

LOCKWOOD ROAD, GOLDTHORPE

for Gleeson Homes & Regeneration



Chartered Landscape Architects

Swallow's Nest, Main Street, Askham
Richard, YORK, YO23 3PT

Telephone: +44 (0)1904 500410

Email: design@rosettalandscape.co.uk

Web: www.rosettalandscape.co.uk

CONTENTS

1.0	GENERAL
2.0	SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE
3.0	HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE
4.0	AGE AND CONDITION
5.0	ENVIRONMENTAL CONDITIONS
6.0	CODES USED WITHIN SCHEDULE
7.0	TREE QUALITY ASSESSMENT
8.0	DETAILED SCHEDULE OF VEGETATION ON SITE
9.0	GENERAL RECOMMENDATIONS

APPENDIX: PHOTOGRAPHS

DRAWING: 3710/1 (EXISTING TREES ON SITE)

1.0 GENERAL

- 1.1 This tree survey was undertaken by Martin Popplewell (Landscape Architect) and Scott Reid (Arboriculturist) on 22 Jan 2021 on behalf of Gleeson Homes & Regeneration in conjunction with proposals for residential development on site.
- 1.2 The survey should be read in conjunction with drawing 3710/1 (Existing Trees on Site).
- 1.3 The study site is located towards the northern edge of the settlement of Goldthorpe. It is bounded to the west by Lockwood Road (beyond which lies an isolated bungalow) and to the north by an area of highways planting that runs along the A635 Barnsley to Doncaster Road. Allotments abut the site to the east with residential and commercial use to the south.
- 1.4 Most of the site is not in active use at the present time – much is covered by former allotments (now unused). Towards the north east corner are several paddocks which still contain horses. sown. Ground is relatively level across the site falling gradually from east to west and from north to south. Beyond the site ground remains broadly level in all directions.
- 1.5 The interactive map on the local planning authority's website shows that that no trees are included within a Tree Preservation Order and the site does not lie within a Conservation Area.
- 1.6 Trees grow and can develop weaknesses, the climate is thought to be changing and the many other factors which affect trees are rarely static. It is advisable to have trees inspected by a qualified arboriculturist regularly, and in this instance, it is recommended that these inspections should be made every year.
- 1.7 The report is based upon a visual inspection. The consultant 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 the guidelines and the terms listed in this report.
- 1.8 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 1.9 No liability can be accepted by the consultant in respect of the trees unless the recommendations (see Section 9) are carried out under their supervision and within the timescale indicated.
- 1.10 The report aims to consider both the aesthetic qualities of the trees as well as their health. The health of the trees is considered in relation to the proposed change of use.
- 1.11 It must be noted that this tree report and accompanying drawing(s) do not constitute a Schedule of Works, and approval should be sought from the local authority prior to any works commencing.

2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

- 2.1 A substantial band of trees lies beyond the northern site boundary. Other trees and hedges lie along the perimeter of the former allotments. Lastly there are several groups of self-sown trees (together with occasional isolated specimens) within the paddocks.

2.2 There is no dominant tree species on or adjacent to the site. Silver Birch, Oak, Sycamore, Ash, are found within the tree belt along the northern and site boundaries, whilst Poplar, Cherry, Cypress, Spruce, Willow and Rowan are found throughout the site. Some of these are set within hedging whilst others now stand isolated following hedge removal.

2.3 Shrub species (mostly Hawthorn and Privet) are found within overgrown hedges along many of the allotment boundaries.

3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

3.1 The most visually prominent trees are those contained within the band of offsite planting that separates the site from the main road to the north (from which they provide good screening). These are relatively recently planted so have a maximum height of 12m at present; however, they have good future potential and will increase in prominence as they mature.

3.2 Other than the above the principal vegetation in the vicinity is the line of planting (T7-G12) that runs east-west across the centre of the site. Although the individual specimens contained therein are only of modest quality and height (around 14m maximum) this line of planting provides useful screening.

3.3 The hedgerows are generally Well-established, untrimmed features of substantial size so provide an element local screening for internal views. All are of limited arboricultural value, however.

4.0 AGE AND CONDITION

4.1 The majority of trees surveyed fall within the 'Early mature' and 'Semi Mature' categories and most are in Fair or Good condition with no action required at the present time.

4.2 There are only two poor quality items on site – Hawthorn / Elder group G2 and Poplar T12. Removal of both is recommended.

5.0 ENVIRONMENTAL CONDITIONS

5.1 Due to their location on level ground - surrounded on two sides by built development and a third by woodland planting - trees on site would not be expected to be subject to potential impact from prevailing winds. Indeed, there is no evidence of this at the present time and the development of the site as proposed is likely to provide increasingly sheltered conditions for any retained trees over time.

5.2 Ground water conditions are also not assessed to be a significant factor in present or future growth or health of trees due to the gently sloping nature of the ground.

6.0 CODES USED WITHIN SCHEDULE

Column	Information
1	Tree reference number (recorded on tree survey drawing).
2	Species (common and scientific names, where possible).
3	Height of tree in metres.
4	Stem diameter in centimetres at 1.5m above adjacent ground level (on sloping ground taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees. # - estimated value
5	Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (recorded on the tree survey drawing).
6	Age class (young, semi mature, early mature, mature, over mature, veteran).
7	Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio, and shading).
8	Physiological condition (e.g. good, fair, poor, dead).
9	Estimated remaining contribution in years (e.g. less than 10, 10-20, 20-40, more than 40).
10	Category grading. Trees are assessed in terms of quality in accordance with BS 5837:2012 into U or A to C categories (see Section 7.0) which are recorded on the tree survey drawing.
11	Notes on appearance and structural condition (e.g. collapsing, the presence of any decay, and physical defect).
12	Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment, and potential for wildlife habitats.

7.0 TREE QUALITY ASSESSMENT

7.1 TREES UNSUITABLE FOR RETENTION

Definition – Category U

(Shown in broken outline on drawing with cross at trunk location)

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.

Criteria – Category U

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;

7.2 TREES TO BE CONSIDERED FOR RETENTION

Definition - Category A1, A2, A3

(Shown in heavy outline on drawing with star at trunk location)

Trees of high quality with an estimated life expectancy of at least 40 years.

Criteria - Category A

A1 *(Mainly arboricultural qualities)*

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).

A2 *(Mainly landscape qualities)*

Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

A3 *(Mainly cultural values, including conservation)*

Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

Definition - Category B1, B2, B3

(Shown in medium outline on drawing with solid dot at trunk location)

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Criteria - Category B

B1 *(Mainly arboricultural qualities)*

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.

B2 *(Mainly landscape qualities)*

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.

B3 *(Mainly cultural values, including conservation)*

Trees with material conservation or other cultural value.

Definition - Category C1, C2, C3

(Shown in light outline on drawing with open circle at trunk location)

Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Criteria - Category C

C1 *(Mainly arboricultural qualities)*

Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

C2 *(Mainly landscape qualities)*

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 landscape benefit.

C3 *(Mainly cultural values, including conservation)*

Trees with no material conservation or other cultural value.

NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.

8.0 DETAILED SCHEDULE OF VEGETATION ON SITE

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
G1	Hawthorn	5	5x8	N 5 S 3 E 5 W 3	SM	1	Good	20-40	C1	Pair of trees on roadside. dense, shrubby crowns read as one. Both trees appear to be in good condition at present	No action
G2	Elder, Hawthorn	6	9	As plan	EM	0	Poor	<10	U	Line of trees on roadside – all have dense, shrubby crowns. Multiple dead stems noted and limited arboricultural value.	No action
G3	Silver Birch, Oak, Sycamore, Ash, Hawthorn, Hazel, Goat Willow	12	<18	As plan	EM	0	Good	40+	B2	Area of woodland planting lies offsite, but canopies extend over site boundary. Establishing well and good future potential. One ash (noted on plan thus: #) lying close to site boundary has a failed union and should be removed on safety grounds.	Remove poor quality ash.
G4	Hazel, Midland Thorn	6.5	8	As plan	EM	0	Good	20-40	C2	Line of trees on edge of woodland lies offsite but canopies extend over site boundary. Dense, shrubby crowns read as one. All appear to be in good condition at present.	No action
T5	Oak	10	26	5m rad.	SM	2	Good	40+	B1	Tree lies offsite but canopy extends over site boundary. Straight main stem and evenly balanced, rounded crown. Good future potential.	No action
T6	Hawthorn, Elder	6	12	As plan	EM	2	Fair	10-20	C2	Former hedge previously topped at 2m and now developing as line of individual trees. Dense, shrubby crowns read as one. Limited arboricultural value.	No action
H7	Hawthorn, Elder	5	7	6m wide	SM	0	Fair	10-20	C2	Short length of well-established hedge with dense foliage to ground level. Gaps developing; limited arboricultural value.	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H8	Elder, Hawthorn	4	7	6m wide	SM	0	Fair	10-20	C2	Remnant of field hedge now developing as line of individual trees. Gaps developing; limited arboricultural value.	No action
G9	Laurel, Holly, Elder	5	10	5m rad.	SM	0	Fair	10-20	C2	Group of shrubby trees on allotment boundary; dense, shrubby crowns with foliage to ground level in places. Limited arboricultural value.	No action
G10	3nr. Cypress	11	31	3m rad.	SM	1+	Good	20-40	C2	Dense, conical crowns typical of species. Bark wounds noted on stems, crown of one tree covered in ivy.	
T11	Bird Cherry	13	42	N 7.5 S 7 E 7.5 W 6	EM	0	Good	20-40	B1	Stem forks into multiple limbs @2m; wide spreading dense crown with foliage to ground level in places. Crossing branches noted (typical of species).	No action
G12	Poplar	17	45	3m rad.	EM	3	Poor	<10	U	Trees lie offsite but canopies extend over site boundary. All have been topped at 2m and regrowth liable to snap out. Stems engulfing fencing. Decay forming in old pruning wounds. Potential safety hazard.	Fell and remove on grounds of safety.
T13	Norway Spruce	7	14	3m rad.	SM	1	Good	40+	C1	Straight main stem and thin, conical crown; no major visual defects.	No action
T14	Sorbus sp.	8	6x19	4m rad.	EM	1.5	Fair	20-40	C1	Multi-stemmed tree with evenly balanced, rounded crown. Pruning wounds due to crown lifting. Rubbing stems noted.	No action
H15	Privet, Horse Chestnut, Hawthorn	6	12	4m wide	SM	0	Good	20-40	C2	Well-established hedge has been left unmaintained for some time. Trees have been pruned in past as part of hedge. Dense foliage to ground level.	No action
H16	Privet	6	7	4m wide	SM	0	Good	20-40	C2	Well-established hedge unmaintained for some time. Dense foliage to ground level.	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T17	Sycamore	12	30, 27	As plan	SM	3	Good	20-40	B1	Stem forks into 2 at 2m; evenly balanced rounded crown. Limited access prevents a detailed examination but appears to be in good condition at present.	No action
T18	Hawthorn	5	10	5m rad.	SM	0	Good	20-40	C1	Mature tree in isolated position; dense, shrubby crown. Limited arboricultural value.	No action
G19	Sycamore	10	25	As plan	EM	2.5	Good	40+	C2	Group of self-sown, multi-stemmed trees with dense, shrubby crowns that read as one. Epicormic growth and some decay at base; bark wounds to stems.	No action
G20	3nr. Lawson Cypress	3.5	7	1.5m rad.	SM	0	Good	20-40	C2	Line of conifers with narrow, conical crowns that read as one. Limited access prevents a detailed examination, but all appear to be in good condition at present.	No action
T21	Wild Cherry	10	27, 10	4.5m rad.	EM	1+	Good	20-40	B1	Twin-stemmed tree with wide spreading open crown.	No action
G22	Hawthorn	5	7	4m rad.	SM	1	Good	20-40	C2	Group of multi-stemmed trees with dense, shrubby crowns that read as one. Limited arboricultural value.	No action
T23	Willow	13	30	As plan	EM	3	Good	20-40	C1	Stem forks into 2 at 2m; wide spreading open crown. Limited access prevents a detailed examination but appears to be in acceptable condition at present	No action
H24	Privet, Hawthorn	6	12	4m wide	SM	0	Fair	20-40	C2	Well-established field hedge with dense foliage to ground level. Limited arboricultural value.	No action
H25	Hawthorn	5	8	4m wide	SM	0	Fair	20-40	C2	Two short lengths of mature hedge; dense foliage to ground level. Limited arboricultural value.	No action
T26	Leyland's Cypress	12	34	4m rad.	EM	2	Good	20-40	C1	Straight main stem and dense, conical crown. Previously topped at 2m but crown shows good vitality.	No action

Tree number on dwg	Species	Height (m)	Stem diameter (cm)	Branch spread (m)	Age class	Crown clearance + Ht/direction of lowest branch	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H27	Elder	4.5	12	4m wide	EM	0	Fair	20-40	C2	Short length of mature hedge; dense foliage to ground level. Limited arboricultural value.	No action
T28	Apple	4	7x11	4m rad.	SM	1.5	Good	20-40	C1	Stem forks into multiple limbs @0.5m; low, dense, wide spreading crown contains minor deadwood. No major visual defects.	No action
T29	Wild Cherry	9	25, 23, 20	6m rad.	EM	2	Good	20-40	C1	Stem forks into multiple limbs @1m; wide spreading dense crown. Tight union, rubbing stems and crossing branches. Appears to be in acceptable condition at present	No action
H30	Elder	5	8	4m wide	SM	0	Fair	10-20	C2	Short length of mature hedge; dense foliage to ground level. Limited arboricultural value.	No action

9.0 GENERAL RECOMMENDATIONS

9.1 **Generally**

Any recommended tree works should only be carried out with the consent of the local authority.

9.2 **Trees in relation to Development**

Consider the depth of foundations with reference to NHBC recommendations.

9.3 **Tree Work before Development**

Remove all 'U' category trees including those approved for removal in relation to approved development. Erect a robust fence to protect not only the retained trees themselves, but also the rooting zones at limit of canopy spread or in accordance with BS 5837:2012.

9.4 **Care of Trees during Development**

It is recommended that the precautions below be issued to the site manager for display on site.

GENERAL PRECAUTIONS DURING DEVELOPMENT:

- Section 4.6 of British Standard 5837:2012 "Trees in Relation to Construction" gives details of the method for calculating the root protection area (RPA - based on stem diameter) which should be left undisturbed around each retained tree. This is to prevent soil compaction, stacking etc. during demolition/construction. The RPA is included on the Tree Constraints Plan together with an indication of Above Ground Constraints.
- Based on the above calculation, and taking into account site specific issues, fencing in accordance with BS 5837:2012 should be erected around trees to be retained. This shall comprise a framework of scaffold poles driven vertically into the ground with diagonal bracing for support and welded mesh panels wired to uprights. This must be erected before any site access for demolition or construction. The above details and distances of tree protection will normally be set as a condition of any planning approval.
- British Standard 5837:2012 provides guidance for methods of working on development sites in proximity to retained trees and the principles set down in Section 7 of the document should be strictly adhered to. The following principles are particularly important:
 - Traffic must not enter tree root protection areas.
 - Stacking of construction materials should not occur beneath any tree canopies or within tree root protection areas.
 - Cement mixing or flushing should not occur inside minimum tree protective zones or within 10m of any tree (including trees on adjacent properties).
 - Fires should not be lit within 10m of any tree/canopy (this distance should be increased if conditions are windy).
 - Toxic materials (cements, oils, etc) should not be stored beneath canopies or within tree root protection areas.

9.5 **Towards Conclusion of Development**

Surgery is best carried out at this stage so that any known root damage can be corrected by the appropriate crown thinning to restore root/shoot balance. Similarly, trees now seen in relation to garden situations can be shaped as required. Planting to augment existing trees as part of the landscape works can now be appropriately undertaken at this stage.

mp/ROSETTA LANDSCAPE DESIGN

27 Jan 2021

projects/docs/3710-ts-27jan21

APPENDIX

PHOTOGRAPHS



Photo 1: View north showing western part of woodland group G3 that abuts northern site boundary. ▲



Photo 2: ▲

View west showing Sycamore group G19 in foreground with shrubby privet beyond. Privet hedge H16 and Sycamore T17 can be seen in middle distance (left of view).

Photo 3:

View north showing Cypress T26 on left, hawthorn / Elder hedge H25 centre / right and Willow T23 in middle distance (centre right)

