

ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
Land Off Sunny View
Batley
West Yorkshire
WF17 8FP

Client:
Jones Homes
(Yorkshire) Limited

Client Address:
Green Bank House
Green Bank
Cleckheaton
West Yorkshire
BD19 5LQ

Client Contact:
01274 852700 (Tel)

JCA Ref:
23060-B/AJB

Contents

1. Introduction	3
1.1 Purpose of the Report	3
1.2 Terms of Reference.....	3
1.3 Scope of the Report	3
1.4 Survey Details	3
2. Tree Descriptions and Recommendations	3
3. Arboricultural Implications Assessment (AIA)	4
3.1 Proposed Development.....	4
3.1 Tree Removals for Development.....	4
3.2 Implications for Retained Trees.....	4
4. Summary	5
 Appendix 1: Tree Descriptions and Recommendations.....	 7
Appendix 2: Explanation of Tree Descriptions	8
Appendix 3: General Guidelines.....	10
Appendix 4: Author Qualifications.....	11
Appendix 5: Tree Constraints Plan	12
Appendix 6: Arboricultural Implications Plan	13

1. Introduction

1.1 Purpose of the Report

- 1.1.1 This Arboricultural Impact Assessment has been prepared for the proposed development at **Land Off Sunny View, Batley**.
- 1.1.2 The purpose of this report is to assess the impact of the proposed development 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 by **Jones Homes (Yorkshire) Limited** to prepare an Arboricultural Impact Assessment, based on our Arboricultural Report dated 12th August 2025 (JCA Ref: **23060/AJB**). 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 **Drawing Ref. 0005-025-NIE-XX-XX-DR-A-PL_005-P8 - Proposed Site Layout(40329592.1)**, 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.

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 original tree survey took place during August 2025 and was conducted by **Andrew Bussey** LANTRA Accredited PTI, TechArborA.

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**.
- 2.2 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 proposed development will consist of the construction of a residential housing estate along with its associated infrastructure.
- 3.1.2 All tree works required to accommodate the proposals are detailed in *italics* in the tables at **Appendix 1**.

3.1 Tree Removals for Development

- 3.2.1 In order to facilitate the proposed development, it will be necessary to remove **H1**, **H2**, **T3** and **T4**, each of which are considered to be low value items of vegetation which fall into retention category 'C'.

3.2 Implications for Retained Trees

- 3.2.1 **G5** and **T6** are located outside the influencing distance of construction activities and therefore are not affected by the development.
- 3.2.1.1 Such areas are highlighted in **blue (check colour on the plan)** on the Arboricultural Implications Plan at **Appendix 6**.

4. Summary

- 4.1 We are informed that no trees within our survey are subject to any Tree Preservation Orders (TPO) and the site is not located within a Conservation Area.
- 4.2 The proposed development will consist of the construction of a residential housing estate along with its associated infrastructure.
- 4.3 The arboricultural implications of the development have been considered and are discussed in **Section 3**.
- 4.4 **H1, H2, T3 and T4** require removal in order to facilitate the proposed development. Tree works required to accommodate the proposals are detailed in *italics* in the tables 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 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 **G5 and T6** remain unaffected by the proposed development.
- 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 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	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
H 1	Early-mature Hawthorn <i>Crataegus monogyna</i>	To 5	0+	0+ n/a	To 18#	See plan	An unmaintained hedgerow. Occasional Elders noted within.	Remove to facilitate the proposed development.	GOOD	GOOD	LOW	HIGH	40+	C 2
H 2	Semi-mature Mixed species <i>Details in observations</i>	To 1.5	0+	0+ n/a	To 5#	See plan	Maintained garden boundary hedges comprised of Hawthorn, Leyland Cypress and the occasional Elder. Not fully shown on the topographical plan provided.	Remove to facilitate the proposed development.	GOOD	GOOD	LOW	LOW TO HIGH	40+	C 2
T 3	Early-mature Elder <i>Sambucus nigra</i>	3.5	0.5	0.5 n/a	16	1.5 1.5 1.5	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	Remove to facilitate the proposed development.	GOOD	GOOD	LOW	LOW	40+	C 1
T 4	Early-mature Hawthorn <i>Crataegus monogyna</i>	4.5	0	0 n/a	18	2.3 2.3 2.3	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects. Not shown on the topographical plan provided.	Remove to facilitate the proposed development.	GOOD	GOOD	LOW	HIGH	40+	C 1
G 5	Early-mature Mixed species <i>Details in observations</i>	To 6	0+	0+ n/a	To 20#	See plan	A group of Hawthorn and Elder of a reasonable form.	No action required at present.	GOOD	GOOD	LOW	LOW TO HIGH	40+	C 2
T 6	Early-mature Hawthorn <i>Crataegus monogyna</i>	4	0	0 n/a	13 x 3	2.3 2.3 2.3	Multi-stemmed at ground level with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required at present.	GOOD	GOOD	LOW	HIGH	40+	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.

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.

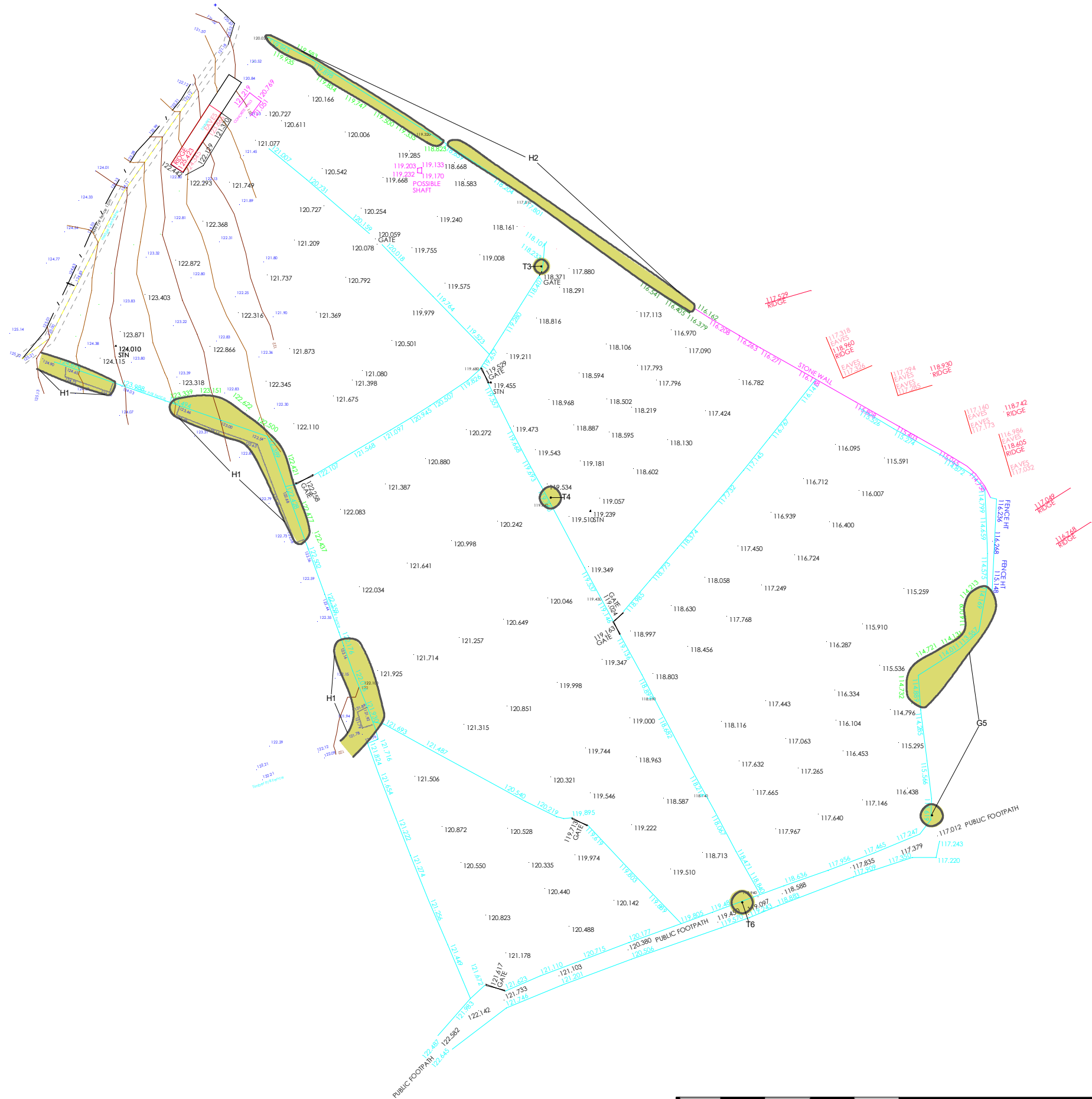
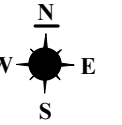
Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive Botanical and Mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural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

Lorraine Spink Administrative Assistant.
Alannah Chapman Administrative Assistant



THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 23060-B/AJB)

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.

Appendix 5: Tree Constraints Plan

ADDRESS: Land off Sunny View, Batley,
West Yorkshire, WF17 8FP.
JCA REF: 23060-B/AJB

SCALE : 1:1000

PAPER SIZE : A3

SURVEYED BY: AJB

DRAWN BY: AJB

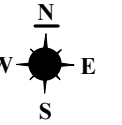
APPROVED BY: ME

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES

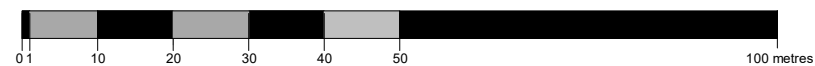
Detailed definitions of these categories are at Appendix 2 of our
report. N.B. These categories do not necessarily represent or
correspond to recommendations for action made in this report.

	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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Appendix 6: Arboricultural Implications Plan

ADDRESS: Land off Sunny View, Batley,
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SCALE : 1:1000 PAPER SIZE : A3

	TREE/HEDGE TO BE REMOVED
	STEM OF TREE TO BE REMOVED

JCA Limited
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

REDACTED

.....

Andrew Bussey *LANTRA Accredited PTI, TechArborA.*

26th November 2025

For and on behalf of **JCA Ltd**

Registered Office

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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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