

**ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
Red House
281 Oxford Road
Cleckheaton
West Yorkshire
BD19 4JP**

Client:
Kingscrown Developments

Client Address:
Suites 11-14
Second Floor Prudential Buildings
61 St. Petersgate
Stockport
SK1 1DH

JCA Ref:
22627a/ChC

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 This Arboricultural Impact Assessment has been prepared for the proposed development of the site at: **Red House, 281 Oxford Road, Cleckheaton**.
- 1.1.2 The purpose of this report is to assess the impact of the proposed development works on the existing tree stock and outline mitigation actions, where appropriate, to minimise any potential damage to retained trees.

1.2 Terms of Reference

- 1.2.1 JCA Limited has been instructed to prepare the Arboricultural Impact Assessment to support the planning application.
- 1.2.2 The arboricultural survey and report conform to the most recent specifications outlined in BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2.2 We have been supplied with the development layout plan, design & access statement and architectural drawings which all detail 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.

1.3 Scope of the Report

- 1.3.1 This report is compiled in accordance with *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'* and is based on an objective assessment of the existing vegetation.
- 1.3.2 The specific design of the proposed development has been considered within the Arboricultural Implication Assessment in **Section 3** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

1.4 Survey Details

- 1.4.1 The tree survey took place during February 2025 and was conducted by **Charles Cocking FdSc (Arboriculture)**, LANTRA Accredited PTI, MArborA.

2. Tree Descriptions and Recommendations

- 2.1 The tree information recorded during the original survey is detailed in the tables at **Appendix 1**. A full explanation of the tables can be found at **Appendix 2**. Please refer also to the Tree Constraints Plan at **Appendix 5** for tree locations.

3. Arboricultural Implications Assessment (AIA)

3.1 Proposed Development

3.1.1 The Project:

“The proposal involves the sub-division of the main house on site to form two separate dwellings, with the change of use/minor extension of the barn to form a third dwelling. The coach house will provide garaging/ancillary accommodation for the barn dwelling”.

3.1.2 Please refer to the Design & Access statement and architectural drawings for full details of the proposed development works.

3.1.3 The tree works required to accommodate the proposed development works are detailed in the ‘Tree Works Required to Facilitate the Proposed Scheme’ column at **Appendix 1**.

3.2 Tree Removals for Development

3.2.1 **T22, T27, G29 and T35** are proposed to be removed to facilitate the proposed scheme. However, **T27** can be retained as a standing monolith at circa 5m in height.

3.2.2 Whilst the development will require the removal of some trees within the site, it should be noted that the site is densely planted with trees and vegetation of varying size and ages, so removing the abovementioned trees will not have a significant impact upon the overall amenity of the site. That said, in order to mitigate the loss, it is proposed to offer new boundary planting wherever possible.

3.3 Pruning for Development

3.3.1 To accommodate the proposed development works, it will be necessary to prune **G23, T24, G37, T40, G41, T42, T43, T44 and G45**.

3.3.2 The above pruning works are required for the following reasons:

- In order to provide suitable access and working distances for pedestrians and vehicles.
- To afford reasonable clearances from the buildings, once renovated and occupied.
- To provide suitable clearances from the new access driveway and parking spaces.

3.4 Temporary Protection Measures

3.4.1 The Protective Barrier

- 3.4.1.1 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/or 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)**. The installation of the protective barrier and the technical aspects of the proposals in relation to the trees should be assessed in the Arboricultural Method Statement and detailed on a Tree Protection Plan.
- 3.4.1.2 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 exposed RPAs which will distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces should be constructed in accordance with BS5837: 2012.

3.5 Implications for Retained Trees

3.5.1 Works within the RPA

- 3.5.1.1 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.

3.5.2 Demolition

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

3.5.3 Access/Construction of Hard Surfacing

- 3.5.3.1 The proposed development entails the installation of new surfacing on site which will be located above the RPA's of several retained trees. This takes the form of an access driveway and new areas of resident parking. In order to prevent foreseeable damage to tree roots, no excavations will be undertaken within the RPA's to achieve the surface.
- 3.5.3.2 It is not viable to install a cellular confinement grid system build up for the new driveway and as such it is proposed to use a simple build up on 20mm gravel, in conjunction with the planning application which was previously approved on site. For the parking areas, a grass grid will be installed as the finished surface.
- 3.5.3.3 The chosen systems 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.

3.5.3.4 This specification will prohibit any excavations within the rooting zones allowing them to be retained and withstand the work. It is recommended that this surfacing be constructed as an initial phase of construction if possible, in order to afford the maximum protection throughout the development works.

3.5.3.5 Design principles must be confirmed by an appropriately qualified engineer and should be included in an Arboricultural Method Statement along with any protective measures required including Arboricultural supervision.

3.5.4 **Building Construction / Foundation Design**

3.5.4.1 The proposals include for the renovation of existing buildings, as such we are informed that no new buildings will be constructed. We are also informed that the existing foundations of the buildings to be converted are adequate for their purpose and do not require deepening. As such no specialist construction or foundation methods are considered necessary for the sole purpose of preventing damage to trees.

3.5.4.2 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. Because of this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with **NHBC Standards**, for use by the appointed structural expert.

3.5.5 **Utilities**

3.5.5.1 Exact details on service routes have not been provided to JCA at this time. However, we are informed that the existing services on site can be utilised at present. Where new utilities need to be brought onto the site, these must 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 are to be considered.

3.5.5.2 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.

3.5.6 **Site Compound**

3.5.6.1 The site compound, which typically includes the site office, mess facilities, toilets, storage of materials and parking, must be located away from all of the trees and outside their RPAs. Care should also be taken to prevent soil contamination from chemical spillages, including petrol, diesel and oils.

3.5.7 **Landscaping**

- 3.5.7.1 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.
- 3.5.7.2 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout may be constructed using no-dig techniques, and are implemented in accordance with BS5837: 2012. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturist.
- 3.5.7.3 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.

4. Summary

- 4.1 Some tree works were recommended during the original survey, irrespective of the development proposals. This is to manage potential risks or for general maintenance purposes.
- 4.2 The project involves the sub-division of the main house on site to form two separate dwellings, with the change of use/minor extension of the barn to form a third dwelling. The coach house will provide garaging/ancillary accommodation for the barn dwelling.
- 4.3 The arboricultural implications of the proposed scheme have been considered and are discussed in **Section 3**.
- 4.4 Three trees and one group of boundary vegetation will require removal, and a further nine items of vegetation to be retained will require pruning works in order to facilitate the proposed scheme. Tree works required to accommodate the proposals are detailed in the relevant table at **Appendix 1**. Those trees requiring removal are shown in red on the Arboricultural Implications Plan at **Appendix 6**, where the proposals can also be viewed.
- 4.5 All development work carried out in close proximity to retained trees should be done so in a manner sympathetic to their needs. Otherwise the condition of the trees may deteriorate in the months and years following the development, leading to a loss of amenity and potentially hazardous trees.
- 4.6 The protection of retained trees can be achieved by the creation of a Construction Exclusion Zone based on the Root Protection Area of a tree. The proposed development should be accompanied by an Arboricultural Method Statement (AMS) detailing the specific protection measures necessary for each tree. This should specify the required fencing standard and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques and necessary tree works.
- 4.7 The data gained during the original 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, the 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)	Diameter (cm)	Crown Spread		Observations	Works Required for Arboricultural Reasons	Tree Works Required to Facilitate the Proposed Scheme	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category	
	Common Name				N	E		S								Priority
	Botanical Name															
T 1	Mature Holly <i>Ilex aquifolium</i>	8	1.5	Avg. 10 x7	4 3 3		Multi-stemmed at ground level with a slightly unbalanced crown. One stem partially torn out. Overhanging the boundary wall.	No action required at present.	None required.	FAIR	FAIR	MOD	LOW	10+	C 1	
T 2	Mature Sycamore <i>Acer pseudoplatanus</i>	16	5	55	6.5 6 7 2		Single-stemmed and vertical with a slightly unbalanced crown. Overhanging the boundary. Minor deadwood and tip dieback noted.	Monitor biennially - Re-inspect when in full leaf.	None required.	FAIR	GOOD	MOD	MOD	20+	B 1	
T 3	Early Mature Lime <i>Tilia sp.</i>	9	1.5	28	5 5 3		Single-stemmed and vertical with a slightly unbalanced crown. Slightly supressed form due to T5.	No action required at present.	None required.	GOOD	FAIR	LOW	MOD	20+	B 1	
T 4	Mature Sycamore <i>Acer pseudoplatanus</i>	17	5	71	7 5.5 6.5 3		Overhanging the boundary. Minor deadwood noted.	No action required at present.	None required.	GOOD	FAIR	MOD	MOD	20+	B 1	
T 5	Mature Sycamore <i>Acer pseudoplatanus</i>	19	6	61	3.5 5 5 4.5		Single-stemmed and vertical with a balanced crown. Overhanging the boundary. Holly located at the base. Minor deadwood.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1	
T 6	Mature Sycamore <i>Acer pseudoplatanus</i>	17	7	43	3 3 7.5 2.5		Single-stemmed and vertical with an unbalanced crown. Overhanging the boundary. Deadwood and slight dieback noted.	Monitor biennially - Re-inspect when in full leaf.	None required.	FAIR	GOOD	MOD	MOD	20+	B 1	
T 7	Mature Sycamore <i>Acer pseudoplatanus</i>	20	7	58	6 5 6.5 6		Single-stemmed with a slight lean and a reasonably balanced crown. Overhanging the boundary. Shrub noted at the base.	No action required at present.	None required.	GOOD	GOOD	HIGH	MOD	40+	B 1	
T 8	Early Mature Sycamore <i>Acer pseudoplatanus</i>	17	3.5	31	4.5 7 1 3		Twin-stemmed at 4m with an unbalanced crown. Tight union. moderate deadwood.	Monitor biennially - Re-inspect when in full leaf.	None required.	FAIR	FAIR to GOOD	MOD	MOD	10+	C 1	
T 9	Early Mature Beech <i>Fagus sylvatica</i>	21	3	35	4.5 5 5.25 5		Single-stemmed and vertical with a balanced crown.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	40+	B 1	
T 10	Over Mature Beech <i>Fagus sylvatica</i>	20	2.5	78	11 8.5 7.5 6.25		Single-stemmed and vertical with a slightly unbalanced crown. Gnarly form, with heavy weighted limbs and a twisting stem. Naturally braced canopy.	No action required at present.	None required.	GOOD	FAIR	MOD	MOD	20+	B 1	
T 11	Mature Sycamore <i>Acer pseudoplatanus</i>	17	8	69	4 3 5 2		Single-stemmed, adjacent to the boundary. Dense ivy on the stem and into the crown.	Cut the Ivy, and remove once dead. Low	None required.	FAIR	GOOD	MOD	MOD	20+	B 1	

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T 12	Mature Sycamore <i>Acer pseudoplatanus</i>	17	6	67	6.5 5.5 6 6	Single-stemmed and vertical with a balanced crown. Ivy growing on the stem.	Cut the Ivy, and remove once dead. Low	None required.	GOOD	GOOD	MOD	MOD	20+	B 1
G 13	Early Mature Mixed Species	to 8	to 10	to 22	See Plan	Species include: Holly (x2), Pine (x1), Rhododendron (x1). The Rhododendron has collapsed.	No action required at present.	None required.	FAIR	POOR	LOW	LOW to MOD	10+	C 2
T 14	Mature Ash <i>Fraxinus excelsior</i>	19	9	55	8 7 3.5 4.5	Single-stemmed with a slight lean and a reasonably balanced crown. Ash Dieback noted and moderate deadwood present.	Monitor annually - Re-inspect when in full leaf.	None required.	FAIR	FAIR	MOD	MOD	10+	C 1
T 15	Early Mature Beech <i>Fagus sylvatica</i>	15	3	40	5.75 3.75 4.75 4.75	Single-stemmed and vertical with a balanced crown.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1
T 16	Mature Wild Cherry <i>Prunus avium</i>	17	6	45	4.75 4 2 4.5	Single-stemmed with a slight lean and a reasonably balanced crown. Old wounds noted. Cherry Laurel at the base.	No action required at present.	None required.	GOOD	FAIR	MOD	MOD	20+	B 1
T 17	Mature Sycamore <i>Acer pseudoplatanus</i>	18	6	54	6.5 5 5 6	Single-stemmed and vertical with a balanced crown. Naturally braced canopy.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1
T 18	Semi Mature Holly <i>Ilex aquifolium</i>	7	1	Avg. 12 x4	4 4 3 3.5	Multi-stemmed at 0.5m with a balanced crown.	No action required at present.	None required.	FAIR	FAIR	LOW	LOW	10+	C 1
T 19	Semi Mature Walnut <i>Juglans regia</i>	6	2.5	21	6 4.25 2 0	Single-stemmed with an unbalanced crown, leaning heavily. Moderate dieback.	Monitor biennially - Re-inspect when in full leaf.	None required.	FAIR	POOR	LOW	MOD	10+	C 1
T 20	Early Mature Walnut <i>Juglans regia</i>	8	3	24	6.5 3 4 0	Single-stemmed with an unbalanced crown, leaning heavily. Moderate dieback.	Monitor biennially - Re-inspect when in full leaf.	None required.	FAIR	FAIR	LOW	MOD	10+	C 1
T 21	Semi Mature Judas Tree <i>Cercis siliquastrum</i>	5	0.5	17	3.5 0 4 0	Single-stemmed and leaning with an unbalanced crown.	No action required at present.	None required.	FAIR	FAIR	LOW	NO DATA	10+	C 1

Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread N W E S	Observations	Works Required for Arboricultural Reasons Priority	Tree Works Required to Facilitate the Proposed Scheme	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 22	Mature Sycamore <i>Acer pseudoplatanus</i>	18	6	77	5 6 4 1.5	Single-stemmed and vertical with a slightly unbalanced crown. Dense Ivy present.	Cut the Ivy, and remove once dead. Low	Removal required. Replacement planting required to mitigate the loss.	FAIR	GOOD	MOD	MOD	20+	B 1
G 23	Mature Mixed Species	to 21	to 3+	Avg. 45	See Plan	Species include: Sycamore, Lime and Horse Chestnut. Situated on adjacent land, but overhanging the potential access drive.	No action required at present.	Crown lift the northern trees to 5m where the canopies overhang the proposed driveway only.	GOOD	GOOD	HIGH	MOD	40+	B 1
T 24	Semi Mature Beech <i>Fagus sylvatica</i>	10	2	29	5 6 6	Twin-stemmed at 2.5m with a balanced crown. Slightly suppressed due to T27.	No action required at present.	Crown lift the canopy to 5m.	GOOD	FAIR	LOW	MOD	20+	C 1
T 25	Mature Sycamore <i>Acer pseudoplatanus</i>	20	9	83	5.5 6 6.5 8	Single-stemmed and vertical with a balanced crown. Minor deadwood and dark staining on the stem noted.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1
T 26	Mature Sycamore <i>Acer pseudoplatanus</i>	18	4.5	58	2.5 5 8 6.5	Single-stemmed with a slight lean and a reasonably balanced crown.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1
T 27	Over Mature Ash <i>Fraxinus excelsior</i>	19	5	95	7 7.5 5 7	Twin-stemmed at 4m with a slightly unbalanced crown. Heavily weighted limbs. Overhanging the potential driveway. Previously reduced. Ash Dieback present.	Monitor annually - Re-inspect when in full leaf.	Remove the majority of the canopy to retain a 5m tall standing monolith.	FAIR	FAIR	MOD	MOD	20+	B 1
T 28	Early Mature Beech <i>Fagus sylvatica</i>	17	3	46	7 7 5 5	Single-stemmed and vertical with a balanced crown.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	40+	B 1
G 29	Early Mature Mixed Species	to 9	to 0+	Avg. 15	See Plan	Species include: Holly, Hawthorn and Ash.	No action required at present.	Removal required. Replacement planting required to mitigate the loss.	FAIR	FAIR to GOOD	LOW	LOW to HIGH	10+	C 2
T 30	Early Mature Apple <i>Malus sp.</i>	7	0	35	0 4 2 6	Collapsed onto the boundary wall and onto neighbouring land.	Remove. Moderate	None required.	POOR	POOR	LOW	MOD	<10	U
T 31	Early Mature Beech <i>Fagus sylvatica</i>	12	3	37	5.5 7 5.5 6.5	Single-stemmed with a slight lean and a reasonably balanced crown.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1

Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread N W E S	Observations	Works Required for Arboricultural Reasons Priority	Tree Works Required to Facilitate the Proposed Scheme	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 32	Mature Lime <i>Tilia sp.</i>	22	3	74	9.5 6 5 7	Single-stemmed and vertical with a balanced crown. Minor deadwood noted.	No action required at present.	None required.	GOOD	GOOD	HIGH	MOD	40+	A 1 2
T 33	Semi Mature Walnut <i>Juglans regia</i>	9	3	14	4 3 2.5 4.5	Single-stemmed and vertical with a balanced crown. Occasional pruning wounds due to crown lifting noted.	No action required at present.	None required.	GOOD	GOOD	LOW	MOD	20+	C 1
T 34	Early Mature Sycamore <i>Acer pseudoplatanus</i>	13	3	30	4.5 3 2.5 4.5	Single-stemmed and vertical with a balanced crown.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	40+	B 1
T 35	Mature Apple <i>Malus sp.</i>	9	2.5	30 + 20	5 3 5 6	Twin-stemmed from ground level. Overhanging the boundary onto neighbouring land.	No action required at present.	Removal required. Replacement planting required to mitigate the loss.	FAIR	FAIR	LOW	MOD	10+	C 1
T 36	Mature Sycamore <i>Acer pseudoplatanus</i>	19	15	74	5.75 4.75 4.5 6	Twin-stemmed at 2.5m with a slightly unbalanced crown. Moderate deadwood (low target area). A water pocket at the base from an old wound noted.	No action required at present.	None required.	GOOD	FAIR	MOD	MOD	20+	B 1
G 37	Semi Mature to Early Mature Mixed Species	to 20	to 1+	to 45	See Plan	Species include: Cherry (x3) and Norway Maple (x1). Situated on adjacent land but growing close to the boundary wall. Overhanging the site.	No action required at present.	Prune back the eastern canopies by up to 3m.	GOOD	GOOD	MOD	MOD	20+	B 1 2
T 38	Early Mature Sycamore <i>Acer pseudoplatanus</i>	15	3	35	5.5 3.5 5 3.75	Single-stemmed and vertical with a balanced crown. Minor deadwood noted.	No action required at present.	None required.	GOOD	GOOD	MOD	MOD	20+	B 1
T 39	Dead Elder <i>Sambucus nigra</i>	7	n/a	28	2 2 1.5 0	A completely dead tree on the boundary with a decaying stem.	Remove. Moderate	N/A	DEAD	DEAD	DEAD	LOW	Dead	U
T 40	Early Mature Sycamore <i>Acer pseudoplatanus</i>	12	3	35	5 3 5 6	Single-stemmed with a slight lean and a reasonably balanced crown.	No action required at present.	Crown lift to 5m and prune back the eastern section of canopy by up to 2.5m.	GOOD	GOOD	MOD	MOD	20+	B 1
G 41	Semi Mature to Early Mature Mixed Species	to 13	to 0+	Avg. 20	See Plan	Species include: Hornbeam, Holly, Willow, Ash and Sycamore. Situated on Council owned land but overhanging the site and building. Ivy present.	No action required at present.	Crown lift to 5m and prune back the southern section by up to 2.5m.	GOOD	GOOD	MOD	LOW to HIGH	40+	B 1 2

Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread N W E S	Observations	Works Required for Arboricultural Reasons Priority	Tree Works Required to Facilitate the Proposed Scheme	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 42	Mature Lime <i>Tilia sp.</i>	22	3	65	5 6 4 5	A Council tree, overhanging the site and building. Ivy present.	No action required at present.	Crown lift to 5m and prune back the southern section by up to 2.5m.	GOOD	GOOD	MOD	MOD	40+	A 1
T 43	Mature Sycamore <i>Acer pseudoplatanus</i>	20	2	77	6 5 6 8	A Council tree, overhanging the site and building.	No action required at present.	Crown lift to 5m and prune back the southern section by up to 2.5m.	GOOD	GOOD	MOD	MOD	40+	A 1 2
T 44	Mature Lime <i>Tilia sp.</i>	21	1.5	68	5 5 5 4.5	A Council tree, overhanging the site.	No action required at present.	Crown lift to 5m.	GOOD	GOOD	MOD	MOD	40+	A 1 2
G 45	Early Mature Mixed Species	to 17	to 3+	29, 27, 35, 47	See Plan	Species include: Sycamore (x2), Ash (x1) and Oak (x1). Growing in close proximity to each other.	No action required at present.	Crown lift to 5m.	GOOD	GOOD	MOD	MOD to HIGH	20+	B 1 2
G 46	Mature Sycamore x6 <i>Acer pseudoplatanus</i>	to 18	to 4+	Avg. 45	See Plan	Six trees within group, situated on adjacent Council owned land. Overhanging the site. limited inspection due to access.	No action required at present.	None required.	GOOD	GOOD	HIGH	MOD	40+	A 1 2
G 47	Early Mature Portuguese Laurel x3 <i>Prunus lusitanica</i>	to 7	to 4+	Avg. 12	See Plan	Three trees within the group. Growing adjacent to the boundary wall.	No action required at present.	None required.	FAIR	FAIR	LOW	MOD	10+	C 2
T 48	Semi Mature Holly <i>Ilex aquifolium</i>	7	15	Avg. 12 x3	2 2 2 2	Multi-stemmed at ground level with a slightly unbalanced crown. Recently topped canopy.	No action required at present.	None required.	POOR	FAIR	LOW	LOW	<10	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 should be removed or treated in such a way as to make them safe where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

- A3.1 All tree work should 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 therein.
- 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 on a regular basis.

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.

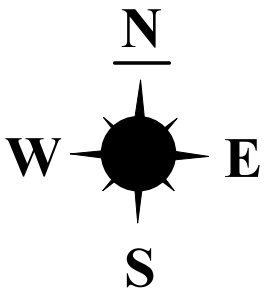
Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural 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.
Saunders Credit Control Manager
Adie Gray I.T. Officer.

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



THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 22627a/ChC)

Appendix 5:
Tree Constraints Plan

ADDRESS: Red House, 281 Oxford Road,
Gomersal, West Yorkshire, BD19 4JP.
JCA REF: 22627a/ChC

SCALE : 1:500		PAPER SIZE : A2	
SURVEYED BY: CC	DRAWN BY: CC	APPROVED BY: EW	

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

Arboricultural & Ecological Consultants

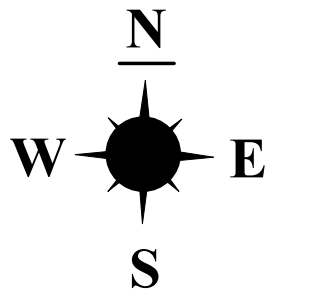
Root Protection Area: RPA

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 TREES, WHEREVER POSSIBLE TO DO SO

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.





Appendix 6: Arboricultural Implications Plan

ADDRESS: Red House, 281 Oxford Road, Gomersal, West Yorkshire, BD19 4JP.
JCA REF: 22627a/ChC

SCALE : 1:500

PAPER SIZE : A2

	CANOPY OF TREE TO BE RETAINED
	CANOPY OF TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	LOCATION OF NEW HARD SURFACING (ACCESS ROAD AND PRIVATE PARKING); NO EXCAVATIONS REQUIRED TO ACHIEVE THE FINISHED SURFACE; GRASS GRID TO BE USED FOR THE PARKING AREAS WITHIN RPAs

Arboricultural & Ecological Consultants

THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 22627a/ChC)

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.

Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA.*

24th July 2025

For and on behalf of **JCA Ltd**

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JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

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

Advice for Engineers, Loss Adjusters and Insurers

- 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)

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