TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

Woodlands Lodge,
106 Hawshaw Lane,
Hoyland,
Barnsley,
S74 0HH

Prepared for: *White Agus*

Report Date: *September 2026*

Reference: *AWA7741*

0114 272 1124 / 0776 631 0880
info@awatrees.com
awatrees.com
Union Forge, 27 Mowbray Street, Sheffield S3 8EN
AWA Tree Consultants Limited. Company No. 85201
Registered in England & Wales.

ISO 9001 QUALITY MANAGEMENT
veriforce CHAS Compliant Contractor
Institute of Chartered Foresters Registered Consultant
Arboricultural Association Professional Member
QTRA Registered User

TMP006 – B
Revision 04
Auth By: APW
Date: 12/01/2026

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 23 items of woody vegetation were surveyed, comprising 20 individual trees and 3 groups or hedges. Of these: 4 are moderate value (Category B), and 19 are low value (Category C).

1 moderate value tree and 1 low value tree are proposed for removal. This will result in moderate arboricultural impact. 3 trees will require pruning works to facilitate the development. 1 tree has been recommended for a formal risk assessment regardless of the development.

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. Mitigation measures, including protective fencing and 'no-dig' construction methods, are recommended where necessary.

The scheme presents an opportunity for new tree planting as part of a landscape strategy, offering mitigation for the removals and long-term enhancement of the site's tree cover.

Contents

1. Introduction 4
1.1 Instructions and Brief 4
1.2 Survey Details 4
2. The Site 5
2.1 Location and Description 5
3. The Trees 6
3.1 Legal 6
3.2 Tree Survey Results 7
3.3 Photographs 9
4. Arboricultural Impact Assessment 10
4.1 Proposed New Development 10
4.2 Direct Impacts 10
4.3 Indirect Impacts 10
4.4 Suitable Mitigation 11
4.5 Protection of the Retained Trees 11
5. Summary of Tree Impacts 12
6. Signature 13
Appendix 1: Authors Qualifications & Experience 15
Appendix 2: Survey Methodology and Limitations 16
Appendix 3: Explanation of Tree Descriptions 17
Appendix 4: Tree Data 18
Appendix 5: Tree Constraints Plan 19
Appendix 6: Tree Impacts Plan 20

1. Introduction

1.1 Instructions and Brief

1.1.1 We have been instructed by White Agus 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 January 2026.

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.

1.2.6 The tree survey data collection was carried out by Lucy Garbutt, MSc, BSc (Hons) Biology, 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** 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 Hawshaw Lane in Hoyland, Barnsley.

2.1.2 The site comprises several properties comprising a former residential care home, with associated parking. To the north and east is St Peter's Church, to the south is a playing field and to the west are residential properties.

2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



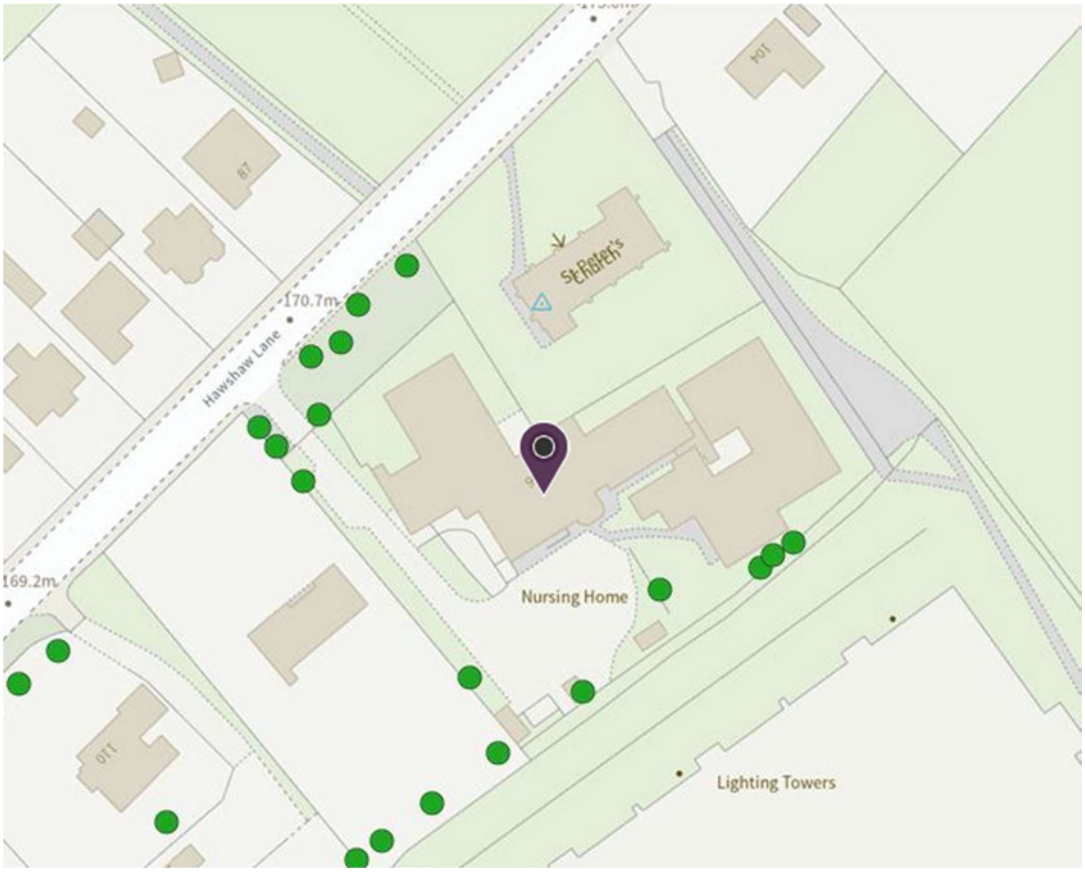
3. The Trees

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 Council on 02/09/26 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. **Several trees at the site are protected by a Tree Preservation Order – these have been identified as T1, T2, T4, T8, T12, G14 and T23 in our data**. The site is not situated within a Conservation Area.

3.1.3 The accessed map image from Barnsley.gov.uk 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 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).

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 23 items of woody vegetation, comprised of 20 individual trees and 3 tree groups or hedges.

3.2.2 Of the surveyed trees: 4 trees and tree groups are retention category 'B' and 19 trees, tree groups and hedges 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 Tree cover within the site comprises individual trees and small groups predominantly located along the site boundaries, with several trees situated beyond the boundary but overhanging into the site. The tree species are largely composed of Sycamore, Ash, Lime and Beech, with occasional Cherry, Holly, Whitebeam and Cypress. Most trees are semi-mature, with a smaller number of early-mature and mature specimens present.

3.2.5 The central region of the site is mostly hard-standing associated with the existing care home. Tree cover is largely restricted to boundary planting

and grouped specimens.

3.2.6 Species diversity across the site is moderate. Sycamore is the most frequently occurring species, followed by Ash and Lime. Other recorded species include Beech, Cherry, Holly, Whitebeam and Cypress. Grouped planting includes mixed Holly and Beech (G11) and Sycamore with occasional Ash (G20).

3.2.7 The highest value trees on site are the 4 retention category 'B' trees. These include: Beech T1, Sycamore T4, Norway Maple T6 and Lime T23. These trees are all in good condition with good long-term prospects. These trees also provide moderate amenity value within the site and have the potential to develop into higher value trees in time.

3.2.8 Mature Beech T8 has high visual amenity, however it has been classified as Category C due to the presence of decay fungus Meripilus giganteus, and evidence of declining physiological condition, which together reduce the tree's long-term retention value and life expectancy. Given the presence of a significant decay fungus, a separate detailed tree risk assessment, undertaken in accordance with recognised tree risk assessment methodologies, is recommended to inform any future management decisions. This would allow the tree's structural condition and risk profile to be considered independently of its BS 5837 retention categorisation.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.

3.2.9 Many Ash trees in the wider region are being impacted by 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.

3.2.10 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.

3.2.11 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.

3.2.12 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 and T2 from southeast.


Photo 2: T3 and T4 from southeast.

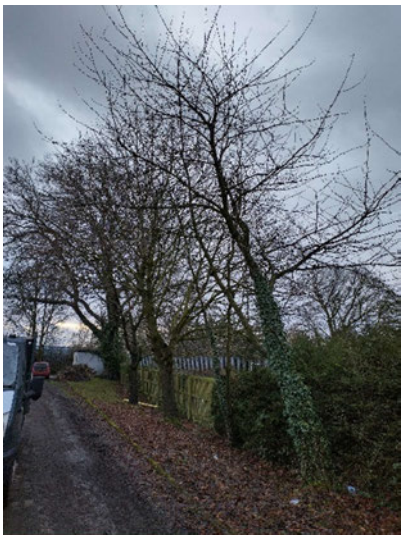

Photo 3: T5 – T8 from northeast.


Photo 4: T8 from northeast.


Photo 5: T12 from south.


Photo 6: T23 from north.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a single storey extension to accommodate hydro pool and internal alterations to existing care home with associated access, parking, landscaping and facilities. 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, 1 moderate value tree and 1 low value tree will require removal to facilitate the development as it is situated in the footprint of the development.

4.2.2 The trees that require removal to facilitate the development are T6 and T7.

4.2.3 T6 and T7 require removal to facilitate the alterations to the existing access drive. T6 is a retention category 'B' Norway Maple, and T7 is a retention category 'C' Cherry.

4.2.4 T6 could be retained if specialist 'no-dig' construction methodology was used to construct the driveway.

4.2.5 The removals will have a moderate negative arboricultural impact, but this can easily be mitigated for through replacement planting throughout the site.

4.2.6 3 trees have been recommended for pruning works to facilitate the development – these are Cherry T5, Sycamore T9 and Sycamore T10. All 3 trees require crown lifting to facilitate the development, to provide adequate clearance of around 3m from ground level for vehicular access.

4.2.7 The required pruning works are minor in nature and will not have any significant impact on the long term health of the trees or the trees' amenity.

4.2.8 Beech T8 has been recommended for a formal inspection and risk assessment regardless of 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.

4.3.2 Potentially damaging activities are proposed in the vicinity of retained

trees. The new hard standing and development encroaches close to and into the edge of the RPA of T5, T8, T12, T16 and T21. Construction within the RPA, can have negative impacts on tree roots. However, the encroachment is minor, and the development is generally limited to the footprint of the existing hardstanding and the existing care home. As such, it is unlikely that significant roots will be within these areas and the retained tree should remain largely unaffected by the works, provided care is taken during construction.

4.3.3 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.

4.3.4 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 mitigate for the required tree removals and, in the longer term, 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***
T6	B (Moderate)	Direct - Removal	Within footprint of development area	Moderate	Mitigation planting
T7	C (Low)	Direct - Removal	Within footprint of development area	Low	Mitigation planting
T5, T9 and T10	C (Low)	Direct – Pruning works	Overhanging vehicle access	Low	None
T5, T8, T12, T16 and T21	C (Low)	Indirect - RPA Incursion	Minor encroachment by building footprint	None	None

6. Signature

I trust this report provides all the required information.

Signed



.....

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

17th September 2026

AWA Tree Consultants Limited
Union Forge
27 Mowbray Street
Sheffield
S3 8EN

www.awatrees.com

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 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, QTRA + VALID 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 25 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: ***Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He is a Chartered Arboriculturist and a Professional Member of the Arboricultural Association, and he has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. 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, L4 Dip 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 Diploma in Arboriculture. Joe joined AWA in 2022 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 + VALID 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 + VALID 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.

Brandon Townsend: ***BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered***
Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

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*	Early-mature	17	1	710	No	3	8.5	6.5	2	11	No visual defects	Single stemmed. Significant lean. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Significant lean north. Ivy covered stem. Has previously been pruned over the road.	Good	Fair	>40 yrs	Moderate	B	No works required to facilitate the development.
T2	Lime	*Tilia x europaea*	Semi-mature	11	1	330	No	2	4	4	3.5	2	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Has been heavily pruned and reduced over the road in the past.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T3	Holly	*Ilex aquifolium*	Semi-mature	7	10+	70 avg.	No	0	2	3	3	2	Limited access around base	Vertical. Epicormic growths. Old pruning wounds. Stubs. Multiple stemmed. at base	Old pruning wounds. Minor deadwood		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T4	Sycamore	*Acer pseudoplatanus*	Early-mature	18	2	500, 500	Yes	3	7	5.5	5	6	Limited access around base	Twin stemmed. at 1m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Garden waste stored at base to north preventing detailed inspection.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.

AWA TREE CONSULTANTS

	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	Cherry	*Prunus avium*	Semi-mature	9	1	200	No	2	5	7	4	3	Limited access around base	Single stemmed. Epicormic growths. Old pruning wounds. Stubs. Significant lean. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Leaning east.	Fair	Fair	10 to 20 yrs	Moderate	C	Pruning works required to facilitate the development - crown lift to 3m from ground level to facilitate the development.
T6	Norway Maple	*Acer platanoides*	Semi-mature	10	1	450	No	2	5.5	4	6	3	No visual defects	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Slight lean northwards.	Good	Good	>40 yrs	Moderate	B	Removal required to facilitate the development.
T7	Cherry	*Prunus avium*	Semi-mature	6	1	320	No	2	5	3.5	5	4	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Has been crown lifted over access at some point.	Fair	Fair	10 to 20 yrs	Moderate	C	Removal required to facilitate the development.
T8	Beech	*Fagus sylvatica*	Mature	20	1	1200	Yes	5	11	8	9	14	Fungus	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor dieback. Minor deadwood. Snapped /hanging branches	Two desiccated fungal brackets at base which are likely to be *Meripilus giganteus*. Ivy covered stem. Prominent tree overhanging existing driveway. Several old pruning wounds where the tree has previously been pruned over the driveway.	Fair	Fair	10 to 20 yrs	High	C	Undertake formal inspection and risk assessment.

AWA TREE CONSULTANTS

	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*
T9	Sycamore	*Acer pseudoplatanus*	Semi-mature	13	5	70, 70, 70, 300, 450	Yes	2	6	5	5	4	No visual defects	Multiple stemmed. at base. Slight lean. Old pruning wounds. Epicormic growths. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Slight lean east. Stems in contact with And growing through adjacent fence.	Fair	Fair	20 to 40 yrs	Low	C	Pruning works required to facilitate the development - crown lift to 3m from ground level to facilitate the development.
T10	Sycamore	*Acer pseudoplatanus*	Semi-mature	8	1	200	No	2	4	0.5	5	5	Increase in soil level. Ground level changes	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Soil levels raised at the base.	Fair	Fair	10 to 20 yrs	Low	C	Pruning works required to facilitate the development - crown lift to 3m from ground level to facilitate the development.
G11	Holly and Beech	*Ilex sp., Fagus sp.*	Semi-mature	10	10+	100 avg.	Yes	1	See plan.				Predominantly Holly group with occasional Beech likely planted once as part of existing landscaping scheme. Levels changes at base with some of the minor roots exposed. Rubbish stored at base.				Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T12	Sycamore	*Acer pseudoplatanus*	Early-mature	18	4	300, 520, 550, 590	No	4	7	6.5	7.5	7.5	No visual defects	Multiple stemmed. at 1m. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Significant portion of roots excavated and exposed to southern side. Building materials stored to north over RPA. Multiple stemmed at 1m.	Good	Fair	10 to 20 yrs	Moderate	C	No works required to facilitate the development.
T13	Ash	*Fraxinus excelsior*	Early-mature	16	1	400	Yes	3	5.5	5	4.5	5.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Situated beyond boundary fencing but overhanging into site. Southeastern most stem has had the leader snap out historically. Likely symptoms of Ash Dieback.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

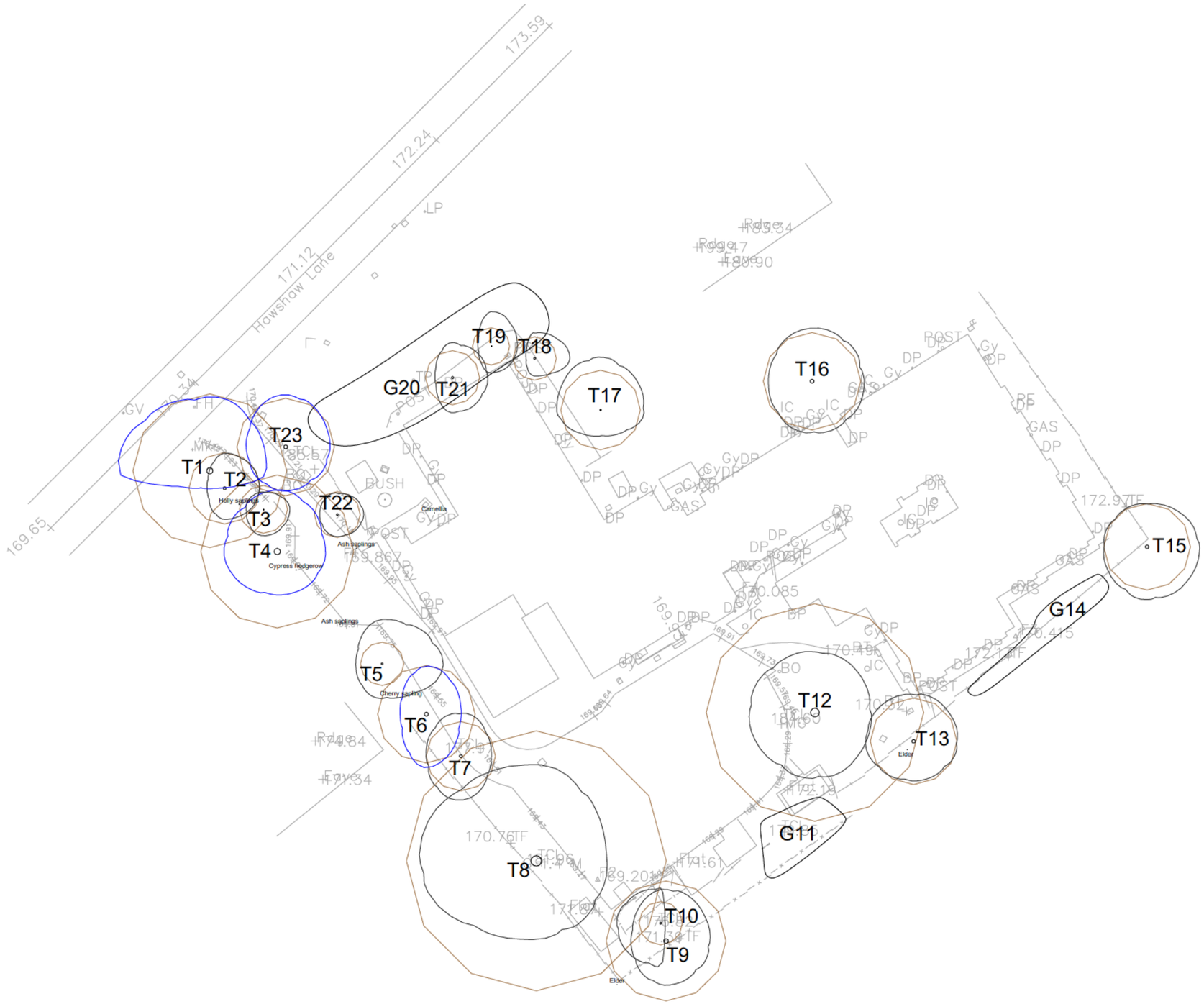
AWA TREE CONSULTANTS

	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*
G14	Sycamore	*Acer sp.*	Semi-mature	9	10+	100 avg.	Yes	2	See plan.				Sycamore stems beyond boundary fencing with limited access at the base. In adjacent property with ownership unclear.				Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T15	Sycamore	*Acer pseudoplatanus*	Semi-mature	13	1	400	Yes	3	5	6	6	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Beyond boundary fencing with limited access at base prevented detailed inspection. Roots to the south and west have been severed.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
T16	Whitebeam	*Sorbus sp.*	Semi-mature	15	1	450	Yes	2	6	6	6	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Within churchyard grounds with dead Ivy covering stem.	Good	Good	>40 yrs	Moderate	C	No works required to facilitate the development.
T17	Ash	*Fraxinus excelsior*	Semi-mature	14	6	150 avg.	Yes	3	6	5	3	5	Limited access around base	Multiple stemmed. at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Within adjacent churchyard grounds with limited access at base.	Fair	Fair	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T18	Ash	*Fraxinus excelsior*	Semi-mature	11	1	200	No	2	3	4	2	1	No visual defects	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Up embankment but within site.	Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.

AWA TREE CONSULTANTS

	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*
T19	Lime	*Tilia x europaea*	Semi-mature	10	6	70 avg.	Yes	1	4	3	3	1.5	Limited access around base	Multiple stemmed. at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood		Fair	Fair	10 to 20 yrs	Low	C	No works required to facilitate the development.
G20	Sycamore and Ash	*Acer sp. and Fraxinus sp.*	Early-mature	14	10+	200 avg.	Yes	3	See plan.				Sycamore stems with occasional Ash situated beyond boundary wall on roadside. Mostly Ivy covered and in good condition.				Good	Good	20 to 40 yrs	Moderate	C	No works required to facilitate the development.
T21	Sycamore	*Acer pseudoplatanus*	Semi-mature	13	1	250	Yes	1	4	4	4	2	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood	Situated up embankment within site.	Fair	Good	>40 yrs	Low	C	No works required to facilitate the development.
T22	Cypress	*Cupressus sp.*	Semi-mature	7	2	150, 150	Yes	1	2.5	3	2.5	2	No visual defects	Twin stemmed. at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback		Good	Good	>40 yrs	Low	C	No works required to facilitate the development.
T23	Lime	*Tilia x europaea*	Early-mature	17	1	450	Yes	1.5	6	5	5	4.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood. Minor dieback	Lots of epicormics at base preventing detailed inspection.	Good	Good	>40 yrs	Moderate	B	No works required to facilitate the development.

AWA TREE CONSULTANTS



NORTH

AWA TREE CONSULTANTS

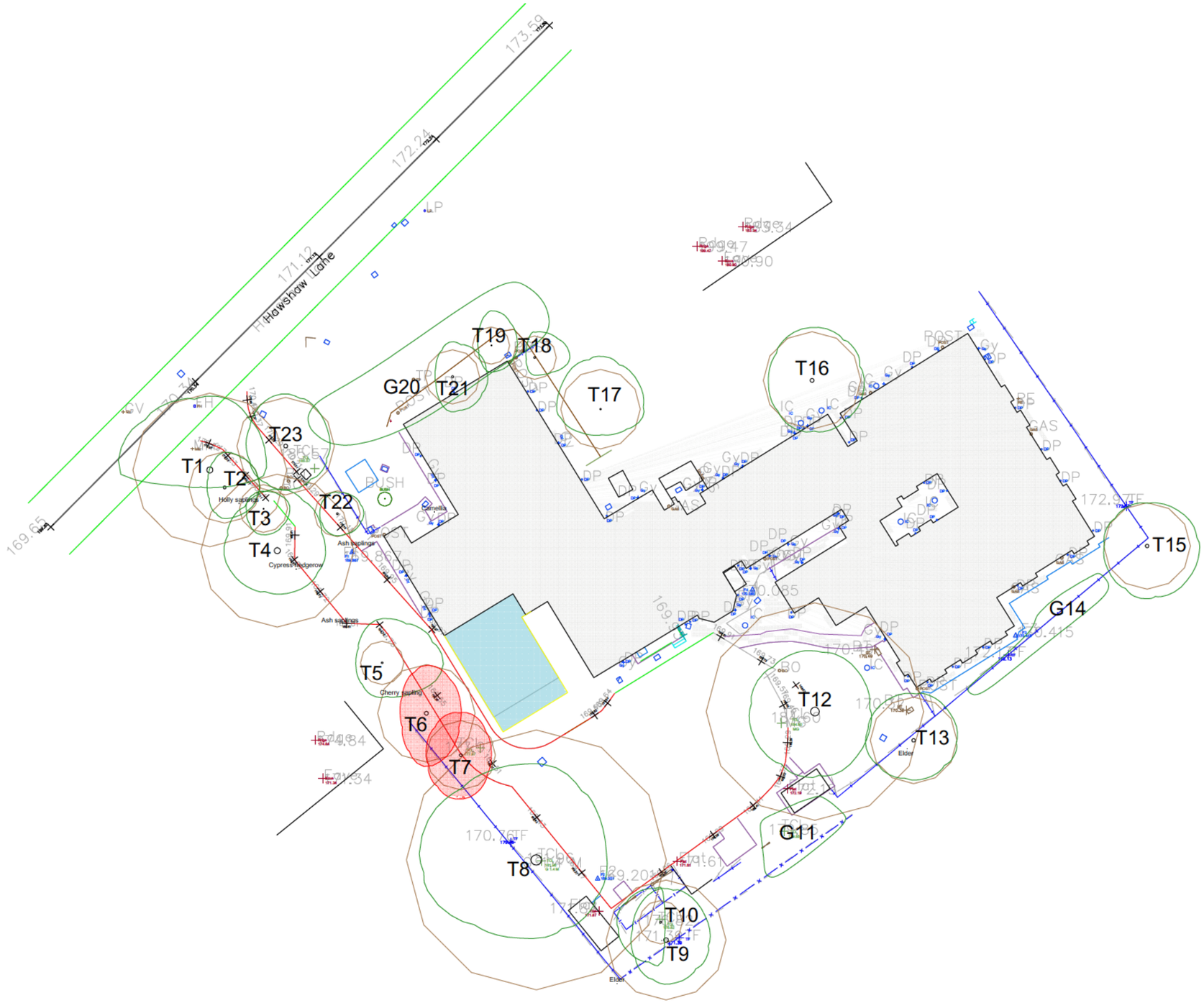
Appendix 5: Tree Constraints Plan

Woodlands Lodge, 106 Hawshaw Lane, Hoyland
Ref: AWA7741

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

SCALE: 1:500 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



AWA TREE CONSULTANTS

Appendix 6: Tree Impacts Plan

Woodlands Lodge, 106 Hawshaw Lane, Hoyland
Ref: AWA7741

BRITISH STANDARD 5837:2012

SCALE: 1:500 PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED REGARDLESS OF DEVELOPMENT
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED TO FACILITATE DEVELOPMENT
	RPA: ROOT PROTECTION AREA
O	TREE STEM