



## **Tree Hazard Assessment**

### **Prepared for:**

Meadfleet Ltd, Unit 2,  
Meadway Court, Meadway  
Technological Park, Rutherford  
Close, Stevenage, Hertfordshire,  
SG1 2EF.

### **By:**

Arborcare  
Unit N, Shangri-La Farm  
Todds Green  
Stevenage  
Hertfordshire  
SG1 2JE

### **Site:**

Time Site Number: 181  
Spring Gardens  
Barnsley  
S70 6BJ



<b>Location:</b> Time, Spring Gardens, Barnsley, S70 6BJ.	<b>Arborcare Ref:</b> 6280
<b>Client:</b> Meadfleet	<b>Client Ref:</b> Time 181
<b>Survey Inspector:</b> Brian Cole	<b>Date of Inspection:</b> 09/06/2021
<b>Document Prepared by:</b> Brian Cole	<b>Date of Submission:</b> 26/06/2021

**Local Authority:** Barnsley Metropolitan District Council

**Tree Protection Status:** It is understood the site and its grounds are not located within a Conservation Area. The trees are not protected by a Tree Preservation Order (TPO), however there is a TPO tree outside the red boundary.

**Instructions:** Issued by David King on 4<sup>th</sup> of May 2021

**Terms of Reference:** To survey the trees located at the above site as per the edged red plan provided, to assess their general condition from ground level in accordance with the Meadfleet's Tree Management Policy 2017 version 1.



## Survey Summary

Tree Category:	Number on Site:
Individual Tree	37
Group of Trees	4
Woodland	Nil

## Work Summary

<b>High Priority Work</b>	<b>Tree Number:</b>
Requires felling	Nil
Requires remedial pruning	Nil

<b>Moderate Priority Work</b>	<b>Tree Number:</b>
Requires felling	Nil
Requires remedial pruning	Nil

<b>Low Priority Work</b>	<b>Tree Number:</b>
Requires felling	Nil
Requires remedial pruning	T37, T41



## Target Zones/Zone usage

The target/usage evaluation for each site would be created using the criteria formulated in the table below. A brief description of each category has been provided.

Zoning Category	Property (repair or replacement costs)	Pedestrian Frequency	Vehicular Frequency
<b>High</b>	Very high value ranging from £15,000- £1,000,000	10 per hour – constant flow	Any UK highway from designated B roads - motorways
<b>Moderate</b>	Moderate value ranging from £1,000- £15,000	< 10 per hour- 1 per day	Unregistered road or track
<b>Low</b>	Low value >£1,000	< 1 per day – None	No vehicle access

### Property

The target structure would firstly be assessed (form a lay person perspective) to determine if it would withstand the impact of the failed tree or branch and be occupied. In this event the zone would be classed as high. If users or occupiers are not likely to be affected, the approximate cost of the property repair or replacement would be considered.

### Pedestrian

The potential for pedestrians to be occupying a zone is calculated on the basis that a pedestrian will spend, on average, five seconds passing beneath an average tree, unless a longer occupation is likely as with a habitable structure or seating.

### Vehicular

For ease a simplistic approach is taken, where any designated highway is instantly regarded as a high usage/target zone. In the case of vehicles, the potential impact may relate either to the tree striking the vehicle or to the vehicle striking the fallen part.



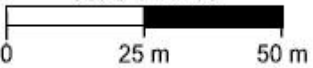


## Work Priority

All work highlighted within the surveys will be allocated a priority rating dependant on the trees location and condition. The table below provides details of these categories.

<b><u>Tree Works Priority Guide</u></b>	
<b>Priority</b>	<b>Type of maintenance that normally fall into each priority band.</b>
<p><b>Priority 1 – Urgent public safety work</b></p> <p>Following inspection the tree(s) require(s) urgent maintenance work to make its current condition acceptable.</p> <p>Target completion – Work that should be completed as a matter of priority to minimise the risk of injury or property damage.</p>	<p>Dead, dying and diseased trees in high pedestrian and traffic flow areas</p> <p>Trees that pose imminent danger to people or property</p> <p>Deadwood in high usage areas</p>
<p><b>Priority 2 Non urgent, but essential safety work</b></p> <p>Following inspection the tree(s) require(s) Non Urgent but essential maintenance work to resolve safety issues identified during inspection.</p> <p>Target completion – Work of a moderate priority should be undertaken as a part of a programmed maintenance.</p>	<p>Tree branches below 2.5mtrs over high pedestrian flow footpaths</p> <p>Tree branches below 5.2mtrs over high traffic flow roads</p> <p>Tree branches causing damage to property</p> <p>Deadwood in moderate usage areas</p>
<p><b>Priority 3 – Non essential, but desirable work</b></p> <p>Following inspection the tree(s) is identified as requiring non-essential maintenance work. Due to the nature of the work identified it will only be completed as resources allow.</p> <p>Target completion – Work of low priority usually recommended for aesthetics or good arboricultural practise, rather than risk management. To be undertaken if resources allow.</p>	<p>All other general tree maintenance work that is causing no risk of harm to people or property.</p>



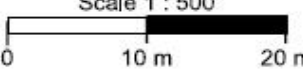


OS Map 1: Site

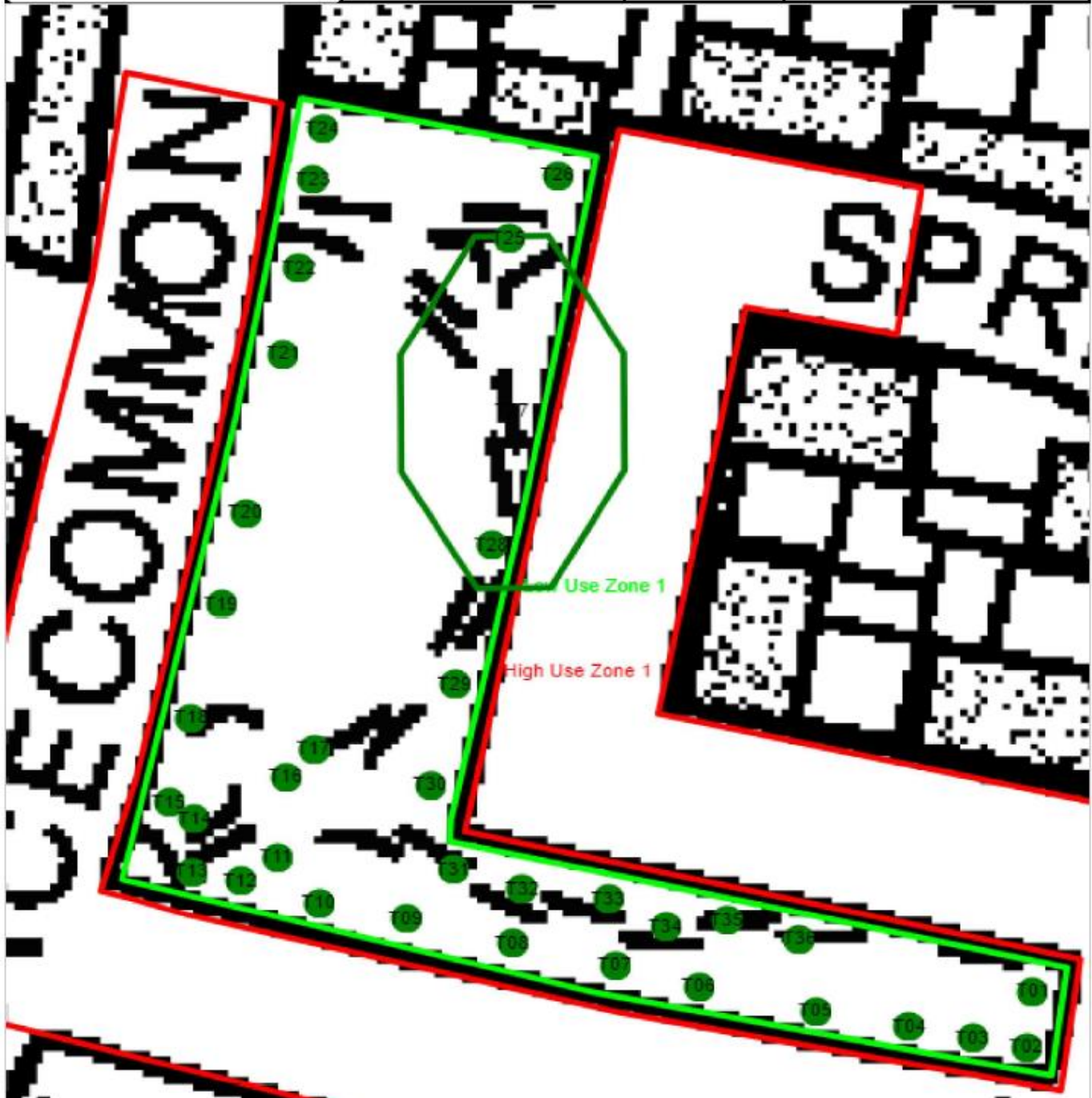
Meadfleet Time	Page size: A4  Scale 1 : 1250 		
-------------------	--	--	---





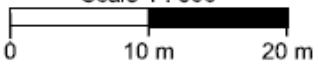


OS Map 2: T1 – T36

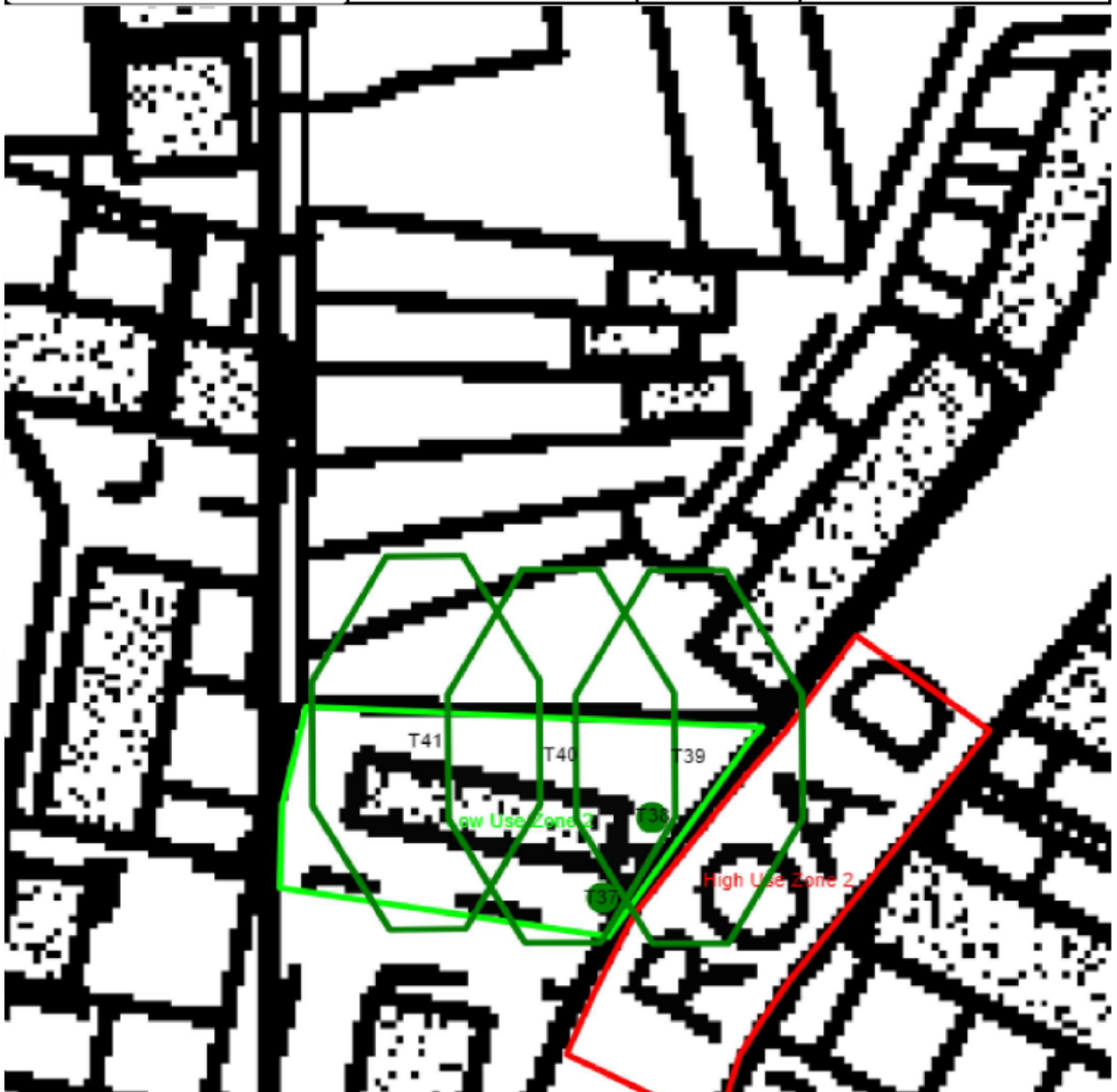
Meadfleet Time	Page size: A4  Scale 1 : 500 		
-------------------	---	---	---





OS Map 3: T37 – T41


Meadfleet Time	Page size: A4  Scale 1 : 500 		
-------------------	---	--	---

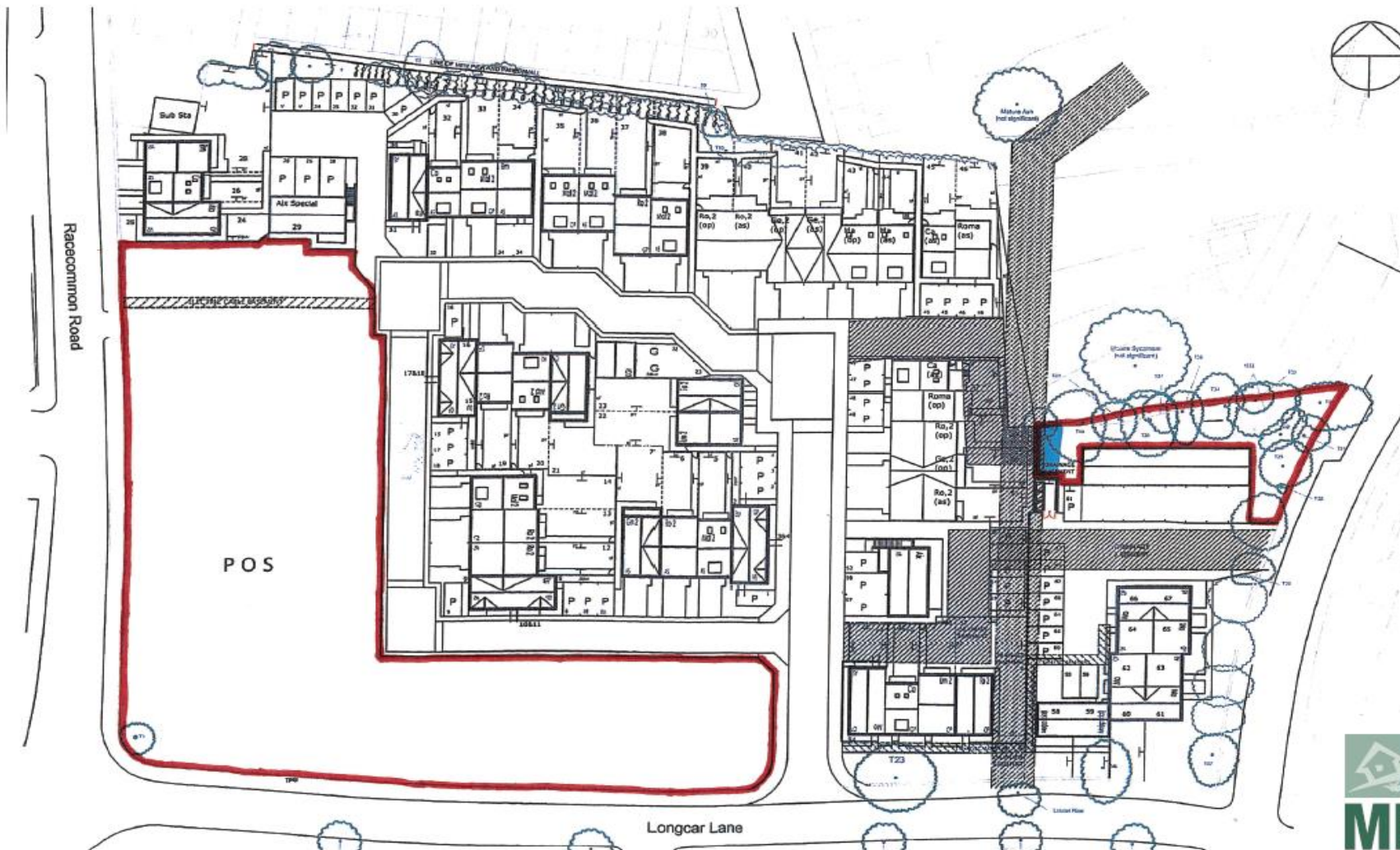








## 0181 Time. Barnsley

The Estate shown edged red on this plan is provisional and may be amended by the developer at Land Transfer





 Meadfleet maintained areas









Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T01	837	Norway Maple (Acer platanoides)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Small. Crown Density: Normal. Interior Branches: Normal. * Trunk Sapwood damage, tree has shown good reaction growth.	None at present.	N/A	
T02	No tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T03	838	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T04	839	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T05	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T06	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T07	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T08	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T09	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T10	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T11	Too young to tag	Norway Maple (Acer platanoides)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T12	Too young to tag	Callery Pear (Pyrus Calleryana Chanticleer)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T13	840	Common Holly (Ilex aquifolium)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Pruning history - Raised. Pruning history - Reduced.	None at present.	N/A	
T14	841	Norway Maple (Acer platanoides)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T15	Too young to tag	Callery Pear (Pyrus Calleryana Chanticleer)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T16	Too young to tag	Golden Acacia (Robinia pseudoacacia 'Frisia')		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T17	Too young to tag	Wild Cherry (Prunus avium)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T18	842	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T19	843	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T20	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T21	844	London Plane (Platanus x hispanica)		Footpath Highway Overhead wires	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T22	845	London Plane (Platanus x hispanica)		Footpath Highway Overhead wires	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T23	846	London Plane (Platanus x hispanica)		Footpath Highway Overhead wires	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T24	Too young to tag	London Plane (Platanus x hispanica)		Footpath Highway Overhead wires Building	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T25	847	Tulip Tree (Liriodendron tulipifera)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T26	848	Field Maple (Acer campestre)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T27	849	Norway Maple 'Group of 2' (Acer platanoides)	Group of 2	Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T28	Too young to tag	Norway Maple (Acer platanoides)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	







Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T29	850	Norway Maple (Acer platanoides)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T30	Too young to tag	Norway Maple (Acer platanoides)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T31	851	Callery Pear (Pyrus Calleryana Chanticleer)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T32	852	Callery Pear (Pyrus Calleryana Chanticleer)		Footpath	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	




Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T33	853	Wild Cherry (Prunus avium)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T34	854	Field Maple (Acer campestre)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T35	855	Field Maple (Acer campestre)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	
T36	Too young to tag	Wild Cherry (Prunus avium)		Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.	None at present.	N/A	



Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T37	856	Plum (Prunus domestica)		Building Car Park Fence Footpath Highway	Mature	5 to 10	Good	Normal	50+	<ul style="list-style-type: none"> <li>* Load Factors Wind Exposure: Partial. Crown Size: Large. Crown Density: Normal. Interior Branches: Normal.</li> <li>* Trunk Codominant stems. Included bark.</li> <li>* Crown and Branches Pruning history - Raised. Low overhanging branches over car park and footpath.</li> </ul>	Crown lift to 5.2 m for highway clearance. Crown lift to 3 m for pedestrian clearance over footpath.	3	
T38	857	Horse Chestnut (Aesculus hippocastanum)		Building Fence Footpath Highway	Mature	10 to 15	Good	Normal	50+	<ul style="list-style-type: none"> <li>* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.</li> <li>* Trunk Included bark.</li> </ul>	None at present.	N/A	
T39	858	Mixed Species Group (Group, mixed species)	Group of 1 Silver Birch, 3 Plum	Building Fence Footpath Highway	Mature	10 to 15	Good	Normal	40+	<ul style="list-style-type: none"> <li>* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.</li> <li>* Trunk Codominant stems. Included bark.</li> </ul>	None at present.	N/A	
T40	859	Common Lime (Tilia x vulgaris)	Group of 3	Building Fence	Mature	10 to 15	Good	Normal	50+	<ul style="list-style-type: none"> <li>* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal.</li> <li>* Trunk Included bark.</li> </ul>	None at present.	N/A	



Ref	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Observations & Defect Assessment	Recommendations	Priority	Photo
T41	860	Sycamore (Acer pseudoplatanus)	Group of 3	Building Fence	Early Mature	10 to 15	Good	Normal	50+	<ul style="list-style-type: none"> <li>* Load Factors</li> <li>Wind Exposure: Partial.</li> <li>Crown Size: Medium.</li> <li>Crown Density: Normal.</li> <li>Interior Branches: Normal.</li> <li>* Trunk</li> <li>Codominant stems.</li> <li>Included bark.</li> <li>* Crown and Branches</li> <li>Low overhanging branches over building.</li> </ul>	Reduce overhanging branches back from building by 2m.	3	



## **Keys**

**Est** – Estimated.

**Hazard** – Something with the potential to cause harm.

**Risk** – The probability that harm will actually be caused to persons or property by the tree with a defect.

**Target** – In order for there to be a risk there has to be a target; people and property constitute a target.

**Deadwood** – any deadwood greater than 1 metre and 50mm diameter.

**Hazard Beam** – A curved woody stem, whose loading tends to bend it against the direction of curvature, has a tendency to split through the centre, having the effect of straightening the part.

**Compression Fork** – A kind of narrow fork with included bark in which continued radial growth results in pressure which tends to push the limbs of the fork apart.

**Age Class** – Y Young, SM Semi Mature, MA Middle Aged, M Mature and OM Over Mature. All age classes are related to the age for species.

**Crown Reduction** – A form of pruning in which the extent of the crown is decreased without (primarily) decreasing its density, to reduce loading, balance the crown, mitigate a nuisance, etc.

**Crown Thinning** – A form of pruning in which individual branches are removed from the crown to reduce its density without (primarily) reducing its extent. Alternatively, in forestry, crown thinning is a thinning type.

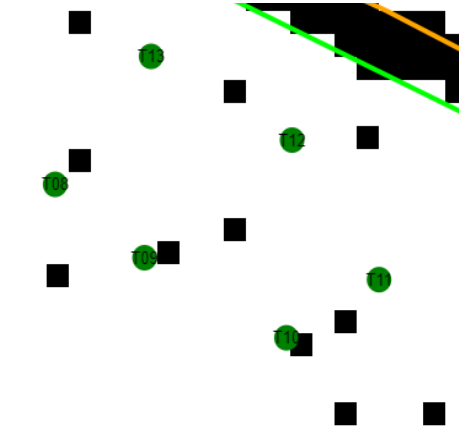
**Crown Lifting** – The removal of lower branches of a tree, whether complete branches or those arising from the lower limbs, to increase the headroom to the base of the crown.

**Fell** – The cutting down of a tree, generally close to ground level, to leave a low stump.

**Stump Grinding** – To grind stump 300mm below ground level.



Trees on OS Maps – A coloured circle with a number represents a single tree.



Trees on OS Maps – A coloured octagon (or shape with many angles) with a number represents a group of trees with crown touching.

