

ENVIRONMENT

Premier Group Ltd
Former Wombwell School
Gypsy Lane
Wombwell

Arboricultural Impact Assessment

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Lundhill Road
Wombwell

Arboricultural Impact Assessment

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1. INTRODUCTION

Introduction and Background

- 1.1 This report contains an Arboricultural Impact Assessment in support of an application for development on the Former Wombwell School Site, Lundhill Road, Wombwell, S73 0RJ (hereafter referred to as 'the Site'). The plot surrounding this application Site is an active construction Site; centred on grid reference SE 4030 0244 and is located near the centre of the town of Wombwell. The land beyond the red line boundary is managed by a third party developer.
- 1.2 This report has been produced to provide supporting information for the proposed residential development of 6 dwellings on the land of the Former Wombwell School.
- 1.3 The proposed scheme is shown in the Tree Impact Plan (TIP) at **Appendix 2**.
- 1.4 A tree survey of the Site in accordance with BS5837:2012 was carried out 27th June 2024 by Ho Ming Mak (FdSc Arb), arboricultural consultant for BWB Ltd. The findings of the tree survey is detailed at **Appendix 3** of this report.
- 1.5 As part of this survey the relevant qualitative tree data was recorded in order to assess the condition of the existing trees, their constraints upon the prospective development and the necessary mitigation protection and construction specifications required to allow their retention as a sustainable and integral part of the completed development. Information is given on condition, age, size and indicative positioning of all the trees, both on and affecting the site. This is in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Objectives

- 1.6 The objectives of the report are to provide information and advice on potential conflicts between the existing trees on Site and the proposed development. The information contained in this assessment has been drawn from the current design layout; drawing ref: **Planning layout - 21.03.24** provided by Sten Architecture in March 2024.

Relevant Legislation and Policy

- 1.7 Town and Country Planning Act 1990

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

- 1.8 Nesting Birds Wildlife and Countryside Act 1981

All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl *Tyto alba*) are also listed

under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

1.9 National Planning Policy Framework 2021

Paragraph 131 of the National Planning Policy Framework states that local planning authorities have a statutory duty to ensure existing trees are retained wherever possible and opportunities are taken elsewhere in the development to incorporate new tree planting.

Trees Within the Site

- 1.10 Trees included within this survey comprised of one tree group and two individuals, details of which are included in the tree survey schedule at **Appendix 3** and the Tree Constraints Plan (TCP) at **Appendix 1**. These are summarised as follows:
- One tree group (**G1**) were classified as BS5837:2012 Category C or 'low quality'.
 - Two individual trees (**T2** and **T3**) were classified as BS5837:2012 Category C; 'low quality'.
- 1.11 A Tree Preservation Order (TPO) check was carried out through Barnsley Metropolitan Council's website on 28th June 2024 by BWB. There were no Tree Preservation Orders, Conservation Areas or other statutory designations identified for the Site at this time.

2. ARBORICULTURAL IMPACT ASSESSMENT

Introduction

- 2.1 The Arboricultural Impact Assessment will outline the potential impacts the development will have on the existing trees. Implications will be discussed in terms of necessary tree removals, below ground constraints and above ground constraints. Suitable remedial actions will be proposed where the development impacts significantly on tree stock. The assessment also highlights those existing trees and/or groups of tree that will require removal to facilitate the scheme.

Development Proposal

- 2.2 The proposal is for the residential development of the Site for the construction of 6 dwellings with associated access and open space provision.

Veteran trees

- 2.3 There are no Veteran and/ or ancient trees located within the proposed site red line boundary (RLB) from data collected at the time of the tree survey.

Trees to be Retained

- 2.4 There will be no trees to be retained for the proposed development.

Trees to be Removed

- 2.5 The removal of tree group **G1**, **T2** and **T3** on Site will be required to facilitate construction of the proposed development.
- 2.6 Tree group **G1** (which encompasses **T2** and **T3**) was historically identified as forming part of a woodland (tree survey data collected by Weddle Landscape Design back in December 2018 for Miller Homes Ltd). Miller Homes Ltd has removed approximately 70% of the woodland to facilitate their ongoing development on the wider Site. Tree group **G1** is therefore the approximately 30% remaining portion of the historical woodland strip. We understand that **G1** was to be retained as part of the associated planning consent; approved under Ref:2019/0089.
- 2.7 Mitigation for the identified tree removal can only be achieved through replacement tree planting. A replacement ratio must be agreed with the LPA following consultation and the alongside creation of a well considered landscape mitigation plan.
- 2.8 Due to the limitation of space within the RLB, offsite compensatory planting is expected to be required. We suggest a replacement ratio of 3:1; for every 1 tree removed, 3 trees should be replaced and integrated into the future site layout and/or off-site. Further details on the required compensatory planting can be found within the landscaping mitigation plan and biodiversity net gain (BNG) report associated with this proposal.

Below Ground Constraints

- 2.9 No below ground constraints have been identified after the removal of **G1**.

Above Ground Constraints

- 2.10 No above ground constraints have been identified for retained trees for the proposed development.

Construction Access and Activities

- 2.11 Construction access is expected to be from Gypsy lane and Lundhill Road on the eastern site boundary. Following removal of **G1**, it is not anticipated there will be any further arboricultural impact from construction access.

Post Development Pressures

- 2.12 The discussed impacts and mitigation methods have been provided to allow an acceptable relationship between the development and existing trees that will not cause future conflict and reduce future pressures on retained trees.
- 2.13 Subject to the implementation of recommendations laid out in this report and the associated landscaping plans, a net gain in quality tree cover throughout the RLB and beyond is proposed. Replacement species and specimens selected as suitable for the proposed scheme and prevailing site conditions will be integrated into the future layout.

APPENDICES

APPENDIX 1: Tree Constraints Plan



Key

- Trees Showing Canopy extents, category colour and tag number (with category).
- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups**
Shown as dashed centre/boundary line. Colour represents category (see above).
- BS 5837:2012 Root Protection Area**

Notes

Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
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Drawing Title			
Tree Constraints Plan			
Client			
Premier Group			
Site/Project			
Former Wombwell School, Gypsy Lane, Wombwell			
Scale/Sheet	Date		
1:250 - A0	05/07/2024		
Drawing No	Rev	Drawn By	Chkd By
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APPENDIX 2: Tree Impact Plan

APPENDIX 3: Tree Survey Schedule



No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				W	S	N	E									
Groups of Trees																
G1	Ash, Field maple, Wild cherry, Hawthorn, Hazel	SM	11	5	5	5	5	0	250*	G	F	20+	Most self-seeded species forming tree group, Tree canopy close to construction access road declining, No access to stem because of existing tree protection fencing in place.	Remove to facilitate development	C2	3
T2	Wild Cherry	SM	10	3.5	3.5	3.5	3.5	1	200*	G	G	20+	Stem diameter estimated due to lack of access. Self-set specimen in wider linear group	Remove to facilitate development	C2	2.4
T3	Wild Cherry	SM	10	3.5	3.5	3.5	3.5	1.5	250*	G	G	20+	Stem diameter estimated due to lack of access. Self-set specimen in wider linear group	Remove to facilitate development	C2	3
(* Estimate)																

Key

- No. – Tree/group reference number, to be recorded on tree survey plan where necessary.
- Species – Common Names.
- Age Class – Young (Y), Semi Mature (SM), Early Mature (EM), Mature (M), Over Mature (OM).
- Height – Overall height of tree in metres.
- Crown Spread – In meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
- Crown Clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
- Stem Diameter – In millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope of the tree base) or immediately above the roof flare for multi-stemmed trees. * Denotes estimated measurement where access to stem was restricted.
- Physiological Condition – e.g. Good (G), Fair (F), Poor (P) and Dead (D).
- Structural Condition – e.g. collapsing, the presence of decay and any physical defect.
- Estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
- Recommendations – Including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat. All tree work is based on current tree condition and the existing land use and will include work such as hazard abatement, encroachment pruning, thinning of groups/woods and good arboricultural practice.
- Retention Category (Sub Category) – U or A to C, to be recorded in plan on the tree survey plan where possible.
- RPA – Root Protection Area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, in sqm. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

APPENDIX 4: Classifications Description

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)				
Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
TREES UNSUITABLE FOR RETENTION				
<p>Category U 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</p>	<p>Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate or irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality.</p> <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>			<p>See Appendix 3</p>
TREES TO BE CONSIDERED FOR RETENTION				
<p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue).</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran or trees or wood pasture).</p>	<p>See Appendix 3</p>

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)				
Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in Category A but were downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing groups or woodlands, such that they attract a higher collective rating than they might attract as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	See Appendix 3
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of <150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	See Appendix 3



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