

**Proposed Industrial Units
Lidget Lane
Thurnscoe
Barnsley**

Phase 2

Pre-development Arboricultural Report

**Prepared at the request of
Peter Thompson Architect**

**On behalf of
Mr Wayne Butcher**

11 April 2024

**By
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Summary

I have been instructed to carry out a pre-development survey of trees growing around the edge of a site on Lidget Lane, Thurnscoe, Barnsley where industrial units are proposed.

The approximate locations of the trees are recorded on Plan 1 that shows the existing site layout.

Table 1 records their species, dimensions, age, life expectancy, any defects and their amenity value. This information was collected, interpreted and recorded in accordance with BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The information is used to attribute retention categories to the trees; A, B, C and U. These retention categories are described in Appendix 2.

All of the trees included in this report are growing outside of the site but close to the site boundary. The trees are not particularly important to the local area.

Two of the groups appear to have been planted as hedges that are developing into short lines of trees without management. All of the trees are included in the lowest retention category 'C' (shown grey on plan 1).

There is a hawthorn hedge along the frontage with the highway.

Plan 2 shows the proposed layout with the crown spreads and root protection areas plotted.

Section 4 of the report is the impact assessment that discusses the impact of the proposed development on the trees.

In summary, the proposed development would have a limited impact on the existing trees around the application site.

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1 INTRODUCTION

1.1 Instruction

I have been instructed by Peter Thompson, Architect, on behalf of Mr Wayne Butcher, to carry out a pre-development survey of the trees growing around the boundary of the vacant site on Lidget Lane, Thurscoe, Barnsley where a development of industrial units is proposed.

The tree survey is intended to provide a structured, impartial assessment of the tree population that could be affected by a proposed development.

The survey is intended to be informative to all stages of the development process and was carried out in accordance with *BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations*.

1.2 Documents and Provided Information

I was provided with the following documents:

Location Plan showing the red line boundary.

A sketch site plan showing the proposed layout.

1.3 Limitations

This report is concerned only with assessing the condition of the trees, their importance in the local landscape and any cultural and conservation values.

It takes no account of the affects the trees may have on the soil, such as heave where trees are removed or shrinkage where trees are retained.

Trees are dynamic organisms influenced by weather, pests and diseases. Therefore, this report can only remain valid for a period of 24 months.

Any works around the trees such as trenching, pruning, storage of materials and trafficking that has not first been approved by a suitably qualified arboriculturalist will invalidate this report.

This report has been prepared for pre-development purposes. Whilst the condition of the trees has been assessed this is primarily to attribute a retention category. It is not a tree condition and safety report and may not include the same level of detail on tree health and structural condition.

No decay detection equipment was used to gather information on the condition of the trees.

All survey and inspection was completed at ground level.

2 SITE VISIT AND OBSERVATIONS

2.1 Site visit

I visited the site on 09 April 2024 to complete the survey.

All dimensions were taken using recognised methodology and arboricultural measuring equipment, unless otherwise stated.

The principles of BS5837:2012 were applied to the assessment and evaluation of the trees.

The weather at the time of inspection was bright with good visibility. Winds were light.

2.2 Brief Site description

The site is currently vacant having been cleared of its former use. There is a 3m high hawthorn hedge on the boundary with Lidget Lane but, otherwise there is no vegetation on the site itself. The trees are growing on neighbouring land close to the boundaries.

The site is at a slightly lower level to the neighbouring land to the north and northwest.

Access is from Lidget Lane. The entrance is at Ordnance Survey Grid Reference SE 46747 05441.

2.3 Development Proposals

The development proposes industrial units in the north western and northern parts of the site.

The central, southern and eastern areas will presumably be used for turning and parking.

The location of the access will remain unchanged.

2.4 Locations of the Trees

The positions of Trees 1 and 2 and Group 1 were provided to me on the site layout plan. The positions of the remaining trees are shown indicatively on the plans. The positions of the trees are believed to be sufficiently accurate for the purposes of this report because their locations are tied to the boundaries.

2.5 Tree observations

Table 1. The Tree Survey

Tree number	Species	Height (M)	Stem diameter (DBH in MM)	Branch spread (M)	Ht of canopy above the site (M)	Life stage	Health	General observations on the tree's condition	Estimated life in years	Amenity value	Habitat value	Category
G1	4 x Lawson cypress	7.0	<200 #	North – 2.2 South – 2.2 East – 2.2 West – 2.2	0.3	Juvenile mature	Normal	A short line of trees probably planted as a hedge, they are now growing into a line of trees without management. They are unimportant trees.	20+	Low	Low	C 2
G2	6 x Lawson cypress	11.0	<200 #	North – 2.0 South – 2.0 East – 2.0 West – 2.0	0.2	Young mature	Moderate to normal	A short line of trees probably planted as a garden hedge, they are now growing into a line of trees without management. Some of the trees only have moderate health. They are unimportant trees.	20+	Low	Low	C 2
G3	Cherry, hawthorn and willow	6.0	<150 #	North – 2.0 South – 2.0 East – 2.0 West – 2.0	1.0	Juvenile mature	Normal	A small group of young, insignificant trees growing close to the eastern boundary.	20+	Low	Low	C 2
T1	Cypress sp.	12.0	220#	North – 3.0 South – 3.0 East – 3.0 West – 3.0	0.2	Young mature	Normal	A tall but unimportant tree growing in a neighbouring garden on the northwest boundary.	20+	Low	Low	C 1

Tree number	Species	Height (M)	Stem diameter (DBH in MM)	Branch spread (M)	Hit of canopy above the site (M)	Life stage	Health	General observations on the tree's condition	Estimated life in years	Amenity value	Habitat value	Category
T2	Weeping willow	9.0	280#	North – 5.5# South – 3.0 East – 4.0 West – 4.0#	0.5	Juvenile mature	Normal	A healthy but fairly unimportant tree growing in the garden of a neighbouring property.	20+	Low	Low	C 1
T3	Hawthorn	4.0	180#	North – 2.0 South – 2.0 East – 2.0 West – 2.0	1.0	Young mature	Normal	A small and insignificant tree growing on the neighbouring site to the east.	20+	Low	Low	C 1

3 Interpretation of Information and References

My interpretation and appraisal of information gathered from the survey is based on experience of tree species, visual risk hazard assessment and the guidance set out in BS5837:2012 *Trees in Relation to Design, Demolition, Construction – Recommendations*.

3.1 BS5837:2012 Tree Retention Categories

All trees have been assessed and assigned a retention category in accordance with Table 1 of the standard. A copy of Table 1 from BS5837: 2012 is included as Appendix 2.

This categorisation is intended to rank trees according to their importance in terms of quality, health, life expectancy, amenity and landscape value, together with wildlife and cultural importance. This ranking assists in determining the suitability and appropriateness of trees for retention in any development. Categories A to C are those considered for retention, 'A' being highest.

Category A and B trees tend to be considered more valuable for retention than category C trees.

Category 'U' trees are those not suitable for retention because of impaired condition.

Hedges and shrubs are not assigned retention categories but their heights and species are simply noted on the tree constraints plan.

3.2 Below Ground Constraints; Root Protection Areas (RPAs)

The root protection area is the area of land considered necessary for trees should they be retained as part of any development. This is calculated using the stem diameter measured at 1.5 metres from ground level. This protection area is shown diagrammatically as a circle centred on the base of the tree where it is expected that rooting has not been impeded in any one direction and where disturbance has not taken place. Where rooting has been impeded or disturbance taken place then the shape and size of the root protection area is modified according to an assessment of where rooting is likely to take place.

Where trees are to be retained, it is optimal to locate structures and services outside the RPA. However, where incursion becomes necessary, technical solutions may be possible to limit damage, areas lost can be compensated elsewhere, or the soil environment can be improved. In these circumstances an arboricultural method statement will be necessary to ensure that works are undertaken sympathetically and do not damage the below ground parts of the trees.

3.3 Above Ground Constraints; Crown Spreads

Ideally, working areas will be out with the crown spreads of trees to be retained.

Any permanent development proposed within the canopy spread of a tree should be assessed to determine whether the level of pruning necessary to accommodate the layout would be acceptable. However, the effects of shade and other perceived inconveniences of trees this close to property should also be considered, together with the future growth potential of the trees and the maintenance obligation this will bring.

Where temporary access by high sided vehicles and machinery for construction or erection of scaffolding is necessary within the crown spreads of trees to facilitate development an arboricultural method statement will be necessary to ensure pruning works are carried out sympathetically prior to demolition or construction works commencing.

3.4 Conception and Design

The constraints imposed by trees should assist with site design and layout, together with the other competing needs of development.

The provisions of services and the access space required for construction itself should be considered.

4 ARBORICULTURAL IMPACT ASSESSMENT

This section of the report considers the impact that the proposed layout could have on the trees that are included in Table 1 and shown on Plan 1; *Tree Constraints Plan showing the existing layout*.

This section discusses the engineering solutions that may be available to retain trees where development is proposed within their root protection areas (RPAs) or the pruning options available where development might affect crown spreads.

Where there is no option but to remove a tree to accommodate the proposed layout this section will discuss the impact on amenity and ecology and any mitigation that could be offered such as opportunities for replacement planting.

4.1 Arboricultural Impact Assessment

Trees unaffected by development

Groups 1, 2 and 3, together with Tree 2 would be unaffected by development.

Trees impacted by development

The units would encroach into the crown spread and RPA of Trees 1 and 2. These trees are growing at a level above the main site level.

If this embankment is to be excavated up to the boundary to facilitate the building then this will have a significant impact on the trees. This would reduce the trees' ability to uptake water and may cause them some decline. It is also likely to cause them stability issues.

If the embankment is to be excavated up to the point of the building line only then Tree 1 could tolerate this encroachment. The impact of excavation up to the building line would be more impactful on Tree 2. However, this is a robust species and it is a young specimen. For these reasons I believe that the tree would survive the development but would cause the tree some decline.

These trees would also require periodic pruning to maintain clearance of the building.

The trees are low value but because they are growing on third party land it would not be possible to remove them as part of the development.

Boundary hedge

This would be unaffected provided a 3m buffer of undisturbed ground can be maintained between the hedge and any surfacing.

4.2 General considerations for tree protection

Levels

Altering the ground level within the RPAs of the trees may have a detrimental impact on their health and longevity.

Ground surface materials

Altering the ground cover, such as by using impervious or semi-pervious surface materials to cover areas that were previously vegetated soil, will alter the moisture content and recharge of the soil and its oxygen and carbon dioxide content. This could have a detrimental effect on the health of tree roots growing in it.

Site access

Vehicles and plant operating or parking on unprotected soil within the RPA of a retained tree could compact or contaminate it and this could have a detrimental impact on its long-term condition and longevity.

Storing fuel, materials and equipment

Storing fuel, equipment and materials close to trees increases the risk of damage to their trunks and branches, soil compaction and/or contamination with toxic substances.

Activity under tree canopies

Activity under tree canopies, such as mixing cement, lighting bonfires or storing equipment, plant and materials, may damage branches or stems. It may also be detrimental to soil within its RPA that is utilised by its roots.

5 REFERENCES, PLANNING POLICY AND GUIDANCE

5.1 National policy

Section 197 in the Town and Country Planning Act 1990 makes it the duty of Local Planning Authorities (LPAs), ‘*in the interests of amenity,*’ to protect trees, when granting planning permission, either by the imposition of conditions or serving Tree Preservation Orders (TPOs).

The National Planning Policy Framework (NPPF) mentions trees and should be taken into account.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

180. When determining planning applications, local planning authorities should apply the following principles:

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

(b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be

refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; ...

(d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Annex 2: Glossary

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

5.2 British Standard: Trees in relation to design, demolition and construction – Recommendations (BS 5837, 2012)

The British Standard: *Trees in relation to design, demolition and construction – Recommendations* (BS 5837, 2012) contains guidance on how to assess trees in or close to proposed development and information to include in pre-development arboricultural reportssubmitted with planning applications. Appendices 2 and 3 contain relevant extracts from BS 5837 (2012).

5.3 Barnsley Metropolitan Borough Council

Barnsley Local Plan. Adopted January 2019

17. Green Infrastructure and Green Space

6 CONCLUSIONS

There are three individual trees and three small group of trees included in this report.

All of the trees are growing outside the application site but close to the site boundary.

All of the trees are included in the lowest retention category (C) because they are unimportant, making a limited contribution to the area.

The three groups and one tree would not be impacted in any way.

There would be encroachment of the development into the crowns and RPAs of Trees 1 and 2. The extent of the impact will depend upon the level of excavation of the banking. The crowns of these trees will require periodic pruning to maintain adequate clearance.

Trees 1 and 2 are likely to tolerate the work to construct the units provided some of the embankment can be retained.

The proposed development will have limited impact on trees in the area.

The hedge would be unaffected provided a 3m buffer of undisturbed ground can be maintained between the hedge and any surfacing.

7 LEGAL CONSIDERATIONS

7.1 Protected trees

According to Barnsley Council's online records which were checked on 09 April 2024, none of the trees are protected by a Tree Preservation Order (TPO) and the site is not within a Conservation Area.

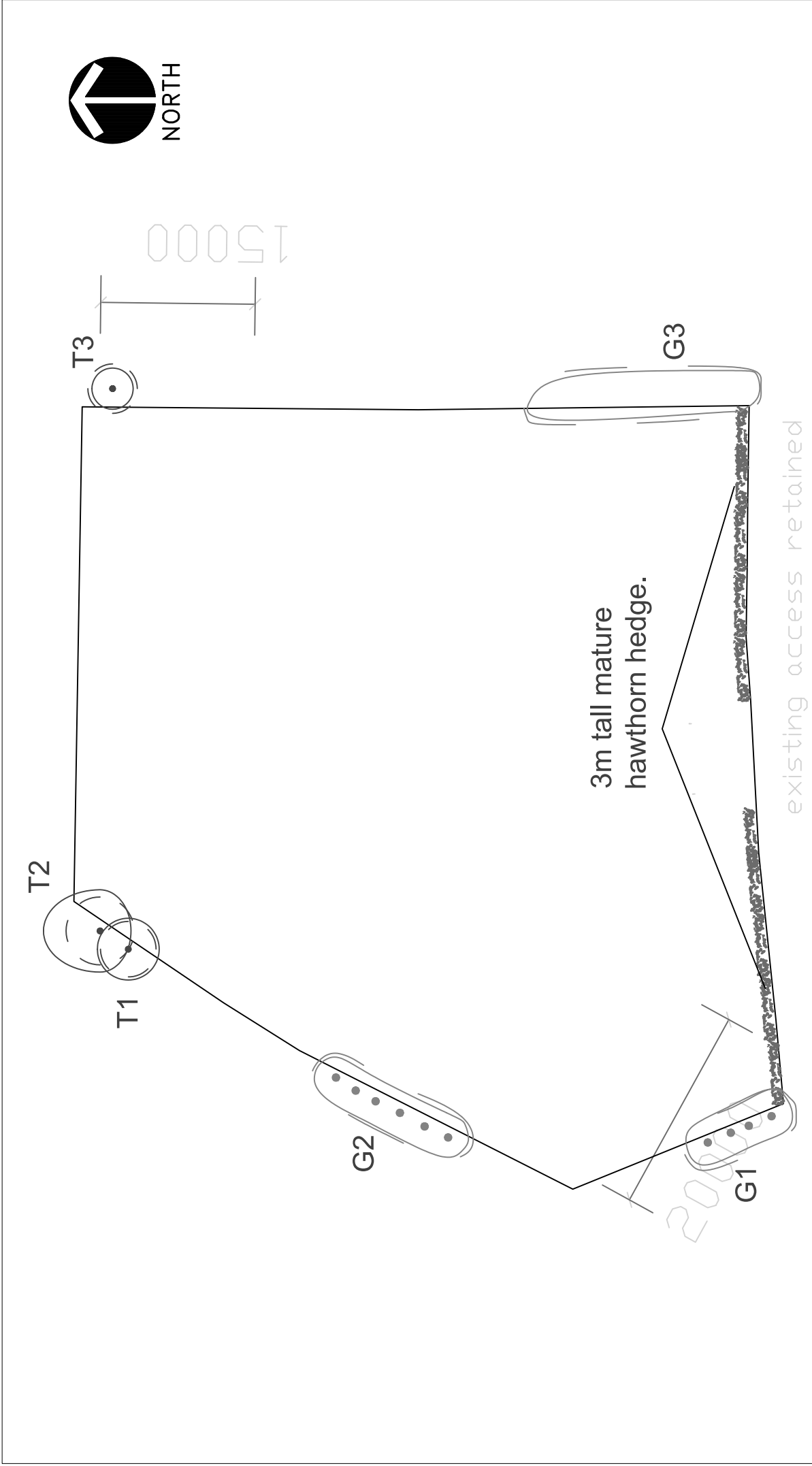
7.2 Wildlife conservation legislation

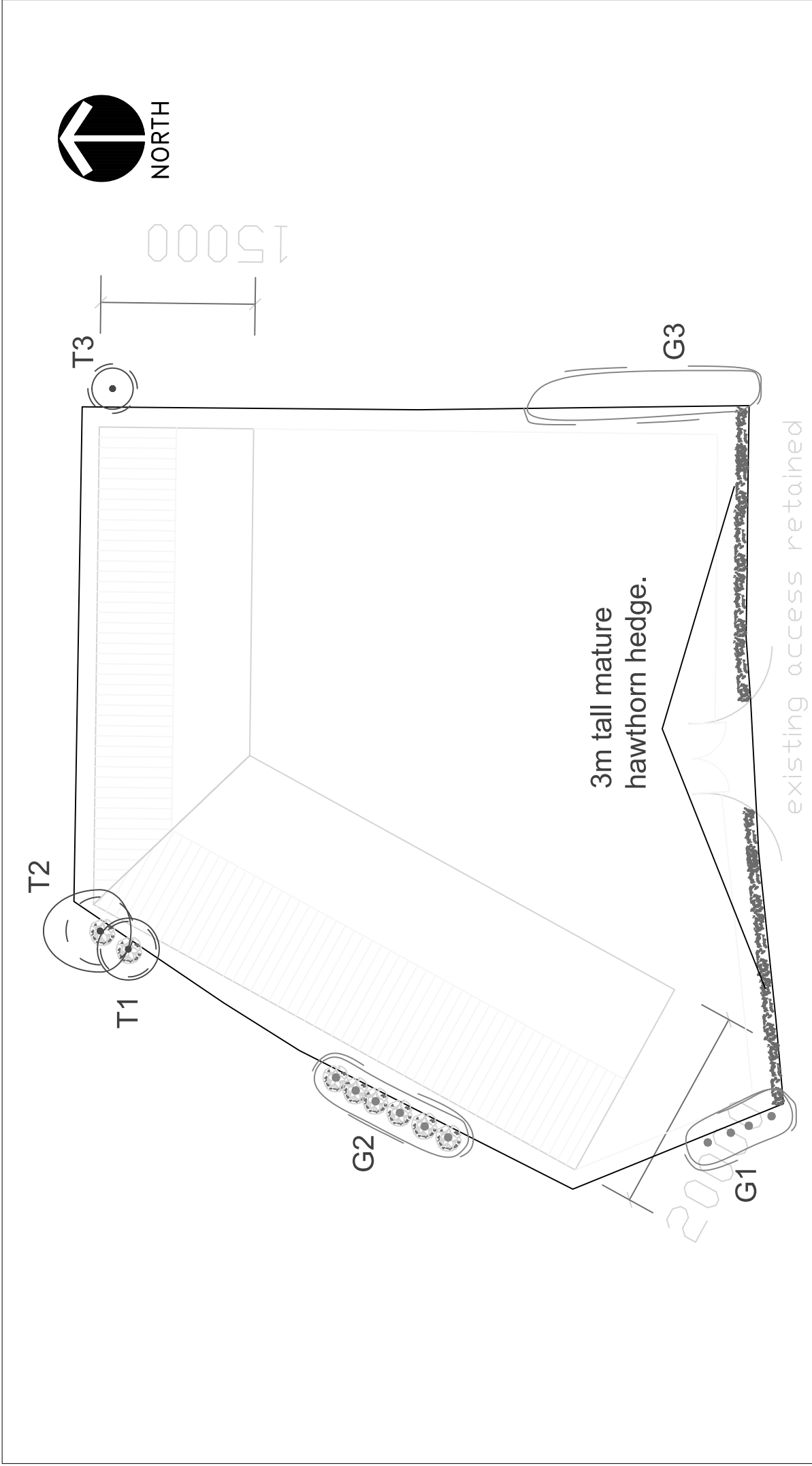
Breeding birds are protected, together with bats and their roosts are, whether their roosts are in use or not.

Consideration should be given to the presence of protected species prior to any proposed tree removal or maintenance. This will include breeding birds, principally between March and August, and bats at any time of year.

Tree surgeons should also be aware of their duties under legislation to protect wildlife and carry out their site assessment and work accordingly.

The groups, Tree 1 and the hedge are highly likely to contain breeding birds between late February and late August.





Plan 2 Tree Constraints Plan showing the proposed layout

Scale 1:500 @ A4

- Category C crown
- Category C stem
- Category C RPA

Appendix 1

The Experience and Qualifications of Ian Kennedy

1. Qualifications

Ian graduated from the Scottish Agricultural College in August 1995 with a Higher National Diploma in Horticulture (HND) with Distinction.

In 1998 Ian graduated from the University of Aberdeen with a BSc (Hons) Upper second class in Forestry with Arboriculture and Amenity Forestry.

He passed the LANTRA Professional Tree Inspection examination in (2006).

In 2009 his application to become a professional member of the Arboricultural Association was assessed to fulfil all the necessary requirements and he became a professional member of the Association that year.

In 2011 he passed the final examination of the Institute of Chartered Foresters and became a member of that institute in January 2012.

2. Practical experience

Presently Ian is working in private practice as an independent arboricultural and woodland management consultant undertaking tree conditions surveys, pre-development tree surveys to the BS5837:2012 standard, mortgage reports and woodland management planning works. Clients range from home owners and farmers to architects, building companies, local authorities, schools and larger development companies.

Prior to private practice Ian held a number of positions in local government. Firstly he was the arboriculturalist within a planning office in Essex. Ian gained considerable experience regarding trees in relation to development, in particular BS 5837.

Development work formed the core of his duties and applications ranged from small back garden developments to major schemes such as the redevelopment of Ministry of Defence land for private residential development. Ian also undertook all functions associated with Tree Preservation Orders (TPOs), including the making of new TPOs, assessing suitability of applications to work on protected trees and trees in conservation areas.

Ian went on to manage a 500 hectare woodland estate for a local authority in South Yorkshire that included a mix of urban and rural woodlands. This included preparation and implementation of detailed management plans for multiple use woodlands. He undertook all aspects of silvicultural management from marking to contract tendering and monitoring. He also managed the access, conservation, landscape and archaeological requirements of the estate.

Ian was directly involved in the estate achieving Forest Stewardship Council certification in 2003 and personally ensured continued certification.

Ian has worked extensively with Forestry Commission to obtain the necessary licences for management works and ensured the estate benefited fully from the full range of grants available.

Latterly at the same authority Ian went on to manage the trees and woodlands unit, having overall responsibility for management of the authority's tree and woodland stock and associated staff, together with delivery of other tree related services such as those associated with the Town and Country Planning Acts.

3. Continuing professional development

Ian regularly attends meetings, seminars and training events hosted by The Arboricultural Association, Institute of Chartered Foresters, Royal Forestry Society and Forestry Commission and benefits from the respective journals, briefings and newsletters available to members of the first three of the organisations listed.

4. Relevant experience

Ian Kennedy has spent 23 years working with trees, including as the arboricultural advisor to planning officers for a Local Planning Authority and manager of a trees and woodlands unit for another local authority with overall responsibility for trees, including in relation to the Town and Country Planning Acts.

Appendix 2

Tree Retention Categories

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
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	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable 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, and 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><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	1 Mainly arboricultural qualities 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)	3 Mainly cultural values, including conservation Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	2 Mainly landscape qualities Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	See Table 2 Trees with material conservation or other cultural value
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	2 Mainly landscape qualities 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	See Table 2 Trees with no material conservation or other cultural value

Appendix 3

Explanatory notes for some of the terms used in this report

- **Stem Diameter:** The diameter of the trunk at 1.5m above ground level and recorded in millimetres measured with a diameter tape.
- **Compass Bearing:** N = north; S = south; E = east; W = west;
- **Life Stage:** Assessed as either:
 - Semi-mature = a size which could be easily transplanted;
 - Juvenile mature = prior to seed bearing age and could be transplanted with care;
 - Young Mature = early maturity, not fully grown but of seed bearing age and may have achieved mature height;
 - Mature = fully grown, annual growth is much reduced;
 - Old Mature = old for the species, possibly starting to decline;
 - Veteran = Beyond maturity for the species. This can be characterised by larger than average stem diameters, scaffold branches or crown spreads. Often still growing with full crowns.
 - Ancient = Well beyond normal mature age. It will have special characteristics associated with its age, including biological, cultural. Growth rates will significantly reduced and the tree may be declining is size.
- **Estimated size: #**
- **Health:**
 - Normal Vitality = normal growth and twig extension;
 - Moderate Vitality = reduced twig extension but other than that few signs of ill-health;
 - Early Decline = reduced twig extension and some dead twigs in the outer canopy;
 - Mid-decline = small internodes, the canopy may be thinning and contain dead twigs and/or branches in the outer canopy, older branch wounds that haven't occluded may be decaying and forming cavities;
 - Severe Decline = sparse crown, numerous dead twigs and branches in the outer canopy, older branch wounds likely to be decaying and forming cavities;
 - Dead.
- **Structural Condition**
 - Acute stem union = a weak union between two or more stems at the main forking point caused by the formation of reaction wood. Mechanical pressure at the forking point increases as secondary thickening occurs increasing the risk of failure at that point.

- Acute branch union = the same principle as acute stem unions but between a stem and a branch or two branches rather than 2 main stems.
- **Estimated life**
 - The life expectancy brackets of <10 years, 10+ years, 20+ years and 40+ years accord with the guidance in BS5837:2012 and should be considered as the useful life expectancy in the location the trees are growing in. For example, a tree with significant defects growing in a quiet area could be retained for longer than a tree growing next to a busy highway or a residential building.
- **Amenity**
 - High = Growing in a place that is very publicly visible such as a next to a busy road or places where people gather. The tree is also likely to be large or very large.
 - Medium = A smaller tree growing in a very publicly visible place or a large tree growing in a place with reduced public access.
 - Low = A small to medium sized tree growing in a quiet location where it is barely or not visible to anyone other than the landowner.

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