

BS5837:2012 Arboricultural Report

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1 - Initial Report - Tree Constraints Plan and Arboricultural Impact Assessment - 28/09/2026

Surveyor: Mr. Joseph Waite

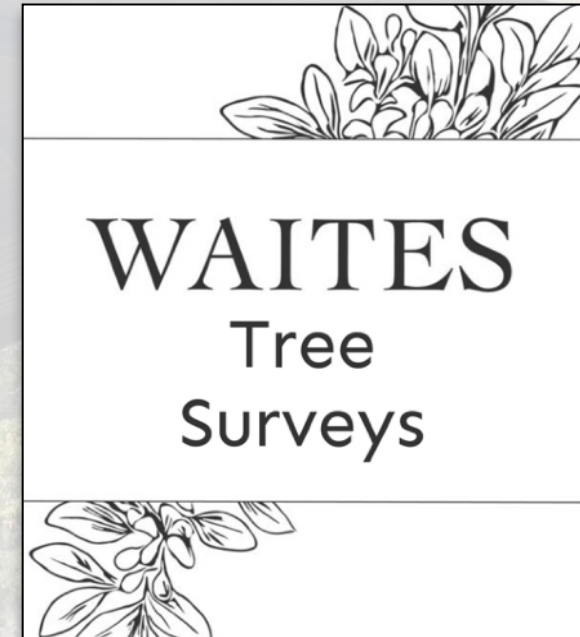
Date of survey: 21/09/2026

Client:

Mr. A Lidster

Site:

Albro House, 30 Worsbrough Village, Barnsley, S70 5LS



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1. EXECUTIVE SUMMARY

- 1.1. This report has been prepared in accordance with BS5837:2012 to assess the relationship between the proposed garage with first-floor leisure and media room at Albro House, 30 Worsbrough Village, and the existing tree resource within and adjacent to the site.
- 1.2. The proposal is to demolish the existing open-sided barn occupying the garage location and replace it with the proposed garage building. The submitted Tree Constraints Plan demonstrates that the proposed footprint is separated from the Root Protection Areas (RPAs) of the retained boundary trees and from the majority of the surveyed vegetation on the neighbouring land to the north.
- 1.3. The surveyed tree stock is of limited arboricultural quality. The schedule records four Category C trees/hedge elements and eleven Category U trees when the six individual trees within G001 are counted separately. No Category A or Category B trees were identified. Much of the Category U vegetation comprises self-set trees growing within, against or immediately around the derelict barn on the neighbouring property, including G001 and T005-T008.
- 1.4. No tree removal is required to facilitate the proposed development. The Category U status and management recommendations assigned to some trees arise from their existing condition, location and poor retention prospects rather than from the development proposal. In particular, any removal or pruning of trees on neighbouring land is outside the applicant's direct control and must not be treated as a prerequisite of the scheme.
- 1.5. The principal retained vegetation within or immediately adjacent to the application site comprises H001 and T001-T004 along the western boundary. The tree survey and TCP indicate that these features are either separated from the development by distance and existing boundary features or are sufficiently remote from the proposed garage to avoid a material development-related impact.
- 1.6. The site lies within the Worsbrough Conservation Area. The client has also advised that the derelict barn on the neighbouring property is a listed building. These designations reinforce the need for appropriate statutory checks before undertaking tree works, particularly where third-party trees are involved, but they do not alter the arboricultural conclusion regarding the proposed garage footprint.

- 1.7. Given the absence of meaningful RPA or canopy conflict with retained trees, and provided the current site layout, access arrangement and construction footprint are maintained, a separate Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are not considered proportionate or necessary for the submitted design. Basic precautionary controls are set out within this report. If the design, service routes, drainage, access, levels or material-storage arrangements change so that works enter an RPA, the arboricultural implications should be reviewed before works proceed.
 - 1.8. On the basis of the supplied design and surveyed tree information, the proposal is considered capable of proceeding without material harm to the retained tree resource.
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2. ARB ACTION SUMMARY (AT A GLANCE)

Planning and Design

- 2.1. Retain the proposed garage position and existing access arrangement shown on the current design and Tree Constraints Plan.
- 2.2. No development-related tree removals are required.
- 2.3. Do not rely on removal of G001 or T005-T008 on neighbouring land as part of the development strategy.
- 2.4. Retain the existing western boundary features, including the low retaining wall, and avoid extending construction activity into the RPAs of retained trees.
- 2.5. A separate AMS and TPP are not considered necessary for the current proposal because the development does not create a material conflict with retained trees.

Before and During Construction

- 2.6. Use the existing access for construction traffic and keep plant, materials and spoil within the established access/working area and proposed building footprint.
 - 2.7. Do not excavate, lower levels, stockpile soil, store materials, mix cement, wash out equipment or store fuels within the RPAs of retained trees.
 - 2.8. If drainage, services or other below-ground works are later proposed within an RPA, obtain arboricultural review before excavation.
 - 2.9. Any tree works should be undertaken by a competent contractor in accordance with BS3998:2010 and subject to the necessary conservation-area or other statutory controls.
 - 2.10. No works should be undertaken to trees on neighbouring land without the landowner's agreement and any required statutory authorisation.
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3. INTRODUCTION AND SCOPE

- 3.1. Mr A. Lidster requested an independent arboricultural assessment of trees within and adjacent to the proposed development at Albro House, 30 Worsbrough Village, Barnsley, S70 5LS. The proposal is identified on White Agus Architectural Services drawing 25-081-01C as a proposed garage with a first-floor leisure and media room.
- 3.2. A site survey was undertaken on 21 September 2026 in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. The supplied tree schedule records tree species, dimensions, condition, retention category, canopy spread, calculated RPA and relevant management comments/recommendations.
- 3.3. Trees and vegetation beyond the application boundary have been included where their canopy, RPA or proximity has potential to influence the proposal. This is particularly relevant to the self-set vegetation associated with the derelict building on the neighbouring land to the north.

- 3.4. This report provides a Tree Constraints Plan and Arboricultural Impact Assessment for planning purposes. It considers direct and indirect effects of demolition, construction, access and associated works on the surveyed tree resource.
- 3.5. This is not a comprehensive tree safety or risk-management survey, although relevant condition observations made during the BS5837 survey are included in the schedule.
- 3.6. A separate AMS and TPP have not been prepared because the current design does not result in a material conflict with retained trees. This conclusion should be reviewed if the proposed layout, access, service routes, drainage or construction methodology changes materially.

4. SITE INFORMATION & PLANNING CONTEXT

Site and Setting

- 4.1. Albro House is a residential property at 30 Worsbrough Village, Barnsley. The proposed garage is located to the north of the existing dwelling, on the position currently occupied by an open-sided barn. Access is taken from the west via the existing driveway.
- 4.2. The western side of the access is defined by established boundary vegetation and a low retaining wall. The surveyed trees T001-T004 and hedge H001 follow this boundary. To the north of the proposed garage, beyond the application boundary, is a derelict building containing or immediately adjoining several self-set trees recorded as G001 and T005-T008.
- 4.3. The Tree Constraints Plan shows a clear separation between the proposed garage footprint and the RPAs of the principal retained western boundary trees. The nearest northern trees are predominantly Category U and are located on neighbouring land around the derelict building.



Figure 1 - satellite Image of site location with approximate boundaries in red

Conservation and Heritage Context

- 4.4. The site is within the Worsbrough Conservation Area, as shown on the Barnsley Metropolitan Borough Council conservation-area map supplied for this assessment attached in Appendix 3. Barnsley Council identifies Worsbrough as one of the borough's designated conservation areas.
- 4.5. The client has advised that the derelict barn on the neighbouring property is a listed building; Albro House itself is not understood to be listed. The listed status of the neighbouring structure is noted as relevant contextual information only and does not alter the BS5837 categorisation of the adjacent tree stock.
- 4.6. Tree works within a conservation area may be subject to statutory controls. The client/contractor should therefore confirm the applicable requirements with Barnsley Metropolitan Borough Council before undertaking qualifying tree works. This is particularly important for any proposed work to third-party trees.
- 4.7. A review of Barnsley Metropolitan Borough Council's available records identified no TPO affecting the surveyed trees
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5. CONSTRUCTION PROPOSAL

- 5.1. The proposal is for demolition of the existing open-sided barn and construction of a replacement garage building with a first-floor leisure and media room. The architectural drawing shows a ground-floor garage, a first-floor leisure/media area, associated elevations, and use of the existing access from the west.
- 5.2. The proposed building footprint is positioned within the established developed/working area and does not extend into the significant rooting area of a retained tree shown on the TCP. No new access route through tree-covered ground is required.
- 5.3. Detailed drainage and service routes have not been supplied as part of the arboricultural information reviewed. These should, where possible, remain within previously disturbed or existing hard-surfaced areas and outside RPAs. Any later proposal to excavate within an RPA should be referred back for arboricultural review. Due to the nature of the proposed construction being in close proximity to existing buildings and amenities, and these being a distance away from the surveyed tree stock, incursion to current RPAs is unlikely to be a factor.

6. TREE INSPECTION DETAILS

6.1. The survey comprised a visual, ground-level inspection undertaken for the purposes of BS5837:2012. Access was available to inspect the trees sufficiently for the purposes of BS5837:2012. The survey records tree species, dimensions, condition, retention category, RPA and relevant recommendations.

Tree Retention Categories

6.2. Trees surveyed have been categorised in accordance with the recommendations of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. The retention category assigned to each tree reflects a professional assessment of its current condition, remaining useful life expectancy, arboricultural quality and contribution within the site context.

6.3. For clarity, the brief descriptions below are provided as an aid to interpretation for non-specialist readers. The full definitions and criteria remain those set out within BS5837:2012.

A Category High Quality	Trees of good arboricultural quality with an estimated remaining contribution of at least 40 years. These specimens typically display sound structure, good form and significant landscape or visual value, and should be considered a priority for retention.
B Category Moderate Quality	Trees of reasonable quality with an estimated remaining contribution of at least 20 years. While not of the highest merit, these trees make a meaningful contribution to the site and should be retained where reasonably practicable.
C Category Low Quality	Trees of low arboricultural quality or limited landscape value, typically with an estimated remaining contribution of at least 10 years. These specimens may include trees with constrained form, limited public visibility, or those requiring disproportionate management input relative to their contribution. Their retention is desirable where feasible but may be influenced by wider design considerations.
U Category Unsuitable for Retention	- Category U trees are 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, due to factors such as serious structural defects, terminal decline or other conditions leading to early failure. - Assignment to Category U is based on arboricultural condition and foreseeable structural or physiological viability, and is independent of development proposals.

6.3. In addition to the primary retention category (A, B, C or U), BS5837:2012 recommends that trees are further grouped according to three criteria; according to the principal reason for their retention value. These sub-categories assist in clarifying whether a tree's importance is primarily arboricultural, landscape or cultural in nature. The sub-category assigned does not change the overall retention category but provides additional context to inform design decisions and the planning balance.

6.4. Criteria 1 – Arboricultural Value

6.4.1. Trees assigned to Sub-Category 1 are those whose principal merit arises from their arboricultural quality. These are typically specimens that display sound structural condition, good physiological health, and form appropriate to their species. Such trees are generally capable of making a sustainable long-term contribution and are likely to require only routine management. Their value is derived primarily from their condition and longevity rather than their prominence or historic associations.

- Typical indicators may include:
- Sound structural form and stable branch architecture
- Good vitality and expected remaining life expectancy consistent with the main category
- Absence of significant defects likely to compromise retention
- Suitability for continued retention within the existing land use

6.5. Criteria 2 – Landscape Value

6.5.1. Trees assigned to Sub-Category 2 are those whose principal importance relates to their contribution to the character, appearance or setting of the site or wider landscape. These trees may not always be of the highest individual arboricultural quality, but they provide visual structure, screening, enclosure or continuity within the landscape.

6.5.2. Typical indicators may include:

- Prominent or visually significant position
- Contribution to streetscape, setting of buildings or site character

- Role in forming groups, avenues, boundaries or landscape structure
- Contribution to local amenity, even where individual specimens are of moderate quality

6.6. Criteria 3 – Cultural or Conservation Value

6.6.1. Trees assigned to Sub-Category 3 are those whose principal value arises from historical, cultural, commemorative or ecological associations. This may include trees that are locally important, associated with historic features, or that provide notable habitat value beyond that expected for their category.

6.6.2. Typical indicators may include:

- Association with heritage features, historic landscapes or notable events
- Veteran or notable trees with recognised cultural significance
- Trees contributing to conservation objectives or designated landscapes
- Specimens supporting identifiable ecological or biodiversity interest

Application of Sub-Categories

6.7. Sub-categories are applied to assist interpretation of the tree schedule and to highlight the primary reason for retention. In practice, many trees may exhibit characteristics spanning more than one sub-category criteria; however, the classification reflects the dominant factor influencing their overall contribution within the site context.

6.8. The sub-category designation does not override the primary retention category but provides additional guidance for stakeholders when considering layout, mitigation and long-term management.

Waite's Tree Surveys - BS5837:2012 Arboricultural Report - 30 Worsbrough Village

Tree Survey Schedule:

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Physio' Condition	Structural Condition	Public Amenity Value	Recommendations
G001	Elder x3 (Sambucus nigra) Sycamore (Acer pseudoplatanus) Common ash x2 (Fraxinus excelsior)	Group 6 trees	Height (m): 8 6 stems Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: <10 years	Young and semi mature trees inside derelict building, mainly growing next to walls. Away from site. Many low branches in contact with walls. Retention unviable.	U	Area: 79 sq m.	These trees do not form a constraint to the redevelopment of the site, however, removal long term is advised.	Fair	Poor	Low	
H001	Laurel cherry (100%)(Prunus laurocerasus)	Hedge	Height (m): 2.5 1 stems Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Boundary hedging with occasional semi mature trees. Driveway area with low retaining wall.	C2	Area: 283 sq m.	This hedge does not form a constraint to the redevelopment of the site.	Good	Good	Moderate	
T001	Common hawthorn (Crataegus monogyna)	Tree	Height (m): 8 Stem Diam(mm): 400 Spread (m): 3N, 2E, 1.5S, 1.5W Crown Clearance (m): 1 Lowest Branch (m): 0.5(E) Life Stage: Mature Rem. Contrib.: <10 years	Ivy clad. DBH estimated due to ivy. Top completely dead, line branches low down to around 1m.	U	Radius: 4.8m Area: 72 sq m.	Low retaining wall restricts access to base and immediate soil area.	Poor	Poor	Moderate	Remove main stem down to hedge height (2.5m)
T002	Common holly (Ilex aquifolium)	Tree 3 stems	Height (m): 11 3 stems (mm): 330, 310, 350 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 0.5 Lowest Branch (m): 0(M) Life Stage: Early Mature Rem. Contrib.: 10+ Years	Next to boundary wall. Tight main unions with small new branches at base. Slightly weakening crown with light foliage. Ivy clad main stem	C1	Radius: 6.9m. Area: 150 sq m.	This tree does not form a constraint to the redevelopment of the site. Low retaining wall restricts access to base and immediate soil area	Fair	Good	Moderate	
T003	Common ash (Fraxinus excelsior)	Tree	Height (m): 7 Stem Diam(mm): 310 Spread (m): 4N, 3.5E, 3.5S, 3.5W Crown Clearance (m): 2 Lowest Branch (m): 2(E) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Directly next to boundary wall. Even canopy beginning dual stemmed. Healthy foliage	C1	Radius: 3.7m. Area: 43 sq m.	This tree does not form a constraint to the redevelopment of the site. Away from main driveway and construction area.	Good	Good	Moderate	
T004	Sycamore (Acer pseudoplatanus)	Tree 3 stems	Height (m): 6 3 stems (mm): 250, 160, 110 Spread (m): 3.5N, 3.5E, 3S, 3W Crown Clearance (m): 0.5 Lowest Branch (m): 0(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Next to boundary. Several small stems growing at base. Broad form	C1	Radius: 3.8m. Area: 45 sq m.	This tree does not form a constraint to the redevelopment of the site. Away from construction area.	Good	Fair	Moderate	

Waites Tree Surveys - BS5837:2012 Arboricultural Report - 30 Worsbrough Village

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Physio' Condition	Structural Condition	Public Amenity Value	Recommendations
T005	Rowan (<i>Sorbus aucuparia</i>)	Tree	Height (m): 7 Stem Diam(mm): 250 Spread (m): 1.5N, 2E, 3.5S, 3.5W Crown Clearance (m): 0.5 Lowest Branch (m): 0.5(S) Life Stage: Early Mature Rem. Contrib.: <10 years	Self set tree growing next to doorway of neighbouring building.growing within 0.5m of building. Upper branches in contact with wall. Base is within rubble and fallen stone from building. Retention unviable.	U	Radius: 3.0m. Area: 28 sq m.	This tree will not have to be removed to facilitate a proposed future development, however, removal long term is advised. This tree does not form a constraint to the redevelopment of the site.	Fair	Fair	Low	
T006	Elder (<i>Sambucus nigra</i>)	Tree	Height (m): 3.5 Stem Diam(mm): 90 Spread (m): 0.5N, 0E, 0S, 1.5W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: <10 years	Tree in neighbouring property. Growing out of rubble of neighbouring building. Extremely poor condition. Retention unviable.	U	Radius: 1.1m. Area: 4 sq m.	This tree does not form a constraint to the redevelopment of the site, however, removal long term is advised.	Poor	Poor	Low	Request to remove tree from landowner
T007	Wild cherry (<i>Prunus avium</i>)	Tree	Height (m): 6 Stem Diam(mm): 110 Spread (m): 0.5N, 2E, 2.5S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1 Life Stage: Early Mature Rem. Contrib.: <10 years	Growing within derelict building, self set. Close to N wall. Other side of main boundary wall. Retention unviable.	U	Radius: 1.3m. Area: 5 sq m.	This tree does not form a constraint to the redevelopment of the site, however, removal long term is advised.	Fair	Poor	Low	
T008	Goat willow (<i>Salix caprea</i>)	Tree	Height (m): 10 Stem Diam(mm): 280 Spread (m): 4N, 4E, 1.5S, 4W Crown Clearance (m): 0.5 Lowest Branch (m): 2.5(N) Life Stage: Early Mature Rem. Contrib.: <10 Years	In courtyard N of neighbouring building. Self set, growing directly next to wall of derelict building and through scaffolding, entwined. Retention unviable.	U	Radius: 3.4m. Area: 36 sq m.	This tree does not form a constraint to the redevelopment of the site, however, removal long term is advised.	Fair	Poor	Low	

7. KEY FINDINGS

Summary

- 7.1. The survey identifies no Category A or Category B trees. Four survey elements are Category C and the remaining eleven trees (counting the six trees within G001 individually) are Category U.
- 7.2. The limited quality of the surveyed tree stock is important to the overall assessment. The site is not characterised by high-quality mature trees whose retention materially constrains the proposed building footprint. Instead, the principal arboricultural features are a modest western boundary tree/hedge line and a concentration of self-set vegetation around the neighbouring derelict building. These trees are growing out of spoil heaps and in close proximity to building features and as such, are not viable to be retained and pose a minimal amenity value.

Condition Related Recommendations

- 7.3. T001 Common hawthorn is Category U. The schedule records significant upper crown dieback/death and recommends reducing the main stem to approximately hedge height (2.5 m). This is a condition/management recommendation rather than a development facilitation requirement.
- 7.4. T005, T006, T007, T008 and G001 are all Category U because their long-term retention is considered unviable immediately beside the neighbouring building. The schedule expressly notes that these do not need to be removed to facilitate the proposed development.

8. TREE CONSTRAINTS PLAN DISCUSSION

- 8.1. The Tree Constraints Plan plots the surveyed trees, hedging, canopy spreads and calculated RPAs in relation to the application boundary, existing access, existing dwelling and proposed garage.

- 8.2. Along the western boundary, the RPAs of T002-T004 and the area associated with H001 extend primarily along or beyond the boundary/access corridor. The existing low retaining wall and established access create a clear physical relationship between the trees and the working area. The schedule records each of these features as not forming a constraint to redevelopment.
- 8.3. T001 has a very small calculated RPA because of its modest estimated stem diameter and poor condition. It is located beside the existing access and retaining wall and does not constrain the garage footprint.
- 8.4. To the north, G001 and T005-T008 are situated on neighbouring land around the derelict building. Their RPAs do not create a meaningful overlap with the proposed garage footprint. Most are Category U, but the acceptability of the proposal does not rely on their removal.
- 8.5. The TCP therefore demonstrates that the proposed garage can be accommodated without significant RPA encroachment, canopy conflict or loss of a retained tree.

9. ARBORICULTURAL IMPACT ASSESSMENT

Direct Impacts and Tree Removal

- 9.1. No tree removal is required to facilitate demolition of the existing open-sided barn or construction of the proposed garage. This is the central arboricultural finding of the assessment.
- 9.2. The Category U trees within and around the neighbouring derelict building have poor retention prospects for reasons independent of the proposed development. Their removal should not be presented as mitigation for the proposal and should not be assumed unless separately agreed with the relevant landowner and authorised where required.

Root Protection Areas and foundations

- 9.3. The proposed garage footprint does not materially encroach into the calculated RPA of a retained tree. Conventional construction within the proposed footprint is therefore not expected to result in significant root severance or loss of rooting volume to retained trees, subject to the layout remaining as shown.

- 9.4. The western boundary trees are sufficiently remote from the building footprint that no specialist foundation solution is required on arboricultural grounds. The existing retaining wall and access alignment also reduce the likelihood of direct disturbance to the rooting environment during normal site access.

Demolition and construction access

- 9.5. The proposed building footprint is outside the RPAs of retained trees. The existing access passes through portions of the calculated RPAs of western boundary vegetation, principally T002; however, this is an established access route and no excavation or lowering of levels is proposed within these areas. Additionally, a small retaining wall presently affords some surface protection and protection from machinery to the main stem. As a result, specialist ground-protection systems are not considered necessary for the current layout.
- 9.6. Construction activity should nevertheless remain on the access and development side of the existing boundary/retaining features. Repeated trafficking, material storage or spoil deposition should not be allowed to spread into the rooting areas of retained boundary vegetation.

Services, Drainage and Levels

- 9.7. No detailed service or drainage routes have been provided for assessment. There is ample scope, based on the present plan, to route such works away from the retained tree RPAs. The design team should adopt this as the default approach.
- 9.8. If any revised drainage, utility trenching, level change or external works are proposed within an RPA, the impact should be reviewed before excavation and additional arboricultural controls may then be necessary.

Future Tree/Building Relationship

- 9.9. The retained western boundary vegetation is sufficiently separated from the proposed garage that no significant future pressure for pruning is anticipated as a consequence of the development.
- 9.10. The first-floor leisure and media room does not create a material arboricultural constraint in terms of shade or canopy proximity on the current design.

10.TREE PROTECTION AND CONSTRUCTION PRECAUTIONS

10.1.BS5837:2012 recommends that tree protection measures are proportionate to the degree of risk posed by construction. In this case, the current building proposal is spatially separated from the RPAs of retained trees and the existing site arrangement already provides a defined access/working area with adequate protection for tree stems and RPAs near the boundary and current driveway access.

10.2.For that reason, a separate Tree Protection Plan and detailed Arboricultural Method Statement are not considered necessary for the current design. The following precautionary controls are considered sufficient:

- construction traffic should use the existing access and established working area;
- the existing retaining wall and boundary line should remain intact and should not be breached for plant access or material storage;
- no excavation, soil stripping, level changes, compaction, fires, cement washout, fuel storage or spoil deposition should take place within the RPAs of retained trees;
- tree stems and branches should not be used for fixing cables, lighting, signs or temporary works;
- any unexpected requirement to work within an RPA should be referred for arboricultural advice before work proceeds; and
- works to third-party trees must not be undertaken without the landowner's permission and any statutory notification/consent required by the conservation-area designation.

10.3.If the Local Planning Authority requires a formal TPP or AMS notwithstanding the low level of arboricultural constraint, one can be prepared from the current TCP and final construction information. Such a document is not, however, considered necessary to demonstrate the arboricultural acceptability of the current proposal.

11.CONCLUSIONS

- 11.1.The proposed garage and first-floor leisure/media room can be accommodated within the site without the removal of a tree and without material encroachment into the RPA of a retained tree.
- 11.2.The western boundary tree stock is low to moderate in quality and does not materially constrain the proposed garage. The majority of the vegetation around the neighbouring derelict building is Category U and is located outside the applicant's ownership. Its condition and possible future removal are separate matters from the development proposal.
- 11.3.The site is within the Worsbrough Conservation Area and the neighbouring derelict barn is understood to be listed. These matters should be respected when any separate tree management work is undertaken, particularly on third-party land.
- 11.4.A separate AMS and TPP are not considered proportionate or necessary for the submitted design. Basic precautions set out in this report should be observed, and arboricultural review should be sought only if the design or construction arrangements change so that retained tree RPAs could be affected.
- 11.5.Subject to those provisions, the proposal is considered arboriculturally acceptable and capable of proceeding without material harm to the retained tree resource.
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12.LIMITATIONS AND CAVEATS

12.1.Scope and Reliance

This report has been prepared for the exclusive use of the named client for the specific purpose described. No liability is accepted for its use by any third party or for any purpose other than that originally intended. It should not be reproduced or relied upon without the express written consent of Waites Tree Surveys.

12.2.Methodology and Limitations

The assessment was undertaken from ground level only, using the Visual Tree Assessment (VTA) method in accordance with BS5837:2012. No aerial

inspection, excavation, coring, or use of specialist decay detection equipment was carried out unless explicitly stated. Internal defects, hidden decay, or subsurface root conditions may exist that were not detectable at the time of inspection.

12.3.Temporal Nature of Tree Safety

Trees are living organisms that may change condition rapidly due to weather events, pests, diseases, or other external factors. This report is valid for 12 months from the inspection date, unless significant site alterations or extreme weather events occur sooner, in which case re-inspection is advised.

12.4.Statutory and Legal Compliance

This report does not constitute consent for tree works. It remains the responsibility of the client to obtain all necessary permissions under relevant legislation, including Tree Preservation Orders (TPOs), Conservation Area regulations, the Forestry Act 1967, and wildlife legislation (such as the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017).

12.5.Execution of Works

All recommended works must be undertaken by suitably qualified and insured arboricultural contractors, in accordance with BS3998:2010 Tree Work – Recommendations (or subsequent revisions). Failure to do so may invalidate the recommendations made herein.

12.6.Risk and Liability

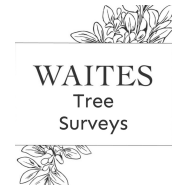
While reasonable care has been taken to identify potential hazards, no tree can be guaranteed as entirely safe. Even apparently healthy trees may fail without warning due to hidden defects or unpredictable factors. The author accepts no liability for damage or injury resulting from such events.

12.7.Purpose of Survey

This assessment has been prepared specifically in the context of BS5837:2012, focusing on the relationship between trees and construction/demolition proposals. It is not intended to be a full tree safety (hazard) survey. If the client requires an assessment of trees for general safety and risk management purposes, this should be commissioned separately and can be provided by Waites Tree Surveys on request.

12.8.Force Majeure

No responsibility is accepted for damage, injury, or losses caused by extreme weather, unforeseen pest or disease outbreaks, or other events beyond reasonable prediction at the time of inspection.



APPENDIX 1 - TREE LOCATION PLAN



A Lidster
30 Worsborough
Village

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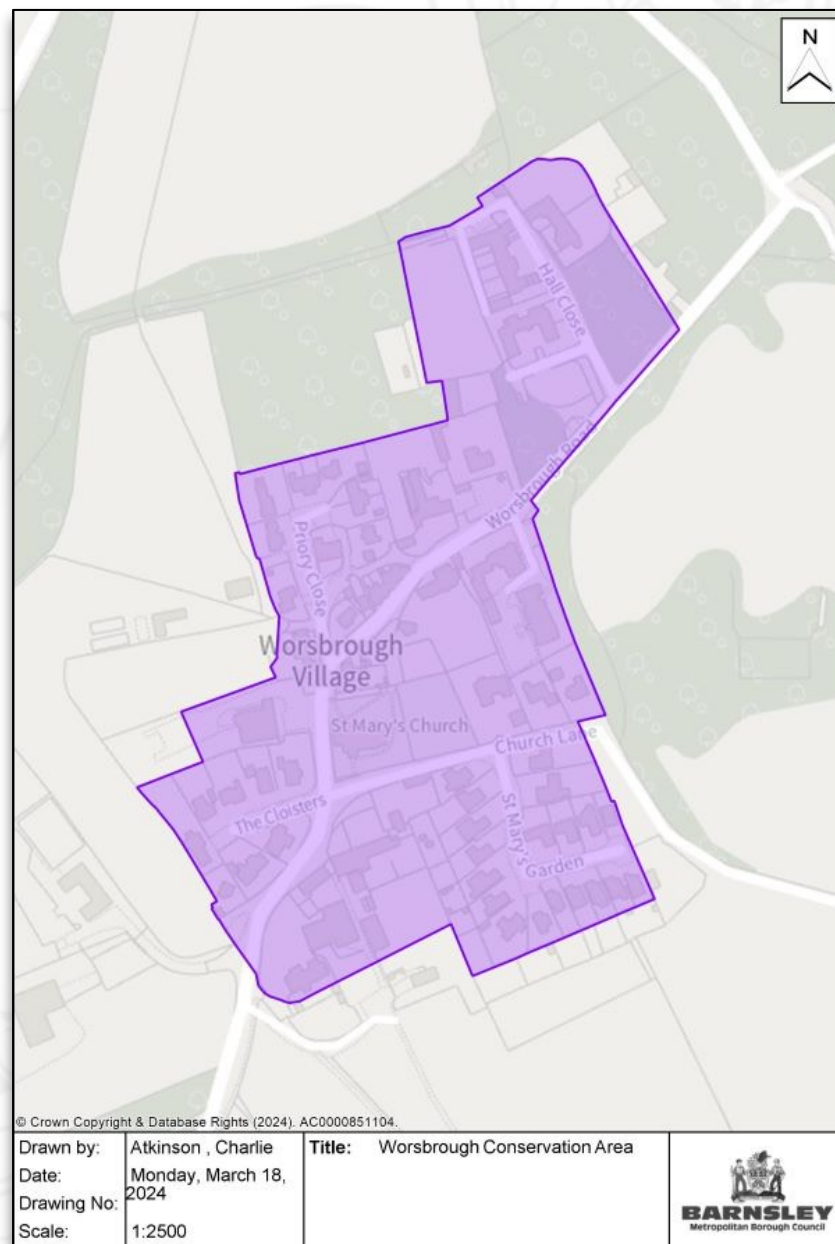
WAITES
Tree
Surveys

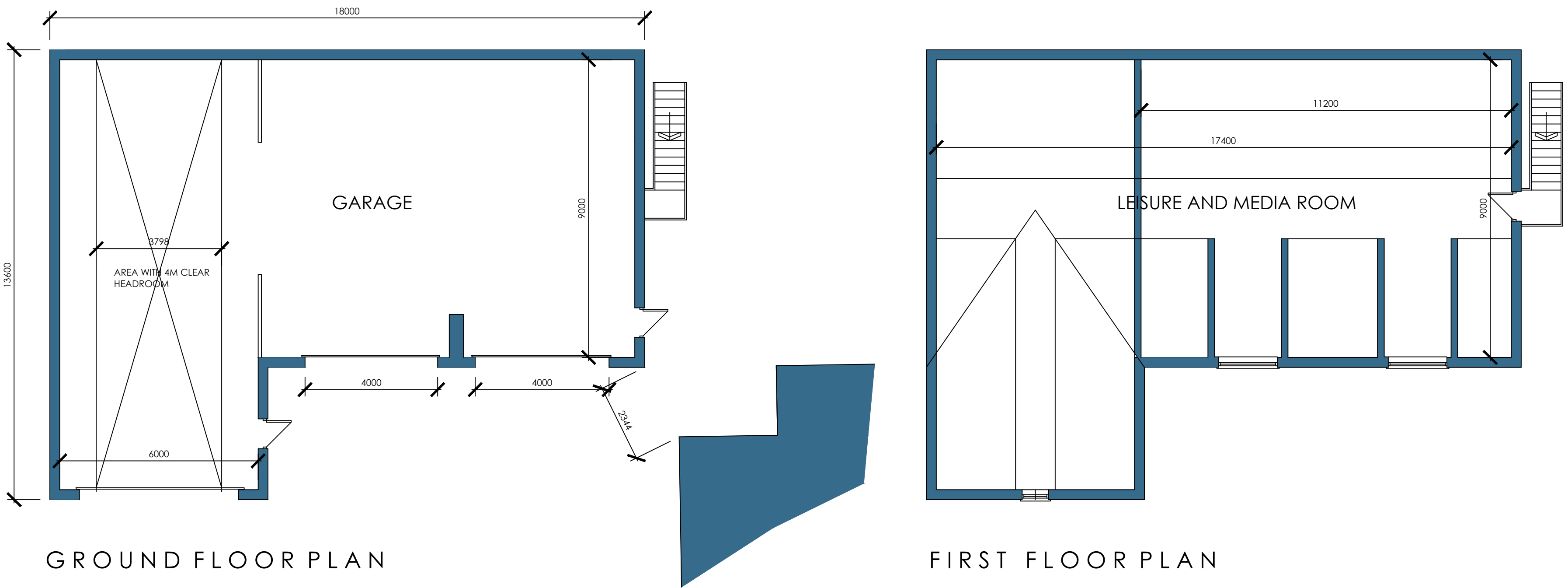
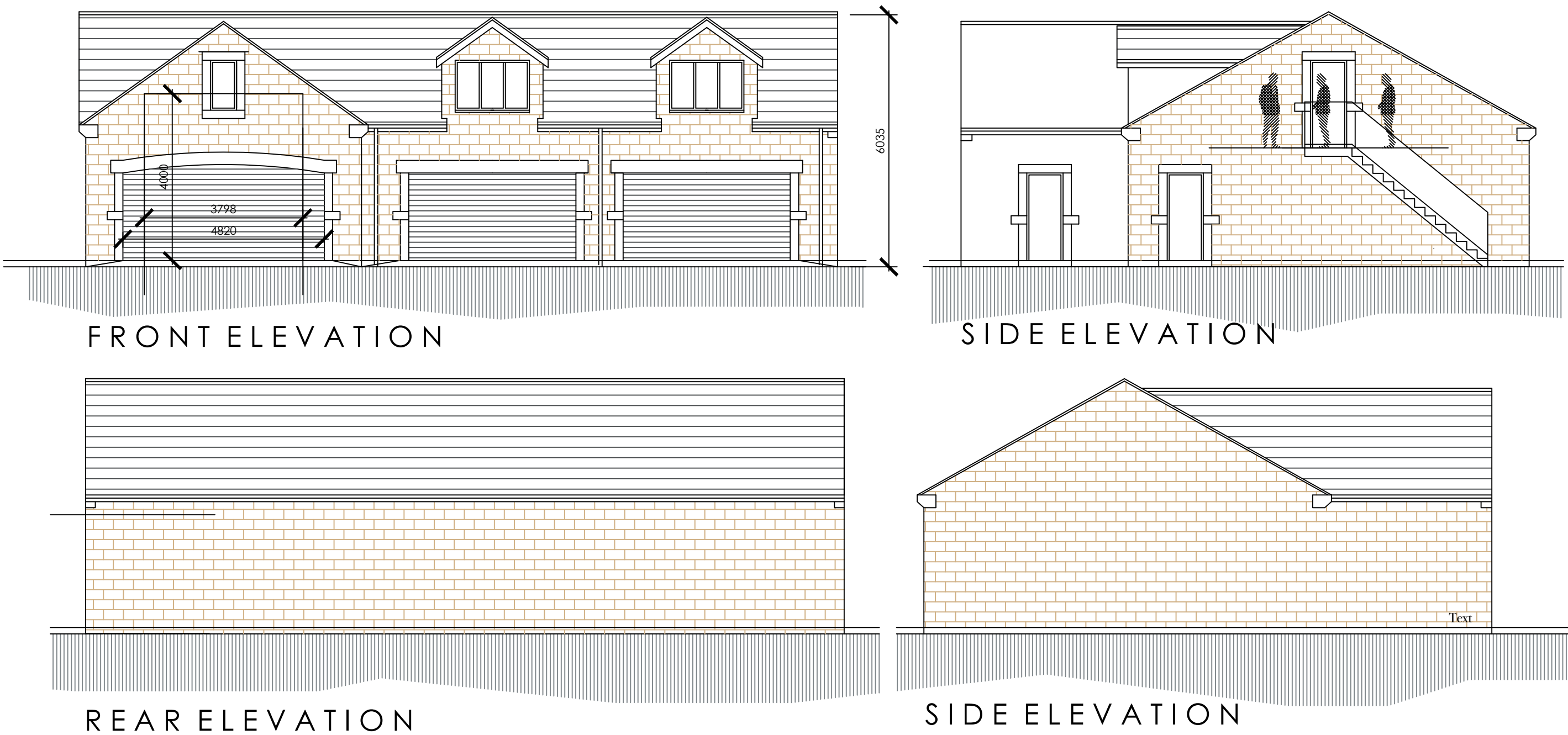
Retention Category

- Category A
- Category B
- Category C
- Category U
- RPA



APPENDIX 3 - CONSERVATION AREA MAP





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Project. PROPOSED GARAGE AT ALBRO HOUSE, 30 WORSBROUGH VILLAGE BARNLSLEY S705LS					Client. MR A. LIDSTER			
Drawing Title. PLANS AND ELEVATIONS					Date. JUNE 2026		Scale. 1:100@ A1	
					Ref. 25-081		Dwg. No. 01	
							Rev. C	
Date	Suffix	Description			Date	Suffix	Description	
22-06-26	A	REVISED TO CLIENTS REQUIREMENTS						
26-06-26	B	VEHICLE LIFT AREA ADDED						
10-07-26	C	GARAGE DOORS AND DORMERS REVISED						

APPENDIX 5 - GLOSSARY OF TERMS

This glossary should help provide some clarity on commonly used terms in Arboricultural reports.

- **Arboriculture:** The study of the care and management of trees, including their health, cultivation, and management.
- **Crown:** The branches and leaves of a tree, usually located at the top of the trunk.
- **Canopy:** The outermost layer of the tree's branches and leaves, which is formed by the crown.
- **Pruning:** The removal of specific branches or parts of a tree to improve its health, structure, and appearance.
- **Crown Lifting:** A pruning method that involves removing the lower branches of a tree to increase the space beneath the tree's canopy.
- **Tree preservation order (TPO):** A legal designation that protects trees from being cut down or pruned without permission from the local council or authority.
- **Soil compaction:** The compression of soil, which can lead to reduced water and air flow to a tree's roots, causing stress and potential health issues.
- **Epicormic:** Refers to the growth of shoots or buds on a tree's trunk or branches, usually caused by stress or damage to the tree.
- **RPA:** Root Protection Areas (RPAs) have been calculated in accordance with BS5837:2012 based on stem diameter measured at 1.5 m above ground level (or at the appropriate height for multi-stemmed trees), with the resulting radius and area adjusted where existing physical constraints are present.
- **DBH:** Diameter at Breast Height, is a measurement taken of the diameter of a tree's trunk at a standard height of 1.3 meters above the ground. DBH is often used as a standard measure for tree size and is used to estimate the age, growth rate, and other characteristics of a tree.
- **Tree Constraints Plan (TCP):** A design-informing plan showing tree positions, retention categories, canopy spreads and RPAs so that arboricultural constraints can be considered during site design.
- **Arboricultural Impact Assessment (AIA):** An assessment of the direct and indirect effects of a proposed development on trees, including removals, pruning, RPA interaction, access, levels, services and future relationships.
- **Arboricultural Method Statement (AMS):** A detailed construction-stage document specifying how works will be undertaken to avoid or minimise harm to retained trees.
- **Tree Protection Plan (TPP):** A plan showing the physical tree protection measures and construction controls required during implementation.

APPENDIX 6 - REFERENCES

- British Standards Institution (2012). BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- British Standards Institution (2010). BS3998:2010 Tree Work - Recommendations.
- Barnsley Metropolitan Borough Council. Conservation Areas - Worsbrough Conservation Area map and conservation-area information.
- White Agus Architectural Services (June 2026). Drawing 25-081-01C: Proposed Garage at Albro House, 30 Worsbrough Village, Barnsley S70 5LS - Plans and Elevations.
- Waites Tree Surveys (2026). Tree Schedule and Tree Constraints Plan, 30 Worsbrough Village.

APPENDIX 7 - SITE IMAGES



Image 1 - Southern access track, looking S, showing drainage point next to current building.



Image 2 - Current Barn, shown looking N from Southern access track.



Image 3 - Open ground area with T001 (far left), T002 (middle) and T003 (right) as well as H001



Image 4 - Showing T006, example of poor quality self set tree growing on derelict building edge

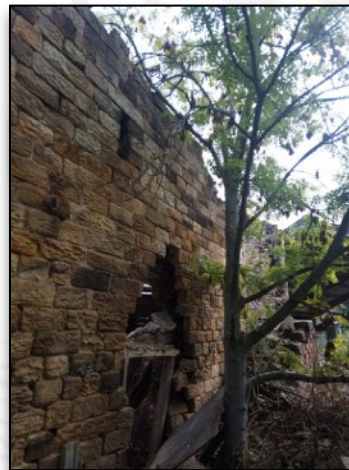


Image 5 - Showing T005, tree growing in close proximity to neighbouring derelict building



Image 6 - Showing T008, largest tree surveyed growing intertwined with scaffolding around neighbouring derelict building.