

ARBORICULTURAL REPORT AND ARBORICULTURAL IMPACT ASSESSMENT to BS 5837:2012 at 16a Town Gate Scholes Cleckheaton West Yorkshire BD19 6ET

Client:
Robert Hillas

Client Address:
14 Murray Gardens
Rothbury
Morpeth
NE65 7AZ

JCA Ref:
23153/AJB

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited has been instructed by **Robert Hillas** to survey the tree at **16a Town Gate**, **Scholes**, **Cleckheaton** and to prepare the findings in a report.

1.1.2 This report provides detailed, independent, arboricultural advice on the tree 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**.

1.2 Terms of Reference

1.2.1 For this purpose, a topographical survey (Ref: **BOB-PLN-A-DWG**) 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 September 2025 and was conducted by **Andrew Bussey** *LANTRA Accredited PTI, TechArborA*.

1.3.2 During this survey, the tree was inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.

1.3.3 Only one tree has been surveyed under the remit of this report.

1.3.4 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of the surveyed tree 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.

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2. Status of the Trees

2.1 A check was made with **Kirklees Metropolitan Borough Council** in August 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 **T1** is subject to Tree Preservation Order (TPO Ref: **12/98/t1**).

2.3 No work must be undertaken to those trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted, or until planning permission has been granted which includes accurately specified tree works.

2.4 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.

2.5 The presence of a Tree Preservation Order (TPO) represents the Local Authority's desire to retain trees within the landscape. As such, trees covered by a TPO are generally more likely to require retention within a proposed scheme and this should be taken into account during the design process. In some cases, the removal of TPO trees may be agreed upon, providing the benefits of the proposed development are deemed greater than the material loss of the trees. The value of existing vegetation is just one factor in the decision-making process; all benefits of the proposed development will be taken into consideration in the usual manner.

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3. Tree Survey Details

3.1 Tree Retention Categories

3.1.1 One tree was surveyed in accordance with BS5837: 2012 and was considered to fall into retention category 'B'. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

3.1.2 Trees listed as retention category 'B' are moderately 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 The retention of trees is further advised to avoid the need to plant replacement specimens, which are usually required to be planted on a 2:1 or 3:1 ratio, and due to their ecological value, which will be assessed as linear habitat units in accordance with the Statutory Biodiversity Metric.

3.2 Recommended Work for Arboricultural Reasons

3.2.1 No tree works are required under the current context of the site.

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4. Arboricultural Impact Assessment (AIA)

4.1 Proposed Development

4.1.1 The proposed development will consist of the construction of a detached, two-storey dwelling, patio area, new driveway and a lawn.

4.1.2 We have been supplied with drawing Ref: **BOB-PLN-A-DWG**, 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**.

4.2 Required Tree Work

4.2.1 In order to facilitate the proposed building, it will be necessary to crown lift the northern canopy of **T1**, as detailed at **Appendix 1**.

4.3 Temporary Protection Measures

4.3.1 The Protective Barrier

4.3.1.1 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**).

4.3.1.2 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.

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4.4 Implications for Retained Trees

4.4.1 Works within the RPA

4.4.1.1 Where the proposals require work to be undertaken within the RPA of a tree which is to be retained, specialist measures must be adopted during the construction phase to avoid ground compaction and minimise root damage.

4.4.1.2 Such areas are highlighted in **blue** and **brown** shade on the Arboricultural Implications Plan at **Appendix 6** and are addressed in the following sections.

4.5.2 Demolition

4.5.2.1 In order to meet the needs of this proposal, the demolition or removal of existing structures is required adjacent to **T1**. Due to this, specialist demolition methods will be required to prevent damage. This may include collapsing structures in a direction away from trees, utilising hand digging methods, working within RPAs etc. Full details on such methods should be included in an Arboricultural Method Statement, including where arboricultural supervision is necessary.

4.5.3 Access/Construction of Hard Surfacing

4.5.3.1 The proposed development entails the construction of hard surfacing within the RPA of **T1,** in the area shown in **brown** shade on the plan at **Appendix 6**. In order to prevent foreseeable damage to tree roots, a 'no-dig' method of construction will be utilised.

4.5.3.2 The chosen system must be fit for purpose and of suitable construction to dissipate compaction damage to tree roots, allow gaseous diffusion to/from the soil and the percolation of water to the soil surface. This may require the use of specialist materials and sensitive edging systems to prevent damage to tree roots. It is recommended that this surfacing be constructed as an initial, in order to afford the maximum protection to tree roots throughout the construction phase.

4.5.3.3 Design principles must be confirmed by an appropriately qualified engineer and should be included in an Arboricultural Method Statement.

4.5.4 Construction / Foundation Design

4.5.4.1 The footprint of proposed dwelling incurs the RPA of **T1** in the location shown in **blue** shade on the plan at **Appendix 6**. Due to this, a specialist foundation design such as pile, pad and beam, raft foundation or cantilever floor must be implemented to reduce excavation and the detrimental impact this can have on tree roots.

4.5.4.2 Such a method will minimise foreseeable damage and will allow the retention of this tree, whilst accommodating the proposed development. Full details of these works should be included in an associated Arboricultural Method Statement, along with any phasing of protection methods and arboricultural supervision which may be necessary.

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4.5.4.3 Advice should always be sought from a suitably qualified Structural Engineer. In some cases, the water demand of trees can be an important consideration when determining the appropriate foundation design. Because of this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with current **NHBC Standards**, for the use of the appointed structural expert.

4.5.5 Utilities

4.5.5.1 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.

4.5.5.2 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.

4.5.6 Site Facilities

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

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

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5. Summary

5.1 **T1** is subject to a Tree Preservation Order (TPO Ref: **12/98/t1**).

5.2 The proposed development will consist of the construction of a detached, two-storey dwelling, patio area, new driveway and a lawn.

5.3 **T1** requires pruning to facilitate the proposed development, as discussed in **Section 4.2** and at **Appendix 1**.

5.4 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.

5.5 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 are protected throughout 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.

5.6 The data gained during the survey provides an indication of the health of the tree. However, it does not enable a comprehensive assessment of its 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 tree has not significantly changed. It is advised that the tree is inspected regularly, in the interests of risk management.

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Appendices

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Early-mature Sycamore *Acer pseudoplatanus*	14	5	5 N	64	5.5 5.5 5 6#	Single-stemmed and vertical with a balanced crown. Occasional pruning wounds. No major visible defects.	No action required at present. *Crown lift the northern canopy to a height of no more than 6.5m by the removal of secondary branches only, to facilitate the proposed building.*	GOOD	GOOD	MOD	MOD	40+	B 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.

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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.

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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.

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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.

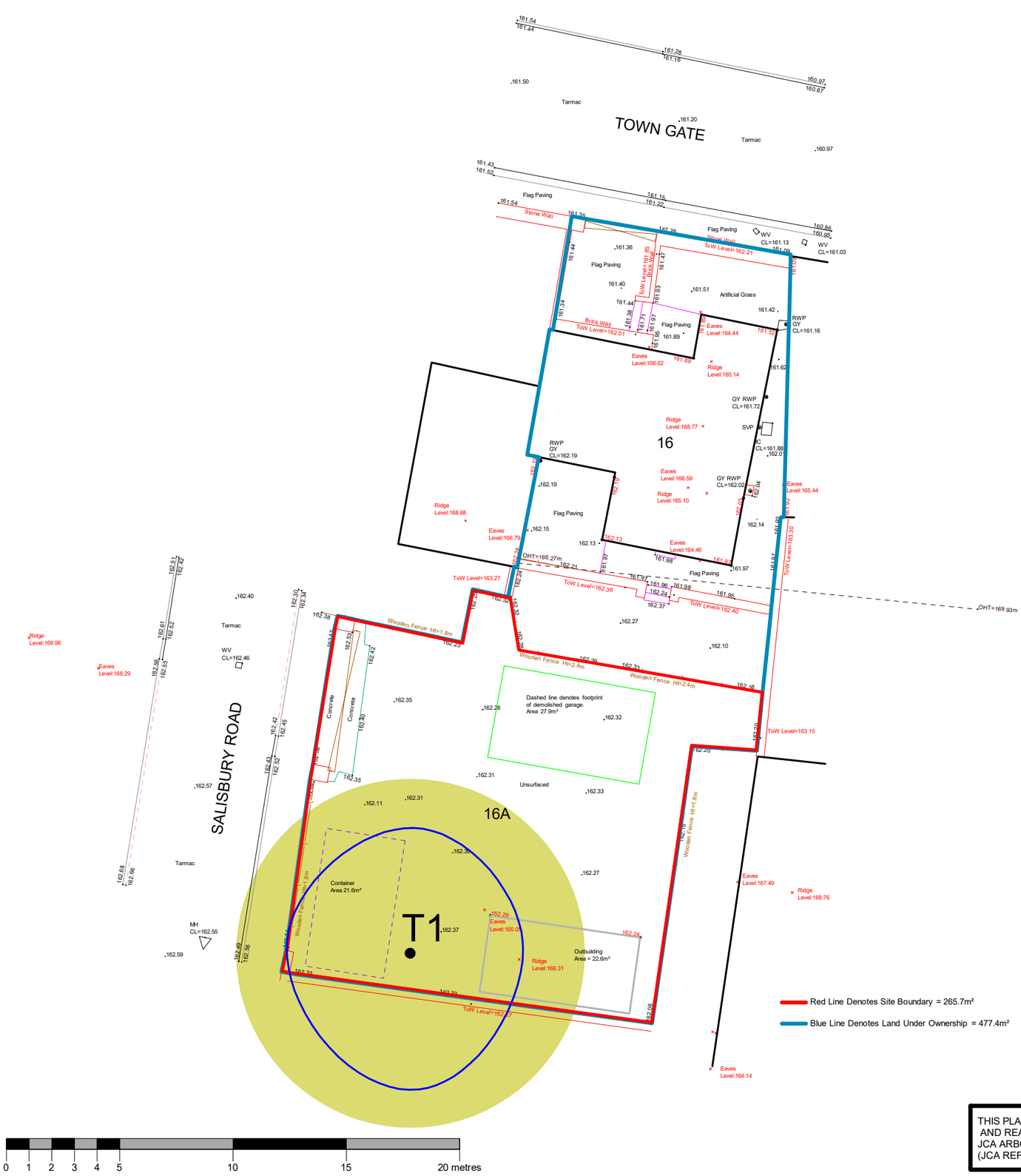
Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural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

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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 ENCROACH 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: 23153/AJB)

Appendix 5: Tree Constraints Plan

ADDRESS: 16a Town Gate, Scholes, Cleckheaton, West Yorkshire, BD19 6ET. JCA REF: 23153/AJB

SCALE : 1:200	PAPER SIZE : A3

SURVEYED BY: AJB	DRAWN BY: AJB	APPROVED BY: LW

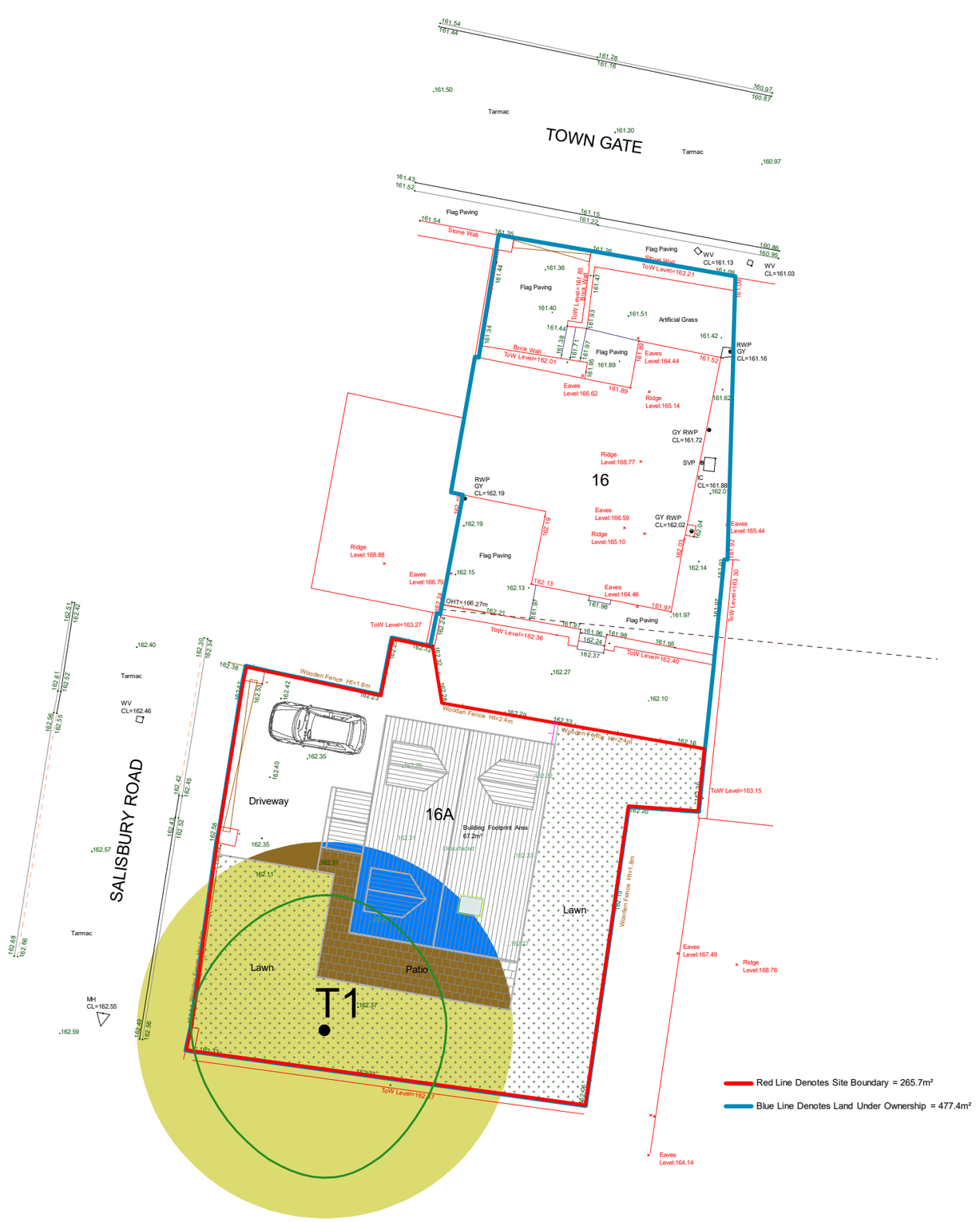
BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES

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

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THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 23153/AJB)

Appendix 6: Arboricultural Implications Plan

ADDRESS: 16a Town Gate, Scholes, Cleckheaton, West Yorkshire, BD19 6ET.
JCA REF: 23153/AJB

SCALE : 1:200	PAPER SIZE : A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED BUILDING WHERE SENSITIVE FOUNDATION TYPES MUST BE UTILISED
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED HARD STANDING WHERE THE NO-DIG METHOD OF CONSTRUCTION MUST BE UTILISED

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Arboricultural & Ecological Consultants

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*.

15th September 2025

For and on behalf of ***JCA Ltd***

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Professional Tree and Ecology Advice nationwide

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- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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

Advice for Local Authorities and Social Housing

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

Tree Advice for the Legal Profession

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

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

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

ECOLOGICAL SERVICES

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

Ecological Post-Planning Services

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



HEAD QUARTERS:

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