

**ARBORICULTURAL REPORT
AND
ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
49 Cross Bank Road
Batley
Kirklees
West Yorkshire
WF17 8PN**

Client:
DMA Design Management Ltd

Client Address:
6 New Hall Way
Dialwood
Flockton
Wakefield
WF4 4AX

JCA Ref:
23700/DP

JCA Limited
Arboricultural & Ecological Consultants

Contents

1. Introduction	3
1.1 Purpose of the Report	3
1.2 Terms of Reference	3
1.3 Tree Survey Details and Methodology	3
2. Status of the Trees	4
3. Tree Survey Details	4
3.1 Tree Retention Categories	4
3.2 Recommended Work for Arboricultural Reasons	5
4. Arboricultural Impact Assessment (AIA)	7
4.1 Proposed Development	7
4.2 Tree Removals for Development	7
4.3 Pruning for Development	7
4.4 Temporary Protection Measures	7
4.5 Implications for Retained Trees	8
4.6 Remedial Measures	10
5. Summary	11
Appendix 1: Tree Descriptions and Recommendations	13
Appendix 2: Explanation of Tree Descriptions	14
Appendix 3: General Guidelines	17
Appendix 4: Author Qualifications	18
Appendix 5: Tree Constraints Plan	19
Appendix 6: Arboricultural Implications Plan	20

1. Introduction

1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **DMA Design Management Ltd** to survey the trees at **49 Cross Bank Road**, 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 has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 1.1.4 Where necessary, recommendations will be given with a view to the long-term management of sustainable tree cover and to uphold the interests of health and safety.

1.2 Terms of Reference

- 1.2.1 For this purpose, a topographical survey (**Ref: EX02 Extg Site Topo Survey**) has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**. The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

1.3 Tree Survey Details and Methodology

- 1.3.1 The survey took place during February 2026 and was conducted by **David de Peña BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, TechArborA**.
- 1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.
- 1.3.3 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.
- 1.3.4 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**.
- 1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a '#' symbol.

2. Status of the Trees

- 2.1 A check was made with **Kirklees Council**, in March 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 all trees are located within the **Cross Bank, Batley, Conservation Area**.
- 2.3 Before any work is organised to trees within a Conservation Area with a stem diameter of 75mm or greater, a Section 211 Notification (Notice of Intent) must be submitted to the Local Authority, outlining all the proposed works along with a suitable justification. The Local Authority have a six week period to determine whether or not to afford the trees with further protective status. If, after this timescale the Local Authority does not wish to allocate a Tree Preservation Order (TPO), the works may commence as notified.
- 2.4 **No work must be done to any tree within the Conservation Area with a stem diameter of 75mm or greater until the above process has been completed and the trees have not been allocated with a TPO.**
- 2.5 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	Woodlands	Totals
A	0	0	0	0
B	0	4	1	5
C	11	2	0	13
U	0	0	0	0
Totals	11	6	1	18

- 3.1.2 As a general rule, of the surveyed items of vegetation those 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 Those 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.
- 3.1.4 The retention of trees is further advised to avoid the need to plant replacement specimens, which are usually required to be planted on a 2:1 or 3:1 ratio, and due to their ecological value, which will be assessed as linear habitat units in accordance with the Statutory Biodiversity Metric.

3.2 Recommended Work for Arboricultural Reasons

- 3.2.1 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	Crack Willow	18	45 36	Remove medium deadwood and hanging branches overhanging the boundary. Reduce extending limb to west, maintaining a clearance of approximately 2-3m from the boundary.
W2	Mixed Species	To 19	45#	Remove medium deadwood overhanging the boundary. Reduce limb extending west to maintain a clearance of 2-3m from the boundary.
T3	Common Alder	19	47	Remove medium deadwood overhanging the boundary.
G5	Ash x2	To 15	To 45#	Monitor biennially for signs of decline associated with Ash dieback.
G6	Mixed Species	To 6	To 62	Remove medium deadwood overhanging the boundary.
T7	Willow	6	MS Avg 20	Monitor biennially when in full leaf for signs of decline.
G8	Mixed Species	To 20+	To 63#	Remove medium deadwood overhanging the boundary. Monitor Ash biennially for signs of decline associated with Ash dieback.
G9	Mixed Species	To 15#	To 35#	Monitor Ash biennially for signs of decline associated with Ash dieback.
T10	Whitebeam	11#	MS 25 40 35 15	Remove hanger branch and waste/debris.
T12	Sycamore	16+	50 59	Remove medium deadwood.
G18	Mixed Species	To 14#	To 35#	Monitor Ash biennially for signs of decline associated with Ash dieback.

3.2.3 Full details of all recommended works are detailed in the 'Recommendations Column' of the Tree Data Tables at **Appendix 1**.

3.2.4 For an explanation of the priority ratings, see **Appendix 2 (A2.2.5)**.

3.2.5 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 demolition of an existing garage/out-buildings and proposed extension including first floor to existing dwelling including detached stable and external works.
- 4.1.2 We have been supplied with **Drawing Ref. PL01 Pr Site Plan**, which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.
- 4.1.3 All tree works required to accommodate the proposals are detailed in the “Works Required to Accommodate the Proposals” column of the tables at **Appendix 1**.

4.2 Tree Removals for Development

- 4.2.1 In order to facilitate the proposed development, **T7** and **T15** will require removal. Both trees are retention category ‘C’ and their removal will not significantly affect the visual amenity of the surrounding area.
- 4.2.2 The removal of trees for development can often be mitigated (either partially or entirely) by the replacement of suitable specimens within a planting scheme. Whilst not always necessary, the planting of trees can improve the aesthetic value of the surrounding area and may be conditioned in the usual manner.

4.3 Pruning for Development

- 4.3.1 In this case, no pruning works are required to accommodate the proposed layout.

4.4 Temporary Protection Measures

4.4.1 The Protective Barrier

- 4.4.1.1 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 ground protection. This will be the first job on site following the tree removal and pruning works. The fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** of the retained trees, in order to create a **Construction Exclusion Zone (CEZ)**.
- 4.4.1.2 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 unprotected RPAs to prevent/limit soil compaction. The ground protection must therefore distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces must be constructed in accordance with BS5837: 2012.

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.
- 4.5.1.2 Such areas are highlighted in **blue (check colour on plan)** on the Arboricultural Implications Plan at **Appendix 6** and are addressed in the following sections.

4.5.2 Demolition

- 4.5.2.1 In order to meet the needs of this proposal, demolition of existing structures is required within the RPA of **W2, G6, G8, T12, T13** and **T14** of the retained trees. Due to this, specialist demolition methods will be required to prevent damage. This may include carefully collapsing structures by hand in a direction away from trees, utilising hand digging methods, working within RPAs etc. Full details on such methods should be included in an Arboricultural Method Statement, including where arboricultural supervision is necessary.

4.5.3 Access/Construction of Hard Surfacing

- 4.5.3.2 Proposed hard surfacing is present within the RPA of **T1, T3, W2, G6** and **T10** of the retained trees. In relation to **T1, T3** and **W2** the proposed surfacing is situated within the footprint of existing surfacing. Where this is applicable, the existing surface will be retained in situ to prevent damage to tree roots. If required, it may then be resurfaced as appropriate, providing that the base is retained and no excavation takes place within the RPA.
- 4.5.3.3 New hard surfacing is also proposed within the RPA of retained trees **G6** and **T10**. Due to the limited extent of the incursion, it is not considered necessary to install specialised surfaces. Instead, any excavation required will be carried out with root pruning undertaken under the supervision of an appointed arboriculturist, in order to minimise potential damage to tree roots and avoid ripping damage commonly associated with mechanical excavation.

4.5.4 Construction / Foundation Design

- 4.5.4.1 The footprints of the proposed structures does 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. Due to this, water demands for the trees identified on this site are included at **Appendix 1**, in accordance with current **NHBC Standards**, 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 from 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 (**Appendix 6**), and in addition to those mentioned in **Section 4.5 (hard surfaces)** 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).
- 4.6.2 Part of the proposed development will encroach into the RPAs of retained trees, resulting in possible root loss. It would therefore be prudent to apply appropriate mycorrhizae fungi to the soils around these trees after the construction phase is complete. Certain mycorrhiza fungi form a symbiotic relationship with tree roots. A tree root associated with such mycorrhiza will take up nutrients more effectively and this will therefore help the tree to produce new roots more effectively, so benefitting their recovery.
- 4.6.3 The site offers scope for landscaping and tree planting. All areas identified for the new planting should also be protected by fencing during the construction phase to prevent the compaction of the soil.
- 4.6.4 In addition to any new planting, where there are existing young trees which require removal in order to facilitate the proposed development, consideration should be given to transplanting such trees to a more suitable location elsewhere on site.

5. Summary

- 5.1 The site is situated in a Conservation Area. Prior to any works being undertaken to protected trees, those instructing and proposing to carry the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 5.2 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.
- 5.3 The arboricultural implications of the development have been considered and discussed in **Section 4**.
- 5.4 Two trees (**T7** and **T15**) require removal in order to facilitate the proposed development. This is discussed in **Section 4.2** and detailed on the Arboricultural Implications Plan at **Appendix 6**.
- 5.5 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.
- 5.6 In accordance with **Section 6.1** of **BS 5837: 2012**, the next stage on this site should be the preparation of an **Arboricultural Method Statement (AMS)**, to ensure that all the retained trees are protected throughout the development process. An **AMS** confirms which trees are to be removed, which trees are to be retained and any other tree works which are required to facilitate development. The **AMS** will also advise on temporary protective barriers, temporary ground protection, site supervision, location of services and it will detail specialist construction techniques.
- 5.7 It is advised that in accordance with **Section 5.6** of **BS 5837: 2012** that a **Tree Planting Scheme** is prepared which will help to ensure that the site retains a sustainable tree cover. A carefully designed **Tree Planting Scheme** will incorporate tree species in harmony with the development whilst seeking to improve the overall age range and species diversity.
- 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

Appendices

Tree Ref.	Age	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread			Observations	Arboricultural Recommendations	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category	
	Common Name				N	W	E		Priority								
	Botanical Name																
T 1	Early-mature Crack Willow <i>Salix fragilis</i>	18	2.2	45 36	10.7	8.6	4.16	3.6	Growing within an offsite local authority woodland. This tree was not plotted on the topographical survey provided and therefore the location shown on the plans is an approximate. Twin-stemmed from 0.8m. The crown overhangs the boundary. A large weighted limb extending to the north over a low target area, to approximately 9m. A weighted limb extending over the site boundary (to the west) with minor cracking present. Medium deadwood and small hanging branches throughout. Restricted access and dense vegetation limited the inspection.	Remove the medium deadwood and the hanging branches overhanging the boundary. Reduce the extending limb to the west, maintaining a clearance of approximately 2-3m from the boundary. Moderate	No works required.	FAIR	FAIR	HIGH	HIGH	20+	C 1
W 2	Young to Mature Mixed Species <i>In Observations</i>	To 19	To 4	45#	See Plan				An offsite local authority woodland comprising Sycamore, Beech, Willow, Cherry, Birch, Holly, Alder and Maple. The crowns overhang the boundary. Medium deadwood throughout. Signs of previous management with pruning wounds and stubs throughout. A snapped-out stem (annotated at Appendix 5) is resting within the crown of an adjacent tree over a low target area. Ivy, restricted access and dense vegetation limited the inspection.	Remove the medium deadwood overhanging the boundary. Moderate	Carefully collapse the existing structures by hand in a direction away from the retained trees, ensuring the underlying soil is not disturbed.	FAIR to GOOD	FAIR to GOOD	HIGH	#N/A	10+	1 B 2
T 3	Mature Common Alder <i>Alnus glutinosa</i>	19	2.3	47	5.3	3.3	6.4	6.3	An offsite local authority tree. This tree was not plotted on the topographical survey provided and therefore the location shown on the plans is an approximate. Single-stemmed with a slight lean to north that self-rights. The crown overhangs the boundary. Medium deadwood within the centre of the crown.	Remove the medium deadwood overhanging the boundary. Moderate	No works required.	GOOD	GOOD	MOD	MOD	40+	1 C 2
T 4	Mature Common Alder <i>Alnus glutinosa</i>	18	2	53	5.3	5.3	5.6	5	An offsite local authority tree. This tree was not plotted on the topographical survey provided and therefore the location shown on the plans is an approximate. Single-stemmed with a slight lean to the north that self-rights. The crown overhangs the boundary. Exposed roots present.	No action required. n/a	No works required.	GOOD	GOOD	MOD	MOD	40+	1 C 2
G 5	Early-mature Common Ash (x2) <i>Fraxinus excelsior</i>	To 15	To 1	To 45#	See Plan				Two offsite local authority trees. These trees were not plotted on the topographical survey provided and therefore the locations shown on the plans is an approximate. Large deadwood present over a low target area. Early signs of Ash Dieback (<i>Hymenoscyphus fraxineus</i>) present. Signs of previous management with pruning wounds throughout. Extensively Ivy-clad stems restricted the inspection.	Biennially monitor the Ash trees for signs of decline associated with Ash Dieback. Low	No works required.	FAIR	FAIR	MOD	MOD	10+	C 2
G 6	Young to Early-mature Mixed Species <i>In Observations</i>	To 6	To 2.2	To 62	See Plan				A linear group of offsite trees comprising Sycamore, Birch, Cherry and Alder. The crowns overhang the boundary. Signs of previous management with pruning wounds and stubs throughout. Medium deadwood throughout. Ivy-clad stems, restricted access and dense vegetation limited the inspection.	Remove the medium deadwood overhanging the boundary. Moderate	Carefully collapse the existing structures by hand in a direction away from the retained trees, ensuring the underlying soil is not disturbed. Excavations within the RPA shall be supervised by an Arboricultural Consultant, who will undertake root pruning where necessary.	FAIR to GOOD	FAIR to GOOD	MOD	LOW to MOD	20+	1 B 2
T 7	Early-mature Willow <i>Salix sp.</i>	7.5	2.5	Avg 20	5.8	5	2	2.1	Multiple-stemmed from 0.8m with an asymmetric crown that is overhanging the boundary. Bracket fungi consistent with Blushing Bracket (<i>Daedaleopsis confragosa</i>) noted on the wound of a historically removed stem to the south-west. Dense surrounding vegetation restricted the inspection.	Monitor biennially for signs of decline. Reinspect when in full leaf. Moderate	Remove.	FAIR	FAIR	MOD	HIGH	20+	C 1

Tree Ref.	Age	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread			Observations	Arboricultural Recommendations	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name				Priority	N	W		E							
G 8	Semi-mature to Early-mature Mixed Species <i>In Observations</i>	To 20+	To 1	To 63#	See Plan			A linear group of offsite trees comprising Cherry, Birch, Alder, Sycamore and Ash. The crowns overhang the boundary. Medium deadwood overhanging the boundary. Signs of previous management with pruning wounds and stubs throughout. Early signs of Ash Dieback (<i>Hymenoscyphus fraxineus</i>) present. Restricted access and dense vegetation limited the inspection.	Remove the medium deadwood overhanging the boundary. Biennially monitor the Ash trees for signs of decline associated with Ash Dieback. Moderate	Carefully collapse the existing structures by hand in a direction away from the retained trees, ensuring the underlying soil is not disturbed.	FAIR	FAIR	MOD	LOW to MOD	20+	1 B 2
G 9	Young to Early-mature Mixed Species <i>In Observations</i>	To 15#	To 1	To 35#	See Plan			A scattered group of offsite trees comprising Sycamore, Ash, Maple and Birch. The crowns overhang the boundary. Signs of recent management with pruning wounds and stubs throughout. Early signs of Ash Dieback (<i>Hymenoscyphus fraxineus</i>) present. Ivy-clad stems, restricted access and dense vegetation limited the inspection.	Biennially monitor the Ash trees for signs of decline associated with Ash Dieback. Low	No works required.	FAIR	FAIR	MOD	LOW to MOD	10+	1 B 2
T 10	Early-mature Whitebeam <i>Sorbus aria</i>	11#	1.2	25 40 35 15	5	1.5	3 7	This tree was not plotted on the topographical survey provided and therefore the location shown on the plans is an approximate. Multiple-stemmed from ground level. Signs of recent management with pruning wounds and stubs throughout. Small hanger branch noted. Waste and debris present around the base. Restricted access and dense surrounding vegetation limited the inspection.	Remove the hanger branch and waste/debris. Moderate	Excavations within the RPA shall be supervised by an Arboricultural Consultant, who will undertake root pruning where necessary.	FAIR	FAIR	MOD	MOD	20+	C 1
G 11	Young to Early-mature Mixed Species <i>In Observations</i>	To 9	0	To 25#	See Plan			A scattered group of offsite trees comprising Birch, Sycamore, Holly and Hawthorn with occasional Privet and Elder. The crowns overhang the boundary. Signs of recent management with pruning wounds and stubs throughout. Ivy-clad stems, restricted access and dense vegetation limited the inspection.	No action required. n/a	No works required.	FAIR	FAIR	MOD	LOW to MOD	20+	B 1
T 12	Mature Sycamore <i>Acer pseudoplatanus</i>	16+	2.2	50 59	6	7	6 5.7	Twin-stemmed from 0.8m. Growing from an inclined banking, self-righting. Medium deadwood throughout. Ivy-clad stems restricted the inspection.	Remove the medium deadwood. Moderate	Carefully collapse the existing structures by hand in a direction away from the retained trees, ensuring the underlying soil is not disturbed.	GOOD	FAIR	MOD	MOD	20+	C 1
T 13	Mature Hawthorn <i>Crataegus monogyna</i>	13	0.5	35 29#	4.9	2.2	2.4 3	Twin-stemmed from 0.6m. Signs of previous management. Extensively Ivy-clad stems and dense vegetation restricted the inspection.	No action required. n/a	Carefully collapse the existing structures by hand in a direction away from the retained trees, ensuring the underlying soil is not disturbed.	FAIR	FAIR	HIGH	HIGH	20+	C 1
T 14	Early-mature Cherry <i>Prunus sp</i>	11	0.6	19	3.7	4.6	1# 3.8	This tree was not plotted on the topographical survey provided and therefore the location shown on the plans is an approximate. Single-stemmed and overhanging the adjacent building. Signs of previous management with pruning wounds throughout. Extensively Ivy-clad stem restricted the inspection.	No action required. n/a	Carefully collapse the existing structures by hand in a direction away from the retained trees, ensuring the underlying soil is not disturbed.	FAIR	FAIR	HIGH	MOD	20+	C 1
T 15	Mature Apple <i>Malus sp.</i>	8	1.7	45	5	1.8	4.6 4.3	Single-stemmed with an asymmetric crown. Growing within a concrete planter. Signs of previous management with pruning wounds and stubs throughout. Minor epicormic growth to the stem. A small cavity at approximately 1.5m (eastern side) with good occlusion.	No action required. n/a	Remove.	FAIR	FAIR	HIGH	MOD	20+	C 1
T 16	Early-mature Leyland Cypress <i>X Cupressocyparis leylandii</i>	11	0	39	1.2	1.1	1.2 1.3	Single-stemmed and vertical with a fairly balanced crown. Signs of previous management.	No action required. n/a	No works required.	GOOD	GOOD	HIGH	HIGH	20+	C 1

Tree Ref.	Age	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread			Observations	Arboricultural Recommendations	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
	Common Name				Botanical Name	W	N		E							
T 17	Early-mature Leyland Cypress <i>X Cupressocyparis leylandii</i>	8	0	12#	1	1	0.5	This tree was not plotted on the topographical survey provided and therefore the location shown on the plans is an approximate. Single-stemmed and vertical with a fairly balanced crown; slightly suppressed by T16. Signs of previous management with pruning wounds throughout.	No action required. n/a	No works required.	GOOD	GOOD	HIGH	HIGH	20+	C 1
G 18	Semi-mature to Early-mature Mixed Species <i>In Observations</i>	To 14#	To 1.5	To 35#	See Plan			A small group of offsite trees comprising Ash and Sycamore. Signs of previous management. Early signs of Ash Dieback (<i>Hymenoscyphus fraxineus</i>) present. Restricted access and dense vegetation limited the inspection.	Biennially monitor the Ash trees for signs of decline associated with Ash Dieback. Low	No works required.	FAIR to GOOD	FAIR to GOOD	HIGH	MOD	20+	1 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 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 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: 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.

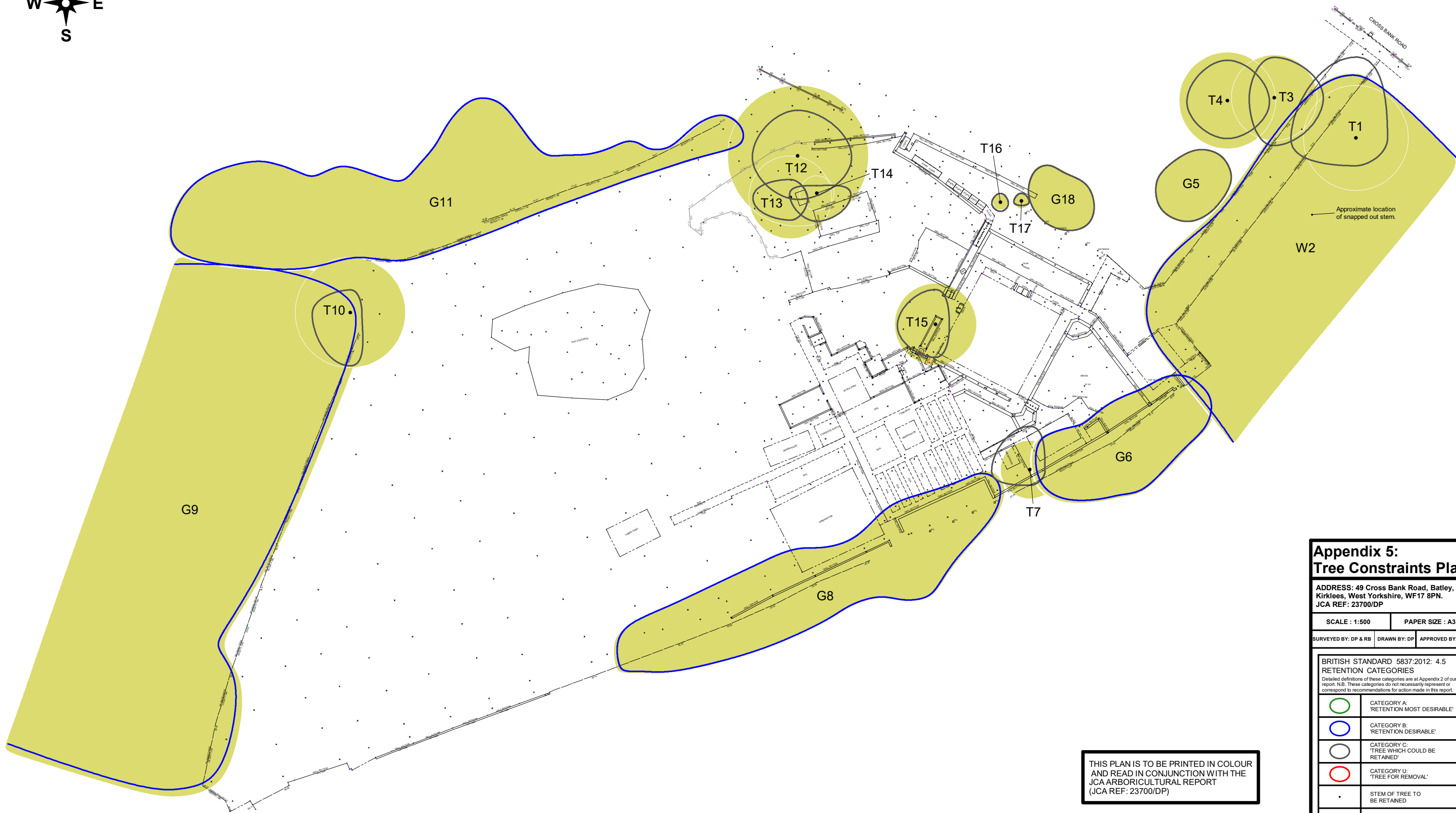
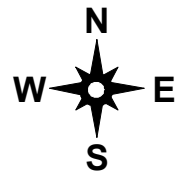
Dan Kemp *FdSc (Arboriculture), BTEC Dip (Arb), LANTRA Accredited PTI, MArborA.* Dan joined JCA in February 2019 with nearly 30 years' experience in arboriculture with extensive botanical and mycological expertise. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

David de Peña *BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI, 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.



**Appendix 5:
Tree Constraints Plan**

ADDRESS: 49 Cross Bank Road, Batley,
Kirklees, West Yorkshire, WF17 8PN.
JCA REF: 23700/DP

SCALE : 1:500 PAPER SIZE : A3

SURVEYED BY: DP & RB DRAWN BY: DP APPROVED BY: TT

BRITISH STANDARD 5837:2012: 4.5
RETENTION CATEGORIES
Detailed definitions of these categories are at Appendix 2 of our report. NB. 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

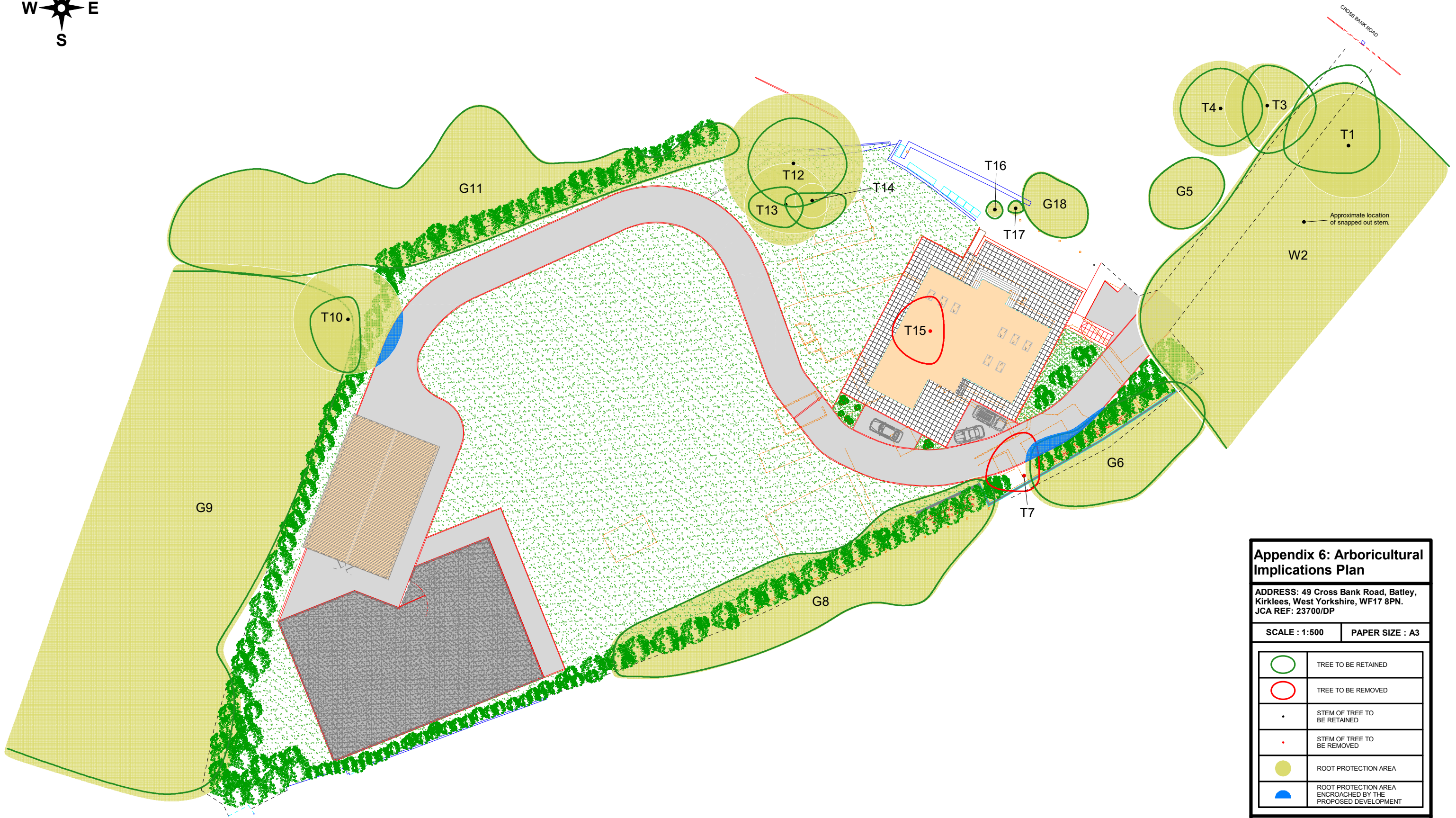
THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 23700/DP)

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 6: Arboricultural Implications Plan

ADDRESS: 49 Cross Bank Road, Batley, Kirklees, West Yorkshire, WF17 8PN.
JCA REF: 23700/DP

SCALE : 1:500 PAPER SIZE : A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA ENCROACHED BY THE PROPOSED DEVELOPMENT



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 23700/DP)



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



.....
David de Peña BSc (Hons) Ecology and Conservation, LANTRA Accredited PTI,
TechArborA.

17th March 2026

For and on behalf of **JCA Ltd**

Registered Office:

**Unit 80
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD**

**Tel. 01422 376335
Email: info@jcaac.com**

www.jcaac.com

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)

HEAD QUARTERS:

Unit 80 Bowers Mill,
Branch Road,
Barkisland,
Halifax, HX4 0AD.

Tel: 01422 376335
Email: info@jcaac.com
Website: www.jcaac.com

