TREE CONSULTANTS

ARBORICULTURAL REPORT

to BS 5837:2012 at:

2a Darton Lane
Darton
Barnsley
S75 5AH

Prepared for:
AHJ Architects

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1. Introduction

1.1 Instructions and Brief

1.1.1 We were instructed by AHJ Architects 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 February 2025.

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 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Sophie Beckerman, BA (Hons), Dip. Arboriculture Level 4, PTI (Lantra), QTRA registered, Arboriculturist at AWA Tree Consultants Ltd.

1.2.6 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**.

2. The Site

2.1 Location and Description

2.1.1 The site is located within the gardens of 2a Darton Lane, a residential property off Darton Lane in the village of Darton. Darton primary school grounds border the site to the west and further residential properties lie to the northeast and southeast.

2.1.2 The site comprises a lawned garden area planted with trees and shrubs and including 2 small garden buildings, with associated access via an existing driveway to the north.

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 19/02/25 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 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 12 items of woody vegetation, comprised of 10 individual trees and 2 tree groups or hedges.

3.2.2 Of the surveyed trees: All 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 majority of the trees within the site consist of ornamental species within the planting areas in and around the garden, as well as adjacent linear groups along the site's southeastern and western borders.

3.2.5 Species diversity at the site is relatively good, with a mix of ornamental species including Cypress, Cherry, Cherry Plum, Silver Birch, Apple, Japanese Maple, Rowan and Sorbus. Hawthorn and Cypress make up the adjacent groups.

3.2.6 All of the trees and tree groups are young to semi-mature.

3.2.7 All of the trees add some arboricultural and ornamental value to the garden, but none of them are prominent enough to have any meaningful amenity value and they should not pose any significant constraint on the development potential of the site.

3.2.8 Adjacent Leyland Cypress group, G6, and adjacent Hawthorn hedge, G12 both offer some screening between the site and adjacent properties.

3.2.9 Some trees were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.10 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.

3.2.11 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 north

Photo 2: T2 from west

Photo 3: G3 from southwest

Photo 4: G6 from west

Photo 5: T7 from north

Photo 6: T8, T9, T10, with G12 behind, from northeast

3.4 Arboricultural Development Advice

3.4.1 The higher value retention category 'A' and 'B' trees and tree groups should be retained, where possible, and incorporated into any new development design.

3.4.2 Where suitable, those category 'C' trees, tree groups and hedges with reasonable future prospects should be retained as part of any new development. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.4.3 If required by the development proposals, occasional lower value, retention category 'C' trees, tree groups and hedges could be removed, and replacement planting would largely mitigate their losses.

3.4.4 The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be 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.

3.4.5 If construction of new buildings is required within the RPA of retained trees it may be possible to employ special foundation design such as mini/ micro pile and suspended beam foundations or cantilevered foundations.

3.4.6 Construction of hard surfaces, for drives and paths, within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction method with a porous final surface.

3.4.7 The design of the new development should consider tree crown positions in relation to any new dwellings. The dappled shade of a tree is more pleasant than the deep shadow of a building, and some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. Whilst either shade or sunlight might be desirable, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light and should give adequate provision for future tree growth.

3.4.8 The retained trees may require protection by fencing in accordance with BS 5837:2012, during the development phase.

3.4.9 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

4. Signature

I trust this report provides all the required information.

Signed

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

20th February 2025

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Appendices

Appendix 1: Authors Qualifications and Experience
Appendix 2: Survey Methodology and Limitations of Report
Appendix 3: Explanation of Tree Descriptions
Appendix 4: Tree Data
Appendix 5: Tree Constraints Plan

Appendix 1: Authors Qualifications & Experience

Mr Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA 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 20 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 multimillion pound housing developments and 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 has also undertook locum Tree Officer work for several local authorities.

Mr James Brown, *BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered*
James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has several 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.

Dr Felicity Stout, *PhD, MA, BA (Hons), Cert Ed Forestry, TechArborA, PTI (Lantra)*
Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced social forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and she has work published in The Arboricultural Journal on this subject. As well as working at AWA Felicity is the Tree Conservation Officer for the Peak District National Park Authority.

Mr James Godfrey, *BA (Hons), Dip Forestry and Arboriculture Level 4, Cert Arb L3, TechArborA, QTRA Registered*
James has extensive arboricultural experience working as a team leader within the public and private sector. By achieving a Distinction Star in the Extended Diploma in Forestry and Arboriculture, James was able to use his knowledge to inform and carry out appropriate maintenance that ensured the long term wellbeing of trees across the UK. During his time at Darlington Borough Council, James provided on site assessment and the management of the remedial works required to ensure safe and suitable retention of trees that provide a multitude of benefits to the urban environment. Currently, James is completing a Foundation Degree in Arboriculture and Tree Management, while working at AWA.

Mr Joe Thomas, *MSci Biology, Award L4 Arboriculture, TechArborA*
Joe achieved a first class degree in biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award 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.

Mr James Boyle, *HND Level 5 Arboriculture and Urban Forestry, Dip Arboriculture Level 4, TechArborA*
Jim joined AWA in 2022, after having worked within the tree care profession for several years, alongside studying at college and university. During this time, he gained a wealth of experience and several professional and practical NPTC qualifications in the tree care industry. Jim has studied Arboriculture and Urban Forestry at Merrist Wood College in Surrey, Plumpton College in Sussex and University of Highlands and Islands in the Scottish Highlands, where he achieved a distinction in the Higher National Diploma Level 5.

Appendix 2: Survey Methodology and Limitations of Report

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	Japanese Rowan	*Sorbus commixta*	Semi-mature	4	1	140	No	1.5	2	2	2	2	No visual defects	Single stemmed. Vertical. Stubs. Old pruning wounds	Stubs. Old pruning wounds	Bird box in crown.	Good	Good	>40 yrs	Low	C	No works required in current site context
T2	Apple	*Malus domestica*	Semi-mature	5	3	100 100 100	Yes	1	2.5	2.5	1.5	2.5	No visual defects	Old pruning wounds. Stubs. Bark damage. Twin stemmed at 0.5m	Old pruning wounds. Stubs	Bird box in fork. Previously topped at 1.5 and 2m resulting in dense crown. Bark damage around base of stem.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context
T3	Silver Birch	*Betula pendula*	Semi-mature	10	1	200	No	2	2	2	2	2	No visual defects	Single stemmed. Slight lean	Normal	Stake at base in contact with stem.	Good	Good	>40 yrs	Low	C	No works required in current site context
T4	Rowan	*Sorbus aucuparia*	Young	5	1	80	No	1.5	1	1	1	1	Limited access around base	Single stemmed. Old pruning wounds. Vertical	Normal	Heather prevented detailed inspection at base. Bird box in fork.	Good	Good	>40 yrs	Low	C	No works required in current site context
T5	Cherry	*Prunus sp.*	Semi-mature	6	2	100 150	Yes	1	1	2.5	3	2	Limited access around base	Twin stemmed	Suppressed crown	Adjacent. Limited access prevented detailed inspection and accurate measurements. Plotted approximately.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context

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	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*
G6	Leyland Cypress	*Cupressocyparis leylandii*	Semi-mature	8	10+	150 avg	Yes	1	See plans				Adjacent linear Cypress hedge. Limited access prevented detailed inspection and accurate measurements. Overhanging site.				Good	Good	20 to 40 yrs	Low	C	No works required in current site context
T7	Maple	*Acer sp.*	Semi-mature	6	4	80 80 80 90	No	2	1.5	1.5	1.5	1.5	Limited access around base	Multiple stemmed at 1m. Old pruning wounds. Stubs	Old pruning wounds	Stub at base from removed stem.	Good	Fair	20 to 40 yrs	Low	C	No works required in current site context
T8	Cherry Plum	*Prunus cerasifera 'pissardii'*	Semi-mature	7	3	160 140 170	No	2	4	3.5	3.5	2	Limited access around base	Multiple stemmed at 0.5m. Old pruning wounds. Bark damage	Old pruning wounds. Stubs	Within shrubbery group. Shrubs prevented detailed inspection at base. Nesting box in fork.	Good	Fair	>40 yrs	Low	C	No works required in current site context
T9	Holly	*Ilex aquifolium*	Semi-mature	7	1	110	No	0	1	1.5	1	0.5	No visual defects	Single stemmed. Vertical	Normal	Within shrubbery group. Variegated variety.	Good	Good	20 to 40 yrs	Low	C	No works required in current site context
T10	Japanese Maple	*Acer palmatum*	Young	4	4	80 50 40 30	No	0.5	3	2.5	2.5	1.5	No visual defects	Multiple stemmed at base	Normal	Within shrubbery group.	Good	Good	20 to 40 yrs	Low	C	No works required in current site context

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	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*
T11	Cypress sp.	*Cupressus sp.*	Semi-mature	3	6	70 avg	Yes	0.5	1.5	1.5	1.5	1.5	Limited access around base	Multiple stemmed at base	Normal	Ornamental Cypress.	Good	Good	20 to 40 yrs	Low	C	No works required in current site context
G12	Hawthorn	*Crataegus monogyna*	Semi-mature	2	10	80 avg	Yes	0	See plans				Adjacent linear Hawthorn hedge. Trimmed to shape. Limited access prevented detailed inspection and accurate measurements.				Good	Good	20 to 40 yrs	Low	C	No works required in current site context

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Pyracantha Hedge

Pyracantha Hedge

T11

G12

T9

T10

Young
Cherry

T8

T4

Young Fig

T7

G6

T3

T5

T2

T1

Laurel hedge

Young Blackthorn

NORTH

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Appendix 5:
Tree Constraints Plan

2a Darton Lane, Darton, Barnsley
Ref: AWA6457

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM