



BS5837:2012 Tree Survey Report

Proposed Construction of a New Residential Development at:

Land off Cudworth Parkway, Barnsley

16th May 2025

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ENVIRONMENTAL AND
SUSTAINABILITY CONSULTANTS

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Contents

Executive Summary	4
1 Introduction.....	6
2 Limitations & Methodology	6
Third Party Liability	7
Subsistence Risk	7
Survey Methodology	7
3 Project Requirements & Site Overview	10
Site Context	10
Proposed Development	10
4 Baseline Factors	11
Tree Preservation Orders (TPO) or Conservation Area (CA) Designation	11
Existing Trees on Site	11
Root Protection Area (RPA)	12
5 Arboricultural Impact Assessment	13
6 Tree Protection Method Statement	16
Protective Fencing	17
Avoiding physical damage to the roots during construction.....	17
Tree Pruning	18
Construction of New Surfacing	20
Installation of New Fencing	20
Construction of Foundations	21
Construction of Retaining Walls	21
7 Conclusions	23
Appendix A - Schedule of Trees	25
Appendix B - Tree Survey Plan & Tree Protection Plan	26
Appendix C - Method Statement for Tree Protection	27
Appendix D - Photographic Record.....	33
Appendix E - Tree Preservation Order & Conservation Area	44

Executive Summary

The trees on the application site have been assessed in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

This tree report details the potential effects of the proposed development on the existing tree population within the application land off Cudworth Parkway, Barnsley and provides recommendations for the removal, retention and protection of trees in proximity to the development.

This revised report takes into account the proposed new layout of the development, including the latest drainage strategy.

The proposal consists of the construction of a new residential development of 2, 3 and 4 bedroom homes, including parking, landscaping and associated works.

The report includes a survey of 18 individual trees and 20 groups of trees, the majority located within the red line boundary and a small number just beyond the boundary of the site.

The site comes under the planning jurisdiction of Barnsley Metropolitan Borough Council, a search of the council online mapping confirms there are no trees on site that are protected by a Tree Preservation Order and that the site is not within a Conservation Area.

In accordance with BS5857 cascade chart for tree quality assessment, the 18 individual trees have been categorised as follows: 17 trees as B2 "trees of moderate quality"; 1 as C2 - "tree of low quality".

The 20 groups of trees have been categorised as follows: 5 as B2 "trees of moderate quality"; 15 as C2 - "trees of low quality".

There are no category A trees of high quality or category U trees which are dead or dying and not worth of retention.

The new layout and drainage strategy require the removal of 6 individual trees with 12 trees being retained. 7 groups of trees can be retained in full, 3 require partial removal and 10 require entire removal.

Recommendations have been made within the report to safeguard the retained trees and protect them from any damage from construction work including erection of protective fencing to separate from the construction activities.

There is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity net gain of the site. Landscape proposals for the development have been prepared which includes extensive tree planting to mitigate for the loss of the existing trees.

The remaining trees can be retained and successfully integrated into the completed development.

As long as the recommendations within this report are fully adhered to and replacement tree planting is included within the application boundary for the proposed new development, the impact of the development can be minimised.

1 Introduction

1.1 This tree survey report has been prepared in respect of the planning application for the proposed construction of a new residential development in order to:

- Assess the quality of the trees in proximity to the proposed building work;
- Investigate any legal protection of the trees;
- Provide an Arboricultural Assessment with regard to the proposals; and
- Recommend measures which will suitably protect the trees during the construction process

1.2 The proposal is for the construction of new 2, 3 and 4 bedroom homes with car parking, landscaping and associated works.

1.3 In accordance with recommended best practice, the Arboricultural information is provided within this report in accordance with BS5837:2012.

1.4 The report is based on the following drawings which have been supplied by the client's architect:

- Topographical Survey, Job No. S10472 by Haycock & Todd, dated January 2024
- Proposed Site Plan, Job No. A23104-91150-G, by Southgate & Sarabia Architects, dated 17th April 2026

2 Limitations & Methodology

2.1 The survey is concerned with the arboricultural aspects of the site only. The trees, on site have been surveyed and classified in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

2.2 The survey was undertaken using the Visual Tree Assessment (VTA) methodology to conduct a preliminary assessment of the above ground portion of the tree.

- 2.3 As Trees are large dynamic organisms, root and branch growth over a 12-month period can significantly change the root protection areas and physical constraints of a site. Environmental factors such as storms or disease can also rapidly alter the structural stability and health of the tree. Therefore, due to their changing nature and other site considerations, this report and any recommendations made are valid for a 12-month period following the site survey which was conducted on 29th April 2026. This will also ensure that planning application requirements are met as many Local Planning Authorities require surveys to be no more than 12 months old.

Third Party Liability

- 2.4 The limit of Encon Associates Limited indemnity over any matter arising out of this report extends only to the instructing client. Encon Associates Limited cannot be held liable for any third party claim that arises following this report.

Subsistence Risk

- 2.5 This report is primarily concerned with the condition of existing trees and the application of current guidance for their retention. Any discussion of soil characteristics is only presented where this may have a direct effect on tree growth. This report does not seek to address the specific area of subsidence risk assessment or damage to buildings or structures.

Survey Methodology

- 2.6 The survey was undertaken from ground level with the aid of binoculars where necessary.
- 2.7 No aerial inspection nor invasive probing or drilling has been undertaken. No excavations were carried out nor soil or root samples taken.
- 2.8 The height of each subject tree was measured on site using an electronic Disto measuring device.

2.9 The canopy spread of each subject tree was measured on four compass points using measuring tape.

2.10 The locations of the trees have been taken from the topographical survey provided. We cannot guarantee the absolute accuracy of tree locations; however, the positions are believed to be accurately represented based on the GPS locations used by the surveyor. Encon Associates cannot be held responsible for any discrepancy in the position of the trees.

2.11 The information contained within the “Schedule of Trees” includes the following for each surveyed tree:

- 1 Tree reference number - cross referenced with the Tree Survey Plan A5956-01/02 and Tree Constraints Plan A5956-03/04 and Tree Protection Plan A5956-05/06.
- 2 Species - have been given their common and botanical name where specifically known
- 3 Height - measured on site using an electronic Disto measuring device
- 4 Stem diameter - have been calculated by measuring the circumference at a height of 1.5m from ground level to determine the diameter
- 5 Branch spread - the circles indicated on the tree survey plan are a representation of the overall spread of the crown in each compass direction
- 6 Height of crown clearance - given in metres above adjacent ground level
- 7 Age class - young (YNG) up to 10 years, 1/3 life expectancy semi-mature (SM), early mature (EM) 2/3 life expectancy, mature (M) over 2/3 life expectancy, over mature (OM) declining/moribund, veteran (V) exceptionally old tree towards the end of its life, (D) dead
- 8 Condition & Comments - good (G) sound tree needing little or no attention, fair (F) minor but rectifiable defects, poor (P) major structural and/or physiological defects that would be inappropriate to retain and/or expensive, dead (D) no longer alive or those dying and unlikely to recover. General observations on ‘physiological/structural condition’ and ‘preliminary management’ is also provided
- 9 Estimated remaining contribution - in years e.g. <10, 10+, 20+ and 40+
- 10 Category grading - have been given a grade to classify the quality of each tree based on the Condition Classes and subcategories given overleaf

- 11 RPA - Protective measures as per BS 5837 section 4.6 which states that an area based on a radius equal to 12 times the stem diameter should be protected against damage to roots known as the "Root Protection Area" (RPA) given in m². A radius has also been given shown around each tree on the drawing.

2.12 Category grading for the assessment of tree quality (in accordance with Table 1 "Cascade chart for tree quality assessment" within BS 5837:2012) is described below:

- U Trees unsuitable for retention - Those in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years
- A Trees of high quality - With an estimated remaining life expectancy of at least 40 years
- B Trees of moderate quality - With an estimated remaining life expectancy of at least 20 years
- C Trees of low quality - with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

2.13 Subcategories grading for the assessment of tree quality (in accordance with Table 1 "Cascade chart for tree quality assessment" within BS 5837:2012) is described below:

- 1 Mainly arboricultural qualities - Trees that are a particularly good example of their species, especially if rare or unusual
- 2 Mainly landscape qualities - Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
- 3 Mainly cultural values, including conservation - Trees, groups or woodlands of significant conservation, historical, commemorative or other value eg veteran trees or wood-pasture

2.14 Where young individual trees are less than 150mm stem diameter at 1.5m above ground consideration should be given, where practicable, to relocating the trees within the site. Where this is not possible, similar new tree planting should be considered.

For full description of subcategories, refer to Table 1, page 9 of the BS 5837:2012 document.

3 Project Requirements & Site Overview

Site Context

- 3.1 The site is located off Cudworth Parkway (A628), in Cudworth village, northeast of Barnsley. The site is to the north of Cudworth and just south of the village of Shafton.
- 3.2 The existing site comprises undeveloped areas of grassland, scrub, woodland, hardstanding pathways, scattered trees and native hedgerow. Pathways and patches of bare ground are present across the site as it is regularly used by the public for walking.
- 3.3 The A628 Cudworth Parkway forms the boundary of the site to the north, northeast and northwest. Predominantly
- 3.4 To the south east of the site there is a residential area and the southwest boundary is made up of allotments.
- 3.5 Three Nocks Lane runs from the northeast to the southwest of the site, offering access to bicycles and pedestrians. There is also an unmade path that runs from the north to the southeast.

Proposed Development

- 3.6 The planning application proposes to construct new residential dwellings of 2, 3 and 4 bedrooms. The proposal includes parking, landscaping and associated works.
- 3.7 The development also includes public open space and above ground SuDS features including balancing ponds and swales.

4 Baseline Factors

Tree Preservation Orders (TPO) or Conservation Area (CA) Designation

- 4.1 The site comes under the planning jurisdiction of Barnsley Metropolitan Borough Council, the council on-line mapping confirms there are no trees on site that are protected by a Tree Preservation Order. The site is not within a Conservation Area. See Appendix E for confirmation.

Existing Trees on Site

- 4.2 There are 18 individual trees and 20 groups of trees included in the survey, the majority of which are located close to the site boundaries with some just outside the red line boundary. 6 groups of trees are located more centrally within the site and there is a large area of woodland to the north east.
- 4.3 In accordance with BS5857 cascade chart for tree quality assessment, the 18 individual trees have been categorised as follows: 17 as B2 “trees of moderate quality”; 1 as C2 - “tree of low quality”.
- 4.4 The 20 groups of trees have been categorised as follows: 5 as B2 “trees of moderate quality”; 15 as C2 - “trees of low quality”.
- 4.5 The trees are a mix of native species comprising Hawthorn, Willow, Elder, Sycamore, Silver Birch, Maple, Alder, Hazel, Poplar, Ash and Oak.
- 4.6 Individual trees T1 to T6, comprising Sycamore and Goat Willow, are located around the south west of the site, 5 are moderate quality and 1 low quality. Trees T7 to T14 are moderate quality Goat Willow trees located along the western boundary. Trees T15 to T18 are located on the northern boundary of the site, comprising moderate quality Goat Willow, Sycamore and Hawthorn.

- 4.7 Groups G1, G2 and G3 are all categorised as low quality and are located along the boundaries to the south west of the site. Group G4 (moderate quality) and Group G6 (low quality) are located on the north west boundary of the site. G5 is a low quality group of Hawthorn, located more centrally within the site. Groups G7 (moderate quality Poplar); G8 (moderate quality Hawthorn); G10 (moderate quality Poplar) and G11 (low quality Hawthorn and Sycamore) are all located along the northern boundary. G9 is a group of low quality Hawthorn continuing from G8 to the centre of the site.
- 4.8 Group G12 is the large block of moderate quality woodland situated to the north east of the site with native trees of varying ages planted in rows at 1.5-2.0m centres, some still having timber stakes and rabbit guards.
- 4.9 Group G13 to G18 are low quality trees, predominantly Hawthorn located to the west of group G12. Groups G19 and G20 are low quality trees located along the southern boundary of the site. G19 is made up of 5 individual sporadic groups of self set/regenerating trees, comprising Hawthorn, Ash and Silver Birch. G20 is a block of Goat Willow self set/regenerating trees.
- 4.10 Details of the locations and Root Protection Areas (RPA) are provided on the Tree Protection Plan (TPP) appended to this report.
- 4.11 A schedule of trees and their condition including their category grading and RPA radius is attached in Appendix A.

Root Protection Area (RPA)

- 4.12 The Root Protection Area (RPA) of a tree is defined in BS5837 as the area surrounding the trunk that contains sufficient rooting volume to ensure the survival of the tree and is calculated as an area based on the stem diameter of the tree.
- 4.13 The RPA's have been calculated in accordance with BS5837 and are detailed in the Tree Schedule located in Appendix A of this report. Where ground constraints have, or are

likely to have, had an effect on tree root development, for example, where level changes or changes in rooting medium eg heavily compacted ground, areas of hard standing etc, have influenced tree root growth, the RPA is unlikely to follow an exact circle and will probably be more elliptical in shape.

4.14 Detailed analysis of the ground conditions has not been carried out, however a visual assessment concluded that the trees are generally growing in undeveloped grassed areas, with some in proximity to fences and other structures.

4.15 Tree root systems are typically concentrated within the uppermost 600mm of the soil, although it may be deeper within the dense mass of roots and soil closer to the base of the tree. The development of the root system is influenced by the availability of water, nutrients, oxygen and soil penetrability i.e. how compacted the ground is and therefore the root spread does not generally show the symmetry seen in the branch system. The root systems of all trees are expected to have been affected by their growing environment

4.16 The footprint of the proposed construction work does not encroach within the RPA of any retained trees.

5 Arboricultural Impact Assessment

5.1 This section considers the implications that the proposed development may have upon the existing trees within and adjacent to the site and provides advice on solutions to any issues to ensure the retained trees are safeguarded.

5.2 6 individual trees require removal to facilitate the development with 12 being retained.

5.3 7 groups of trees can be retained in full and 3 groups of trees can be partially retained. 10 groups of trees require full removal.

5.4 The trees to be removed are detailed in the following table:

Table 1: Trees Requiring Removal

Ref No.	Species	Category	Location	Notes
G3	Hawthorn	C2	Mature Hawthorn hedge along the northern boundary	Partial removal of 40%
T8	Goat Willow	B2	Located within the hedge (G3) along the northern boundary	
T9	Goat Willow	B2	Located within the hedge (G3) along the northern boundary	
G4	Silver Birch, Acer, Hawthorn, Alder	B2	Off site, close to the roundabout	Partial removal of less than 10% where the access from the existing roundabout is to be widened
G5	Hawthorn	C2	Row of Hawthorn trees continuing from G6 on the northern boundary	
T15	Goat Willow	B2	Pair of trees adjacent to the footpath on the northern boundary	
T16	Sycamore	B2	3 trees close together along the northern boundary	
T17	Hawthorn	B2	Adjacent to the northern boundary	
T18	Hawthorn	B2	Adjacent to the northern boundary	

Ref No.	Species	Category	Location	Notes
G8	Hawthorn	B2	Row of 4 mature Hawthorn along the northern boundary	
G9	Hawthorn	C2	Row of Hawthorn trees continuing from G8 on the northern boundary	
G13	Hawthorn & Ash	C2	North east of the site	
G14, G15, G16	Hawthorn & Ash	C2	East of the site	
G17	Hawthorn, Ash and Silver Birch	C2	East of the site	
G18	Hawthorn & Ash	C2	South east of the site	
G19	Hawthorn, Ash, Silver Birch	C2	South east boundary	5 sporadic individual groups - 1 group of 2 trees requires removal.
G20	Goat Willow	C2	South of the site	

5.5 Trees T15-T18 and G8 all require removal due to the drainage strategy and the need to create above ground SuDS features.

5.6 As the trees are not covered by a TPO, no application is required to carry out tree works and there is no legal impediment to the tree being removed or works carried out to trees by the land owner. Any trees not within ownership of the application site must be granted permission before any tree works are carried out to them.

- 5.7 Due to the sloping topography of the site, there is a need to introduce a retaining wall to the rear garden boundary of plots 12-14 close to the southern boundary of the site. There are 4 existing trees (T1-T4) along this boundary, 3 within the application site and 1 located just outside. The developer is obliged to protect the off site tree from damage as this is not within their ownership, but they also wish to protect the 3 trees within the site to ensure they are retained as part of the final development.
- 5.8 The construction of the retaining wall has the potential to have a detrimental impact on the trees if the works encroach within their Root Protection Area. Therefore, in consultation with the Architect and Structural Engineers, the layout has been adjusted to ensure the new retaining wall is located outside of the RPA of tree T1-T4 in order to prevent any damage occurring to their roots.
- 5.9 There is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity of the site. Landscape proposals for the development have been prepared which include the planting of a number of native individual trees.
- 5.10 Prior to the removal of any trees, the contractor and/or tree surgeon appointed to carry out the works must ensure any necessary regulations and/or felling licences in accordance with BS5837 are complied with and in place.

6 Tree Protection Method Statement

- 6.1 This section describes in detail the specific measures that should be implemented to protect the trees to be retained from harm during the construction process. A full tree protection method statement is included in Appendix C.

Protective Fencing

- 6.2 The existing trees within or in proximity to the application boundary which are to be retained should be protected from damage during construction operations by fencing them off from machinery circulation routes and material storage areas. The distance from the trees to the construction activity is such that damage could occur and therefore construction vehicles should be prevented from unwittingly travelling too close to the trees and causing damage to overhanging branches or compaction of the root zone.
- 6.3 Protective fencing as detailed in Appendix C of this report should be erected in front of the line of trees as demonstrated on the Tree Protection Plan, prior to the commencement of work to form a construction exclusion zone to prevent the storage of materials within the landscaping areas.
- 6.4 Where temporary construction access is needed for works within the area fenced off, in accordance with BS5837:2012, this should be facilitated by a set-back in the alignment of the tree protection barrier. The fencing should be moved back to its original location following completion of surfacing in this area, as shown on the Tree Protection Plan in order to protect the trees throughout the remainder of the construction process. In these areas, suitable existing hard surfacing should be retained to act as temporary ground protection during construction, rather than being removed during demolition.
- 6.5 Where the set back of the protective fencing would expose unmade ground to construction damage or compaction, new temporary ground protection should be installed prior to working on site.

Avoiding physical damage to the roots during construction

- 6.6 A number of planned operations detailed in this section have the potential to impact roots, such as constructing new surfacing and excavating foundations. To avoid damage

to roots, existing ground levels should be retained within the RPA, and topsoil should be retained in-situ in this area. Limited manual excavation may be acceptable provided it is carried out using hand-held tools only and preferably by compressed air soil displacement (Air Spade).

- 6.7 If any roots are encountered they should not be damaged and any exposed should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Wrapping should be removed prior to backfilling.
- 6.8 Roots smaller than 25mm diameter may be pruned back, making a clean cut with a sharp tool (secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm diameter or more should be severed only following consultation with an arboriculturist, as such roots may be essential to the tree's health and stability.
- 6.9 Prior to backfilling, retained roots should be surrounded by topsoil or compacted sharp sand (not builders' sand due to its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other suitable material is replaced. The material should be free of foreign objects that have the potential to cause injury to the roots.

Tree Pruning

- 6.10 The working and access space needed for the construction of the proposed development and resurfacing works may require "access facilitation pruning" carried out to some of the trees in closer proximity to the works to prevent injurious contact between construction plant and the tree canopy. A one-off tree pruning operation, which is directly necessary to provide access for operations on site, is acceptable in accordance with BS5837 as long as "the nature and effects of the pruning are without significant adverse impact on the tree physiology or amenity value".

6.11 As the trees are not covered by a TPO no application is required to carry out work to them. Any trees not within ownership of the application site must be granted permission before any tree works are carried out to them.

6.12 All proposed tree works should be undertaken prior to the commencement of construction activities. Trees on site which have been identified to have their crowns lifted and/or access facilitation/ formative pruning must be carried in accordance with BS3998 British Standard Tree Work - Recommendations 2010 by a competent tree surgeon to the following specification:

- Where practicable, pruning should be restricted to healthy, small diameter parts of the tree to minimise the size of resultant wounds and enable these to be occluded.
- Crown lifts should include complete removal of the lowest primary branches and thereafter secondary and tertiary branches (not exceeding 50mm diameter cuts). When pruning branches back to the main stem or fork, the branch will be removed in small sections using the step cut method leaving a small stub before carrying out the final cut. Crown lifting should preferably not result in the removal of more than 15% of the live crown height, and the remaining live crown should make up at least two-thirds of the height of the tree.
- Formative pruning to branches 20mm and less in diameter to be pruned cleanly back to its point of origin, avoiding damaging the bark of the tree and ensuring the canopy maintains a natural shape. Growth greater than 20mm is to be cut back to avoid damage to the branch bark ridge and collar if applicable. All pruning carried out using a sharp handsaw or secateurs. On no account will a chainsaw be used in this operation. All shoots will be removed back to, but not into the branch collar leaving no projections or exaggerating the size of the wound.

Construction of New Surfacing

6.13 BS5837 contains Design Recommendations (7.4.2) where hard surfacing is proposed within the RPA of existing trees.

6.14 In accordance with BS5837, the part of a tree most susceptible to damage is the root system and therefore no excavations should be carried out with machinery which could damage or sever major roots. Damage can also be caused to the roots by building up material to raise existing levels within the RPA.

6.15 New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

6.16 Edge supports such as new kerbs within an RPA can damage tree roots where there is a need to excavate. This should be avoided by use of alternative methods of edge support including above ground non-invasive solutions.

6.17 Whilst it is unknown if any roots will actually be encountered, care must be taken when constructing the new surfacing within the RPA of existing trees to be retained. All work should be carried out by hand and not with machinery which could cause damage to the roots by severing them or compacting them. Any roots encountered should not be damaged and any exposed should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes, until the new surfacing is constructed.

Installation of New Fencing

6.18 To ensure the existing trees are not damaged during the installation of any new fencing or knee rail, the following procedures are to be strictly adhered to:

- The dashed line around each tree indicates the Root Protection Area (RPA) as calculated within the Tree Survey Report and shown on the Tree Protection plan.

- Prior to commencing any work on site, Heras type fencing is to be installed as per the detail appended to this report to separate the trees from the work
- No excavations using machinery is permitted
- Holes for fence posts are to be carefully dug by hand avoiding damage any roots which may be encountered
- No storage of materials or mixing of cement is to take place within RPA around each tree and should be done well away from the trees
- No machinery or vehicles to travel within the RPA around each tree
- Holes excavated for fence posts to be lined with polythene prior to pouring concrete to prevent cement coming into contact with any tree roots which may be present
- Extreme care to be taken when installing fence posts and panels to prevent damage to trunk or branches of the trees

Construction of Foundations

6.19 BS5837 contains Special Engineering for Foundations within the RPA (7.5) where structures are proposed within the RPA of existing trees.

6.20 The footprint of the proposed new buildings does not extend within the RPA of any of the existing trees to be retained, therefore no special foundations are required.

Construction of Retaining Walls

6.21 Due to the sloping topography of the site, there is a need to introduce a retaining wall to the rear garden boundary of plots 12-14 close to the southern boundary of the site. There are 4 existing trees (T1-T4) along this boundary, 3 within the application site and 1 located just outside. The developer is obliged to protect the off site tree from damage as this is not within their ownership, but they also wish to protect the 3 trees within the site to ensure they are retained as part of the final development.

- 6.22 The construction of the retaining wall has the potential to have a detrimental impact on the trees if the works encroach within their Root Protection Area. Therefore, in consultation with the Architect and Structural Engineers, the layout has been adjusted to ensure the new retaining wall is located outside of the RPA of tree T1-T4 in order to prevent any damage occurring to their roots.
- 6.23 The retaining wall is proposed to be approximately 1.0m in height and is required in order for levels of the rear gardens to plot 12-14 to be lowered, thus maintaining the existing ground levels along the southern site boundary within the RPA of tree T1-T4 at the higher level.
- 6.24 As long as construction machinery is positioned outside the RPA and there is no excavation works which encroach within the RPA, the trees will be protected from detrimental damage.
- 6.25 Protective fencing must be erected along the extent of the RPA to separate the construction works from the exclusion zone around the trees prior to works commencing.

7 Conclusions

7.1 The proposal is for the construction of a new residential development of 2, 3 and 4 bedroom homes, including parking, landscaping and associated works.

- The report includes a survey of 18 individual trees and 20 groups of trees, the majority located within the red line boundary and a small number just beyond the boundary of the site.
- The site comes under the planning jurisdiction of Barnsley Metropolitan Borough Council. The council online mapping confirms there are no trees on site that are protected by a Tree Preservation Order and that the site is not within a Conservation Area.
- In accordance with BS5857 cascade chart for tree quality assessment, the 18 individual trees have been categorised as follows: 17 trees as B2 “trees of moderate quality”; 1 as C2 - “tree of low quality”.
- The 20 groups of trees have been categorised as follows: 5 as B2 “trees of moderate quality”; 15 as C2 - “trees of low quality”.
- The new layout and drainage strategy require the removal of 6 individual trees with 12 trees being retained. 7 groups of trees can be retained in full, 3 require partial removal and 10 require entire removal.
- Recommendations have been made within the report to safeguard the retained trees and protect them from any damage from construction work including erection of protective fencing to separate from the construction activities.
- There is an opportunity to introduce new tree planting to increase the diversity of tree species in the area and increase the biodiversity net gain of the site. Landscape proposals for the development have been prepared which include the extensive planting of new trees.

- 7.2 As long as the recommendations within this report are fully adhered to and replacement tree planting is included within the application boundary for the proposed new development, the impact of the development can be minimised.

Appendix A - Schedule of Trees

Site: Cudworth

Date: 29th April 2025

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
G1	Crataegus monogyna (Hawthorn) Salix sp (Willow) Sambucus nigra (Elder)	4-6	75-100	2.0	2.0	2.0	2.0	0	EM	Fair. Belt of trees forming a hedge with brambles and broom with some buddleja. A group of young healthy trees with the potential to achieve a higher category in maturity.	20+	C2	5	1.20
T1	Acer pseudoplatanus (Sycamore)	12	300	3.5	3.5	3.5	3.5	1	EM	Good. 2 trees close together.	20+	B2	41	3.60
T2	Acer pseudoplatanus (Sycamore)	12	300	3.5	3.5	3.5	3.5	1	EM	Good. 2 trees close together.	20+	B2	41	3.60
T3	Acer pseudoplatanus (Sycamore)	8	Multi	3.0	3.0	3.0	3.0	1.5	EM	Fair. Leaning east. 1 x 200mm and 1 x 150mm stems.	20	C2	28	3.00
T4	Acer pseudoplatanus (Sycamore)	14	Multi	4.5	4.5	4.5	4.5	3	M	Good. Forks into multiple trunks: 1 x 300mm; 1 x 275mm; 2 x 250mm stems	20+	B2	113	6.01
G2	Salix caprea (Goat Willow)	8-9	125	2.0	2.0	2.0	2.0	0.5	EM	Fair. Group of 6 trees within a hedgerow of hawthorn. A group of young healthy trees with the potential to achieve a higher category in maturity.	20+	C2	7	1.50
T5	Salix caprea (Goat Willow)	7	200	3.0	3.0	3.0	3.0	0	EM	Good. Planted on embankment beyond site boundary.	20+	B2	18	2.40
T6	Salix caprea (Goat Willow)	7	200	3.0	3.0	3.0	3.0	0	EM	Good. Planted on embankment beyond site boundary.	20+	B2	18	2.40

Site: Cudworth

Date: 29th April 2025

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
G3	Crataegus monogyna (Hawthorn)	2	75-100	1.0	1.0	1.0	1.0	0	SM	Good. 167m of young/semi mature hawthorn hedge along boundary. Some plants still in rabbit spirals.	20	C2	5	1.20
T7	Salix caprea (Goat Willow)	5	100-150	2.5	2.5	2.5	2.5	0.3	EM	Good. Located within the hedge.	20+	B2	10	1.80
T8	Salix caprea (Goat Willow)	5	100-150	2.5	2.5	2.5	2.5	0.3	EM	Good. Located within the hedge.	20+	B2	10	1.80
T9	Salix caprea (Goat Willow)	5	100-150	2.5	2.5	2.5	2.5	0.3	EM	Good. Located within the hedge.	20+	B2	10	1.80
T10	Salix caprea (Goat Willow)	7	200	3.0	3.0	3.0	3.0	0	EM	Good. Planted on embankment beyond site boundary.	20+	B2	18	2.40
T11	Salix caprea (Goat Willow)	7	250	3.0	3.0	3.0	3.0	1	EM	Good. Located within hedge.	20+	B2	28	3.00
T12	Salix caprea (Goat Willow)	7	250	3.0	3.0	3.0	3.0	1	EM	Good. 2 trees close together forming one canopy located within hedge.	20+	B2	28	3.00
T13	Salix caprea (Goat Willow)	7	250	3.0	3.0	3.0	3.0	1	EM	Good. Located within hedge.	20+	B2	28	3.00

Site: Cudworth

Date: 29th April 2025

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
T14	Salix caprea (Goat Willow)	7	250	3.0	3.0	3.0	3.0	1	EM	Good. Located within hedge.	20+	B2	28	3.00
G4	Betula pendula (Silver Birch) Acer campestre (Field Maple) Crataegus monogyna (Hawthorn) Alnus glutinosa (Alder)	4-7	75-150	2.0	2.0	2.0	2.0	1	SM	Good. Group of trees off site near the roundabout	20+	B2	7	1.50
G5	Crataegus monogyna (Hawthorn)	3	150	2.0	2.0	2.0	2.0	0.5	M	Fair. Row of hawthorn trees alongside the public footpath. Entire removal of group required.	20	C2	10	1.80
G6	Crataegus monogyna (Hawthorn) Salix caprea (Goat Willow) Corylus avellana (Hazel)	3	75+	1.5	1.5	1.5	1.5	0	SM	Good. Located beyond timber rail fence adjacent to tarmac footpath.	20	C2	3	0.90
T15	Salix caprea (Goat Willow)	7	200	3.0	3.0	3.0	3.0	1	EM	Good. Pair of trees adjacent to footpath.	20+	B2	18	2.40
G7	Populus sp (Poplar)	16	300-500	2.0	2.0	2.0	2.0	0	M	Good. Row of 17 large poplar trees adjacent to footpath.	20+	B2	113	6.00
T16	Acer pseudoplatanus (Sycamore)	10	Multi	5.0	5.0	5.0	5.0	2	OM	Fair. Old specimen. Forks into 14 trunks. Probably 3 trees close together. Deadwood, sawn off branches.	20+	B2	249	8.90
T17	Crataegus monogyna (Hawthorn)	5	Multi	3.0	3.0	3.0	3.0	0.5	M	Good. Forks into 3 x 100mm stems	20+	B2	14	2.08

Site: Cudworth

Date: 29th April 2025

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
T18	Crataegus monogyna (Hawthorn)	5	Multi	3.0	3.0	3.0	3.0	0.5	M	Good. Forks into 3 x 100mm stems	20+	B2	14	2.08
G8	Crataegus monogyna (Hawthorn)	6	175-225	2.0	2.0	2.0	2.0	0	M	Good. Row of mature 4no. hawthorn.	20+	B2	23	2.70
G9	Crataegus monogyna (Hawthorn)	7	75-100	2.0	2.0	2.0	2.0	0	SM	Fair. Continuation of G8 into younger specimens. Row of hawthorn possibly planted as a hedgerow. Entire removal of group required.	20	C2	5	1.20
G10	Populus sp (Poplar)	16	650- 850- 1000	3.5	3.5	3.5	3.5	2.5	M	Good. Row of 5 large poplars including 2 very large multi stems	20+	B2	578	13.56
G11	Crataegus monogyna (Hawthorn) Acer pseudoplatanus (Sycamore)	6	75-100	2.0	2.0	2.0	2.0	0	SM	Fair. Group of trees adjacent to the footway.	20	C2	5	1.20
G12	Crataegus monogyna (Hawthorn) Pinus sp (Pine) Acer pseudoplatanus (Sycamore) Salix caprea (Goat Willow) Corylus avellana (Hazel) Fraxinus excelsior (Ash) Quercus robur (Oak) Betula pendula (Silver Birch) Sorbus aucuparia (Rowan)	6-10	75-300	3.0	3.0	3.0	3.0	0	SM-M	Fair. Large block of woodland with native trees of varying ages. Appears to have been planted in rows at 1.5-2.0m centres, some trees still have timber support stakes and tubex rabbit guards.	20+	B2	41	3.60

Site: Cudworth

Date: 29th April 2025

Weather: Dry, Sunny

Ref	Species	Height (m)	Stem Diameter (mm)	Branch spread (m)				Height crown clearance (m)	Age class	Condition & Comments	Years left	Category grading	RPA (m²)	RPA radius
				N	E	S	W							
G13	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash)	4-6	75-100	1.5	1.5	1.5	1.5	0	YNG-SM	Fair. Block of young to semi-mature, self-set, regenerating trees. Predominantly hawthorn with some ash. Grass/herb understory with some brambles and wildflowers. Entire removal of group required.	20+	C2	5	1.20
G14	Crataegus monogyna (Hawthorn)	6	75-100	2.0	2.0	2.0	2.0	0	SM	Fair. Row of hawthorn possibly planted as a hedgerow. Entire removal of group required.	20	C2	5	1.20
G15	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash)	4-6	75-100	2.0	2.0	2.0	2.0	0	YNG-SM	Fair. Sporadic individual, self set/regenerating trees, predominantly hawthorn with some ash. Grass/herb understory with some brambles and wildflowers. Entire removal of group required.	20+	C2	5	1.20
G16	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash)	4-6	100-125	2.0	2.0	2.0	2.0	0	SM	Fair. Block of young and semi-mature, self-set, regenerating trees. Predominantly hawthorn with some ash. Grass/herb understory with some brambles and wildflowers. Entire removal of group required.	20+	C2	7	1.50
G17	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash) Betula pendula (Silver birch)	5-7	100	2.0	2.0	2.0	2.0	0	YNG-SM	Fair. Sporadic individual, self set/regenerating trees, predominantly hawthorn with some ash and silver birch. Grass/herb understory with some brambles and wildflowers. Entire removal of group required.	20+	C2	5	1.20
G18	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash)	4-6	100-125	2.0	2.0	2.0	2.0	0	SM	Fair. Block of young and semi-mature, self-set, regenerating trees. Predominantly hawthorn with some ash. Grass/herb understory with some brambles and wildflowers. Entire removal of group required.	20+	C2	7	1.50
G19	Crataegus monogyna (Hawthorn) Fraxinus excelsior (Ash) Betula pendula (Silver birch)	4-7	100-150	2.0	2.0	2.0	2.0	0	SM	Fair. 5 individual groups of sporadic self set/regenerating trees located along the southern boundary close to the garden boundary fencing, predominantly hawthorn with some ash and silver birch. Grass/herb understory with some brambles and wildflowers. 1 group of 2 trees requires removal, the rest can be retained.	20+	C2	10	1.80
G20	Salix caprea (Goat willow)	4-6	75-100	1.5	1.5	1.5	1.5	0	YNG-SM	Fair. Block of young to semi-mature, self-set, regenerating trees. Grass/herb understory with some brambles and wildflowers. Entire removal of group required.	20+	C2	5	1.20

Appendix B - Tree Survey Plan & Tree Protection Plan



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Notes:

Key to Tree Survey Plan

The RPA (Root Protection Area) is the zone in which the root system is believed to be concentrated, has been calculated for each tree within the site boundary. The results can be found with the Tree Report.

This drawing is based on:

- Topographical Survey, Job No. 510472 by Haycock & Todd, dated January 2024
- A23104-SASA-Z0-Z0-DR-A-91150_Proposed Site Plan, J Southgate & Sarabia Architects, dated 8th May 2026
- Site visit by Encon Associates, 29.04.2025

T1

Category A

T1

Category B

T1

Category C

T1

Category U

T1

RPA shown as a dashed circle around each tree

12.05.26 Updated in line with latest redline		MJB	LB	
24.04.26 Updated in line with latest proposals		MJB	LB	
04.08.25 Updated in line with latest proposals		MJB	GM	
Rev	Date	Description	Drawn	Checked
Client				
Fenwood Estates Limited				
Project				
Proposed Residential Development				
Cudworth Parkway				
Cudworth, Barnsley				
Title				
Tree Survey Plan				
Area 1 - Sheet 1 of 2				
Drawing Status				
FOR PLANNING APPROVAL				
Drawn		MB	Checked	LB
Date		29.04.25	Scale (A1)	1:250
		10 Chapel Lane Arnold Nottingham NG5 7DR		
E: enquiries@enconassociates.co.uk		W: www.enconassociates.co.uk		
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Job Number		Drawing Number		Rev
A5956		01		C



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Notes:

Key to Tree Survey Plan

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- Site visit by Encon Associates, 29.04.2025

T1

Category A

T1

Category B

T1

Category C

T1

Category U

T1

RPA shown as a dashed circle around each tree

C 12.05.26 Updated in line with latest redline MJB LB
B 24.04.26 Updated in line with latest proposals MJB LB
A 04.08.25 Updated in line with latest proposals MJB GM

Rev	Date	Description	Drawn	Checked
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Client
Fenwood Estates Limited

Project
Proposed Residential Development
Cudworth Parkway
Cudworth, Barnsley

Title
Tree Survey Plan
Area 2 - Sheet 2 of 2

Drawing Status
FOR PLANNING APPROVAL

Drawn	MB	Checked	LB
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Date	29.04.25	Scale (A1)	1:250
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A5956	02	C



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Notes:

Key to Tree Survey Plan

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- Site visit by Encon Associates, 29.04.2025

Category A

Category B

Category C

Category U

RPA shown as a dashed circle around each tree.

C	12.05.26	Updated in line with new drainage and redline	MJB	LB
B	24.04.26	Updated in line with latest proposals	MJB	LB
A	04.08.25	Updated in line with latest proposals	MJB	GM

Rev	Date	Description	Drawn	Checked
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Client
Fenwood Estates Limited

Project
Proposed Residential Development
Cudworth Parkway
Cudworth, Barnsley

Title
Tree Constraints Plan
Area 1 - Sheet 1 of 2

Drawing Status
FOR PLANNING APPROVAL

Drawn	MB	Checked	LB
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Date	29.04.25	Scale (A1)	1:250
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A5956	03	C



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Notes:

Key to Tree Survey Plan

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 - Site visit by Encon Associates, 29.04.2025

T1

Category A

T1

Category B

T1

Category C

T1

Category U

T1

RPA shown as a dashed circle around each tree.

C	12.05.26	Updated in line with new drainage and redline	MJB	LB
B	24.04.26	Updated in line with latest proposals	MJB	LB
A	04.08.25	Updated in line with latest proposals	MJB	GM

Rev	Date	Description	Drawn	Checked
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Client
Fenwood Estates Limited

Project
Proposed Residential Development
Cudworth Parkway
Cudworth, Barnsley

Title
Tree Constraints Plan
Area 2 - Sheet 2 of 2

Drawing Status
FOR PLANNING APPROVAL

Drawn	MB	Checked	LB
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Date	29.04.25	Scale (A1)	1:250
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associates
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Arnold
Nottingham
NG5 7DR
T: 0115 987 55 99 E: enquiries@enconassociates.co.uk W: www.enconassociates.co.uk

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A5956	04	C



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Notes:

Key to Tree Survey Plan

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 - Site visit by Encon Associates, 29.04.2025

Category A

Category B

Category C

Category U

RPA shown as a dashed circle around each tree.

Trees to be removed shown dashed with red circle

Tree Protection Fencing as per BS5837:2012 Fig 2

C	12.05.26	Updated in line with new drainage and redline	MJB	LB
B	24.04.26	Updated in line with latest proposals	MJB	LB
A	04.08.25	Updated in line with latest proposals	MJB	GM

Rev	Date	Description	Drawn	Checked
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Client

Fenwood Estates Limited

Project

Proposed Residential Development
Cudworth Parkway
Cudworth, Barnsley

Title

Tree Protection Plan
Area 1 - Sheet 1 of 2

Drawing Status

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Drawn	MB	Checked	LB
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Arnold
Nottingham
NG5 7DR

T: 0115 987 55 99 E: enquiries@enconassociates.co.uk W: www.enconassociates.co.uk

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A5956	05	C



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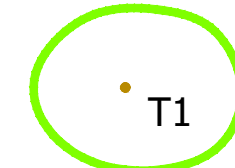
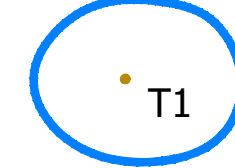
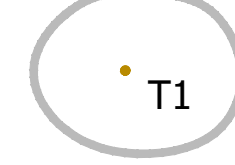
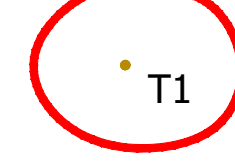
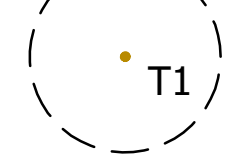
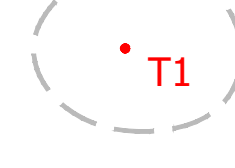
Notes:

Key to Tree Survey Plan

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- A23104-SASA-Z0-Z0-DR-A-91150, Proposed Site Plan, I Southgate & Sarabia Architects, dated 8th May 2026
- Site visit by Encon Associates, 29.04.2025

-  **Category A**
-  **Category B**
-  **Category C**
-  **Category U**
-  **RPA shown as a dashed circle around each tree.**
-  **Trees to be removed shown dashed with red circle**

C	12.05.26	Updated in line with new drainage and redline	MJB	LB
B	24.04.26	Updated in line with latest proposals	MJB	LB
A	04.08.25	Updated in line with latest proposals	MJB	GM

Rev	Date	Description	Drawn	Checked
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Client
Fenwood Estates Limited

Project
Proposed Residential Development
Cudworth Parkway
Cudworth, Barnsley

Title
Tree Protection Plan
Area 2 - Sheet 2 of 2

Drawing Status
FOR PLANNING APPROVAL

Drawn	MB	Checked	LB
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Date	29.04.25	Scale (A1)	1:250
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Arnold
Nottingham
NG5 7DR
T: 0115 987 55 99 E: enquiries@enconassociates.co.uk W: www.enconassociates.co.uk

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Job Number	Drawing Number	Rev
A5956	06	C

Appendix C - Method Statement for Tree Protection

The following Arboricultural Method Statement should be followed by the contractor:

1.0 Root Protection Area (RPA)

The RPA required by the current edition of BS 5837:2012 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level, adjusted where necessary to account for actual rooting patterns on site. The RPAs are to be afforded protection at all times and will be protected by fencing barriers. No works will be undertaken within any RPA that causes compaction to the soil or severance of tree roots.

2.0 Protective Fencing

A protective fence should be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site, any construction work starts or any stripping of soil commences. The barrier needs to have signs attached stating that this is a Tree Protection Area and that no works are permitted within the barrier. The barrier may only be removed following completion of all construction works.

2.1 The fence is required to be sited in accordance with the TCP. The fence must ideally be constructed as per figure 2 in BS 5837:2012 (see detail at the end of this section) and be fit for the purpose of excluding any construction activity. The construction on site should be excluded from the RPA with 'Heras' type Fencing construction, along with a formal briefing of any work person by the site manager with regards to the contents of this method statement.

3.0 Precautions in respect of Temporary Works

If temporary access is required to an RPA then access may only be gained after consultation with the Local Planning Authority and following placement of materials such as geo-textile fabrics that will spread the weight of any vehicular load and prevent compaction to the soil. For pedestrian movements within any RPA then a single thickness scaffold board on top of a compressible layer laid onto a geotextile fabric may be acceptable. Otherwise, there should be no access within the RPA at any time during the contract.

4.0 Access Details

There is no requirement for any special measures related to the retained trees if access for all construction vehicles is kept away from the trees to be retained and stay outside of the RPA.

5.0 Contractors Car Parking

This is likely to be within the existing car park area onsite. The area designated for parking needs to be away from the area around the trees to be retained.

6.0 Site Huts and Toilets

The area designated for site accommodation needs to be away from the area around the trees to be retained.

7.0 Storage Space

The storage of materials should ideally be on existing hard standing away from existing trees. The contractor should not store any materials on site within the RPA of an existing tree.

8.0 Additional Precautions

No storage of materials or lighting of fires should take place within the RPA. No mixing or storage of materials should take place up a slope where they may leak into an RPA.

8.1 No fires to be lit within 20 metres of any tree stem and the fire size and wind direction should be taken into account so that, no flames come within 5.0m of any foliage.

8.2 No high-sided vehicles or cranes should access the site close to any trees to be retained and should not come into contact with any branches or travel within the RPA

8.3 No notice boards, cables or other services to be attached to any tree.

8.4 Materials which may contaminate the soil should not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminates to run towards a tree root area.

9.0 Site Gradients

No alterations of soil levels to take place within the RPA of the protected trees

10.0 Demolition Works

No demolition works to take place with the RPA of the protected trees

11.0 Soft landscaping

Refer to the landscaping scheme for detail on soft landscaping.

12.0 Use of Herbicides

No herbicide use is predicted, however if used, it should be done so in strict accordance with the manufacturer's instructions and contact with any tree foliage should be avoided.

13.0 On Site Monitoring Regime

All operations to be monitored by the main contractor. The site manager shall contact the appointed specialist if there is a breach of the RPA and tree protection measures. The appointed specialist shall recommend an action plan to incorporate mitigation measures where necessary.

14.0 Remedial Tree Works

The recommended tree works should be undertaken prior to the commencement of construction activities. All tree works are to be carried out in accordance with BS 3998 British Standard Tree Work - Recommendations 2010. Permission must be granted by the local authority prior to working on any tree protected by a Tree Preservation Order. Failure to do so may result in prosecution.

14.1 In order to prevent the disturbance of nesting birds, any vegetation clearance, tree works or felling should be carried out outside of the bird nesting season (typically March to August). If this is not possible, and vegetation to be removed should be searched by an ecologist for the presence of active nests immediately prior to clearance. If any active nest are found, these should be retained in-situ until the nestlings have fledged.

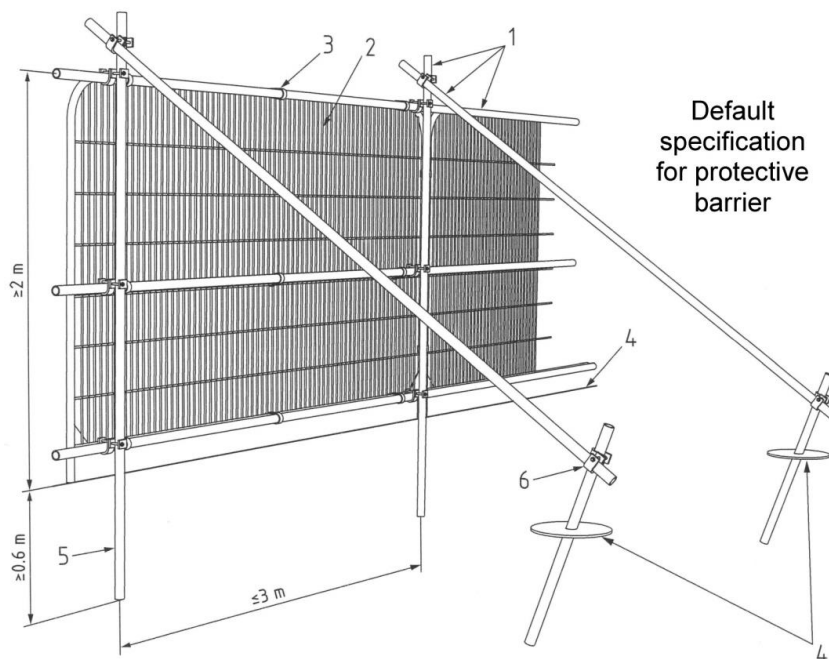
15.0 Responsibilities

It will be the responsibility of the main contractor to ensure that planning conditions are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site and ensure any necessary licences are in place prior to any felling and all necessary all relevant regulations are adhered.

15.1 The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site.

15.2 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site.

15.3 Protective fencing should be erected around all trees to be retained as per the following specification:



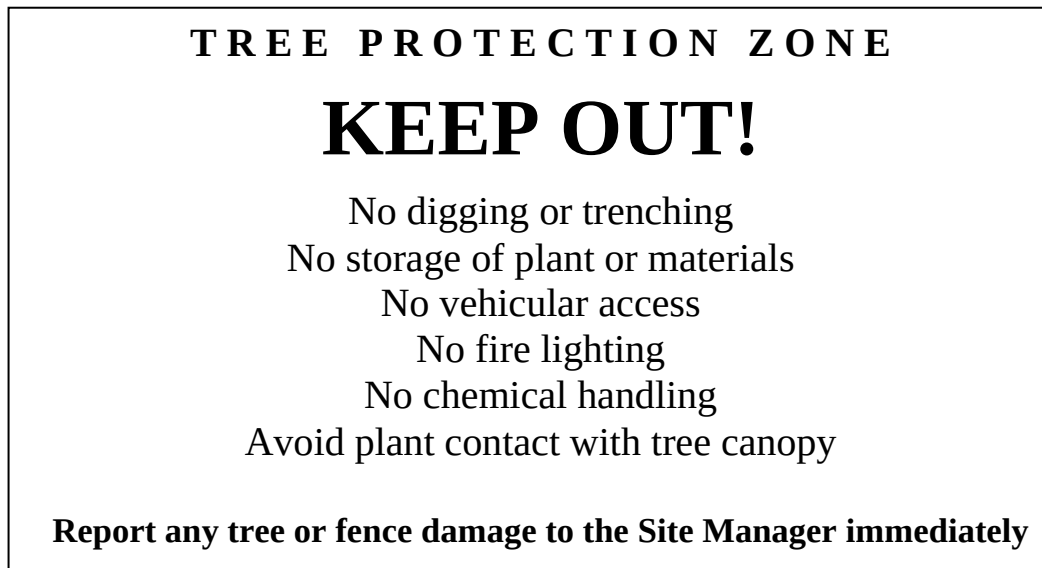
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

15.4 Where protective fencing is located in areas of hard standing, weighted fencing feet should be used to secure the panels and supporting scaffold poles.

15.5 Signs, in accordance with the following example, should be displayed to inform all personnel where the tree protection areas are and to warn them not to enter.

Example of "Keep Out" Sign:



Appendix D - Photographic Record



Photo 1 - View of G1



Photo 2 - View of T1-T2



Photo 3 - View of T3



Photo 4 - View of T4



Photo 5 - View of G2



Photo 6 - View of G2



Photo 7 - View of T5-T6



Photo 8 - View of G3



Photo 9 - View of T7



Photo 10 - View of T8



Photo 11 - View of G3



Photo 12 - View of T11-T14



Photo 13 - View of G4



Photo 14 - View of G5



Photo 15 - View of G6



Photo 16 - View of G6 to the left & T15 to the right



Photo 17 - View of G7



Photo 18 - View of G7



Photo 19 - View of T16 with T17 behind



Photo 20 - View of T16



Photo 21 - View of T18



Photo 22 - View of G8



Photo 23 - View of G9



Photo 24 - View of G10



Photo 25 - View of G10



Photo 26 - View of G10



Photo 27 - View of G11



Photo 28 - View of the edge of G12



Photo 29 - View of G13



Photo 30 - View of G14



Photo 31 - View of G15



Photo 32 - View of G16



Photo 33 - View of G17



Photo 34 - View of G18



Photo 35 - View of G19



Photo 36 - View of 20

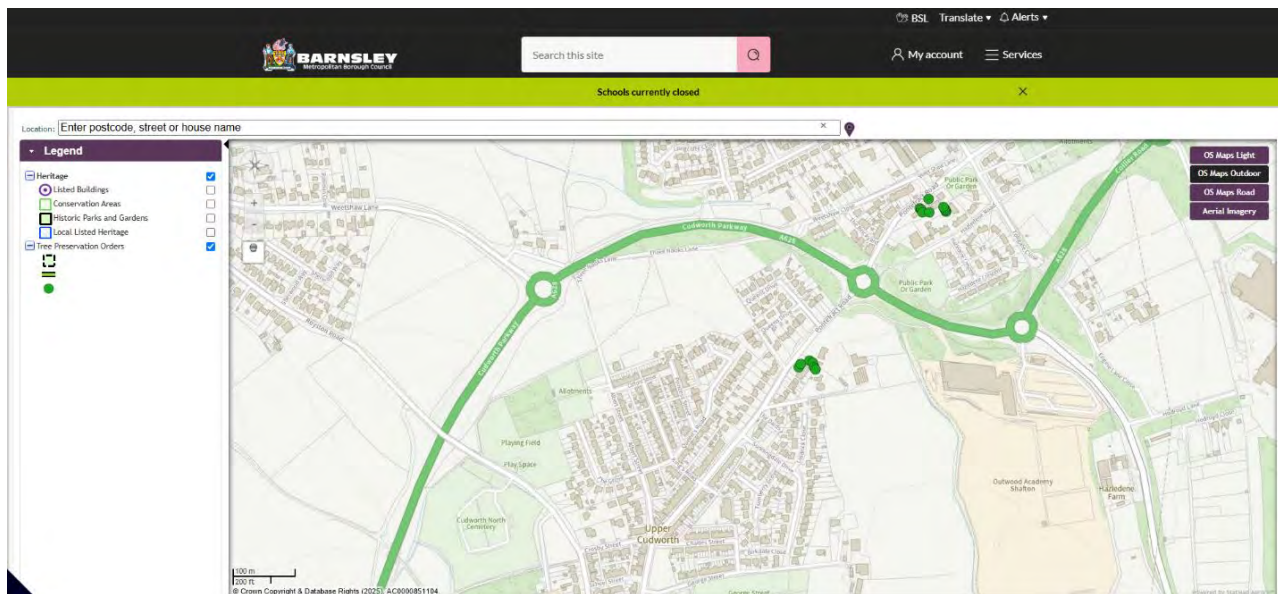


Photo 37 - View of T19

Appendix E - Tree Preservation Order & Conservation Area



Tree Preservation Orders



Conservation Areas

