



**Arboricultural Impact Assessment
DHA Transport LTD,
Fairfield,
Sheffield Road,
Hoyland,
Barnsley S74 0DP**

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3 June 2023

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1 Introduction

1.1 Instruction and Brief

- 1.1.1 Tree Care Consultancy was commissioned by DHA Transport Ltd to prepare an Arboricultural Survey and Impact Assessment to accompany a planning application for the proposed additional trailer parking at DHA Transport Ltd premises at Fairfield, Sheffield Road, Hoyland. The report produced includes the following information:
- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations.
 - A Tree Constraints Plan (appendix 4) which highlights the potential development limitations trees pose on site.
 - An Arboricultural Impact Assessment which evaluates any potential impact the proposal may have on surrounding trees.
- 1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.
- 1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.
- 1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.
- 1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit

- 1.2.1 An arboricultural survey was undertaken by Joe Hardaker and Steve Waterson on the 16 May 2023. Joe holds a National Diploma in Forestry and Arboriculture, a Foundation degree in Arboriculture with Urban Forestry and has recently also undergone a top up program to progress his academic qualifications into a bachelor's degree, where he achieved 1st class honors in Applied Horticulture. In addition to academic studies, Joe has worked in practical areas of Arboriculture gaining over 10 years' experience in the field. Stephen has many years' experience within the Arboricultural industry, predominantly in the role of a Local Authority Tree Officer, though more recently he has worked in the role of Arboricultural Consultancy. He has a wide range of experience covering tree management, trees in relation to development and tree work applications associated with protected trees. In 1997 Stephen was awarded the Technicians Certificate in Arboriculture. As part of his continuing professional development Stephen attends seminars and develops contacts with fellow professionals ensuring his knowledge and awareness of industry best practice is current and up to date
- 1.2.2 On the day of the survey the weather conditions were dry and still with no visibility constraints.
- 1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.
- 1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included at Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.
- 1.2.2 This survey should be read in conjunction with the Tree Constraint Plan (TCP) (located at appendix 4).

1.3 Site Description

- 1.3.1 The existing premises consists of a range of transport related buildings, parking and storage areas connected with the applicants haulage business. Please refer to the Planning Statement submitted by Assent Planning Ltd for a more detailed account of the background to this proposal, the site, its history and surroundings.
- 1.3.2 Trees within and immediately adjoining the application site are predominantly positioned around the site perimeter and includes a range of established tree and hedgerow species. Tree cover within the area is moderate, being defined by the local land use and topography.

1.4 Tree Status

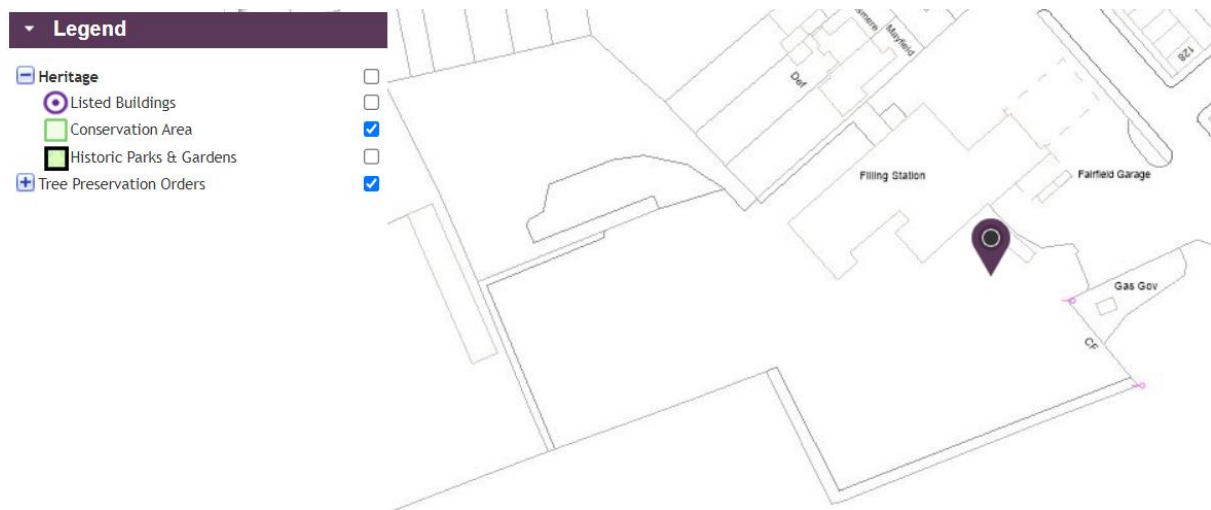


Figure 1: Extract from Barnsley Council's 'Tree Preservation Orders Online' map and shows there is no Tree Preservation Order or Conservation Area controls on site.

- 1.4.1 It is understood that the site is not located within a Conservation Area and that no trees on site are subject of Tree Preservation Order (TPO) controls. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

- 1.5.1 No soil testing was undertaken, and no soil information was provided for the author. However, from studying the British Geological Survey 'Geology of Britain Viewer' the underlying geology is recorded as Pennine Middle Coal Measures Formation - Sandstone.
- 1.5.2 With reference to soil information on Canfield University, 'Soilscapes Viewer' which details the information of the National Soils Resources Institute, identifies the superficial layer as 'Slowly permeable seasonally wet acid loamy and clayey soils'.
- 1.5.3 The precise soil type could only be confirmed with further soil investigation/analysis though it is assumed that the potential for the sub soil to consists of a highly shrinkable clay to be low.

2 Tree Quality Assessment

- 2.1.1 As demonstrated in table 1 overleaf, the tree survey included no retention category 'A' or "U" items, 3No. moderate retention category 'B' items, 1No. individual tree and 6No. tree group/hedgerows were identified as low category 'C' items.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Not applicable
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T2, T4, T5
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	H1, T3, H6, G7, G8, G9, G10
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	Not applicable
Total number of trees:		4No. individual trees, 4No. tree groups and 2No. hedgerows

- 2.1.2 The category 'B' trees T2, T4 and T5 are positioned either in neighboring gardens or close to the rear boundary of the site and form a prominent landscape feature of collective value with good long-term potential.
- 2.1.3 The low-quality category 'C' items within the site are considered less significant items. Should the need arise any of these items are readily replaceable within normal arboricultural management protocols or within the context of the proposed development.

3 Arboricultural Impact Assessment

- 3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings and the proposed plans and information provided by Assent Planning.
- 3.1.2 The proposal seeks to increase available parking and storage space by providing 6No. trailer bays. A 3metre high bund is incorporated into the proposed layout with a view to safeguarding the amenities of neighbouring residential property. As demonstrated in table 2 overleaf, the proposed layout unlike the previous submission the development will not require the removal of any trees in order to accommodate the proposal.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for development	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T2, T4, T5	Nil	Nil
'C'	H1, T3, H6, G7, G8, G9, G10	Nil	Nil
'U'	Nil	Nil	Nil

- 3.1.3 Generally, the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category 'U' and 'C' trees. This presumption is also viewed reasonable where it accords with accepted arboricultural objectives or where a satisfactory scheme of replacement planting is agreed.

3.2 Trees to be removed to accommodate the proposal

- 3.2.1 All tree cover can be retained and adequately safeguarded throughout the development process.

3.3 Below Ground Constraints

- 3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).
- 3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) taking full account of the surrounding topographical factors, tree condition and the overall likelihood of root disposition.
- 3.3.3 There are no further foreseeable conflicts between prescribed RPA's of retained trees and the proposed development.

3.4 Above Ground Constraints

- 3.4.1 There is no requirement to undertake facilitation pruning. Retained trees (in proximity proposed parking bays) can be expected to grow their overall dimensions subject to routine crown lifting and cleaning maintenance. The expected future growth of the retained trees is not considered to cause any conflicts with the future use. Such pruning works would be carried out in accordance with BS3998:2010 recommendations for tree work.

3.6 Alterations to Ground Levels

- 3.6.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition, and growing environment. There is no requirement for alterations to ground levels within the prescribed RPA's of retained trees.

3.7 Tree Protection

- 3.7.1 A protective fence will be erected prior to the commencement of any site works e.g., before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works.
- 3.7.2 The positioning and implementation of protection can be effectively controlled by imposition of a suitably worded planning condition.

3.8 Material Storage

- 3.8.1 No material storage or plant movement will be required within the Construction Exclusion Zone.

3.9 Services

- 3.9.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any tree.
- 3.9.2 Should it become necessary to excavate within the prescribed RPAs of surrounding trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug. Before any excavation within the highlighted RPAs commences, advice should be sought from either the project Arboriculturist or the local authority tree officer.

3.10 Landscaping

- 3.10.1 The revised proposal includes provision of a 3metre high bund with a view to reducing any adverse impacts upon adjoining residential property. The proposed bund together with retained boundary tree cover will provide effective screening to the proposed development. However, should the Local Planning Authority consider it necessary there is scope for the proposed development to provide additional tree planting towards the northern site boundary in particular. It is presumed this is a matter the Local Planning Authority would be agreeable to conditioning as part of a detailed planning permission.

4 Conclusions

- 4.1.1 The design intention is to safeguard wherever reasonably practicable the health and longer-term viability of retained tree cover and the value it affords local landscape and neighbouring property in particular.
- 4.1.2 As demonstrated the proposal can safely retain existing tree cover whilst providing space for future growth.
- 4.1.3 The protection of trees and their subsequent health and future potential is totally dependent upon all persons operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.
- 4.1.4 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

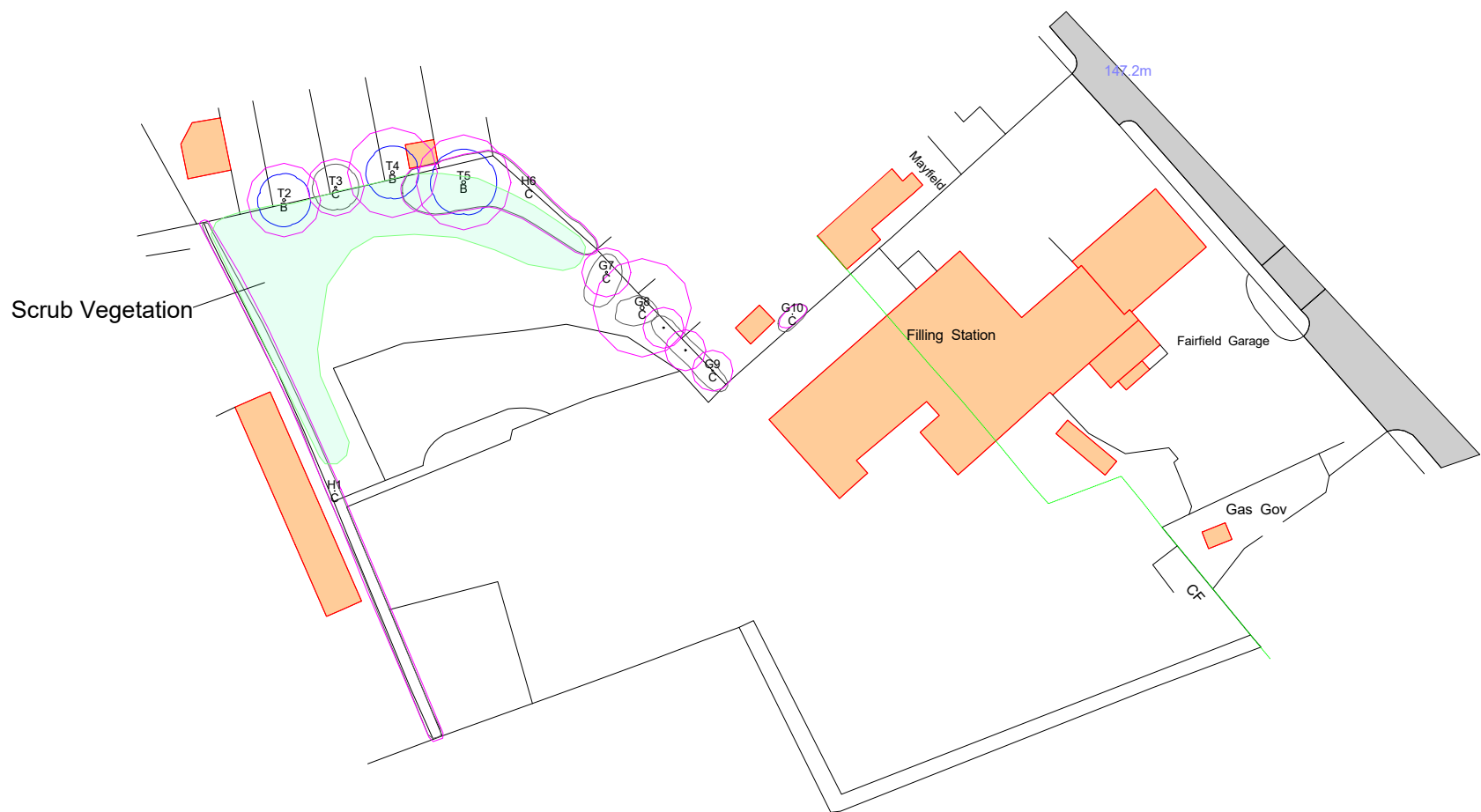
Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, 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 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			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on Plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Trees of a 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 essential components of groups, or of 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)	LIGHT GREEN
Category B Those 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 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	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a 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 landscape value; and/or trees offering low or only temporary/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Survey Schedule

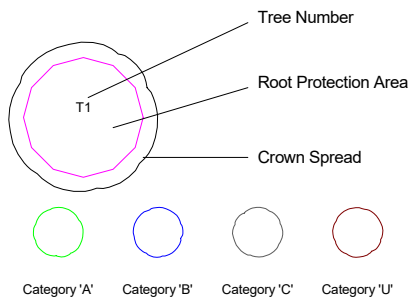
Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
H1	Hedge containing Common Hawthorn, <i>Crataegus monogyna</i> , Elder, <i>Sambucus nigra</i> , Cherry, <i>Prunus avium</i>	3	1	80 average	See plan	0ar	Mature	P= Fair, S= Fair. Boundary material originally planted as a hedge. Unmaintained leading to establishment of standard trees. Several items in decline.	Retain, no work required.	10 to 20 yrs	C2	1
T2	Norway Spruce, <i>Picea abies</i>	10	1	450	4 4 4 4	2ar	Mature	P= Good, S= Good. Off site tree with balanced form. Limited inspection undertaken due to tree location in private garden.	Retain, no work required.	20 to 40 yrs	B2	5.4
T3	Weeping Willow, <i>Salix chrysocoma</i>	5	1	350	3.5 4 4 4	2e	Mature	P= Good, S= Good. Off site, well formed tree with balanced canopy. Limited inspection undertaken due to tree location in private garden.	Retain, no work required.	10 to 20 yrs	C2	4.2
T4	Common Horse Chestnut, <i>Aesculus hippocastanum</i>	12	1	550	4 4 4 4	4ar	Mature	P= Good, S= Good. Item located on boundary to private garden, with limited inspection undertaken due to position amongst dense shrubbery and undergrowth. Well formed, balanced canopy. Appears to have recovered from a past infection of Bleeding Canker (<i>Pseudomonas syringae</i> pv. <i>aesculi</i>).	Retain, no work required.	20 to 40 yrs	B2	6.6
T5	Small-Leafed Lime, <i>Tilia cordata</i>	12	4	450, 300, 150, 150	5 5 5 5	2ar	Mature	P= Good, S= Good. Likely to be regrowth from the stump of a previously felled tree. Tree is close to boundary, limited inspection undertaken due to position amongst dense shrubbery.	Retain, no work required.	20 to 40 yrs	B2	7
H6	Hedge containing Cherry Laurel, <i>Prunus laurocerasus</i> , Hawthorn, <i>Crataegus monogyna</i>	3	1	100 average	See plan	0ar	Mature	P= Good, S= Good. Westerly extent of group supports particularly dense Laurel growth as understory to T4 and T5, with multiple self set and suckering stems providing very effective screening. Easterly area of group predominantly consists of hawthorn which again provides useful screening.	Retain, no work required.	10 to 20 yrs	C2	1.2
G7	Group of 3 Silver Birch, <i>Betula pendula</i> , 3 Hawthorn, <i>Crataegus monogyna</i> , 1 Elder, <i>Sambucus nigra</i>	7	1	300 max	See plan	2ar	Early-mature	P= Good, S= Good. Small tree group. Presumed to be trees of self set origins that serve to provide reasonable screening qualities. RPA's defined by larger Birch.	Retain, no work required.	10 to 20 yrs	C2	3.6
G8	Pair of Leyland Cypress, <i>X Cupressocyparis leylandii</i>	9	1	600 max	See plan	1e	Mature	P= Fair, S= Fair. 2 closely spaced items standing close to boundary. Subject to heavy topping at 5m and characteristically supporting tightly forking included unions. Easterly specimen truncated at 3m with pronounced easterly extending elbow. Given time both items will require periodic height reduction to reduce threat of future storm damage.	Retain, no work required.	10 to 20 yrs	C2	7.2

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
G9	Group of Common or Black Elder, <i>Sambucas nigra</i> , Cypress, <i>Cupressocyparis leylandii</i> , Ash, <i>Fraxinus excelsior</i>	5	1	250 average	See plan	1ar	Mature	P= Fair, S= Fair. Tree group containing line of Elder scrub . Extends from edge of G8 to point where boundary turns at 90°. South easterly area of tree group consists of dead Cypress stumps and a twin stemmed Ash tree.	Retain, no work required.	10 to 20 yrs	C2	3
G10	Pair of Norway Maple, <i>Acer platanoides</i>	5	1	90 average	See plan	2ar	Young	P= Good, S= Good. 2 off-site trees. One variegated variety and one 'Crimson King'. Limited inspection undertaken due to position in private garden. Potential over time to develop into higher category trees.	Retain, no work required.	10 to 20 yrs	C2	1.1

Appendix 4



Legend



Tree Constraints Plan
D H Armitage Transport Ltd, Sheffield Road

SCALE : 1 : 1000 @ A3	DATE : 26/05/2023	
MAP FILENAME : 1730-1		
Tree Care Consultancy Ltd, Clifton Villa, 37 Hall Cliffe Road Horbury, Wakefield, West Yorkshire, WF4 6BY Phone: 01924 270619, Email: info@treecareconsultancy.co.uk		