

A photograph of a forest floor covered in a dense carpet of purple bluebells. Several tall, slender tree trunks stand vertically, with sunlight filtering through the green leaves of the canopy above. A butterfly with black, orange, and white markings is perched on a tree trunk on the right side of the image.

**ARBORICULTURAL
CONDITION REPORT**
at
**31 Church Street
Emley
Huddersfield
West Yorkshire
HD8 9RP**

Client:
Savile Estate Office

Client Address:
Savile Estate Office
Hall Lane
Dewsbury
WF12 0QL

JCA Ref:
23922/ME

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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:

31 Church Street, Enley, Huddersfield, West Yorkshire, HD8 9RP.

- 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 **Savile Estate Office**, 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 **June 2026** by **Mick Eltringham ND (Forestry)**, *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

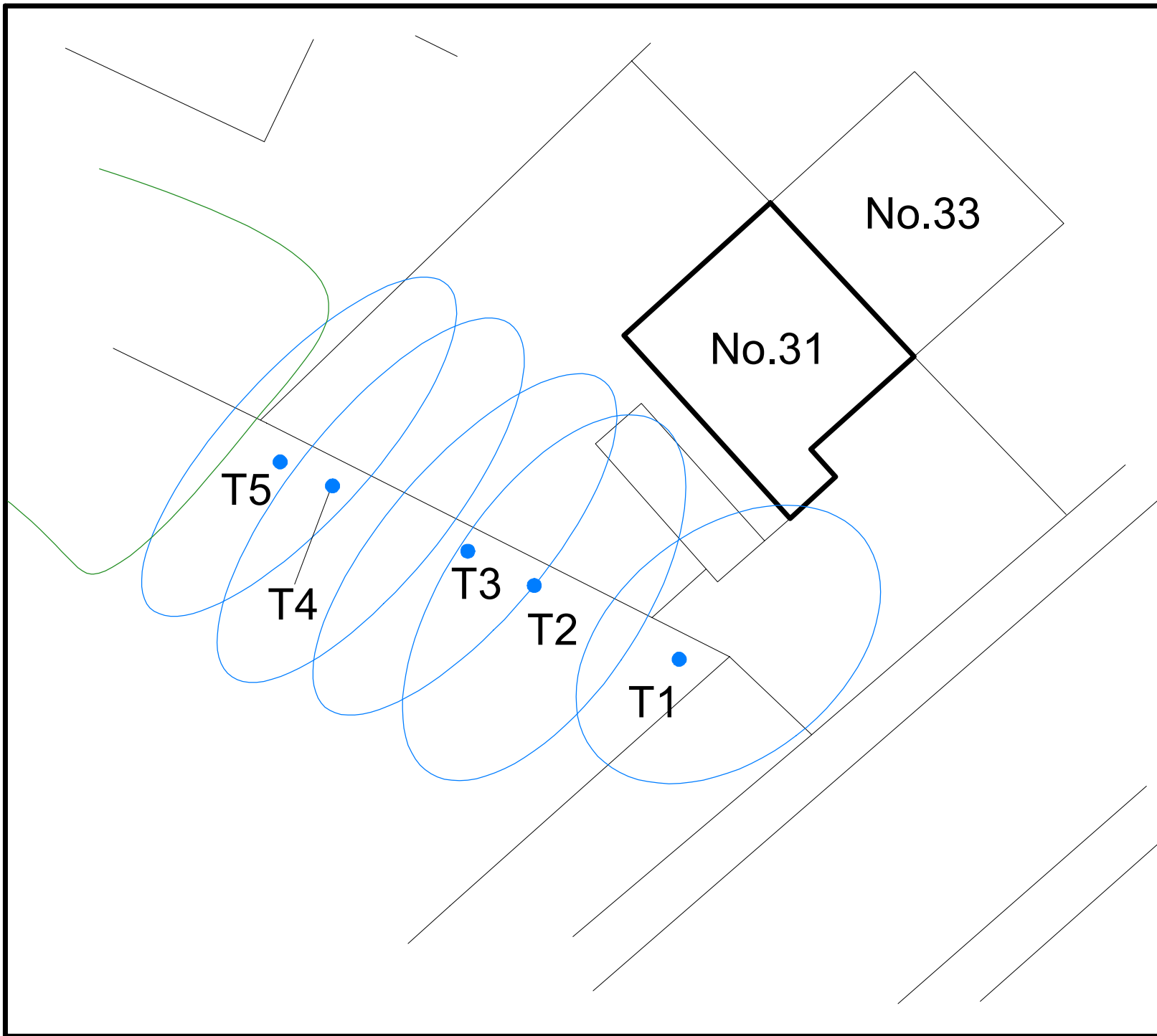
- 2.1.1 A check was made with **Kirklees Metropolitan Council** in June 2026 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.1.2 We are informed that all the trees are subject to a group Tree Preservation Order (TPO Ref: 11/81/g4).
- 2.1.3 **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.**
- 2.1.4 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 **five** trees were surveyed for the purpose of this report.
- 3.1.2 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 the Site Plan at **Appendix 2** for tree locations.
- 3.1.3 **All** the trees require pruning to reduce their potential risk of harm. Due to the close proximity of the trees to each other the crowns have grown asymmetrically resulting in long weighted lateral limbs. We are informed, and it is evident from the occasional branch stubs, that some of these limbs have failed historically into the adjacent property (Number 31 Church Street) due to the weight and mechanical leverage placed upon them. We have therefore recommended that these limbs are reduced in length to reduce the weight and lateral forces present. Additionally, this will also allow more light into the garden area for the resident. This recommended work is of **moderate priority/low priority**.
- 3.1.4 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.
- 3.1.5 **T1** was noted to have structural or physiological defects. Although this tree was considered to be in an acceptable condition at the time of the inspection, the defect observed may lead to its early demise or render it unsafe in the future. As such, it is recommended that this tree is monitored and re-inspected on a biennial basis, to assess if their condition is still acceptable.
- 3.1.6 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.
- 3.1.7 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 Species <i>Botanical Name</i>	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 Sycamore <i>Acer pseudoplatanus</i>	10	5 to 6	63	13#	Single stemmed with a lean to the SE. Weighted lateral branches over driveway, phone lines and adjacent property. Deadwood to 5cm at attachment throughout the crown. Necrotic bark noted to the top side of southern limb over footpath.	GOOD	FAIR	20-40	HIGH	Remove deadwood. Reduce back lateral branches to the NE by approximately 1.5-2m, drawing back from property. Monitor necrotic bark biennially.	MOD	B	2
T 2	Mature Sycamore <i>Acer pseudoplatanus</i>	12	6	60	To 19	Twin stemmed at 2m, crown suppressed to NW, SE and SW by adjacent trees. Historic pruning wounds from crown lifting. Long stub with epicormic growth on the end to the W side. Crown overhangs boundary and adjacent property. Occasional deadwood in crown, generally small - up to 1.5m.	GOOD	FAIR	20-40	HIGH	Remove deadwood. Reduce back lateral branches over boundary by approximately 2-2.5m to reduce shading to garden and prevent future branch snap outs.	LOW	B	2
T 3	Mature Sycamore <i>Acer pseudoplatanus</i>	13	6	66	19	Single stemmed and vertical. Crown suppressed to the NW and SE by adjacent trees. Branch bias to the West. Canopy has been lifted to the E, upper branches are long and weighted.	GOOD	FAIR	20-40	HIGH	Remove deadwood. Reduce back lateral branches over boundary by approximately 2-2.5m to reduce shading to garden and prevent future branch snap outs.	LOW	B	2
T 4	Mature Sycamore <i>Acer pseudoplatanus</i>	14	5	60	18	Single stemmed and vertical. Crown suppressed to NW and SE by adjacent trees. Evidence of Crown lifting. Stub at 7m historically removed, this was a failed limb and was cleaned up by the property occupant of No.31. Weighted lateral branches over boundary and adjacent garden. Minor deadwood throughout. Pruning wounds occluding well or fully occluded.	GOOD	FAIR	20-40	HIGH	Remove deadwood. Reduce back lateral branches over boundary by approximately 2-2.5m to reduce shading to garden and prevent future branch snap outs.	LOW	B	2
T 5	Mature Sycamore <i>Acer pseudoplatanus</i>	16	5	57	18	Single stemmed and vertical. Crown is suppressed to the SE and NW. Evidence of Historic crown lifting, occluding well. Weighted lateral branches over boundary and adjacent gardens. Crown is dense.	GOOD	FAIR	20-40	HIGH	Remove deadwood. Reduce back lateral branches over boundary by approximately 2-2.5m to reduce shading to garden and prevent future branch snap outs.	LOW	B	2



Appendix 2: Site Plan

ADDRESS: 31 Church Street, Emley,
Huddersfield, W. Yorkshire, HD8 9RP
JCA REF: 23922/ME

NOT TO SCALE	PAPER SIZE A4
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SURVEYED BY: ME	DRAWN BY: ME	APPROVED BY: RB
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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

JCA Limited

Arboricultural & Ecological Consultants

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 5.2m 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**.

Appendix 6: Photographs



Photo 1: Showing branch stubs from failed limbs/branches/

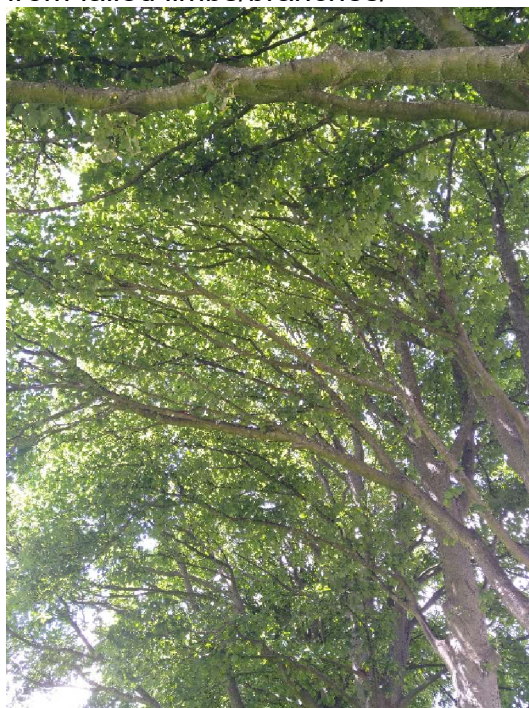
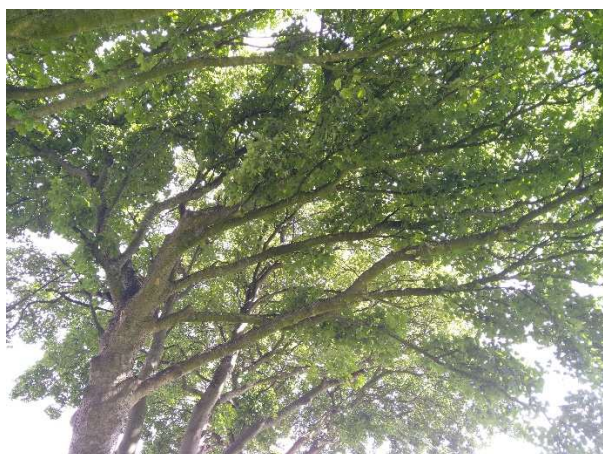


Photo 2 & 3: Showing long weighted lateral limbs



Photo 4: Showing the extent of encroachment over property garden area.

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.

8th July 2026

For and on behalf of **JCA Ltd**

Registered Office

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Professional Tree and Ecology Advice nationwide

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- Arboricultural Method Statements (AMS)

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- 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:

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