

**ARBORICULTURAL  
CONDITION REPORT**

at

**1 Cheviot Way  
Upper Hopton  
Mirfield  
West Yorkshire  
WF14 8HW**

**Client:**  
Mike Hewson

**Client Address:**  
1 Cheviot Way  
Upper Hopton  
Mirfield  
WF14 8HW

**JCA Ref:**  
23684/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: **1 Cheviot Way, Upper Hopton, Mirfield, West Yorkshire, WF14 8HW.**
- 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 **Mr and Mrs Hewson**, to visit the site and to inspect a single tree and to 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 tree in relation to its surroundings (see **Appendix 2**). The tree location is 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 tree has been inspected to assess and, if necessary, reduce its 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. Ricky 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.

## 2. Status Of the Trees

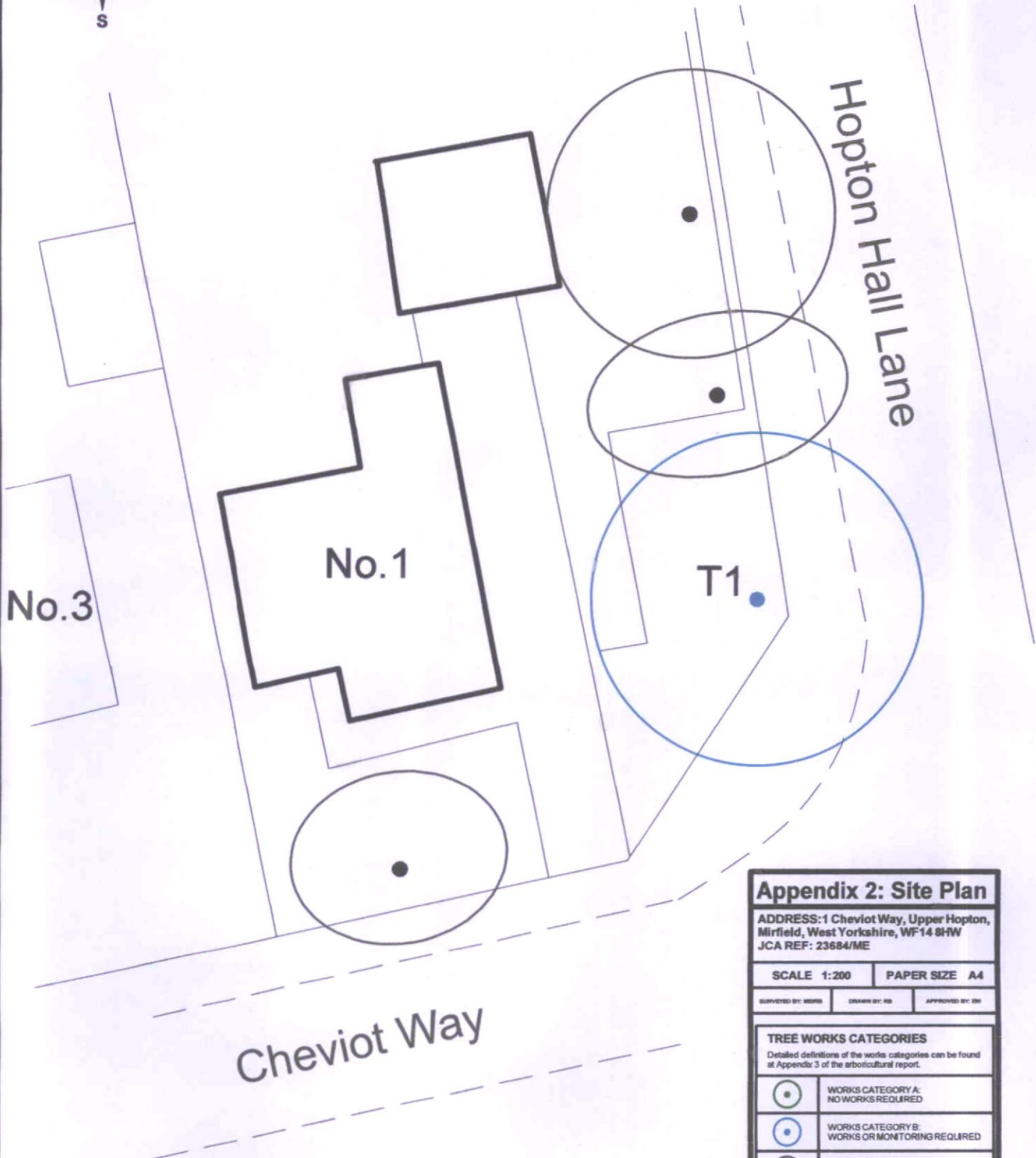
- 2.1 A check was made with Kirklees Metropolitan Council in February 2026 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that the subject tree (T1) is subject to Tree Preservation Order (TPO Ref: 22/95/t71).
- 2.3 **No 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.

### 3. Discussion & Recommendations

- 3.1 In total a single mature Lime tree was surveyed (identified as T1 on the site plan at **Appendix 2**).
- 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 T1 requires pruning to reduce its potential risk of harm due to the large deadwood and long weighted limbs to the north and west. Additionally, the small cavity on the north side, which extends up into the main stem, is recommended for monitoring. These works are of a **moderate priority** while the recommended deadwood removal is of **high priority** due to the adjacent road and footpath.
- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 We would be happy to assist should you have any queries regarding the points raised in **Section 3**.
- 3.8 Upon instruction JCA can produce management plans, tree planting schemes, organise and supervise tree works, and if necessary, and ultrasound decay detection analysis.

# Appendices

Tree Ref.	Age	Species	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	21#	2.5	321	15	<p>Single stemmed with a balanced spreading crown. A large piece of deadwood at 6m over main road (#4 long x 15m at attachment). Other occasional sizeable pieces of deadwood throughout (typical of the species). An old wound at 2.5m to the West, exposed wood - firm with wound wood forming. Small cavity to the North at 75cm going up into the stem to ~30cm. Frass coming out of wound. Epicormic growth around the base has been cut back. Long weighted limbs to the South and West. Possible squirrel/bird nest dry at old stub at 5m to the North side, which may hide a defect.</p>	GOOD	FAIR	40+	HIGH	<p>Remove deadwood (high priority).</p> <p>Reduce weighted limbs to the South and West by approximately 2m (to suitable unions, BS:3998) to reduce mechanical leverage. Reduce the top by 2m to balance.</p> <p>Monitor small cavity to the north side.</p>	MOD	B	2



### Appendix 2: Site Plan

ADDRESS: 1 Cheviot Way, Upper Hopton, Mirfield, West Yorkshire, WF14 8HW  
JCA REF: 23684/ME

SCALE 1:200      PAPER SIZE A4

SURVEYED BY: MGB      DRAWN BY: SB      APPROVED BY: BM

#### 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
	TREES 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.

### **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

### 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: 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

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

.....  
Richard Brian FdSc (Arboriculture), LANTRA Accredited PTI

26<sup>th</sup> February 2026

For and on behalf of *JCA Ltd*

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# JCA Ltd. Arboricultural and Ecological Consultants

## Professional Tree and Ecology Advice nationwide

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### ARBORICULTURAL SERVICES

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#### Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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#### Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

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#### Advice for Local Authorities and Social Housing

- Tree Condition Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

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#### Tree Advice for the Legal Profession

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

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#### Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

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#### Tree Health and Pest and Disease Management

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

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### ECOLOGICAL SERVICES

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#### 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

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#### Ecological Post-Planning Services

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

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