

ARBORICULTURAL CONDITION REPORT at Fir Dene Fusden Lane Cleckheaton West Yorkshire BD19 4SZ

Client:
John Zserdicky-Shirt

Client Address:
Fir Dene
Fusden Lane
Cleckheaton
BD19 4SZ

JCA Ref:
23699/ME & RB

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

1.1.1 This report details the findings of an expert arboricultural condition survey and risk assessment of the trees at:

Fir Dene, Fusden Lane, Cleckheaton, West Yorkshire, BD19 4SZ.

1.1.2 This report details the relevant arboricultural information which is required to inform the owners of the condition of their trees and provides specific management actions that, once undertaken, demonstrate that a duty of care has been taken with regards to tree management.

1.2 Terms of Reference

1.2.1 JCA Limited are instructed by **John Zserdicky-Shirt**, to visit the site, inspect the trees and prepare our findings and any recommendations in a report.

1.2.2 For this purpose, we have drawn a plan of the site showing the trees in relation to their surroundings (see **Appendix 2**). The tree locations are indicative however and this plan should not be scaled from.

1.3 Scope of the Report

1.3.1 This report, and any recommendations made are compiled in accordance with current industry standards and best arboricultural practice.

1.3.2 The trees have been inspected to assess and, if necessary, reduce their potential risk of harm.

1.4 Survey Details

1.4.1 The survey was conducted during February 2026 by

Mick Eltringham *ND (Forestry), LANTRA Accredited PTI, TechArborA.*

Richard Brian *Fdsc (Arboriculture), LANTRA Accredited PTI.*

1.4.2 Inspection was made visually from ground level, in order to assess the trees condition and potential to cause harm.

1.4.3 Where necessary, management recommendations have been made. This may include tree removal, pruning, future monitoring or the need for a further detailed inspection, such as climbed inspections or decay detection surveys.

1.4.4 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible measurements were estimated.

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2. Status Of the Trees

2.1 A check was made with **Metropolitan District Council** in February 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 the trees are subject to a Woodland Tree Preservation Order (**TPO Ref: SPI/51/w5**).

2.3 **No work must be undertaken to those trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted.**

2.4 Prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent a potential breach of legislation.

2.5 Please note that where trees are protected with a Tree Preservation Order and require removal, there is usually a mandatory obligation to replace them and to provide appropriate aftercare. The Local Authority usually require the new trees to be planted either in the same position (or as reasonably close to) those being removed. Planting more than one tree for each tree being removed may be appropriate as may a planting scheme to help coordinate any new planting.

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3. Discussion & Recommendations

3.1 In total **20** items of vegetation were surveyed (**19** individual trees and **1** group).

3.2 Full details of all individual trees surveyed are recorded in the tables at **Appendix 1**. Please refer to **Appendix 3** for a full explanation of the tables and to the Site Plan at **Appendix 2** for locations.

3.3 **Four** trees (**T6**, **T7**, one tree in **G8** and **T15**) have been recommended for removal for arboricultural reasons.

3.3.1 The removal of **T6**, **T7** and **T15** is to be undertaken as a matter of **high priority**.

3.3.2 The removal of the smallest tree in **G8** is of **moderate** priority.

3.4 **Eleven** trees and **one** group (**T1**, **T5**, **G8**, **T9**, **T11**, **T12**, **T13**, **T14**, **T16**, **T18** and **T20**) require pruning to reduce their potential risk of harm.

3.4.1 The recommended works to **T5**, **T9**, **T14**, **T16** and **T18** should be undertaken as a matter of **high priority**.

3.4.2 The recommended works to **T1**, **G8**, **T11**, **T12**, **T13** and **T20** are of **moderate** or **low priority**.

3.5 Where trees are situated close to services, road signs, streetlights, or where they overhang roads, paths or boundaries, they will require monitoring and occasional maintenance. This should maintain visibility and safe public access. Such work is ongoing and should be conducted on a regular basis.

3.6 **T4**, **T5**, **T9**, **T19** and **T20** were noted to have structural or physiological defects. Although these trees were considered to be in an acceptable condition at the time of the inspection, the defects observed may lead to their early demise or render them unsafe in the future. As such, it is recommended that these trees be monitored and re-inspected on an annual and biennial basis, to assess if their condition is still acceptable.

3.7 Ash dieback is a highly destructive fungal disease affecting Ash trees. Progress of the disease within infected trees can lead to dead or dying branches becoming brittle and falling. It can also leave the trees more susceptible to other diseases or pathogens which can result in major limb or stem failure. Timescales for decline are difficult to define and are dependent on multiple physiological and environmental factors. It is recommended that healthy trees are not felled in anticipation of the disease to allow the opportunity for recovery or the development of resistant strains, but also to protect their ecological value to the surrounding landscape. Regular monitoring and appropriate management strategies can be put in place to facilitate the retention of Ash trees whilst limiting potential hazards. In this instance the infection is well established in the three assessed Ash trees (**T6, T7** and **T15**) within this report, we have therefore recommended these **T6** and **T7** are removed while **T15** is monolithed in order to retain the stem as a wildlife habitat.

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3.8 Following the completion of the works prescribed in this report, in the interest of risk management, we recommend that the trees are re-surveyed as per the recommended schedule. Ideally, each new inspection should be undertaken during a different season to observe defects, pests and diseases that are only evident at certain times of the year. We further advise the ongoing monitoring and maintenance of the trees to mitigate risks associated with changing environmental factors.

3.9 Whilst JCA Limited conducts thorough tree surveys, our assessments and recommendations are based on the conditions observed at the time of the survey. Extreme weather conditions, including severe storms and the impacts of climate change, can lead to unforeseen tree failures. As such, we cannot be held responsible for any tree failures or related incidents that occur as a result of such extreme weather events.

3.10 We would be happy to assist should you have any queries regarding the points raised in **Section 3**.

3.11 Upon instruction JCA will produce management plans, tree planting schemes, organise and supervise tree works, and if necessary, and ultrasound decay detection analysis.

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Appendices

Tree Ref.	Age Species *Botanical Name*	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread (m)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Works Category	Re-Inspection Timing (yrs)
T 1	Mature Lime *Tilia sp.*	13	2.5	48.7	#14	Leaning form towards east, Heavily suppressed by **T2**. Multiple flush cuts on lower stem to approx. 2m. Multiple old tear-out wounds (approx. 20x10cm) at 2m and 3m on north eastern side. Minor deadwood throughout. Spiral wound on eastern limb at 6m (suggests internal fracture), approx. 4m long with 1m deadwood at the end. Minor soil piling around base.	GOOD	FAIR	40+	HIGH	Remove limb with helix wound back to union (BS:3998).	MOD	B	2
T 2	Mature Beech *Fagus sylvatica*	20	2m	69.4	14	Single stemmed with a slightly imbalanced crown biased toward north east. Exposed wood at base with reaction growth. Small pieces of deadwood throughout, minor soil piling around base. Tag no 00245.	GOOD	GOOD	40+	HIGH	No action required at present.	N/A	A	2
T 3	Early mature Beech *Fagus sylvatica*	19	5	45.5	#6	Single stemmed and vertical. Crown bias to the Southeast. Small wound at 30cm to West side of stem, occluding well. No major visible defects.	GOOD	GOOD	40+	HIGH	No action required at present.	N/A	A	2
T 4	Mature Beech *Fagus sylvatica*	19	4	73.5	15	Single stem and vertical, crown bias to the Northwest. Minor deadwood throughout. Two large stubs at 5m on west side from failed limbs. Area of black exudate on north side, potentially *Phytophthora sp* . Minor mechanical damage to buttressing with fair occlusion. Tag no 237.	FAIR	GOOD	20-40	HIGH	Monitor biennially.	LOW	B	2
T 5	Mature Sycamore *Acer pseudoplatanus*	23	9	108	21	Single stemmed becoming twin stemmed at 5m. Secondary division at 6m to western stem. Tight unions but no included bark evident. Dieback with large deadwood (to 10cm x 3m) to the top of the eastern stem crown. Hung-up branches noted, one to the road side. Multiple old occluded pruning wounds on the western and northern sides. Minor mechanical damage to the buttress with good wound wood forming. Oyster mushrooms (*Pleurotus ostreatus) at* approximately 5-6m on northern side of western main stem with dead and flaking bark (approx. 75cm x 50cm), exposed wood noted. Multiple pieces of small deadwood throughout canopy.	FAIR	FAIR	10-20	HIGH	Remove deadwood and hung up branches. Reduce the two lowest road roadside limbs by 2-3m to appropriate unions (as per BS3998) to reduce weight/relieve mechanical stress to branch unions. Monitor crown, dead flaking bark and area of fruiting bodies annually. Have climbing arborist inspect area of dead flaky bark when carrying out deadwood removal.	HIGH	B	1
T 6	Mature Ash *Fraxinus excelsior*	20	9	65.5	20	Multiple stemmed at 3m with a crown bias to the west. Established Ash Dieback (*Hymenoscyphus fraxineus*). Large deadwood on western side at approx. 6m and 12m. Deadwood throughout. Old pruning cuts occluded. Tear-out wound on western side at approx. 6m.	POOR	FAIR	<10	MOD	Remove and replace.	HIGH	R	N/A
T 7	Mature Ash *Fraxinus excelsior*	18	4	65	13	Twin stemmed at 3m with a crown bias to the south and west, overhanging the drive. Established Ash Dieback (*Hymenoscyphus fraxineus*). Epicormic throughout. Deadwood throughout with occasional hanging deadwood noted. Old tear-out wound/stub on southwestern side approx. 4.5m to southern stem.	POOR	FAIR	<10	MOD	Remove and replace.	HIGH	R	N/A

Tree Ref.	Age Species *Botanical Name*	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread (m)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Works Category	Re-Inspection Timing (yrs)
G 8	Early mature to mature Sycamore *Acer pseudoplatanus*	12, 19, 18	4, 6, 8	41, 49, 68	See plan	Consisting of three trees. The smallest tree (north west) has extensive squirrel damaged to the upper crown and an area of dead bark to the mid stem at approx. 6m (possible sooty bark disease). Minor dead wood to lower branches. Minor mechanical damage to the buttress, occluding well. Medium tree; crown biased toward road, minor deadwood. Slight kink to the lower stem close to wall. Larger tree; a high crown with multiple pruning/branch drop wounds to the lower stem. A large piece of dead wood at 6m, approx. 6m long by 10cm at attachment to the southwestern side. Minor deadwood in upper crown. Pruning wounds occluding well.	POOR	FAIR	<10	MOD	Remove and replace smallest tree (as shown by a **red** stem at **Appendix 2**). Remove deadwood from the remaining two trees.	MOD	B	2
T 9	Mature Beech *Fagus sylvatica*	19	2.5	62	#14	Single stemmed and vertical. Crown biased to the roadside. Black exudate on the lower stem. Snapped out central leader at 12m with decay evident in wound snapped limb stubs below on the eastern side. Necrotic bark to the south east side of stem. Two large weighted limbs over road.	FAIR	FAIR	10-20	HIGH	Reduce weighted limbs over road by 2m to suitable unions (BS 3998). Monitor biennially.	HIGH	B	2
T 10	Mature Sycamore *Acer pseudoplatanus*	20	3	57	10	Weighted to the west with a large limb weighted to the west at about 5m. Torn out branch at 4.5m. Large wound at approx. 12m on the westernmost codominant stem (75cm x10cm) with established decay, good surrounding wound wood.	GOOD	FAIR	20-40	MOD	No action required at present.	N/A	A	2
T 11	Mature Sycamore *Acer pseudoplatanus*	24	3	81	16	Occasional large deadwood throughout and occasional hanging branches. Multiple occluded pruning wounds to the main stem. A small cavity forming in old pruning wound at 2m to the south side. Stubs from snapped out branches between 10-13m.	GOOD	GOOD	40+	HIGH	Remove deadwood and hanging branches.	MOD	B	2
T 12	Early mature Horse chestnut *Aesculus hippocastanum*	14	2 to 3	41	9	Single stemmed with a slight lean towards the road and has been pruned back from the boundary leaving 1m stub with regrowth. Minor hanging deadwood in crown. Wounding to lower stem likely mechanical, mostly occluding well. Limited to no basal flare suggests historic soil piling.	GOOD	FAIR	40+	HIGH	Remove deadwood.	MOD	B	2
T 13	Mature Beech *Fagus sylvatica*	18	3 to 4	79	14	Single stemmed and vertical with branching dominant to the west. Habitat hole at approx. 10m to the south side of the lowest eastern limb. Minor wounding to the buttress with good occlusional growth. Small limb at 9m to the north with well established decay and squirrel damage noted.	GOOD	FAIR	20-40	LOW	Remove small decaying limb to the north.	LOW	B	2

Tree Ref.	Age Species *Botanical Name*	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread (m)	Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Works Category	Re-Inspection Timing (yrs)
T 14	Mature Lime *Tilia sp.*	20+	#18	45.5	7	Single stemmed and slender in form, leaning towards the boundary and road. Kinked towards the east at approximately 10m-12m with two medium size pieces of deadwood (1m x 9cm at attachment). Small mechanical wound near the buttress, exposed wood appears solid. Extensive soil piling at base.	GOOD	GOOD	20-40	HIGH	Remove deadwood.	HIGH	B	2
T 15	Mature Ash *Fraxinus excelsior*	20+	13	69.7	14#	Twin stemmed from 9m with a slight lean towards the south east. Old wound at approximately 4.5m with decay visible inside. Extensive Ash Dieback (*Hymenoscyphus fraxineus*) throughout with some large deadwood present to the north and south.	POOR	FAIR	<10	HIGH	Remove/Monolith to primary union.	MOD	R	N/A
T 16	Mature Lime *Tilia sp.*	20+	1.5	52.5	13#	Twin stemmed at 6m and leaning towards the east, overhanging road and boundary, self righting form at the top. Fairly recent mechanical damage to the stem at 1m (approx. 50cm x 10cm). A few medium size pieces of deadwood over the road (approx. 1-1.5m x 9cm at attachment).	GOOD	FAIR	20-40	HIGH	Remove deadwood over the road.	HIGH	B	2
T 17	Mature Horse chestnut *Aesculus hippocastanum*	18	1	60	12	Single stemmed with a slight lean to the east, and a self-righting crown. Located on sloping ground. Pruning wounds to the east side from crown lifting, occluding well. Soil/debris piling to east side of base. No major visible defects.	GOOD	GOOD	20-40	HIGH	No action required at present.	N/A	A	2
T 18	Mature Lime *Tilia sp.*	20+	2	56	10	Single stemmed with a slight lean to the east. Small piece of hanging deadwood over boundary wall (approx. 5cm by 1m long). Minor Soil piling around the base.	GOOD	GOOD	40+	HIGH	Remove hanging deadwood over boundary.	HIGH	B	2
T 19	Mature Horse chestnut *Aesculus hippocastanum*	20+	3	74.8	10	Single stemmed and vertical with a slightly unbalanced crown. Slight mechanical damage on the southern side of the buttresses. Evidence of bleeding canker and slime flux visible at around 1.5m on the southern side of stem. Moderate deadwood on the eastern side at 6m (approx. 7cm x 3m long). Long stub from snapped limb on the north side at 6m.	FAIR	GOOD	20-40	HIGH	Monitor biennially.	LOW	B	2
T 20	Mature Beech *Fagus sylvatica*	20+	2	118	20	Single stemmed with a slight lean to the northeast, becoming multiple stemmed between 6m-8m with tight unions, seams and the potential for included bark. A 3m long large stub from snapped out limb on the northeast side of stem at approx. 5m. Moderate deadwood throughout. Two small patches of black exudate (likely *Phytophthora sp.*) on the northwest of buttress. Slight soil piling on the north side of base.	GOOD	FAIR	20-40	LOW	Remove deadwood if activity in the area increases. Monitor included potential tight unions and black exudate biennially.	LOW	B	2

Appendix 2: Site Plan

ADDRESS: Fir Dene, Fusden Lane, Cleckheaton, West Yorkshire, BD19 4SZ
JCA REF: 23699/ME and RB

SCALE 1:500	PAPER SIZE A3

SURVEYED BY: ME & RB	DRAWN BY: RB	APPROVED BY: DK

TREE WORKS CATEGORIES

Detailed definitions of the works categories can be found at Appendix 3 of the arboricultural report.

	WORKS CATEGORY A: NO WORKS REQUIRED
	WORKS CATEGORY B: WORKS OR MONITORING REQUIRED
	WORKS CATEGORY R: TREE TO BE REMOVED

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N W E S

T1 T2 T3 T4 T5 T6 T7 G8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20

Fusden Ln

Failed tree

Water cause

Wooded area not surveyed in the remit of this report.

Appendix 3: Arboricultural Terms of Reference

A3.1 Measurements

HEIGHT of the tree is measured from the stem base to the top of the canopy.

CROWN HEIGHT is an indication of the height at which the main crown begins above ground level.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level, just above the root buttress.

CROWN SPREAD is a measurement of the overall width of the crown, at its widest point.

A3.2 Evaluations

AGE CLASS of the tree is described as Young, Semi-Mature, Early-Mature, Mature, Over-Mature or Veteran.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

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.

LIFE EXPECTANCY is classed as; less than 10 years (<10), 10-20 years, 20-40 years, or more than 40 years (40+). This is an indication of the number of years before removal of the tree is likely to be required.

TARGET VALUE is classed as high, moderate or low. This is an indication of the likelihood of persons or objects, the latter having variable significance, being within falling distance of a tree or its branches.

PRIORITY. A priority rating is given concerning the time periods in which the recommended works should be undertaken. HIGH priority works should be completed as soon as practically possible (within 3 months or as otherwise specified), MOD (moderate) priority works should be undertaken within 6 months and LOW priority works should be undertaken within 12 months of the survey. If no works are recommended, N/A (not applicable) will be used.

RE-INSPECTION TIMING is classed as; 6 months (0.5), 1 year (1), 2 years (2), or within 5 years (5). This is an indication of the timescale in which a tree should be re-inspected; a specific time of year for the inspection may also be detailed in the recommendations.

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A3.3 Works Categories

WORK CATEGORIES for the trees are as follows:

A (marked in green on the plan) = posing no immediate risk: no action required at this time.

These trees are considered to be in an acceptable condition at present and require no action at this time. However, these trees may require future management.

B (marked in light blue on the plan) = posing a potential risk: action required.

These trees pose a potential risk and therefore require active management.

Such trees may also require a further, more detailed, investigation (such as a climbing inspection or a decay detection analysis) or may require future monitoring (re-surveying and re-assessing) at a timescale specified within this report.

R (marked in red on the plan) = trees to be removed.

These trees require removal usually because they are dead, dying or dangerous and are therefore potentially hazardous. Such trees shall usually require removal as a matter of high priority.

Trees may also require removal in order to prevent damage occurring to existing structures or buildings (where trees are growing within close proximity or are in actual contact) or in order to benefit adjacent trees (where trees are growing in direct competition, the poorer of the two trees may be removed). Such work is usually of a lower priority.

A3.4 Recommended Clearances from Tree Canopies

JCA recommend the following distances are maintained from tree canopies:

Height for pedestrian access:	No less than 2.5m
Height for vehicular access:	No less then 4m for a minor road
	No less than 6m for major roads (or where double-decker buses or HGV's will pass).
Distance from overhead cables:	No less than 2m
Distance from a building/structure:	No less than 2m
Distance from lamppost/sign:	Sufficient to not impede visibility for 2 years.

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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

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Appendix 5: General Guidelines

A5.1 All tree work should be undertaken to BS 3998: 2010 'Recommendations for tree work' or other recognised industry practice.

A5.2 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.

A5.3 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.

A5.4 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.

A5.5 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.

A5.6 It is advisable to have trees inspected by an arboricultural consultant on a regular basis. In this instance it is recommended that these inspections are made as per the recommended re-inspection timings at **Appendix 1**.

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We 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

Mick Eltringham *ND (Forestry), LANTRA Accredited PTI, TechArborA.*

Richard Brian *Fdsc (Arboriculture), LANTRA Accredited PTI*

24/02/2026

For and on behalf of ***JCA Ltd***

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- 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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