Redevelopment of
Former Hirst Cottage
Chapel Lane
Billingley

Pre-Development Arboricultural Report
And
Method Statement

Revision 2

Prepared at the request of

Mr M Soar

11 November 2025

By

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Wharncliffe Trees and Woodland Consultancy

Summary

This pre-development arboricultural report and method statement has been prepared to protect trees growing within the vicinity of the former Hirst Cottage, Chapel Lane, Billingley during redevelopment of the property.

The development proposes replacement of the now demolished Hirst Cottage with a replacement dwelling known as Oak Tree Cottage.

Table 1 records information on the trees including their species, dimensions, age, life expectancy and general health.

Section 3 is the arboricultural impact assessment and arboricultural method statement. This discusses potential ways that the trees could be impacted by the work and measures taken to limit that impact to an acceptable level.

None of the trees would be affected by the proposed development itself but they could be damaged by the development activity if they are not protected during the course of the work.

Plan 3 is the tree protection plan which provides details of where tree protective fencing should be positioned to protect the trees.

The proposed development will have minimal impact on the trees provided they are protected during the development.

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PLANS

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1 INTRODUCTION

1.1 Instruction

Wharncliffe Trees and Woodland Consultancy has been instructed to complete a pre-development arboricultrual report and method statement to protect one conifer tree growing in the garden of the former Hirst Cottage and four trees growing on neighbouring land during redevelopment work.

1.2 Documents and Provided Information

I was provided with a drawing of the proposed layout produced by NYP Architectural Ltd. Reference: 2025/114 Drawing No. 02. Revision A.

1.3 Relevant Arboricultural Standards

BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

BS3998:2010 Tree Works – Recommendations

1.4 Limitations

This report is concerned only with assessing the condition of the trees, their importance in the local landscape and any cultural and conservation values.

It takes no account of the affects the trees may have on the soil, such as heave where trees are removed or shrinkage where trees are retained.

Trees are dynamic organisms influenced by weather, pests and diseases. Therefore, this report can only remain valid for a period of 24 months.

Any works around the trees such as trenching, pruning, storage of materials and trafficking that has not first been approved by a suitably qualified arboriculturalist will invalidate this report.

This report has been prepared for pre-development purposes. Whilst the condition of the trees has been assessed this is primarily to attribute retention categories. It is not a tree condition and safety report and may not include the same level of detail on tree health and structural condition.

2 SITE VISIT AND OBSERVATIONS

2.1 Brief Site Description

Hirst Cottage was the original dwelling to the south of Chapel Lane in the village of Billingley, Barnsley. The dwelling was roughly centrally located in the large garden. There is only one tree within the garden. There is one small tree growing in the neighbouring garden to the south and three trees growing in the highway verge immediately to the north of the property.

2.2 The Proposals

The development proposes replacement of the now demolished Hirst Cottage with a new dwelling and garage known as Oak Tree Cottage.

2.3 Tree observations

Table 1 Summary details about the tree

Tree number	Species	Height (M)	Stem diameter in MM at 1.5m	Branch spread (M)	Ht crown	Life stage	Health	General observations on the tree's condition	Estimated life in years	Amenity value	Habitat value	Category*1
T1	Sycamore	19.0	830	North – 11.0 South – 7.8 East – 10.5 West – 8.2	3.5	Mature	Normal	A large, prominent and healthy tree growing in the highway verge to the front of the property and immediately to the east of the access.	20+	High	Low	B 1
T2	Silver birch	17.0	330	North – 5.4 South – 4.5 East – 1.8 West – 4.6	2.0	Mature	Normal	A prominent and healthy tree growing in the highway verge to the front of the property and immediately to the west of the access.	20+	Medium	Low	B 1
T3	Sycamore	18.0	550	North – 5.7 South – 5.5 East – 8.0 West – 9.4	5.0	Mature	Normal	A large, prominent and healthy tree growing in the highway verge to the front of the property. The tree is growing some distance from the access.	20+	High	Low	B 1
T4	Lawson cypress	10.0	250 & 220	North – 2.0 South – 2.0 East – 2.0 West – 2.0	1.0	Young mature	Normal	A healthy but relatively insignificant tree growing in the front garden of the property.	20+	Low	Low	C 1

Tree number	Species	Height (M)	Stem diameter in MM at 1.5m	Branch spread (M)	Ht crown	Life stage	Health	General observations on the tree's condition	Estimated life in years	Amenity value	Habitat value	Category*1
T5	Laurel	4.0	250#	North – 3.0 South – 3.0 East – 3.0 West – 3.0	2.0	Young mature	Normal	A small tree growing in the neighbouring property close to the boundary.	10+	Low	Low	C 1

*1 Please see appendix 2 below for subcategory definitions. # - Estimated measurement

3 ARBORICULTURAL METHOD STATEMENT

3.1 Impact assessment

None of the trees will be directly impacted by the proposed footprint of the building because their RPAs and crown spreads are well outside it.

The trees could however be impacted by the construction work if they are not adequately protected during the works. The highest potential for damage would be to Trees 1 and 2 immediately to the east and west of the entrance.

Protective fencing has been installed around the edge of the grass verge to protect Trees 1 and 2 from vehicles accessing the property for the demolition works. Vehicles running on the verge would cause soil compaction and root damage. This fencing should remain in place during the construction works.

Tree 3 is sufficiently far from the access into the property that tree protective fencing will not be necessary.

Temporary tree protective fencing should also be positioned around the RPAs of Tree 4 within the garden of the property and Tree 5 growing in neighbouring garden.

The fencing should be robust enough to withstand impact from vehicles and cannot be easily moved. A timber post and rail fence will be adequate to protect the trees.

3.2 Arboricultural Method Statement

The following works shall take place in chronological order:

1. Maintain the tree protective fencing around the edge of the grass verge to protect Trees 1 and 2 at the positions shown in Photograph 1 and Plan 3 below.
2. Erect tree protective fencing around the RPAs of Trees 4 and 5 as shown on Plan 3.
3. Complete the development.
4. Remove temporary tree protective fencing,

Photograph 1.

Position of temporary timber post and rail tree protective fencing erected for the demolition work.

3.3 General Tree Protection Measures

To avoid damage to retained trees where fencing or access within RPAs and crown spreads is necessary the following general precautions should be followed during the construction phase. This relates to all trees within the park.

- No dumping or storing materials or waste, whether in a skip or on the ground.
- No temporary buildings, sheds, or offices without prior discussion with an arboriculturalist and agreement of the LPA.
- No storage of materials, equipment, plant, fuel or cement.
- No bonfires within 10m of the outer edge of the crown or RPA.
- No refuelling mechanical equipment or mixing of cement.
- No washing cement mixers within or uphill of the RPA.
- No vehicles and plant unless the soil is suitably protected as recommended an arboriculturalist and agreed by the LPA.
- No raising the soil level without prior discussion with an arboriculturalist and agreement of the Local Planning Authority (LPA).
- No additional excavations beyond the post holes without prior discussion with an arboriculturalist and agreement of the LPA.
- No redirection of surface water runoff into or out of the RPA.
- Follow the guidance contained within the National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2, 2007); www.njug.org.uk) when installing underground services within the RPA of a retained tree.

3.4 Storing fuel, materials and equipment

Storing fuel, equipment and materials close to trees increases the risk of damage to their trunks and branches, soil compaction and/or contamination with toxic substances.

3.5 Activity under tree canopies

Activity under tree canopies, such as mixing cement, lighting bonfires or storing equipment, plant and materials, may damage branches or stems. It may also be detrimental to soil that is utilised by its roots.

4 LEGAL CONSIDERATIONS

4.1 Protected trees

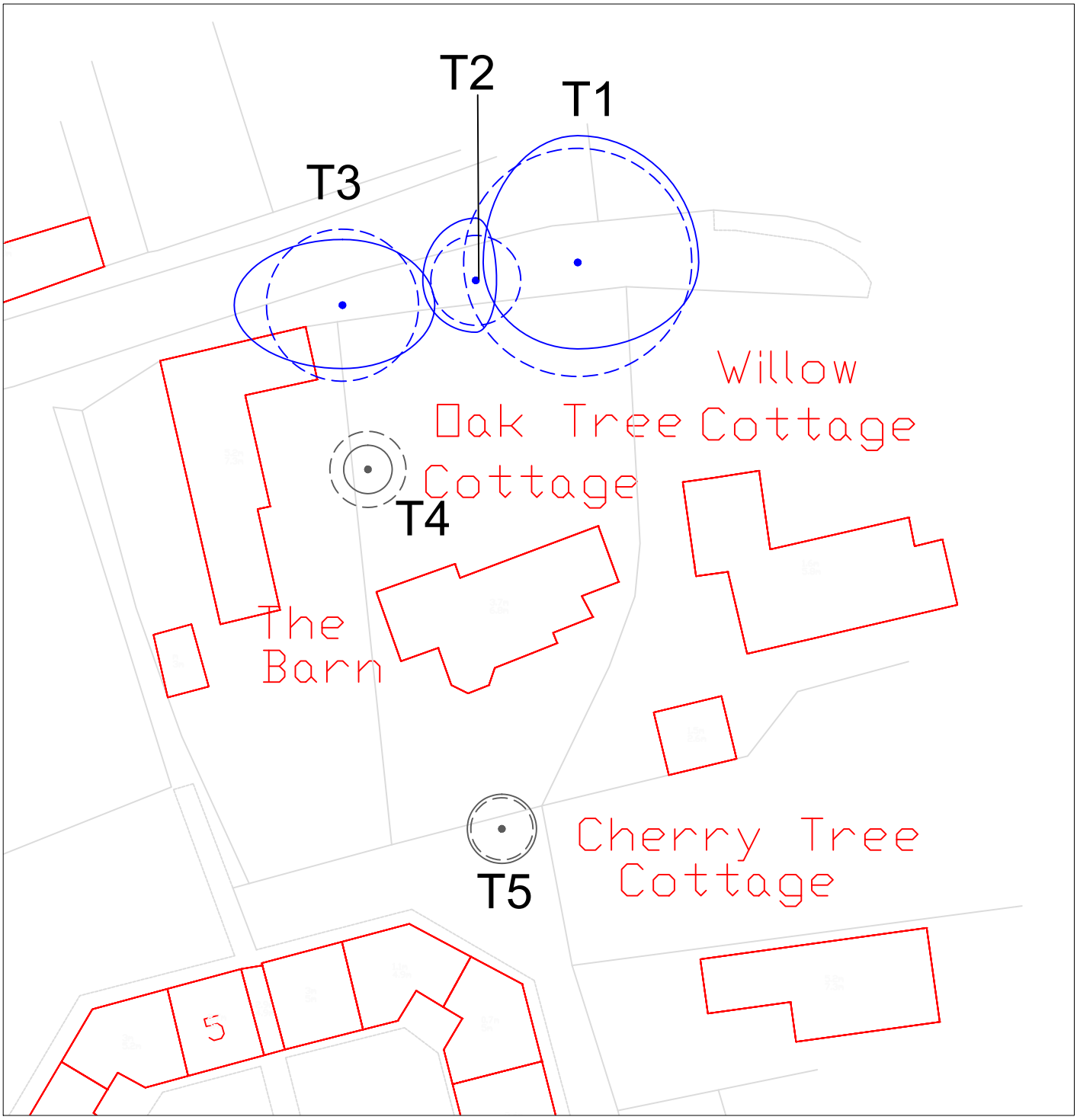
The property is within the Billingley Conservation Area. This means that the trees included in this report are protected by the Conservation Area Regulations. This means that any work, with a very limited number of exemptions, will require the agreement of the local authority.

4.2 Wildlife conservation legislation

Breeding birds are protected, together with bats and their roosts are, whether their roosts are in use or not.

Consideration should be given to the presence of protected species prior to any proposed tree removal or maintenance. This will include breeding birds, principally between March and August, and bats at any time of year.

Tree surgeons should also be aware of their duties under legislation to protect wildlife and carry out their site assessment and work accordingly.



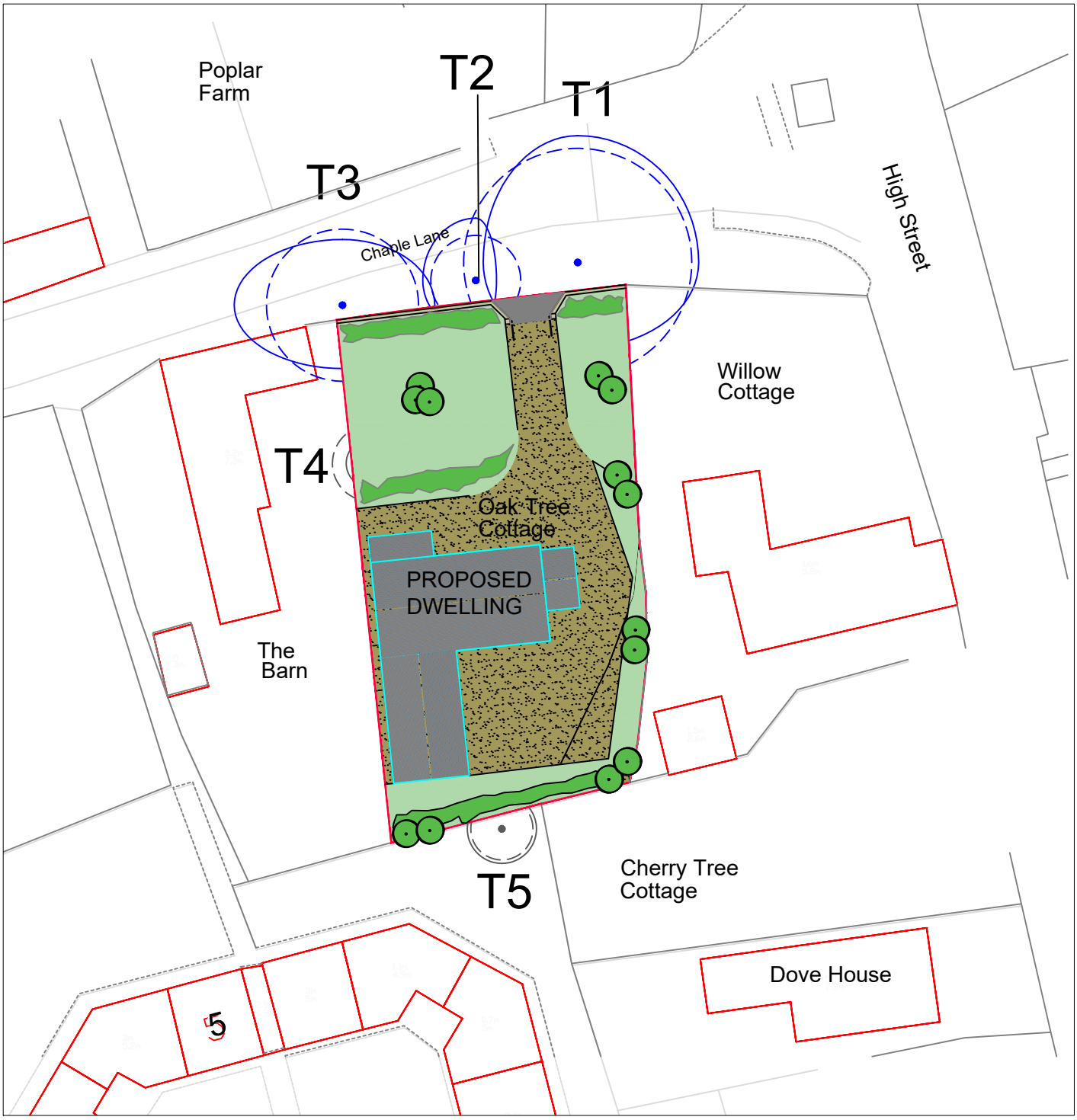
Plan 1 Tree Constraints Plan showing the existing layout

Scale 1:500 @ A4

Category B crown
Category B stem
Category B RPA

Category C crown
Category C stem
Category C RPA

NORTH



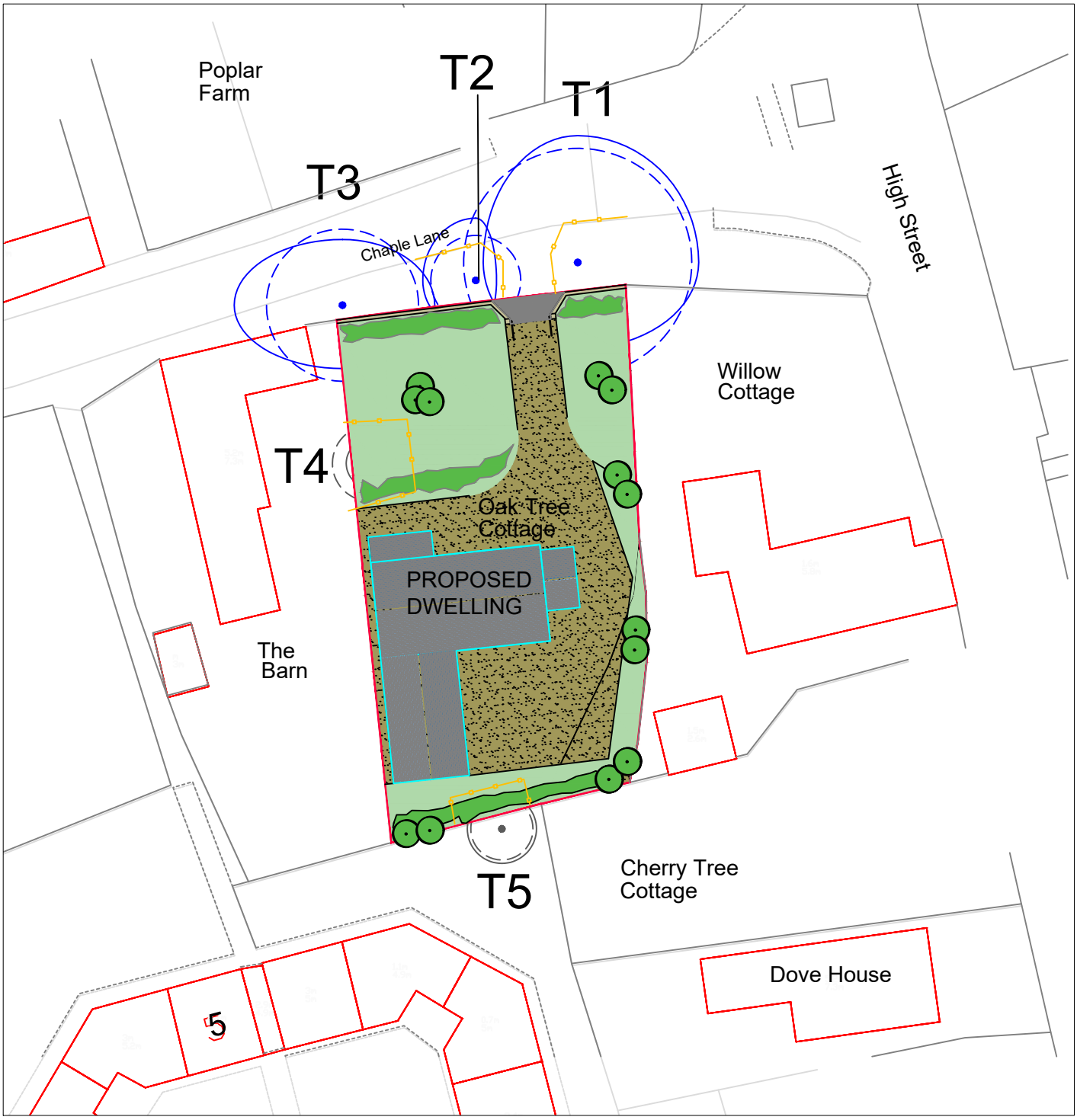
Plan 2 Tree Constraints Plan showing the proposed layout

Scale 1:500 @ A4

Category B crown
Category B stem
Category B RPA

Category C crown
Category C stem
Category C RPA

NORTH



Plan 2 Tree Constraints Plan showing the proposed layout

Scale 1:500 @ A4

Category B crown
Category B stem
Category B RPA

Category C crown
Category C stem
Category C RPA

Temporary tree protective fencing

NORTH

Appendix 1

The qualifications and experience of Ian Kennedy

1. Qualifications

Ian graduated from the Scottish Agricultural College in August 1995 with a Higher National Diploma in Horticulture (HND) with Distinction.
In 1998 Ian graduated from the University of Aberdeen with a BSc (Hons) Upper second class in Forestry with Arboriculture and Amenity Forestry.

He passed the LANTRA Professional Tree Inspection examination in 2006.

In 2009 his application to become a professional member of the Arboricultural Association was assessed to fulfil all the necessary requirements and he became a professional member of the Association that year.

In 2011 he passed the final examination of the Institute of Chartered Foresters and become a member of that institute in January 2012.

2. Practical experience

Ian has been working in private practice since 2013 as an independent arboricultural and woodland management consultant undertaking tree conditions surveys, pre-development tree surveys to the BS5837:2012 standard, mortgage reports and woodland management planning works. Clients range from homeowners and farmers to architects, building companies, local authorities, schools and larger development companies. Ian completes extensive tree condition surveys on estates involving large numbers of trees in high risk areas.

Prior to private practice Ian held a number of positions in local government. Firstly, he was the arboriculturist within a planning office in Essex. Ian gained considerable experience regarding trees in relation to development, in particular BS 5837.

Development work formed the core of his duties and applications ranged from small back garden developments to major schemes such as the redevelopment of Ministry of Defence land for private residential development. Ian also undertook all functions associated with Tree Preservation Orders (TPOs), including the making of new TPOs, assessing suitability of applications to work on protected trees and trees in conservation areas.

Ian went on to manage a 500 hectare woodland estate for a local authority in South Yorkshire that included a mix of urban and rural woodlands. This

included preparation and implementation of detailed management plans for multiple use woodlands. He undertook all aspects of silvicultural management from marking to contract tendering and monitoring. He also managed the access, conservation, landscape and archaeological requirements of the estate.

Ian was directly involved in the estate achieving Forest Stewardship Council certification in 2003 and personally ensured continued certification.

Ian has worked extensively with Forestry Commission to obtain the necessary licences for management works and ensured the estate benefited fully from the full range of grants available.

Latterly at the same authority Ian went on to manage the trees and woodlands unit, having overall responsibility for management of the authority's tree and woodland stock and associated staff, together with delivery of other tree related services such as those associated with the Town and Country Planning Acts.

3. Continuing professional development

Ian regularly attends meetings, seminars, webinars and other training events hosted by The Arboricultural Association. Institute of Chartered Foresters, Royal Forestry Society and Forestry Commission and benefits from the respective journals, briefings and newsletters available to members of the first three of the organisations listed.

4. Relevant experience

Ian Kennedy has spent 25 years working with trees and has been responsible for managing trees in high risk areas, and has had responsibility for a team of arboriculturalists managing trees in high risk areas.

Appendix 2

Tree Retention Categories

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix 3

Explanatory notes for some of the terms used in this report

- **Stem Diameter:** The diameter of the trunk at 1.5m above ground level and recorded in millimetres measured with a diameter tape.
- **Compass Bearing:** N = north; S = south; E = east; W = west;
- **Life Stage:** Assessed as either:
    - Semi-mature = a size which could be easily transplanted;
    - Juvenile mature = prior to seed bearing age and could be transplanted with care;
    - Young Mature = early maturity, not fully grown but of seed bearing age and may have achieved mature height;
    - Mature = fully grown, annual growth is much reduced;
    - Old Mature = old for the species, possibly starting to decline;
    - Veteran = Beyond maturity for the species. This can be characterised by larger than average stem diameters, scaffold branches or crown spreads. Often still growing with full crowns.
    - Ancient = Well beyond normal mature age. It will have special characteristics associated with its age, including biological, cultural. Growth rates will significantly reduced and the tree may be declining is size.
- **Estimated size: #**
- **Health:**
    - Normal Vitality = normal growth and twig extension;
    - Moderate Vitality = reduced twig extension but other than that few signs of ill-health;
    - Early Decline = reduced twig extension and some dead twigs in the outer canopy;
    - Mid-decline = small internodes, the canopy may be thinning and contain dead twigs and/or branches in the outer canopy, older branch wounds that haven't occluded may be decaying and forming cavities;
    - Severe Decline = sparse crown, numerous dead twigs and branches in the outer canopy, older branch wounds likely to be decaying and forming cavities;
    - Dead.
    - Structural Condition
    - Acute stem union = a weak union between two or more stems at the main forking point caused by the formation of reaction wood. Mechanical pressure

- at the forking point increases as secondary thickening occurs increasing the risk of failure at that point.
- Acute branch union = the same principle as acute stem unions but between a stem and a branch or two branches rather than 2 main stems.

- **Estimated life**
  - The life expectance brackets of <10 years, 10+ years, 20+ years and 40+ years accord with the guidance in BS5837:2012 and should be considered as the useful life expectancy in the location the trees are growing in. For example, a tree with significant defects growing in a quiet area could be retained for longer than a tree growing next to a busy highway or a residential building.
- **Amenity**
  - High = Growing in a place that is very publicly visible such as a next to a busy road or places where people gather. The tree is also likely to be large or very large.
  - Medium = A smaller tree growing is a very publicly visible place or a large tree growing in a place with reduced public access.
  - Low = A small to medium sized tree growing in a quiet location where it is barely or not visible to anyone other than the landowner.

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