

**ARBORICULTURAL REPORT
AND
ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012 (Revision 2)**

**at
Richardson's Arms
688 Bradford Road
Oakenshaw
Bradford
West Yorkshire
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Client:

AGC Design & Management

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JCA Ref:

20124b/ChC – Rev 2

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **AGC Design & Management** to survey the trees at **Richardson's Arms** in **Oakenshaw** and to 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 (which has recently been revised) 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: P21-01523-MET-EXT-XX-TOP-M2-2**) has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**.
- 1.2.2 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. Tree positions not marked on the topographic survey have been plotted by the surveyor on site. Our drawing is considered to provide a fair representation of the positions of the trees surveyed. Tree positions should, however, be considered indicative on the Tree Constraints Plan.

1.3 Tree Survey Details and Methodology

- 1.3.1 The initial site survey took place during **March 2023** and was conducted by **Andrew McPhaden BSc (Hons)**.
- 1.3.2 During this survey, all trees were inspected from ground level. Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.
- 1.3.3 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**.
- 1.3.4 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.

2. Status of the Trees

- 2.1 A check was made with **Kirklees Metropolitan Council** in **January 2026** 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 none of the trees within our survey are subject to any Tree Preservation Orders (TPO) and that 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)**.

Retention Categories of the Surveyed Vegetation			
Retention Category	Trees	Groups	Totals
A	0	0	0
B	5	0	5
C	4	3	7
U	0	0	0
Totals	9	3	12

- 3.1.2 As a general rule, trees listed as retention category 'A' or retention category 'B' are the most 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 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.

3.2 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, as follows.

Arboricultural Recommendations				
Ref Number	Species	Height (m)	Stem Diameter (cm)	Recommendations
T1	Wild Cherry	13	26	Draw back crown to clear the street light and signs
T11	Common Ash	14	45	Remove the basal sucker. Reinspect biennially.

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 4 housing units, the conversion of the existing Richardson's Arms building into 5 1-bed apartments, with associating parking spaces, access roads and new landscaping.
- 4.1.2 We have been supplied with the latest development layout plan, which details the proposed scheme. 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 the 'Works Required to Facilitate the Proposed Development' column at **Appendix 1**.

4.2 Tree Removals for Development

- 4.2.1 **T3, G4** and a small section **G5** require removal to accommodate the proposals.
- 4.2.2 These trees requiring removal are retention category 'C' and can be removed without significantly affecting the visual amenity of the surrounding area.
- 4.2.3 Significant new soft landscaping also forms part of the proposals which will act to mitigate the initial loss of the aforementioned trees.

4.3 Pruning for Development

- 4.3.1 To accommodate the proposals, it will be necessary to prune **T1, T2, T6** and **G12**, in order to provide suitable access and working distances for pedestrians and vehicles and to provide suitable clearances from structures or car parking spaces.
- 4.3.2 Where the footprints of the proposed car parking spaces and bin store encroach the outer RPA's of **T1, T2** and **T6**, root pruning will be required, under the supervision of an appointed arboriculturist.
- 4.3.3 Root pruning will accommodate the proposed structures whilst preventing any 'ripping' damage, a problem commonly associated with mechanical excavations.

4.4 Temporary Protection Measures

4.4.1 The Protective Barrier

- 4.4.1 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 any required tree removal and/or 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)**.
- 4.4.2 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 to reduce/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 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.

4.5.2 Removal of Hard Surfaces within RPA's

- 4.5.2.1 It is proposed to remove existing hard surfaces within the RPA of **T1** and **T2**. This operation will require the supervision of an arboriculturalist.
- 4.5.2.2 For this method, the existing hard surface will first be broken by mechanical means. Care will be taken to only break the existing hard surface and not to disturb the underlying soil (where the tree roots are located). Once the surfacing has been broken into manageable sizes, it will be carefully removed from the area.
- 4.5.2.3 Once all the rubble has been removed from the area, it will be re-instated with topsoil or new hard standing.
- 4.5.2.4 The existing surfaces provide ground protection for the rooting areas and as such, these are to be retained during construction up until the final stages of development, at which point they may be removed. This will afford the maximum protection to these trees.

4.5.3 Access/Construction of Hard Surfacing

- 4.5.3.1 Proposed hard surfacing is located within the RPA of **T1**, **T2** and **T6**. Due to the minimal nature of the incursion, it is not considered necessary to install specialised surfaces. Instead, root pruning will be undertaken under the supervision of an appointed arboriculturist, as detailed at **Section 4.3**.

4.5.4 Construction / Foundation Design

- 4.5.4.1 The footprints of the proposed dwellings 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. Because of this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with **NHBC Chapter 4.2**, 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 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 Compound

- 4.5.7.1 The site compound, which typically includes the site office, mess facilities, 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 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.

4.6 Remedial Measures

- 4.6.1 Protective fencing specifications and on-site positioning, along with details of any necessary specialist construction methods, can be provided in an Arboricultural Method Statement (AMS) and detailed on a Tree Protection Plan (TPP).

5. Summary

- 5.1 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.
- 5.2 We are informed that none of the trees within our survey are subject to any Tree Preservation Orders (TPO) and that the site is not located within a Conservation Area.
- 5.3 The proposed development will consist of the construction of 4 housing units, the conversion of the existing Richardson's Arms building into 5 1-bed apartments, with associating parking spaces, access roads and new landscaping.
- 5.4 The arboricultural implications of the development have been considered and discussed in **Section 4**.
- 5.5 Some trees require removal and/or pruning work to facilitate the proposed development. These trees are discussed in **Section 4** and those to be removed are shown in red 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** details 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 In accordance with **Section 6.3** of **BS 5837: 2012**, site supervision at key stages of the development is likely to be advisable.
- 5.9 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 Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Arboricultural Recommendations Priority	Works Required to Facilitate the Proposed Development	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Early-mature Wild Cherry <i>Prunus avium</i>	13	0.5	1 S	26	1.7 3.5 5.6 5.7	Single-stemmed and leaning with an unbalanced crown. Suppressed by T2. Overhanging site boundary. The crown is encroaching on a street light and signs. Root damage to west from roadworks. Branch stubs from historic crown lifting over the site and pavement.	Draw back the crown to clear the street light and signs Moderate	Crown lift to 3m over the site to accommodate the proposed parking spaces. Remove the existing hard standing in a sensitive manner taking precaution to avoid causing damage to any underlying tree roots (in the area marked in orange on the Implications Plan at Appendix 6). Undertake root pruning under arboricultural supervision (in the area marked in light blue on the Implications Plan at Appendix 6) to accommodate the proposed parking spaces within the RPA.	GOOD	FAIR	MOD	MOD	10+	1 C 2
T 2	Early-mature Wild Cherry <i>Prunus avium</i>	12	1	0.5 S	32	3.6 3.5 5.8 4.2	Single-stemmed and vertical with a slightly asymmetric crown. A third party tree, which is presumed to be local authority owned. Overhanging the site boundary. Branch stubs from historic crown lifting over the site. Some minor root damage to the west from roadworks.	No action required.	Crown lift to 3m over the site to accommodate the proposed parking spaces. Remove the existing hard standing in a sensitive manner taking precaution to avoid causing damage to any underlying tree roots (in the area marked in orange on the Implications Plan at Appendix 6). Undertake root pruning under arboricultural supervision (in the area marked in light blue on the Implications Plan at Appendix 6) to accommodate the proposed parking spaces within the RPA.	GOOD	GOOD	MOD	MOD	20+	1 B 2
T 3	Semi-mature Common Ash <i>Fraxinus excelsior</i>	11	0.5	0 E	17, 10	1 2.2 4.8 3.2	Double-stemmed at ground level and slightly leaning. The crown is unbalanced and is overhanging the site boundary. A third party tree, which is presumed to be local authority owned. Rooted against the boundary wall. Branch stubs from historic crown lifting over the site.	No action required.	Remove to accommodate the proposed parking spaces.	GOOD	FAIR	LOW	MOD	10+	1 C 2
G 4	Semi-mature Common Ash <i>Fraxinus excelsior</i>	To 11	1	NA	To 20	4.5 # 3 # 4.8 3.9	Four third party trees which are presumed to be local authority owned. Overhanging the site boundary. Rooted against and moving the boundary wall. Branch stubs from historic crown lifting over the site.	No action required.	Remove to accommodate the proposed parking spaces.	GOOD	FAIR	LOW	MOD	10+	C 2
G 5	Young to Semi-mature Mixed Species <i>Details in Observations</i>	To 12	0	NA	To 25	See Plan	Third party trees, which are presumed to be local authority owned, providing screening from the road. Species include Hawthorn, Wild Cherry and Rowan. Multiple exposed, damaged and severed roots and collapsed trees along the western extent of the group as a result of recent roadworks. Multiple broken limbs and stem wounds noted. Some specimens are Ivy clad. Some large pruning wounds from crown lifting, undertaken to provide access for the roadworks.	No action required.	Remove a small section as shown in red on the Implications Plan at Appendix 6 , to facilitate the construction of the turning head.	GOOD - DEAD	FAIR - DEAD	MOD	MOD - HIGH	10+	C 2

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	Arboricultural Recommendations Priority	Works Required to Facilitate the Proposed Development	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 6	Early-mature Rowan <i>Sorbus aucuparia</i>	11	1	1	22, 21, 14	3.8 2.3 5 # 2.1	Triple-stemmed at 0.5m and slightly leaning with an unbalanced crown. Third party trees, which are presumed to be local authority owned. Limited inspection as Ivy clad to 5m and due to woodchip piled against the base of the stem. Minor deadwood in the lower crown. Multiple crossing branches noted.	No action required.	Crown lift to 3m over the site to accommodate the proposed bin store. Undertake root pruning under arboricultural supervision (in the area marked in light blue on the Implications Plan at Appendix 6) to accommodate the proposed parking spaces within the RPA.	GOOD	FAIR	MOD	MOD	10+	1 C 2
T 7	Mature Sycamore <i>Acer pseudoplatanus</i>	12	0.5	0.5	48	3.2 5.7 5.4 6	A third party tree, which is presumed to be local authority owned. Double-stemmed at 2m with an included main union. Historic pruning wounds (generally occluding well). Recent pruning wounds from crown lifting, undertaken to provide clearance for the roadworks. Ivy clad to 6m. Minor deadwood noted. Provides screening from the adjacent road and the M606 motorway.	No action required.	None required.	GOOD	FAIR	MOD	MOD	20+	1 B 2
T 8	Mature Sycamore <i>Acer pseudoplatanus</i>	14	1	4	53	6.2 5.2 5.4 4.5	Double-stemmed at 3.5m and vertical with a slightly asymmetric crown. A third party tree, which is presumed to be local authority owned. Overhanging the site boundary. Historic pruning wounds (generally occluding well). Recent pruning wounds from crown lifting, undertaken to provide clearance for roadworks. Branch stubs from historic crown lifting over the site and minor deadwood noted. Provides screening from the adjacent road and the M606 motorway.	No action required.	None required.	GOOD	GOOD	MOD	MOD	40+	1 B 2
T 9	Mature Sycamore <i>Acer pseudoplatanus</i>	14	6	3.5	49	4.3 4 6.9 7	Double-stemmed at 2.5m, with a slight lean and an unbalanced crown. A third party tree, which is presumed to be local authority owned. Overhanging the site boundary. Branch stubs from historic crown lifting over the site. Provides screening from the adjacent road and the M606 motorway.	No action required.	None required.	GOOD	GOOD	MOD	MOD	40+	1 B 2
T 10	Mature Common Ash <i>Fraxinus excelsior</i>	14	1	6.5	39	6.8 5.5 5.6 3.1	Double-stemmed at 3m and vertical with an unbalanced crown. A third party tree, which is presumed to be local authority owned. Historic pruning wounds (generally occluding well) and minor deadwood noted. Provides screening from the adjacent road and the M606 motorway.	No action required.	None required.	GOOD	GOOD	MOD	MOD	20+	1 B 2
T 11	Mature Common Ash <i>Fraxinus excelsior</i>	14	0.5	2	45	4.5 # 5 # 5.1 4.7	Single-stemmed and vertical with a slightly asymmetric crown. A third party tree, which is presumed to be local authority owned. Multiple large pruning wounds from historic crown lifting over the M606 motorway. A basal sucker is growing and wrapping around the main stem. Epicormic growth throughout the crown, indicating that the tree is under stress, and minor deadwood noted. Provides screening from the adjacent road and the M606 motorway.	Remove the basal sucker. Reinspect biennially. Moderate	None required.	FAIR	FAIR	MOD	MOD	10+	1 C 2

Tree Ref.	Age	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread	Observations	Arboricultural Recommendations	Works Required to Facilitate the Proposed Development	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name <i>Botanical Name</i>					N W E S		Priority							
G 12	Semi-mature to Early-mature Hawthorn <i>Crataegus monogyna</i>	To 7	0.5	NA	To 20	See Plan	Third party boundary vegetation providing screening from the M606 motorway. Single and multi-stemmed specimens which are overhanging the site boundary.	No action required.	Prune back to the boundary line in order to install the wooden boundary fencing.	GOOD FAIR	GOOD FAIR	MOD	HIGH	20+	C 2

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, as listed in NHBC Standards 2010 Chapter 4.2 'Building near trees'. 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.

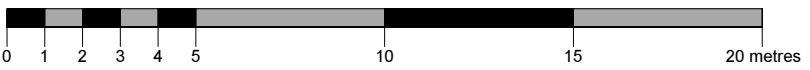
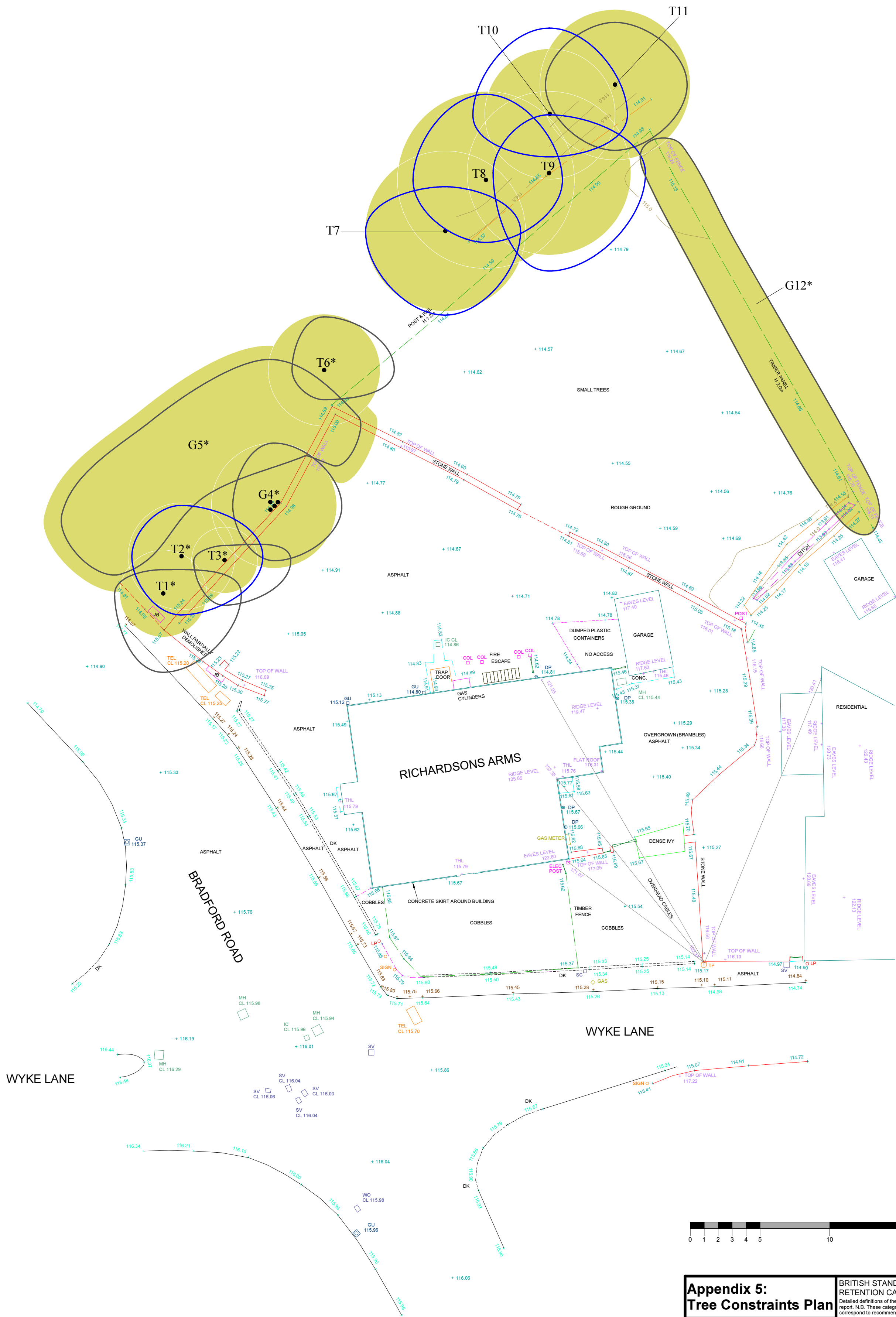
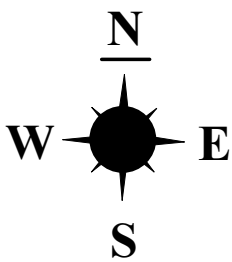
Appendix 4: Report Author Qualifications

Operations Director

Charles Cocking *FdSc (Arboriculture), MA ArborA, Lantra Accredited PTI* - 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.

Consulting Staff: Arboriculture

Andrew McPhaden *BSc (Hons)*. Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau. He brings a strong understanding of the practical sides of the industry and holds various NPTC qualifications.



* INDICATES VEGETATION NOT MARKED ON TOPOGRAPHIC PLAN. LOCATIONS HAVE BEEN ESTIMATED BASED ON SURROUNDING FEATURES.

THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 20124b/ChC - Rev 2)

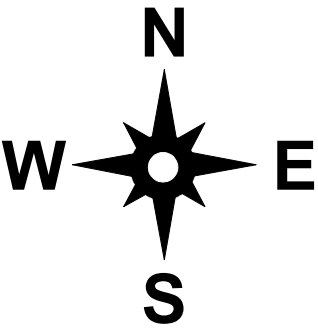
Root Protection Area: RPA

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 ENCOACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.

Appendix 5: Tree Constraints Plan		BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES	
ADDRESS: Richardson's Arms, 688 Bradford Road, Oakenshaw, Bradford, BD12 7DY. JCA REF: 20124b/ChC - Rev 2		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.	
SCALE 1:200	PAPER SIZE A2		CATEGORY A: 'RETENTION MOST DESIRABLE'
SURVEYED BY: AM	DRAWN BY: AM		CATEGORY B: 'RETENTION DESIRABLE'
APPROVED BY: TT			CATEGORY C: 'TREE WHICH COULD BE RETAINED'
 Arboricultural & Ecological Consultants			CATEGORY D: 'TREE FOR REMOVAL'
			STEM OF TREE TO BE RETAINED
			STEM OF TREE TO BE REMOVED
			ROOT PROTECTION AREA



Shown as pruned back to the site boundary in order to facilitate the installation of the wooden boundary fencing on the site side.

2m high acoustic fences to the rear of the properties and in between each property

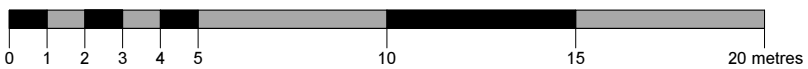
Tuning Head to LA Standards

Convert Richardsons Arms
5 x 1 bed apartments

BRADFORD ROAD

WYKE LANE

WYKE LANE



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Appendix 6: Arboricultural Implications Plan

ADDRESS: Richardson's Arms, 688 Bradford Road, Oakenshaw, Bradford, BD12 7DY.
JCA REF: 20124b/ChC - Rev 2

SCALE 1:200

PAPER SIZE A2



	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 DEVELOPMENT; ROOT PRUNING REQUIRED UNDER ARBORICULTURAL SUPERVISION
	HARD STANDING TO BE REMOVED WITHIN THE ROOT PROTECTION AREAS OF T1 & T2; TO BE CARRIED OUT UNDER ARBORICULTURAL SUPERVISION

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.

Andrew McPhaden *BSc (Hons).*

&

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

16th January 2026

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)

Tree Advice for the Legal Profession

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

Advice for Engineers, Loss Adjusters and Insurers

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

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Advice for Local Authorities and Social Housing

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

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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