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ANDERSON TREE CARE
Arboricultural Contractors and Consultants

Mr & Mrs J O'Dowd,
10 Woodend Court,
Dodworth,
Barnsley, S75 3UA.

October 19th 2026.

Dear Mr & Mrs O'Dowd,

Trees and your proposed extension.

Your Architect, Claire Rogal, has submitted a planning application to erect an extension to your house. This will be the full width of the house and replace a modest conservatory in the rear garden. The local planning authority (Barnsley) have requested a tree report because there are supposedly protected trees nearby.

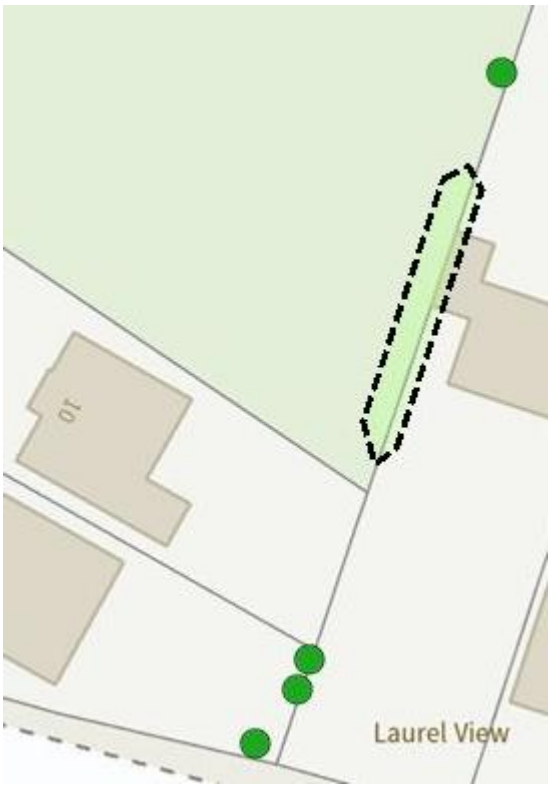


Figure 1.

Figure 1 is a screen grab from the Barnsley Council website. This shows the positions of protected trees. The website gives no details on the TPO but it tells us that the TPO title is "Hyland House" and that the bottom green dot is Sycamore T1, then working upwards, the next two dots are TT2, & T3, both Ash, the group is G1, 7 Sycamores, while the northernmost tree is another Sycamore T4. Just to the north and of no consequence to this application, is Needle Eye Wood, which is also protected.

From what I can see on the website and on Google, Needle Eye Wood must have been more or less cut in half when the motorway was built.

There is no detail as to when these Orders were served, and no detail as to why.

I consider your proposal as extremely unlikely to impact any affected tree, they are all outside of your property boundary but the Planning Department are insisting on this report. I shall therefore consider the project and its likely impact on trees. All my comments will be based on the guidance contained in *British Standard 5837 2012 Trees in relation to design demolition and construction – Recommendations*, while also considering the Guidance contained in the National Planning Policy Framework (NPPF) and its supplementary Guidance that carries the same "weight." you should understand that the NPPF and the supplementary Guidance make no mention of BS5837, and it is not part of the planning system's rules. BS5837 is however, widely used and its suggestions are widely accepted as reasonable.

I shall firstly consider the trees and then consider the proposals potential to affect their health and how the new building's occupants might regard them.

The trees.

The first thing to note is that there are no trees in this property's curtilage, and the two Ash trees indicated to be just to the south of the plot's southern corner, are not present. They may have succumbed to Chalara Ash Dieback or there may be some other reason for their absence. (It's possible that the Planning Officer is not aware of their absence.)



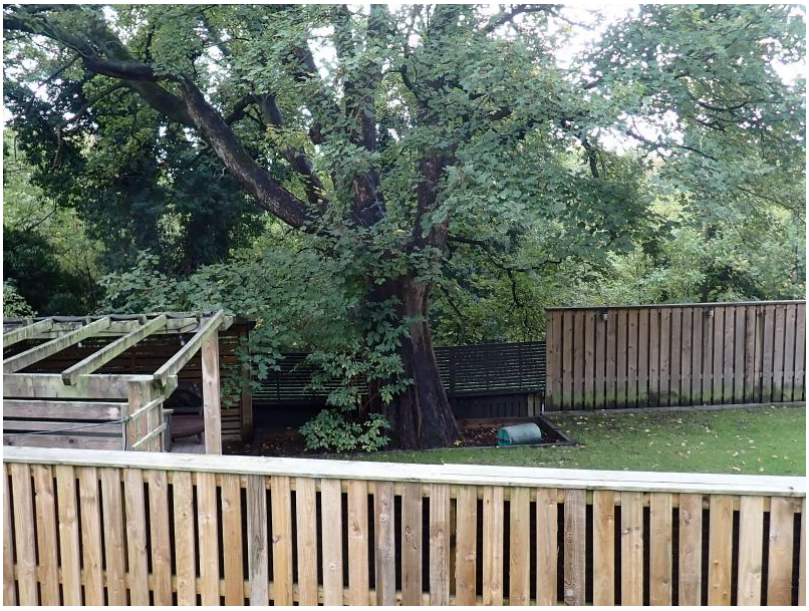
Photograph 1.

Photograph 1 is a view of the large TPO-protected Sycamore tree. This is a view looking roughly south from the rear of number 10. The conservatory to the right will be part of the extension.

The Ash trees indicated on the TPO plan would be in the left-hand corner of that garden. (See discussion below.)

I had no access to this tree but I estimate its trunk diameter to be approximately 850 mm. it's approximately 18 metres tall and appears to be in the early stages of decline: There is some dead wood in the crown and the crown shape suggests it has lost some branches.

Photograph 2 is a better view of the tree's position in the neighbouring garden. I estimate it is about a dozen metres from the nearest part of number 10.



Photograph 2.



Photograph 3.

Photograph 3 is a view of the tree from Keresforth Road and shows the Sycamore in relation to the existing conservatory. This is looking roughly west.

Photograph 4 is a view of what I presume is the group of 7 Sycamores, supposedly protected by the TPO. it is fairly obvious that this group must be pruned regularly, as the house nest door is extremely close to the trees.

This photo is looking roughly east.



Photograph 4.

It very much seems that the row of 7 Sycamores has been treated very much as a hedge. While it's hard to say how often the trees are pruned to maintain this situation, I think it's at least every three years. The NPPF's Guidance on the use of TPOs goes to some trouble to distinguish between "a hedge" and a "row of trees," acknowledging that TPOs cannot be used to protect a hedge, although a row of trees that might have grown from a neglected

hedge might very well develop into something that could meet the criteria necessary to become TPO-worthy.



Photograph 5.

I took photograph 5 to show the group of 7 Sycamores in relation to the adjacent house. The ground in front appears to be used for horse grazing. The trees are no more than 4 metres tall and the trunk diameter of any tree is unlikely to be more than 250 mm.

The proposed extension will be over 8 metres from the nearest part of the hedge.

This concludes my tree-related observations for this project.

Discussion.

The concern here is whether the proposal will affect any trees and I think it is fairly plain that it will not. The project is a very small one and nothing is proposed that will affect any of the trees' root protection areas (RPA). The RPA of the Sycamore next door is entirely within the next-door garden and it's unlikely that any of the activities related to this project will influence the tree in any way. The RPA for the Sycamore hedge would be 3 metres. The RPA is defined by BS5837 as a circular area, tree at the centre, of radius 12 times the trunk diameter. It seems reasonable to say that this project will not involve any excavations within 3 metres of the nearest tree, so there is no reason to consider the matter any further.

However it is always sensible to ensure that site workers are aware that they should take steps to ensure that machinery does not affect trees, so to that end I've appended a "Tree Protection Method Statement" that specifies activities that should be avoided when in proximity to trees.

In my opinion, this is such a small project that there is no need to take any onerous precautions to avoid tree damage as the site's restrictions will mean there is no real opportunity to accidentally cause damage.



Photograph 6.

Photograph 6 is a view down the side of the house. I've included this to show that the project will not be able to utilise any significant machinery as it simply will not be able to squeeze between the house and the boundary wall. I don't think a mini-excavator will fit down there. It seems the whole project will have to be undertaken using hand tools and wheelbarrows.

Turning to the matter of the TPO and the trees' protected status, from what I could discern from the Council website it seems there are two Ash trees that no longer exist. It's entirely possible that these were removed, the epidemic of Chalara Ash Dieback has led to the loss of many Ash trees, but it's also possible that the trees were erroneously plotted. I was involved with a TPO dispute in Dodworth some years ago where a tree marked on the TPO plan simply didn't exist and never had done. I also had to explain to a Planning Officer that a hedgerow could not be protected with a TPO, the Guidance states as much quite clearly.

On the Council website I looked for applications to work on the protected trees here, but found none. It seems that whoever prunes the group of Sycamores to keep them hedge-like, does not bother making a tree work application. I suspect that most Tree Officers confronted with an application to trim a hedge would be irritated by such unnecessary paperwork.

Conclusion.

I see no reason for trees to stand in the way of this very straightforward and small proposal. The work involved in constructing this extension will be almost entirely manual and the chances of machinery accidentally damaging nearby trees are remote.

I trust you will find this helpful.

Yours faithfully,

W L Anderson. Dip.Arb(RFS). M Arbor A.

Enclosure: Tree Protection Method Statement; precautionary.

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October 12th 2026.

Preliminary tree protection method statement.

1. Before commencing any siteworks, any tree surgery and tree works should be completed. For this project, nothing is necessary.
2. Tree protection fencing will not really be required for this project as excavations will be a reasonable distance from any tree. However, should the Planning Officer demand an RPA be fenced off, then a 3 metre by 3 metres area in the eastern corner of the site could be fenced off.



Photograph 1.

The fencing in this photograph complies with BS5837 that states fencing should be fit for purpose. In this case there is plenty of space to work without going anywhere near the trees so this arrangement will simply be to remind site workers to stay away.

This arrangement is cheap and re-usable.

3. No topsoil or other materials, or machinery should be stored within any tree's RPA.
4. Any machinery (generators and the like) on site should be operated in a manner to avoid affecting any nearby trees. Machinery exhausts should not be directed towards foliage, and any refuelling activities should be conducted as far away as possible from trees. Spill kits should be available during refuelling operations and used with a view to ensuring that any spillages do not seep or spread into the ground.
5. If machinery is to be washed on site, the run-off should not be directed towards any trees or rooting areas. If heavy rain is encountered, run-off should not be allowed to

cause soils to become water-logged (unlikely on this site) where roots might be anticipated.

6. If any roots (larger than 25 mm diameter) are encountered during excavations (anywhere) these should be cut cleanly and covered with clean topsoil as soon as possible. They should not be hacked off with a spade. Exposed roots must not be left to dry out or be affected by frost.
7. Trenches should not be left open as soils containing roots can dry out or be affected by frost. If necessary, trenches can be temporarily back-filled with straw or woodchips but if any unanticipated root masses or large roots are encountered, an Arboriculturist should be consulted.
8. Operations should be planned to avoid causing soil compaction, especially where there will be future landscaping.
9. Tree protection fencing should only be removed once construction work is complete.
10. If any unanticipated excavations are required, and these are within 3 metres of any tree, the project Arboriculturist should be consulted.
11. If any tree requires pruning during the contract period, this should be agreed with the project arboriculturist and only undertaken by properly experienced personnel.

Anderson Tree Care Limited. October 2026.