

**ARBORICULTURAL
CONDITION REPORT**

**At
Plot 10
Yew Tree Farm
Farnley Tyas
Huddersfield
West Yorkshire
HD4 6UQ**

Client:
Radcliffe Developments
(Farnley) Ltd

Client Address:
Queens Square
Leeds Road
Huddersfield
West Yorkshire
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Client Telephone:
01484 420212

JCA Ref:
17092-K/AJB

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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 one tree at:

Plot 10, Yew Tree Farm, Farnley Tyas, Huddersfield, West Yorkshire, HD4 6UQ.

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

1.1.3 This report also included recommendations given to manage the tree within its new residential setting in order to lessen potential tree nuisance/encroachment issues and to also make the tree more aesthetically pleasing.

1.2 Terms of Reference

1.2.1 JCA Limited are instructed by **John Radcliffe, of Radcliffe Developments (Farnley) Limited**, to visit the site, inspect the tree and prepare our findings and any recommendations in a report.

1.2.2 For this purpose, we have been supplied with a plan of the site (see **Appendix 2**).

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 One tree has been inspected to assess and, if necessary, reduce its potential risk of harm and to consider tree management recommendations.

1.4 Survey Details

1.4.1 The survey was conducted during April 2026 by **Andrew Bussey LANTRA Accredited PTI, TechArborA**.

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.

2. Status Of The Trees

- 2.1.1 A check was made with **Kirklees Metropolitan Council** in April 2026 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.1.2 We are informed that **T1** within this report is subject to an Individual Tree Preservation Order (**TPO Ref: 12/21/t2**).
- 2.1.3 **No work must be undertaken trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted.**
- 2.1.4 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.
- 2.1.5 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.

3. Discussion & Recommendations

- 3.1.1 In total **one** individual tree (**T1**) was surveyed.
- 3.1.2 Full details of the surveyed tree are recorded in the table at **Appendix 1**. Please refer to **Appendix 3** for a full explanation of the tables and the Site Plan at **Appendix 2** for tree locations.
- 3.1.3 At the request of the potential purchaser of the property, it is proposed to undertake the work to **T1** as detailed at **Appendix 1**, in order to lessen tree nuisance/encroachment issues to the newly constructed adjacent building of Plot 10 and for aesthetic purposes.
- 3.1.4 A photograph showing the indicative sites of the proposed pruning locations is included below.



3.1.5 A photograph showing **T1** and its relationship with the building of Plot 10 is included below.



3.1.6 Following the completion of the work prescribed in this report, in the interest of risk management, we recommend that the tree is 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.

3.1.7 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.

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

Appendices

Tree Ref.	Age					Observations	Physiological Condition	Structural Condition	Life Expectancy (yrs)	Target Value	Recommendations	Priority	Works Category	Re-Inspection Timing (yrs)
	Species	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread (m)									
	Botanical Name													
T 1	Mature Sycamore <i>Acer pseudoplatanus</i>	16	2	75, 45 and 45	15	Multi-stemmed at 0.5m with a balanced crown. No evidence of significant pruning. No major visible defects. The potential purchaser of the property has requested pruning work to be undertaken on this tree in order to lessen tree nuisance/encroachment issues to the newly constructed adjacent building of Plot 10 and for aesthetic purposes.	GOOD	GOOD	40+	MOD	Crown lift to a height of no more than 4m by the removal of secondary branches and tertiary branches only. Prune back the western crown by 2m in order to provide clearance between the canopy and roof of Plot 10.	LOW	B	2



Appendix 2: Site Plan

ADDRESS: Plot 10, Yew Tree Farm,
Farnley Tyas, Huddersfield, West Yorkshire,
HD4 6UQ. JCA REF: 17092-K/AJB

SCALE 1:500 PAPER SIZE A3

SURVEYED BY: AJB DRAWN BY: AJB APPROVED BY: LW

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



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.

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 than 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.

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.

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**.

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

.....

Andrew Bussey *LANTRA Accredited PTI, TechArborA.*

8th May 2026

For and on behalf of **JCA Ltd**

Registered Office

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JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

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- Arboricultural Method Statements (AMS)

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- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Condition Surveys
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- Landscape and Orchard Design

Tree Advice for the Legal Profession

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

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

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