

DEARNE VALLEY PARKWAY, BARNSLEY
for Gregory Property Group

TREE SURVEY



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DRAWING: 3784/1 (EXISTING TREES ON SITE)

1.0 GENERAL

- 1.1 This tree survey was undertaken by Martin Popplewell (Chartered Landscape Architect) on 01 June 2021 on behalf of Gregory Property Group in conjunction with proposals for commercial development on site.
- 1.2 The survey should be read in conjunction with drawing 3784/1 (Existing Trees on Site).
- 1.3 The study site is located on the northern edge of the settlement of Hoyland Common which itself lies around 6km to the south of Barnsley town centre. It is bounded to the north by the A6195 Dearne Valley Parkway (beyond which lie commercial units) and to the west by Sheffield Road. To the south – towards the eastern end and beyond a retaining wall - lies land in commercial use; an open paddock abuts the site towards the western end. A band of tree and shrub planting abuts the site to the east beyond which lies open land.
- 1.4 The site is presently not in active use though it is understood to be formerly part of the Rockingham Colliery site with the ground having been subsequently remediated. Ground is relatively level at around 450 metres Above Ordnance Datum (AOD) falling gradually across the site from south to north. Beyond the site boundary ground rises gradually to the south and east and falls away gradually to the north and west.
- 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 Other than one item, all trees surveyed lie along or beyond the site perimeter.
- 2.2 There is no dominant tree species on or adjacent to the site. A range of native species are found as dense bands of planting along the eastern and southern site boundaries, including Oak, Silver Birch, Alder, Wild Cherry, Poplar, Ash, Holly, Scots Pine and Field Maple.
- 2.3 Shrub species comprise Hawthorn, Goat Willow, Hazel all of which are found within the bands of boundary planting. Two lengths of unmaintained Hawthorn hedges lie in the southwest corner and scattered Goat Willow (not surveyed) are found within the centre of the site - mainly across the northern part.

3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

- 3.1 The most visually prominent trees are those contained within areas G3 and G5. These are in the 15-20m range, but their prominence relates as much to their presence as blocks of vegetation as much as their height.
- 3.2 Other than the above the principal vegetation in the vicinity is the group of offsite trees beyond the western end of the southern boundary; at present these are only visible from internal viewpoints due to the presence of area G5 to the north.
- 3.3 The two short lengths of hedgerows (G10) are un-trimmed features of modest size so have relatively little visual significance in the wider landscape.

4.0 AGE AND CONDITION

- 4.1 The majority of trees surveyed range from 'Semi mature' to 'Mature' and all are in Fair or Good condition with no action required at the present time.

5.0 ENVIRONMENTAL CONDITIONS

- 5.1 Due to their location on elevated ground (in comparison to land to the north and west) trees on site might be expected to be subject to potential impact from prevailing winds. However, there is no evidence of this at the present time and the proposed development on site is likely to provide increasingly sheltered conditions for any retained trees on site over time.
- 5.2 Ground water conditions are variable at present with several areas of boggy ground noted. However, this factor is not assessed to be a significant factor future growth or health of trees due to the likely introduction of a comprehensive ground water drainage scheme as part of the proposals.

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	2nr. Goat Willow	7	10, 3x7	N 4.5 S 3.5 E 4.5 W 2.5	M	0	Fair	10-20	C1	Pair of self-sown trees in base of ditch with dense, shrubby crowns that read as one; foliage to ground level in places.	No action
T2	Poplar	11	20, 10	3.5m rad.	SM	1	Fair	10-20	C1	Tree lies offsite within highways verge, but canopy extends over site boundary. Straight main stem (and smaller secondary stem). Dense, conical crown.	No action
G3	Oak, Silver Birch, Lombardy Poplar, Alder, Scots Pine Goat Willow, Hawthorn, Hazel	<20	<25	As plan	SM	0	Good	40+	B2	Band of dense tree and shrub planting lies offsite but canopies extend over site boundary. Crowns read as one with foliage to ground level so provides good screening. Good future potential.	No action
T4	Ash	14	50#	6m rad.	EM	3	Fair	10-20	C1	Tree lies offsite immediately adjacent to retaining wall, but canopy extends over site boundary. Stem forks into multiple limbs @3m; dense, rounded crown. Limited access prevents a detailed examination, but tree appears to be in acceptable condition at present.	Monitor annually for ash dieback
G5	Oak, Silver Birch, Wild Cherry, Ash, Alder, Field Maple Goat Willow, Hawthorn, Hazel	<16	<25	As plan	SM	0	Good	40+	B2	Band of dense tree and shrub planting runs along southern site boundary. Crowns read as one with foliage to ground level so provides good screening.	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
T6	Ash	22	60, 3x50	N 10 S 9 E 8 W 12	M	3	Good	20-40	B1	Major multi-stemmed tree lies offsite in adjacent garden, but canopy extends over site boundary. Wide spreading open crown. minor deadwood noted but no dieback at tips. Limited access prevents a detailed examination, but tree appears to be in acceptable condition at present.	Advise owner to monitor annually for ash dieback and take action as necessary
G7	3nr. Hawthorn	8	w: 35 e (x2): 20, 10	N 6.5 S 4 E 5 W 5	M	1	Good	20-40	B2	Group of trees lies offsite but canopies extend over site boundary. One has straight main stem and dense, rounded crown; other two trees are multi-stemmed with dense, shrubby crowns that read as one.	No action
T8	Smooth-leaved Holly	10	6x15	4.5m rad.	EM	1	Good	20-40	B1	Multi-stemmed tree lies offsite but canopy extends over site boundary. dense, conical crown with epicormic growth (native holly) at base.	No action
T9	Hawthorn	8	50	5m rad.	M	1	Good	20-40	B1	Tree lies offsite but canopy extends over site boundary. Stem forks into multiple limbs @2m; wide spreading dense crown. Limited access prevents a detailed examination, but tree appears to be in good condition at present.	No action
G10	Hawthorn	9	<40	As plan	M	0+	Good	10-20	C2	Double line of trees on either side of disused track arising from former hedgerows. All have wide spreading, dense crowns that read as one.	No action
T11	Goat Willow	13	2x30, 4x20	8m rad.	M	0+	Fair	10-20	C1	Multi-stemmed tree with dense, shrubby crown and foliage to ground level in places.	No action
T12	Silver Birch	15	35, 25	N 3.5 S 4 E 2 W 5	EM	2	Good	10-20	C1	Twin-stemmed tree with narrow, delicate crown typical of species.	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

02 June 2021

projects/docs/3784-ts-02jun21

APPENDIX

PHOTOGRAPHS



Photo 1:



View north along eastern site boundary showing extent and character of tree group G3.

Photo 2:

View west showing Ash T4 which lies just beyond site boundary (marked by red peg in foreground)





Photo 3: View east along southern boundary showing offsite trees to south – Hawthorn T9 on right, Hawthorn group G7 / Holly T8 in centre (with large Ash T6 beyond). Part of tree group G5 (which lies within site) can be seen on left.

Photo 4: View east showing tree group G5 (on right) and Goat Willow group G1 on left in middle distance.

