes	0.5	See Plan				Unmanaged Hawthorn group running along the top of a retaining wall, occasional Elder shrubs amongst. All trees covered in dense Ivy preventing detailed inspection and accurate stem measurements. Canopy overhanging shed to north of group. Effective screening				Fair	Fair	>40 yrs	Low	**C**	No works required in current site context
T4	Sycamore	*Acer pseudoplatanus*	Young	6	2	90 80	No	1	1	1	3	2	Ivy covered. No visual defects	Twin stemmed at 0.5m. Vertical	Minor deadwood. Snapped /hanging branches. Unbalanced to south	Growing within G3. Significant lean at base but corrects at 0.5m	Fair	Fair	>40 yrs	Low	**C**	No works required in current site context
T5	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	550	No	4	4.5	5.5	4	3.5	No visual defects	Single stemmed. Vertical. Old pruning wounds. Stubs	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches	Adjacent tree within neighbouring parkland	Good	Good	>40 yrs	Moderate	**B**	No works required in current site context

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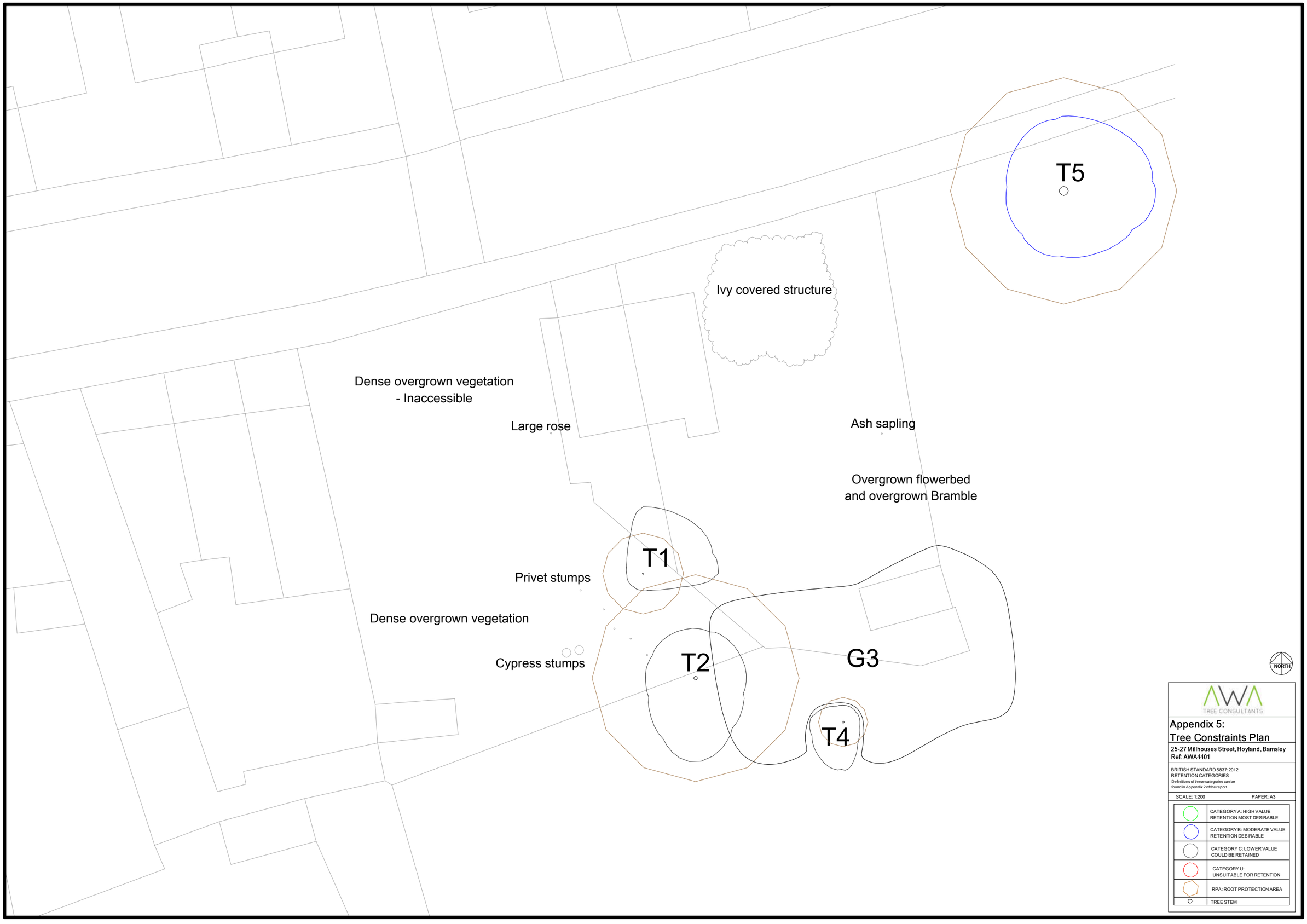

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Appendix 5:
Tree Constraints Plan

25-27 Millhouses Street, Hoyland, Barnsley
Ref: AWA4401

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