

Saira Sultan
Fieldhead
Snelsins Road
Cleckheaton
West Yorkshire
BD19 3UE

29th August 2025

JCA Ref: 22667b/ChC

**Arboricultural Report at: Fieldhead, Snelsins Road, Cleckheaton,
West Yorkshire, BD19 3UE**

1. Introduction & Purpose of the Report

- 1.1 As instructed, we have now visited the above site and specifically assessed the three trees situated in close proximity to the house.
- 1.2 This report details the relevant arboricultural information which is required to inform the owners of the condition of these three trees in question and provides specific management actions that, once undertaken, demonstrate that a duty of care has been taken in line with risk management.
- 1.3 For the purpose of this report, we have drawn a plan of the site showing the surveyed trees in relation to their surroundings. The tree locations are based upon a Topographical Survey and are therefore considered to be accurate.
- 1.4 The survey was conducted on the 13th August 2025 by **Charles Cocking** *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA* and **Luke Wickham** *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, TechArborA*
- 1.5 Inspection of the trees was made visually from ground level, in order to assess their condition and potential to cause harm. Where necessary, management recommendations have been made.
- 1.6 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible measurements were estimated.

2. Status of the Trees

- 2.1 A check was made with **Kirklees Metropolitan Council** to determine whether the trees surveyed are subject to any statutory controls.
- 2.2 We are informed that **T1**, **T2** and **T3** are subject to a Tree Preservation Order.
- 2.3 **No work must be undertaken to trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted.**
- 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 a potential breach of legislation.
- 2.5 Please note that where trees are protected with a Tree Preservation Order and require removal, there is usually a mandatory obligation to replace them and to provide appropriate aftercare. The Local Authority usually require the new trees to be planted either in the same position (or as reasonably close to) those being removed. Planting more than one tree for each tree being removed may be appropriate as may a planting scheme to help coordinate any new planting.

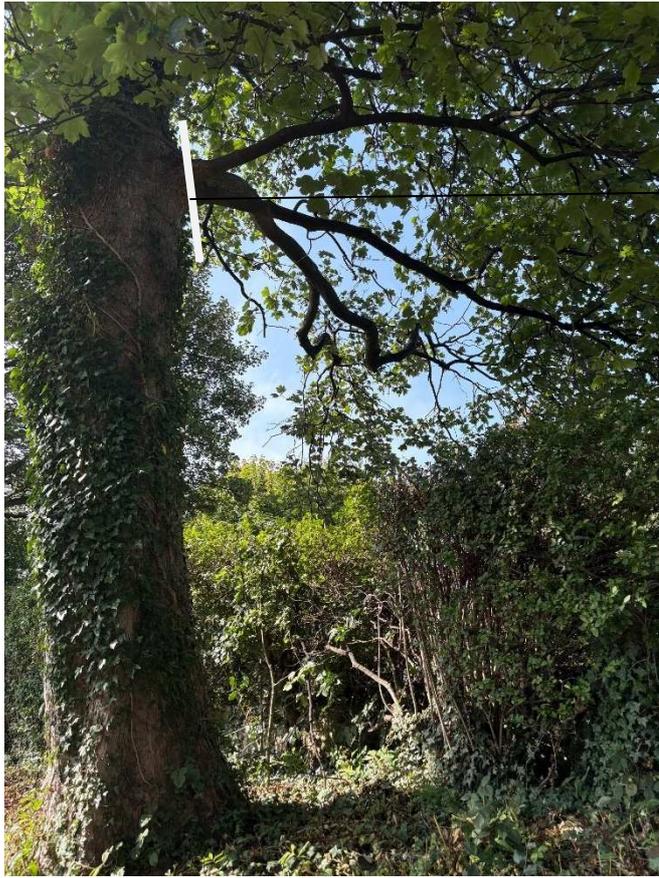
3. Discussion & Recommendations

T1 (Sycamore)

- 3.1 This tree is situated around 18m from the front corner of the dwelling and whilst it was noted to overhang the driveway/entrance to the property the canopy has been crown lifted to an acceptable height in the past. As such no works have been recommended for **T1** at this time.

T2 (Sycamore)

- 3.2 This tree is situated around 5.5m from the front corner of the dwelling and the canopy is now in very close proximity to the roof in this location. Whilst the tree appears to have been crown lifted in the past, the canopy is quite low when compared to **T1**.
- 3.3 We therefore recommend that **T2** is crown lifted by removing several of the lower branches back to the main stem, to achieve a 5m crown lift, as shown in the below photo.



Remove back to the main stem



Remove back to the main stem

- 3.4 In addition, we also recommend that the canopy be reduced back from the roof of the dwelling to achieve a 2m clearance with the aim of minimising the risk and nuisance to the dwelling.

T3 (Ash)

- 3.5 This tree is situated 6m away from the rear corner of the dwelling in a restricted area adjacent to a stone wall. This tree is infected by Ash Dieback (*Hymenoscyphus fraxineus*) with major stem cankers and dead branches present, some of which have already snapped out onto the ground which could have caused major injury or damage.
- 3.6 Given the location adjacent to the dwelling, access paths and play area, we consider this to be a high target and high risk tree, unsuitable for retention. Photos of **T3** evidencing the canopy sparseness, general decline due to the disease and recent branch failures are shown below.



- 3.7 Ash dieback is a highly destructive fungal disease affecting Ash trees across the country. Progress of the disease within infected trees can lead to dead or dying branches becoming brittle and falling. It can also leave the trees more susceptible to other diseases or pathogens which can result in major limb or stem failure. Timescales for decline are difficult to define and are dependent on multiple physiological and environmental factors. However, once trees become infected it is unlikely that they will recover so depending on the target, usually removal and replacement is the most suitable course of action, especially relevant in high target areas.

- 3.8 We are aware that a recent application to fell this tree was refused by Kirklees Council, due to lack of supporting evidence. However, due to the high target of this tree, the recent branch failures and the inevitability of its continued decline over the forthcoming years, we recommend that a proactive approach is taken and that the tree be safely removed and appropriately replaced, before the timber becomes brittle and unsafe for a contractor and to avoid further failures which may lead to serious injury or damages.
- 3.9 We recommend that two new trees (1x Whitebeam & 1x Himalayan Birch) be planted in the location as shown on the site plan at **Appendix 2**, in order to mitigate the loss of **T3** and to retain tree cover on the property.

If you have any queries regarding the report, please do not hesitate the contact the author.

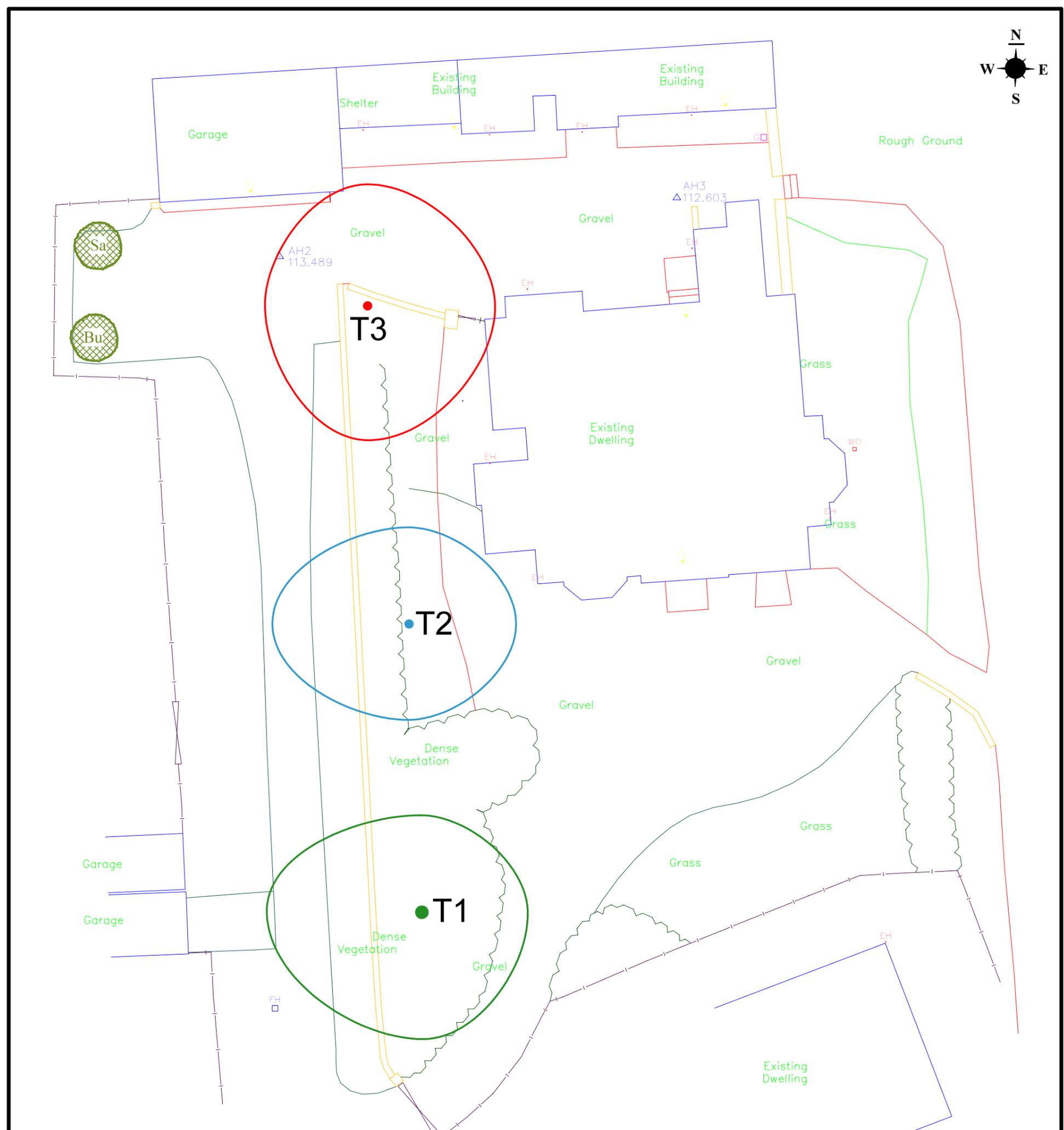
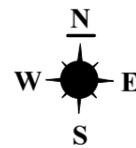
Assuring you of our best attention at all times.

Yours sincerely

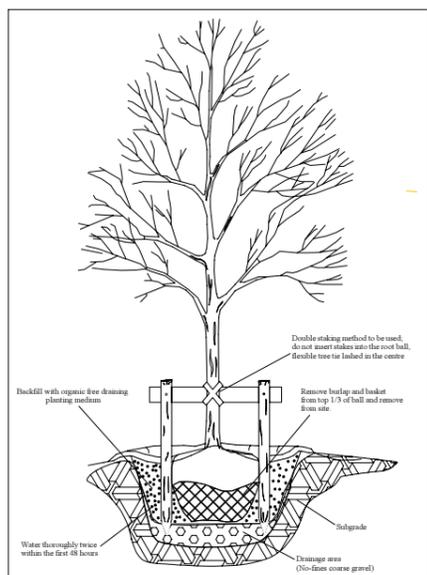
Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA*



Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread			Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	N/HEC Water Demand	Life Expectancy (yrs)
					N	W	E							
T 1	Mature Sycamore <i>Acer pseudoplatanus</i>	24 #	8	75	5 8 6.5		5.5	Single-stemmed and vertical with a spreading crown. Historically maintained over adjacent road and driveway. No major visible defects noted. Not in need of any works at this time.	No action required at present.	GOOD	GOOD	HIGH	MOD	40+
T 2	Mature Sycamore <i>Acer pseudoplatanus</i>	28 #	3	72	5 7 5		5.5	Single-stemmed and vertical. The canopy overhangs the driveway and is in close proximity to the roof of the dwelling at the front. In need of some minor canopy pruning work to provide sufficient clearance from the access road and dwelling.	Crown lift to 5m by removing the lower branches back to the main stem as detailed in the photos in the report. Reduce the canopy away from the roof of the dwelling to achieve at least a 2m clearance. Moderate	GOOD	GOOD	HIGH	MOD	40+
T 3	Mature Ash <i>Fraxinus excelsior</i>	22 #	7	77	6.25 5.25 7		6.5	Situated just 6m away from the corner of the dwelling. Twin-stemmed from 6m with a tight union and little reactionary growth. Slightly leaning towards the house. Signs of historically shed branches (10-15cm circumference). Moderate signs of Ash Dieback (<i>Hymenoscyphus fraxineus</i>). This tree will continue to decline and its removal is inevitable given the high target, so it should be felled now before the timber becomes brittle and unsafe to climb for a contractor. Replacement planting required to mitigate the loss and to retain tree cover on site.	Remove to ground level for health and safety reasons. Replacement planting of two new trees as detailed on the site plan at Appendix 2 . High	POOR	FAIR	HIGH	MOD	<10



Inset 1: an example of planting a tree in an open area or grass strip



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Species: Betula utilis jacquemontii (Himalayan Birch)
Size: Extra Heavy Standard
Type: Container Grown
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Species: Sorbus aria (Whitebeam)
Size: Extra Heavy Standard
Type: Container Grown

Appendix 2: Site Plan		SCALE 1:200	PAPER SIZE A3
ADDRESS: Fieldhead, Snelsins Lane, Cleckheaton, West Yorkshire, BD19 3UE. JCA REF: 22667b/ChC		SURVEYED BY: CC	DRAWN BY: CC
 Arboricultural & Ecological Consultants		TREE WORKS CATEGORIES	
	WORKS CATEGORY A: NO WORKS REQUIRED		
	WORKS CATEGORY B: WORKS OR MONITORING REQUIRED		
	WORKS CATEGORY R: TREE TO BE REMOVED		