

**ARBORICULTURAL REPORT  
AND  
ARBORICULTURAL IMPACT ASSESSMENT  
to BS 5837:2012  
at  
916 Halifax Road  
Cleckheaton  
West Yorkshire  
BD19 6LR**

**Client:**  
Barnes Homes

**Client Address:**  
Victoria Spring Business Park  
Wakefield Road  
Liversedge  
West Yorkshire  
WF15 6BU

**Client Contact:**  
01924 520320 (Tel)

**JCA Ref:**  
22692/AJB

## Contents

<b>1. Introduction .....</b>	<b>3</b>
1.1 Purpose of the Report .....	3
1.2 Terms of Reference.....	3
1.3 Tree Survey Details and Methodology.....	3
<b>2. Status of the Trees .....</b>	<b>4</b>
<b>3. Tree Survey Details .....</b>	<b>5</b>
3.1 Tree Retention Categories .....	5
3.2 Recommended Work for Arboricultural Reasons.....	5
<b>4. Arboricultural Impact Assessment (AIA).....</b>	<b>6</b>
4.1 Proposed Development.....	6
4.2 Tree Removals for Development.....	6
4.3 Pruning for Development.....	6
4.4 Temporary Protection Measures .....	6
4.5 Implications for Retained Trees.....	7
<b>5. Summary .....</b>	<b>9</b>
<b>Appendix 1: Tree Descriptions and Recommendations.....</b>	<b>11</b>
<b>Appendix 2: Explanation of Tree Descriptions .....</b>	<b>12</b>
<b>Appendix 3: General Guidelines.....</b>	<b>15</b>
<b>Appendix 4: Author Qualifications.....</b>	<b>16</b>
<b>Appendix 5: Tree Constraints Plan .....</b>	<b>17</b>
<b>Appendix 6: Arboricultural Implications Plan .....</b>	<b>18</b>

## 1. Introduction

### 1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **Barnes Homes** to survey the trees at **916 Halifax Road, Cleckheaton**, and prepare the findings in a report.
- 1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS5837:2012).
- 1.1.3 The specific design of the proposed development has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 1.1.4 Where necessary, recommendations will be given with a view to the long-term management of sustainable tree cover and to uphold the interests of health and safety.

### 1.2 Terms of Reference

- 1.2.1 For this purpose, a topographical survey (Ref: **ADB86BA9-AFD2-40E3-8857-0FB7423A00CE.P21-01350-MET-EXT-XX-TOP-M2-G-1-2D Topographical Survey (Updated)**) has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**. The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

### 1.3 Tree Survey Details and Methodology

- 1.3.1 The survey took place during February 2025 and was conducted by **Andrew Bussey LANTRA Accredited PTI, TechArborA**.
- 1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.
- 1.3.3 Only those trees within the site boundary with a stem diameter above 75mm have been included.
- 1.3.4 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.
- 1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a '#' symbol.

## 2. Status of the Trees

- 2.1 A check was made with **Kirklees Metropolitan Council** in February 2025 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that no trees within our survey are subject to any Tree Preservation Orders (TPO) and the site is not located within a Conservation Area.
- 2.3 However, prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

### 3. Tree Survey Details

#### 3.1 Tree Retention Categories

3.1.1 Below is a summary of the surveyed vegetation with retention categories identified in accordance with BS5837: 2012. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

Tree Retention Categories				
Retention Category	Trees	Groups	Hedges	Totals
<b>B</b>	0	1	0	<b>1</b>
<b>C</b>	1	1	4	<b>6</b>
<b>U</b>	1	0	0	<b>1</b>
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>8</b>

3.1.2 As a general rule, those trees listed as retention category 'B' are the more valuable items of vegetation and as such the removal of these is likely to be met with resistance by the Local Planning Authority (LPA).

3.1.3 Those items listed as retention category 'C' are of lesser value and the removal of these is generally less likely to be met with resistance by the LPA.

3.1.4 Items listed as retention category 'U' comprise of dead trees or trees of limited safe life expectancy and are often recommended for removal, irrespective of any proposals.

#### 3.2 Recommended Work for Arboricultural Reasons

3.2.1 Where necessary, recommendations have been prescribed for reasons of public safety, to benefit the trees and/or for general maintenance purposes. Such recommendations have been made for Arboricultural reasons and should be undertaken irrespective of development.

3.2.2 Full details of all recommended works are detailed in the 'Recommendations Column' of the Tree Data Tables at **Appendix 1**.

3.2.3 For an explanation of the priority ratings, see **Appendix 2 (A2.2.5)**.

3.2.4 All trees which are to be retained within the proposed development should be inspected on a regular basis in the interests of risk management. They should have a biennial re-inspection regime, ideally with each inspection being undertaken during a different season, in order to observe any defects, pests and diseases that are only evident at certain times of year.

## 4. Arboricultural Impact Assessment (AIA)

### 4.1 Proposed Development

- 4.1.1 The proposed development will consist of the construction of eleven detached residential dwellings.
- 4.1.2 We have been supplied with **Drawing Ref. 90096 - Site Model - 3D - Proposed Site Plan P06**, which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.
- 4.1.3 All tree works required to accommodate the proposals are detailed in *italics* in the recommendation columns of the tables at **Appendix 1**. Please note that any required Arboricultural works recommended during the initial survey are also listed in these tables in non-italics.

### 4.2 Tree Removals for Development

- 4.2.1 **T8**, a low value retention category 'C' tree shall require removal in order to facilitate the proposed development.

### 4.3 Pruning for Development

- 4.3.1 **H2** and **H7** shall require pruning back as and where required in order to facilitate the proposed development.

### 4.4 Temporary Protection Measures

#### 4.4.1 The Protective Barrier

- 4.4.1.1 In order to ensure the effective protection of retained trees during development, a protective barrier will be installed, in accordance with BS5837: 2012 and may comprise of protective fencing and ground protection. This will be the first job on site following the tree removal and pruning works. The fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** of the retained trees, in order to create a **Construction Exclusion Zone (CEZ)**.
- 4.4.1.2 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) must be laid over the unprotected RPAs to prevent/limit soil compaction. The ground protection must therefore distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces must be constructed in accordance with BS5837: 2012.

## **4.5 Implications for Retained Trees**

### **4.5.1 Works within the RPA**

4.5.1.1 Other than negligible encroachments (as annotated on the plan at **Appendix 6**), no construction activities are required within the root protection areas of trees to be retained at this site.

### **4.5.2 Demolition**

4.5.2.1 In this case, no significant demolition activities are required adjacent to retained trees and as such, no mitigation measures are considered necessary.

### **4.5.3 Access/Construction of Hard Surfacing**

4.5.3.1 Other than a negligible encroachment within the RPA's of **H2** and **G3** (as annotated on the plan at **Appendix 6**), the proposed scheme does not require the construction of hard surfaces within the RPA of retained trees. As such no specialised construction techniques/surface treatments will be required for this purpose.

### **4.5.4 Construction / Foundation Design**

4.5.4.1 Other than a negligible encroachment within the RPA of **H7** (as annotated on the plan at **Appendix 6**), the footprints of the proposed buildings do not encroach into the RPA of retained trees. As such no specialist construction or foundation methods are considered necessary for the sole purpose of preventing damage to trees.

4.5.4.2 Despite this, specialist foundation designs may still be required for other reasons, and advice should always be sought from a suitably qualified structural expert. The water demand of trees can be an important consideration when determining the appropriate foundation design. Due to this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with current **NHBC Standards**, for use by the appointed structural expert.

### **4.5.5 Tree Shade**

4.5.5.1 Due to the location of the trees, and their distance from to the proposed buildings, issues related to shading are considered to be unlikely and do not require mitigation.

### **4.5.6 Utilities**

4.5.6.1 Details on service routes are not available at this time. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered.

4.5.6.2 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

#### **4.5.7 Site Facilities**

4.5.7.1 The site facilities, which typically includes the toilets, storage of materials and parking, must be located away from the trees and outside the RPAs.

4.5.7.2 Care should also be taken to prevent soil contamination with chemical spillages, including petrol, diesel and oils.

#### **4.5.8 Landscaping**

4.5.8.1 Proposed fence lines may be constructed within the RPA of a tree if necessary, providing that appropriate considerations are taken with regards to the well-being of the effected tree. As such, no continual trenching is to be undertaken within the RPA (e.g. for small walls onto which panel fencing is installed). Excavations must be kept to a minimum and therefore only fence designs requiring intermittent posts will be acceptable within the RPA. Fences should also be kept as far away from the main stems of the trees as is reasonably possible.

4.5.8.2 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout (**Appendix 6**), may be constructed using no-dig techniques, providing that they do not cover more than 20% of the RPA and are implemented in accordance with BS5837: 2012. Such surfaces are to be kept as far away from the main stems of the trees as is reasonably practicable. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturalist.

4.5.8.3 No ground level changes are to be undertaken within the RPAs of retained trees, unless otherwise stated or agreed with the appointed Arboricultural Consultant or the LPA. The requirement to raise/lower ground levels within RPAs must be communicated to these parties at the earliest practical convenience.

## 5. Summary

- 5.1 We are informed that no trees within our survey are subject to any Tree Preservation Orders (TPO) and the site is not located within a Conservation Area.
- 5.2 Recommendations have been prescribed for reasons of public safety, to benefit the trees and/or for general maintenance purposes. Such recommendations have been made for Arboricultural reasons and should be undertaken irrespective of development.
- 5.3 The proposed development will consist of the construction of eleven detached residential dwellings.
- 5.4 The arboricultural implications of the development have been considered and discussed in **Section 4**.
- 5.5 **T8** requires removal and **H2** and **H7** require pruning in order to facilitate the proposed development. These are discussed in **Section 4.2** and detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 5.6 All development work carried out in close proximity to trees must be executed in a manner sympathetic to their needs. Otherwise, the condition of the trees may deteriorate in the months and years following development, leading to a loss of amenity and resulting in potentially hazardous trees. Care must therefore be taken to ensure that the retained trees are suitably protected.
- 5.7 In accordance with **Section 6.1** of **BS 5837: 2012**, the next stage on this site should be the preparation of an **Arboricultural Method Statement (AMS)**, to ensure that all the retained trees survive the development process. An **AMS** confirms which trees are to be removed, which trees are to be retained and any other tree works which are required to facilitate development. The **AMS** will also advise on temporary protective barriers, temporary ground protection, site supervision, location of services and it will detail specialist construction techniques.
- 5.8 The data gained during the survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, this report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

# Appendices

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread			Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name					Botanical Name	N	W								
H 1	Early-mature Hawthorn	To 2	0+	0+ n/a	To 20	See plan			A maintained hedge.	No action required at present. n/a	GOOD	GOOD	LOW	HIGH	40+	C 2
H 2	Early-mature Leyland Cypress	To 2.3	0+	0+ n/a	To 12	See plan			A maintained hedge.	<i>Prune back where required to facilitate the proposed development.</i> n/a	GOOD	GOOD	LOW	HIGH	40+	C 2
G 3	Semi to early-mature Mixed species	To 12	0+	0+ n/a	To 40	See plan			A linear group of Norway Maple, Wild Cherry and Hawthorn of a good form. No major visible defects.	No action required at present. n/a	GOOD	GOOD	MOD	MOD TO HIGH	40+	B 2
T 4	Early-mature Norway Maple	12	2	2 n/a	30	4	4	3	Twin-stemmed at 3m with a balanced crown. Significant included bark at the stem junction. A significant tear out wound remaining from a lost co-dominant stem is present on the stem at 2.5m.	Remove. Low	GOOD	POOR	LOW	MOD	<10	U
G 5	Semi-mature Mixed species	To 9	0+	0+ n/a	To 15	See plan			Self-seeded Common Ash and Norway Maple of a poor form.	No action required at present. n/a	GOOD	FAIR	LOW	MOD	20+	C 2
H 6	Early-mature Leyland Cypress	To 10	0+	0+ n/a	To 18	See plan			An unmaintained hedge.	No action required at present. n/a	GOOD	GOOD	LOW	HIGH	40+	C 2
H 7	Semi to early-mature Mixed species	To 7	0+	0+ n/a	To 12	See plan			An unmaintained Hawthorn and Cherry Laurel hedge.	<i>Prune back where required to facilitate the proposed development.</i> n/a	GOOD	GOOD	LOW	MOD TO HIGH	20+	C 2
T 8	Early-mature Cypress	10	0	0 n/a	20, 15	1.5	1.5	1.5	Twin-stemmed at 0.5m with a balanced crown. No evidence of significant pruning. No major visible defects.	<i>Remove to facilitate the proposed development.</i> n/a	GOOD	GOOD	LOW	HIGH	20+	C 1

## Appendix 2: Explanation of Tree Descriptions

### A2.1 Measurements/ Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree is listed in accordance with current NHBC Standards. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

## **A2.2 Evaluations**

A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.

A2.2.2 *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.

A2.2.3 *LIFE EXPECTANCY* is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.

A2.2.4 *AMENITY VALUE*. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.

A2.2.5 *PRIORITIES*. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

## **A2.3 Retention Categories**

A2.3.1 ***A (marked green on the Tree Constraints Plan) = Trees of high quality.***

These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

A2.3.2 ***B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.***

These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

A2.3.3 ***C (marked in grey on the Tree Constraints Plan) = Trees of low quality.***

These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:

1 = Mainly arboricultural qualities.

2 = Mainly landscape qualities.

3 = Mainly cultural values, including conservation value.

**A2.3.5 U (marked in red on the Tree Constraints Plan) = Trees usually unsuitable for retention due to poor condition.**

These trees are in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. This may be due to any of the following:

- 1) Failure is likely due to serious, irredeemable, structural defects.
- 2) Removal of other category U trees will render them exposed and unstable.
- 3) They are in serious, overall decline or are dead.
- 4) They are of low quality and suppressing adjacent trees of better quality.
- 5) Diseases are present which may affect the health of adjacent trees.

These trees are to be removed or managed in a way which reduces their risk of failure, where they have high ecological value, such as in a woodland setting.

### **Appendix 3: General Guidelines**

- A3.1 All tree work must be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 This report is based upon a visual inspection. The consultant 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 the guidelines and the terms listed in this report.
- A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant regularly.

## Appendix 4: Author Qualifications

### Principal Consultant and Managing Director

**Jonathan Cocking** *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

### Technical Director

**Toby Thwaites** *BSc (Hons), HND (Arboriculture), LANTRA Accredited PTI, MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

### Operations Director

**Charles Cocking** *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

### Arboricultural Projects Director

**Luke Wickham** *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA.* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

### Consulting Staff: Arboriculture

**Andrew Bussey** *LANTRA Accredited PTI, TechArborA.* Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications and is QTRA qualified.

**Emily Wilde** *FdSc (Arboriculture), LANTRA Accredited PTI, TechArborA.* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

**Mick Eltringham** *ND (Forestry), LANTRA Accredited PTI, TechArborA.* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

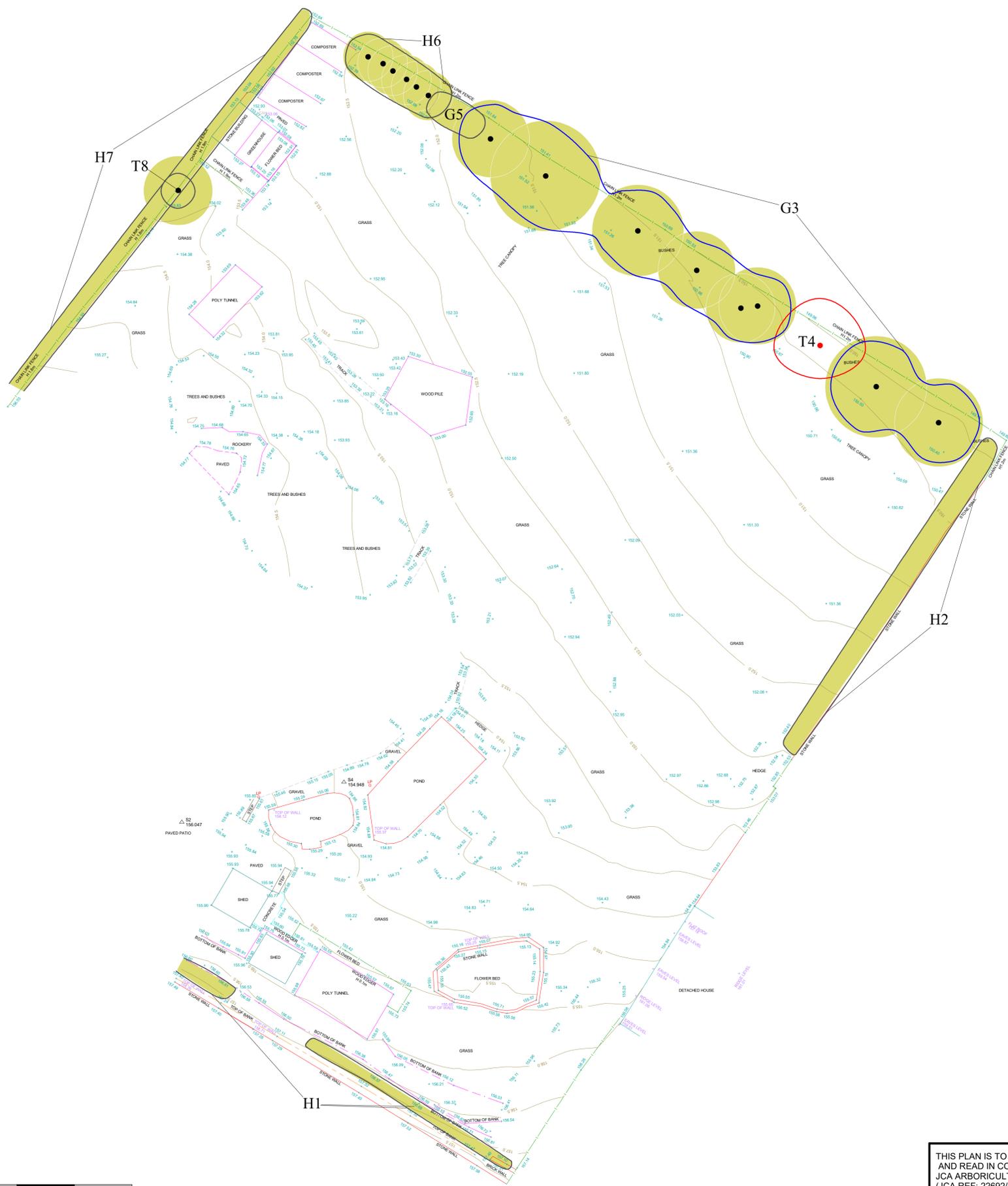
**Dan Kemp** *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

**David de Peña** *BSc (Hons) Ecology and Conservation, TechArborA.* After earning his degree from Manchester Metropolitan University, David worked as an ecologist at various consultancies, contributing to a wide range of projects, including major infrastructure projects across the UK. More recently, David transitioned to arboriculture and served as a surveyor for Manchester City of Trees, where he participated in a project to quantify the value of Greater Manchester's woodlands and trees.

### Administrative Staff

**Catherine Cocking** Accounts Manager.  
**Kelly Saunders** Credit Control Manager.  
**Adie Gray** I.T. Officer.

**Lorraine Spink** Administrative Assistant.  
**Alannah Chapman** Administrative Assistant.

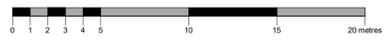


**Root Protection Area: RPA**

THE ROOT PROTECTION AREA SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCR OACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22692/AJB)

**Appendix 5:  
Tree Constraints Plan**

ADDRESS: 916 Halifax Road, Cleckheaton, West Yorkshire, BD19 6LR.  
JCA REF: 22692/AJB

SCALE: 1:200      PAPER SIZE: A1  
SURVEYED BY: AJB      DRAWN BY: AJB      APPROVED BY: DP

BRITISH STANDARD 5837:2012: 4.5  
RETENTION CATEGORIES

Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA





H2 TO BE PRUNED BACK  
TO FACILITATE THE PLOT 10

NEGLIGIBLE ROOTING  
ZONE INFRINGEMENT

H2 TO BE PRUNED BACK  
TO FACILITATE THE PROPOSED  
PATIO/TERRACE

**Appendix 6: Arboricultural Implications Plan**

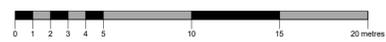
ADDRESS: 916 Halifax Road, Cleckheaton,  
West Yorkshire, BD19 6LR.  
JCA REF: 22692/AJB

SCALE : 1:200      PAPER SIZE : A1

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA



THIS PLAN IS TO BE PRINTED IN COLOUR  
AND READ IN CONJUNCTION WITH THE  
JCA ARBORICULTURAL REPORT  
(JCA REF: 22692/AJB)



I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed



.....

**Andrew Bussey** *LANTRA Accredited PTI, TechArborA.*

19<sup>th</sup> February 2025

For and on behalf of **JCA Ltd**

**Registered Office:**

**Unit 80  
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# JCA Ltd. Arboricultural and Ecological Consultants

## Professional Tree and Ecology Advice nationwide

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### ARBORICULTURAL SERVICES

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#### Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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#### Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

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#### Advice for Local Authorities and Social Housing

- Tree Condition Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

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#### Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

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#### Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

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#### Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

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### ECOLOGICAL SERVICES

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#### Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

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#### Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

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#### HEAD QUARTERS:

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