



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

*Land at
Hunningley Close,
Stairfoot,
Barnsley
S70 3PH*

Prepared for: *Garry Greetham Associates*

Report Date: May 2025

Reference: AWA6557

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Executive Summary

We undertook a tree survey in accordance with BS 5837:2012, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

The site comprises a parcel of unused land.

The tree survey revealed 10 items of woody vegetation, comprised of 9 individual trees and 1 tree group or hedge.

Of the surveyed trees: 1 tree is moderate value and 9 trees, tree groups or hedges are low value. Advice is given in relation to the trees and potential development.

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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Garry Greetham Associates to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during April 2025.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr Ross Lane, FdSc Environmental Conservation, MArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

2.1.1 The site is located on Hunningley Close, Stairfoot, Barnsley.

2.1.2 The site comprises a parcel of unused land. The site is bounded to the north by Doncaster Road and a footpath. To the east are commercial properties. To the south and west of site are residential properties. Hunningley Close runs adjacent to the site to the west.

2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 26/03/25 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date no trees at the site are protected by a Tree Preservation Order or are within a Conservation Area.
- 3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2025), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2025).
- 3.1.5 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 10 items of woody vegetation, comprised of 9 individual trees and 1 tree group or hedge.
- 3.2.2 Of the surveyed trees: 1 tree is retention category 'B' and 9 trees, tree groups or hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover around the site consists mainly of individual trees close to the boundaries. The central areas of the site contain little of arboricultural significance, generally consisting of scrub growth and hardstanding.
- 3.2.5 Species diversity at the site is fair. The dominant species is Whitebeam, with the occasional Ash, Sycamore, Horse Chestnut and Cherry. The scrub growth is generally comprised of Hawthorn, Maple and Buddleia.
- 3.2.6 Most of the trees are semi-mature with only the occasional mature tree.
- 3.2.7 The sites most significant tree is T10, a mature Horse Chestnut. Situated to the west of the site. This tree is prominent throughout the entire site and provides a moderate level of amenity value.
- 3.2.8 The row of trees situated along the north site boundary (T1 – T3) consists of Whitebeam trees that are located on adjacent land. These trees displayed signs of historic pruning works, minor impact wounds to stems and exposed roots and the occasional tree was heavily Ivy clad. T1 – T3 are individually of low amenity value.
- 3.2.9 The line of trees situated close to the southern site boundary (G4, T5 – T9) are all individually of low amenity value. G4 Cypress is an overgrown hedgerow located on adjacent land that has the crown overhanging into site. T6 Sycamore is also located on adjacent land and is heavily Ivy clad with a multi-stemmed base. T5, T7 – T9 are all self-set individuals close to the boundary.
- 3.2.10 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.11 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be

a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.12 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T1, looking west



Photo 2: T2, T3, looking east



Photo 3: G4 and T5, looking south



Photo 4: T6 – T10, looking southwest



Photo 5: T7 – T9, looking south



Photo 6: T10, looking west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new residential development with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, 4 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

4.2.2 The trees that require removal to facilitate the development are T5, T7, T8 and T9.

4.2.3 The trees to be removed are all lower value, retention category 'C'. T5, T7, T8 and T9 are semi-mature self-set individuals that are growing close to the boundary, with little value. Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact. T5, T7, T8 and T9 are located close to the boundary, and as such, ownership of these trees is unclear. The permission of the landowner will be required before any works to these trees are carried out.

4.2.4 Pruning works to T1 will be required to facilitate development, to prevent damage during construction and future nuisance issues. Crown lift south crown to 5.2m from ground level, pruning back to suitable growth points. Do not prune beyond boundary.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches close to and into the edge of the RPA of T1, T3, T6 and T10.

4.3.3 New landscaping is proposed that encroaches into the edge of the RPA of T1, T3 and T6. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type

construction methods with a porous final surface.

- 4.3.4 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches into the RPA of T10. The construction within the RPA may have negative impacts on tree roots. However, it should be possible to employ special foundation design such as mini/micro pile and suspended beam or a cantilevered foundation, in order to overcome or minimise any negative impact on the tree roots.
- 4.3.5 New boundary fencing is to be installed within the RPA of retained trees T6 and T10. The encroachment into the trees' RPAs should not significantly adversely impact on the health or future condition of the trees, provided posts and panels type footings are used as opposed to strip footings, with the holes for the posts dug by hand, avoiding significant tree roots where possible.
- 4.3.6 The design of the new development has considered the trees crown position in relation to the development. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.
- 4.3.7 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM

7th May 2025

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Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.



Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt, MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane, FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author 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 these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

Tree ID	Tree Species		Maturity	Measurements				Crown (m)				Tree Condition				Value		Management				
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Swedish Whitebeam	<i>Sorbus intermedia</i>	Semi-mature	9.5	1	380	No	2	4	5	4	5	Exposed roots. Damage to buttress roots	Single stemmed. Vertical. Old pruning wounds. Bark damage	Old pruning wounds	Adjacent tree. Minor impact damage to exposed roots. Minor bark splitting and impact wounds on stem. Historic crown lift works evident	Good	Good	20 to 40 yrs	Low	C	Pruning works required to facilitate development. Crown lift south crown to 5.2m from ground level, pruning back to suitable growth points. Do not prune beyond boundary
T2	Swedish Whitebeam	<i>Sorbus intermedia</i>	Semi-mature	11	1	300	No	2	4	4	3.5	4	Exposed roots. Root damage /loss	Single stemmed. Vertical. Old pruning wounds	Old pruning wounds	Adjacent tree. Minor impact damage to exposed roots. Historic crown lift works evident. Crown in line with boundary	Good	Good	20 to 40 yrs	Low	C	No works required
T3	Swedish Whitebeam	<i>Sorbus intermedia</i>	Semi-mature	11	1	420	Yes	4	5	4	3	5	Exposed roots. Root damage /loss	Single stemmed. Vertical. Ivy covered	Small / sparse	Adjacent tree. Minor impact damage to exposed roots. Dense Ivy on stem and In crown. Ivy prevented detailed inspection	Fair	Fair	10 to 20 yrs	Low	C	No works required
G4	Leyland Cypress	X <i>Cupressocyparis leylandii</i>	Semi-mature	14	10	150	Yes	5	See Plan				Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs	Old pruning wounds	Adjacent group. Occasional Birch at south end of group. Restricted access prevented detailed inspection	Fair	Fair	20 to 40 yrs	Low	C	No works required
T5	Common Hawthorn	<i>Crataegus monogyna</i>	Semi-mature	4.5	2	90, 150	Yes	1	1	1	1	1	Limited access around base	Twin stemmed at base. Ivy covered. Old pruning wounds	Old pruning wounds	Unclear ownership. Growing to north of heras fence but south of wire fence, located to rear of shed. Restricted access prevented detailed inspection. Topped at 3m.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development

Tree ID	Tree Species		Maturity	Measurements			Crown (m)				Tree Condition				Value			Management				
	Common Name	Latin Name		Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Sycamore	<i>Acer pseudoplatanus</i>	Semi-mature	15	4	300, 200, 300, 200	Yes	3	5	7	6	7	Limited access around base	Multiple stemmed at base. Ivy covered	Small / sparse	Adjacent tree. Dense Ivy and restricted access prevented detailed inspection. Ivy clad stem and crown	Fair	Fair	10 to 20 yrs	Low	C	No works required
T7	Common Ash	<i>Fraxinus excelsior</i>	Semi-mature	7	1	100	Yes	4	2	2	2	2	Limited access around base	Single stemmed. Slight lean	Normal	Unclear ownership, growing between two heras fence panels. Restricted access prevented detailed inspection.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T8	Lime	<i>Tilia sp</i>	Semi-mature	6	1	90	Yes	5	0.5	0.5	0.5	0.5	Limited access around base	Vertical	Suppressed	Unclear ownership, growing between 2 heras fence panels and close to boundary. Restricted access prevented detailed inspection	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T9	Cherry	<i>Prunus sp</i>	Semi-mature	7	1	80	Yes	2	2.5	3	1	3	Limited access around base	Single stemmed. Vertical	Normal	Growing close to boundary. Unclear ownership. Restricted access prevents detailed inspection	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T10	Common Horse Chestnut	<i>Aesculus hippocastanum</i>	Mature	15	2	720, 590	No	2	4.5	5	6	6	Increase in soil level	Twin stemmed at 1m. Old pruning wounds. Stubs. Minor cavity	Old pruning wounds. Stubs. Minor deadwood	Some debris and soil build up around base. Historically hard pruned/pollarded at approx. 8m. Occasional minor cavity at old pruning wound. BT lines in crown	Fair	Good	20 to 40 yrs	Moderate	B	No works required



Appendix 5: Tree Constraints Plan

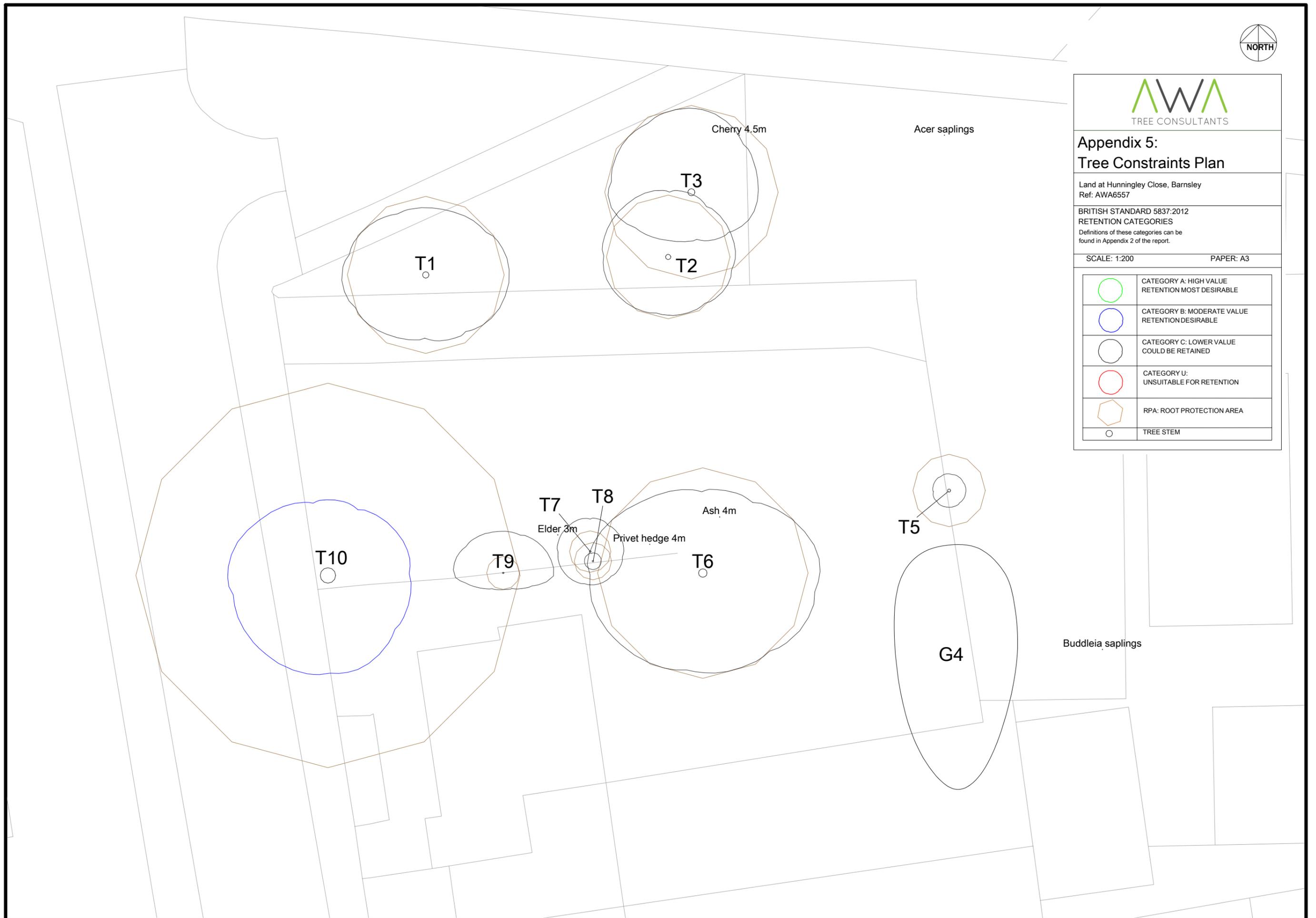
Land at Huntingley Close, Barnsley
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BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be
found in Appendix 2 of the report.

SCALE: 1:200

PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM





Appendix 6: Tree Impacts Plan

Land at Hunningley Close, Barnsley
Ref: AWA6557

BRITISH STANDARD 5837:2012

SCALE: 1:200

PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM

