

ARBORICULTURAL IMPACT ASSESSMENT to BS 5837:2012 at Fieldhead Snelsins Road Cleckheaton BD19 3UE

Client:
Saira Sultan

Client Address:
Fieldhead
Snelsins Road
Cleckheaton
BD19 3UE

JCA Ref:
22667d/LW

JCA Limited
Arboricultural & Ecological Consultants

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
3.2 Tree Removals for Development 4
3.3 Pruning for Development 4
3.4 Temporary Protection Measures 4
3.5 Implications for Retained Trees 5
3.6 Remedial Measures 6
4. Summary 7
Appendix 1: Tree Descriptions and Recommendations 9
Appendix 2: Explanation of Tree Descriptions 10
Appendix 3: General Guidelines 12
Appendix 4: Author Qualifications 13
Appendix 5: Tree Constraints Plan 14
Appendix 6: Arboricultural Implications Plan 15

© JCA Limited 2026

1. Introduction

1.1 Purpose of the Report

1.1.1 This Arboricultural Impact Assessment has been prepared for the proposed development at **Fieldhead**, **Snelsins Road**.

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 **Saira Sultan** to prepare an Arboricultural Impact Assessment, based on our Arboricultural Report dated 05/03/2025 (JCA Ref: **22667/LW**). 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 **PROPOSED – Sheet – DCC-06-0100 PROPOSED 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.

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 February 2025 and was conducted by **Luke Wickham** FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA.

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.

© JCA Limited 2026

3. Arboricultural Implications Assessment (AIA)

3.1 Proposed Development

3.1.1 The proposed development will consist of the construction of an outbuilding.

3.1.2 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.**

3.2 Tree Removals for Development

3.2.1 In this case no trees require removal to accommodate the proposed scheme.

3.3 Pruning for Development

3.3.1 No pruning works are required to accommodate the proposed layout.

3.4 Temporary Protection Measures

3.4.1 **The Protective Barrier**

3.4.1.1 To ensure the effective protection of the retained trees during development, a protective barrier will be installed, in accordance with BS 5837: 2012. This may comprise of protective fencing and/or ground protection, positioned to protect the canopies and root systems of the retained trees.

3.4.1.2 The protective measures are to be installed prior to any demolition or construction activities commencing on site.

3.4.1.3 The protective fencing should ideally be positioned to protect the entire **Root Protection Area** (**RPA**) and the canopies of the retained trees (whichever is greater), to create a **Construction Exclusion Zone** (**CEZ**).

3.4.1.4 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) may need to be laid over the exposed RPAs (on soft open ground) which will distribute the weight of site vehicles, machinery or pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces should be constructed in accordance with BS 5837: 2012.

3.4.1.5 The installation of the protective barrier and the technical aspects of the proposals in relation to the trees should be assessed in the Arboricultural Method Statement and detailed on a Tree Protection Plan prior to commencement of works.

© JCA Limited 2026

3.5 Implications for Retained Trees

3.5.1 **Works within the RPA**

3.5.1.1 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.

3.5.1.2 Such areas are highlighted in **blue** on the Arboricultural Implications Plan at **Appendix 6**.

3.5.2 **Demolition**

3.5.2.1 In this case, no significant demolition activities are required adjacent to retained trees and as such, no mitigation measures are considered necessary.

3.5.3 **Access/Construction of Hard Surfacing**

3.5.3.1 In this case, the proposed scheme does not require the construction of access roads, driveways or other hard surfaces within the RPA of retained trees. As such no specialised construction techniques/surface treatments will be required for this purpose.

3.5.4 **Building Construction / Foundation Design**

3.5.4.1 The footprint of proposed structures incurs the RPA of **T11** of the retained trees. Due to this, a specialist foundation design must be implemented to reduce excavation and the detrimental impact this can have on tree roots.

3.5.4.2 This method will minimise foreseeable damage and will allow the retention of this tree, whilst accommodating the proposed development. Full details of these works should be included in an associated Arboricultural Method Statement, along with any phasing of protection methods and arboricultural supervision which may be necessary.

3.5.4.3 Advice should always be sought from a suitably qualified Structural Engineer. In some cases, 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 **NHBC Standards**, for use by the appointed structural expert.

© JCA Limited 2026

3.5.5 **Utilities**

3.5.5.1 Details on service routes have not been provided to JCA 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.

3.5.5.2 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.

3.5.6 **Site Compound**

3.5.6.1 The site compound, which typically includes the site office, mess facilities, toilets, storage of materials and parking, must be located away from all of the trees and outside their RPAs. Care should also be taken to prevent soil contamination from chemical spillages, including petrol, diesel and oils.

3.5.7 **Landscaping**

3.5.7.1 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.

3.5.7.2 Any patios, garden paths or other hard surfaces within RPAs which may not be shown on the projected layout (**Appendix 6**), may be constructed using no-dig techniques, and are implemented in accordance with BS5837: 2012. If there is any concern of damaging retained trees, further advice should be sought from a qualified Arboriculturalist.

3.5.7.3 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.

3.6 Remedial Measures

3.6.1 In order to protect the retained trees during the construction phase, protective fencing needs to be installed. 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).

3.6.3 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.

© JCA Limited 2026

4. Summary

4.1 **T1**, **T2**, **T3**, **T6**, **T7** and **T11** are protected by a Tree Preservation Order (**TPO REF: SP2/70/a8**).

4.2 Some tree works were recommended during the original survey, irrespective of the development proposals. This is to manage potential risks or for general maintenance purposes. These are detailed in the tables at **Appendix 1**.

4.3 It is proposed to construct an outbuilding.

4.4 The arboricultural implications of the development have been considered and are discussed in **Section 3**.

5. In order to facilitate the proposed development, specialist foundation design is required around **T11**. 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.

5.1 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.

5.2 The protection of retained trees can be achieved by the creation of a Construction Exclusion Zone based on the Root Protection Area of a tree. The Root Protection Area of each tree or group is marked on the Tree Constraints Plan at **Appendix 5**.

5.3 The proposed development should be accompanied by an Arboricultural Method Statement (AMS) detailing the specific protection measures necessary for each tree. This should specify the required fencing standard and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques and necessary tree works.

5.4 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.

© JCA Limited 2026

Appendices

© JCA Limited 2026

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread N W E S	Observations	Arboricultural Recommendations Priority	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Mature Sycamore *Acer pseudoplatanus*	24 #	8	75	5 8 5.5 6.5	Single-stemmed and vertical with a spreading crown. Historically maintained over adjacent road and driveway. Minor deadwood within crown. No major visible defects.	No action required at present.	*No action required at present.*	GOOD	GOOD	HIGH	MOD	40+	A 1
T 2	Mature Sycamore *Acer pseudoplatanus*	28 #	4	72	5 7 5.5 5	Single-stemmed and vertical. Historically managed away from the house with recent maintainence to lift the crown to ~5m. No major visible defects.	No action required at present. Low	*No action required at present.*	GOOD	GOOD	HIGH	MOD	40+	A 1
T 3	Mature Ash *Fraxinus excelsior*	22 #	7	77	2.5 2.5 2.5 2.5	Twin-stemmed from 6m with a tight union and little reactionary growth. Slightly leaning towards the house. Previous survey showed moderate signs of Ash Dieback (*Hymenoscyphus Fraxinus*) but has recently been heavily reduced removing the crown.	Monitor biennially for progression of Ash Dieback. Moderate	*No action required at present.*	POOR	FAIR	HIGH	MOD	<10	B
G 4	Early-mature Holly *Ilex aquifolium*	10 #	0	Avg. 15 x6	3 3 3 3	Understorey vegetation managed away from driveway. No major visible defects.	No action required at present.	*No action required at present.*	GOOD	GOOD	MOD	LOW	20+	B 1
ST 5	Recently removed specimen.													
T 6	Mature Ash *Fraxinus excelsior*	25 #	15	72	9 3 7 2	Twin-stemmed from 5m with an optimally formed union. Signs of historic limb shedding (~25cm circumference) over Snelsins Lane. Moderate deadwood within the crown. Early stages of Ash Dieback (*Hymenoscyphus Fraxinus*). Adjacent Ash historically removed.	Monitor biennially for progression of Ash Dieback. Moderate	*No action required at present.*	GOOD	FAIR	HIGH	MOD	20-40	B 1 2
T 7	Mature Ash *Fraxinus excelsior*	20 #	15	70	6.5 6 10 # 6	Twin-stemmed from 8m with an optimally formed union. Slight lean towards Snelsins Lane. Early signs of Ash Dieback (*Hymenoscyphus Fraxineus*).	Monitor biennially for progression of Ash Dieback. Moderate	*No action required at present.*	GOOD	GOOD	HIGH	MOD	40+	B 1 2
G 8	Semi-mature to Mature Mixed species *Details in Observations*	to 25 #	from 3	to 76	See plan	Consisting predominantly of Sycamore with the occasional Holly. Unmanaged woodland area. No major visible defects.	No action required at present.	*No action required at present.*	GOOD	GOOD	HIGH	LOW to MOD	40+	A 1 2
ST 9	Recently removed specimen.													
G 10	Early-mature to Mature Mixed species *Details in Observations*	to 15 #	from 1	to 42 #	See plan	Consisting predominantly of Sycamore with the occasional Scots Pine, Lawsons Cypress, and Cherry. Managed Rhododendron understorey. Restricted access limited the inspection. No major visible defects.	No action required at present.	*No action required at present.*	GOOD	GOOD	HIGH	MOD to HIGH	40+	A 1 2
T 11	Mature Ash *Fraxinus excelsior*	25 #	from 1	105	12 9 8 7	Triple stemmed from 2m with a spreading form. The northern crown hangs low over the adjacent field. Historical limb loss has left occasional snap-out stubs. Early signs of Ash Dieback (Hymenoscyphus fraxineus).	Monitor biennially for progression of Ash Dieback. Moderate	*Specialist foundation design required.*	GOOD	FAIR	HIGH	MOD	40+	B 1 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.

© JCA Limited 2026

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 should be removed or treated in such a way as to make them safe where they have high ecological value, such as in a woodland setting.

© JCA Limited 2026

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.

© JCA Limited 2026

Appendix 4: Author Qualifications

Managing Directors

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, has achieved LANTRA accredited PTI status and is a Professional Member of the Arboricultural Association. Charles is now Managing Director and oversees all internal and on-site operations for the company.

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. He has also achieved LANTRA accredited PTI status. A former JCA team leader and Consulting Arboriculturist, Toby is now Managing Director and oversees all office activities at JCA and is on hand to offer technical support and advice.

Director of Arboriculture

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 and has since achieved LANTRA accredited PTI status. Having worked within the arboricultural sector since 2016, running his own small business and sub-contracting for local firms, Luke is now the Director of Arboriculture who 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, has achieved LANTRA accredited PTI status 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. Mick has various NPTC Qualifications and has achieved LANTRA accredited PTI status.

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. Dan has achieved LANTRA accredited PTI status.

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, he has 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. David has achieved LANTRA accredited PTI status.

Ricky Brian *FdSc (Arboriculture & Tree Management), LANTRA Accredited PTI, MArborA*. Ricky has worked in the arboricultural industry for 10 years and has developed strong practical experience across all aspects of forestry and arboriculture. He obtained a FdSc in Arboriculture and Tree Management at Myerscough College, Preston and spent 3 years leading a forestry team, overseeing operations and project delivery. Ricky has also achieved LANTRA accredited PTI status.

Abbie Graham Cruz *BA (Hons) Outdoor Leadership and Management.* Abbie gained her degree from the University of Derby and worked as an outdoor activity instructor for nearly 5 years. Abbie decided to enter the world of arboriculture and joined JCA in 2026. With a longstanding enthusiasm for the outdoors and the natural world, Abbie is excited to begin building her career in the arboricultural industry.

Administrative Staff

Lorraine Spink Business Support Coordinator.
Kelly Saunders Credit Control Officer.
Adie Gray I.T. Officer.
Alannah Chapman Accounts Assistant.

© JCA Limited 2026

N
W E
S

G8
T6
SNELSINS LANE
ST5
T7
T11*
ST9
T3
T2
Fieldhead
G10
T1
G4
Fieldhead Grange
Tree
Fieldhead View
The Lodge
Northfield

0 1 5 10 15 20 30 40 50 metres

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.

THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22667d/LW)

* DENOTES VEGETATION NOT INCLUDED ON ORIGINAL TOPO LOCATION MARKED BY SURVEYOR ON SITE.

Appendix 5: Tree Constraints Plan

ADDRESS: Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
JCA REF: 22667d/LW

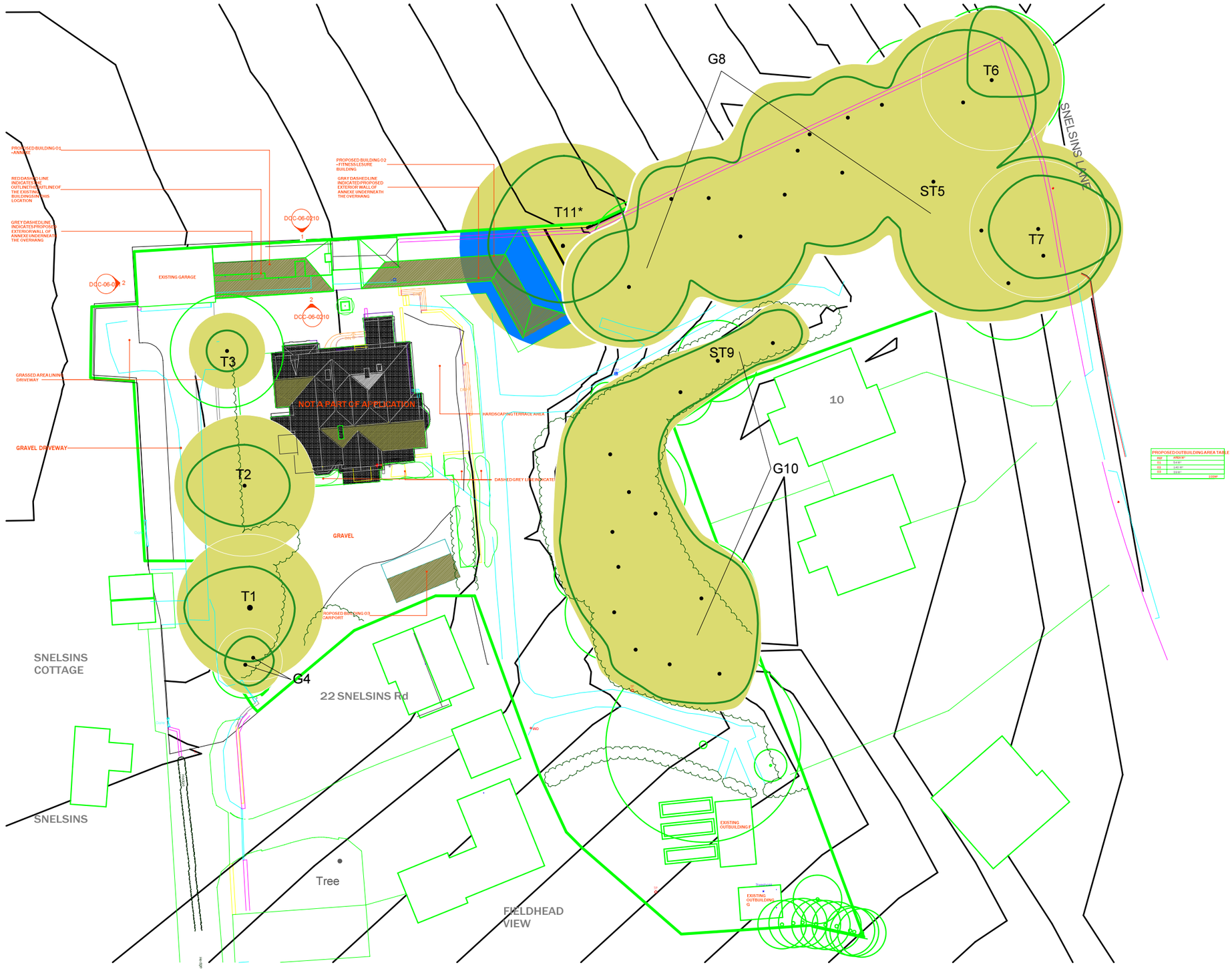
SCALE : 1:500	PAPER SIZE : A3
SURVEYED BY: LW	DRAWN BY: AGC
APPROVED BY: DP	

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

JCA Limited
Arboricultural & Ecological Consultants



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 22667d/LW)

Appendix 6: Arboricultural Implications Plan

ADDRESS: Fieldhead, Snelsins Road, Cleckheaton, BD19 3UE
JCA REF: 22667d/LW

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

JCA Limited
Arboricultural & Ecological Consultants

* DENOTES VEGETATION NOT INCLUDED ON ORIGINAL TOPO LOCATION MARKED BY SURVEYOR ON SITE.

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

.....

Luke Wickham *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA.*

08/05/2026

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 Limited 2026

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

Company Reg No. 05005041
VAT No. 686 4674 78