



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

***Berry Lane,
Howbrook,
S35 7EJ***

Prepared for: *Sky House Co*

Report Date: *July 2026*

Reference: *AWA7529*

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Executive Summary

This report provides independent arboricultural advice in accordance with BS 5837:2012, regarding trees at the site in the context of a proposed residential development.

A total of 10 items of woody vegetation were surveyed, comprising individual trees and groups. Of these: 9 are low value (Category C), and 1 is unsuitable for retention (Category U).

The proposed development will require the removal of 2 low-value trees and groups. This will result in a negligible negative arboricultural impact.

Contents

1. Introduction.....	4
1.1 Instructions and Brief	4
1.2 Survey Details	4
2. The Site.....	5
2.1 Location and Description	5
3. The Trees.....	6
3.1 Legal.....	6
3.2 Tree Survey Results	7
3.3 Photographs	9
4. Arboricultural Impact Assessment	10
4.1 Proposed New Development.....	10
4.2 Direct Impacts.....	10
4.3 Indirect Impacts	10
4.4 Suitable Mitigation	11
4.5 Protection of the Retained Trees.....	11
5. Summary of Tree Impacts	12
6. Signature.....	13
Appendix 1: Authors Qualifications & Experience.....	15
Appendix 2: Survey Methodology and Limitations	16
Appendix 3: Explanation of Tree Descriptions	17
Appendix 4: Tree Data	18
Appendix 5: Tree Constraints Plan.....	19
Appendix 6: Tree Impacts Plan	20

1. Introduction

1.1 Instructions and Brief

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

1.2 Survey Details

- 1.2.1 The survey took place during June 2026.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.
- 1.2.6 The tree survey data collection was carried out by Lucy Garbutt, MSc, PGCert, BSc (Hons) Biology, TechArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on Berry Lane in Howbrook, Barnsley, South Yorkshire.
- 2.1.2 The site comprises an overgrown disused parcel of land. To the north and west are residential properties. To the east is Berry Lane and to the south are parcels of agricultural land.
- 2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 26/06/26 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. As of this date **no trees at the site are protected** by a Tree Preservation Order or are within a Conservation Area.
- 3.1.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.4 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees was made using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.5 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.6 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.7 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 10 items of woody vegetation, comprised of 9 individual trees and 1 tree group.
- 3.2.2 Of the surveyed trees: 1 tree is retention category 'U', and 9 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover at the site consists mainly of self set Ash and Sycamore which are situated to the northern and eastern boundaries of the site. Most of these are semi-mature individuals with little value.
- 3.2.5 There is one retention 'U' category tree at the site, this is Ash T7. Ash T7 is a semi-mature individual with significant Ash dieback in the crown and low amenity value. Several of the other Ash on site are also exhibiting early signs of the disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.
- 3.2.6 Cherry T2 and Cypress T3 are both likely to be planted specimens and are both low value semi-mature trees with low amenity value.
- 3.2.7 The central areas of the site contain little of arboricultural significance, generally consisting of dense bramble.
- 3.2.8 Species diversity at the site is relatively low. The dominant species is Ash, with several Sycamore and the occasional Hawthorn, Blackthorn, Cherry and Cypress.
- 3.2.9 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.10 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.11 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would

largely be based on conjecture and so have been avoided.

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

3.3 Photographs



Photo 1: T1 from southeast.



Photo 2: T2 from southeast.



Photo 3: T3 from southeast.



Photo 4: T4 and T5 from northeast.



Photo 5: T8 – G10 from south.



Photo 6: T3 – G10 from southwest.

4. Arboricultural Impact Assessment

4.1 Proposed New Development

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

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 2 trees will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are T1 and T3.
- 4.2.3 T1 is a semi-mature Ash exhibiting signs of Ash Dieback disease, with low prospects and low amenity value. T3 is a semi-mature planted Cypress shrub with little value. Both T1 and T3 are retention category 'C' trees.
- 4.2.4 Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.
- 4.2.5 Ash T7 is also recommended for removal regardless of the development due to its defects and significantly limited long-term prospects.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority. As such, no significant negative indirect impacts have been identified.
- 4.3.2 All the retained trees have been assessed as suitable for retention in terms of BS 5837:2012 section 5 "Proximity of structures to trees." The retained trees will not cause unreasonable inconvenience or nuisance issues to future occupiers, leading to associated pressures for felling or excessive pruning. The layout allows sufficient space to enable the retained trees to grow to maturity without significantly adversely affecting the amenity of the dwelling or amenity space.
- 4.3.3 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

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

4.5 Protection of the Retained Trees

- 4.5.1 To ensure the successful retention of trees during the development process, all trees identified for retention must be physically protected from the outset of site preparation through to final landscaping. This protection should be in accordance with section 6.1 of BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- 4.5.2 The primary method of protection will be the installation of tree protection fencing, constructed in line with the specification shown in BS 5837:2012.
- 4.5.3 This fencing must be installed prior to the commencement of any site clearance, demolition, or construction activity and remain in place for the duration of all potentially damaging operations.
- 4.5.4 The protected areas must be treated as construction exclusion zones. No materials, spoil, or equipment should be stored within these zones, and no access should be permitted.
- 4.5.5 Ground levels within the RPAs should be left unaltered, and care must be taken to avoid compaction of the soil structure, which could have long-term impacts on tree health.
- 4.5.6 If conditioned by the Local Planning Authority, an associated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing protective fencing locations and specifications, construction methods close to the retained trees, and any required site monitoring, can be provided.
- 4.5.7 The AMS and TPP explain how and when the protection measures will be installed and maintained throughout the development. They are designed to be referenced for practical guidance on how to protect the retained trees at the site to ensure contractors do not accidentally damage trees during construction.

5. Summary of Tree Impacts

<i>Tree/ Group Ref</i>	<i>Value</i>	<i>Impact Type</i>	<i>Description of Impact</i>	<i>Impact Level</i>	<i>Mitigation / Solution</i>
T1 and T3	C (Low)	Direct - Removal	Within footprint of development area	Negligible	Mitigation planting
T7	U (Unsuitable)	Direct - Removal	Unsuitable to retain regardless of development	Not applicable	Work to British Standard 3998:2010

6. Signature

I trust this report provides all the required information.

Signed



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

13th July 2026

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Our Charity Partner: Kids Plant Trees

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

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

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



Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson: Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MARborA, QTRA + VALID Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 25 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: Chartered Arboriculturist, BSc (Hons) Arboriculture, MICFor, MARborA, PTI (Lantra), QTRA Registered

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

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

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

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

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Diploma in Arboriculture. Joe joined AWA in 2022 after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

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

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

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

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

Brandon Townsend: BSc (Hons) Biology, L4 (Arb) Apprentice, QTRA Registered

Brandon is an Arboricultural Technician at AWA, currently completing the Level 4 Arboriculture Apprenticeship at Myerscough College. He holds a BSc (Hons) in Biology from Bangor University, where he developed a strong interest in woodland ecology. Before joining AWA in April 2024, he gained practical arboricultural experience and completed his NPTC chainsaw qualification. Brandon supports a range of consultancy work including tree surveys, risk assessments, and technical reporting, and is developing skills in specialist inspection methods such as PiCUS tomography.

Max Caulton: BA (Hons), FdSc Arboriculture and Tree Management

Max is an Arboriculturist at AWA with a broad background in arboriculture, ecology and forestry. He has experience in ecological surveying, woodland management and habitat conservation, including protected species surveys and ecological clerk of works duties. His practical experience is supported by a range of NPTC and LANTRA qualifications, including tree climbing and chainsaw use. Max supports AWA's consultancy work through tree surveying and reporting, contributing to the delivery of projects across the wider team.

Appendix 2: Survey Methodology and Limitations

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

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

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

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

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

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

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

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

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

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

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

Retention Categories

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

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

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

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

	Tree Species			Measurements			Crown (m)					Tree Condition								Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T1	Ash	Fraxinus excelsior	Semi-mature	16	1	370	No	4	2	6	5.5	4.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood	Several old pruning wounds and signs of Ash Dieback in the crown. Crown is in contact with phone lines and branches resting on phone line to the south.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate the development.
T2	Cherry	Prunus avium	Semi-mature	6	1	250	No	4	1	3	4	3	Limited access around base	Single stemmed. Significant lean. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback	Heavily Ivy covered with limited access at the base. Significant lean south over road and many branches in contact with and damaging phone lines.	Fair	Poor	10 to 20 yrs	Low	C	No works required.
T3	Cypress	Cupressus sp.	Semi-mature	7	1	200	Yes	0	3	3	2	3	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds	Cypress shrub.	Good	Good	>40 yrs	Low	C	Removal required to facilitate the development.
T4	Ash	Fraxinus excelsior	Semi-mature	14	1	310	No	2	3	2	5	7	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor dieback. Minor deadwood		Fair	Fair	10 to 20 yrs	Low	C	No works required.
T5	Ash	Fraxinus excelsior	Semi-mature	17	6	200 avg.	Yes	3	6	3	7	7.5	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Old pruning wounds. Minor deadwood. Minor dieback		Fair	Fair	10 to 20 yrs	Low	C	No works required.

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Sycamore	Acer pseudoplatanus	Semi-mature	17	1	400	Yes	7	5.5	5	5.5	4.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Fair	Good	20 to 40 yrs	Low	C	No works required.
T7	Ash	Fraxinus excelsior	Semi-mature	17	6	200 avg.	Yes	4	5	6.5	5	4	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Moderate dieback. Minor deadwood	Significant Ash Dieback in the crown.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
T8	Ash	Fraxinus excelsior	Semi-mature	15	2	200, 250	Yes	2	3	4	7	6.5	Limited access around base	Twin stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood	Southernmost stem has partially failed but is being propped up by adjacent tree.	Fair	Fair	10 to 20 yrs	Low	C	No works required.
T9	Ash	Fraxinus excelsior	Semi-mature	18	1	300	Yes	1.5	5	3	4	5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Minor deadwood		Fair	Fair	20 to 40 yrs	Low	C	No works required.
G10	Ash, Sycamore, Hawthorn and Blackthorn	Fraxinus sp., Acer sp., Crataegus sp., Prunus sp.	Semi-mature	7	10+	150 avg.	Yes	1	See plan.				Mixed species group of Sycamore, Ash, Hawthorn and Blackthorn. Limited access at base due to scrub and slope. Low value group.				Fair	Fair	20 to 40 yrs	Low	C	No works required.

