ARBORICULTURAL REPORT
AND
ARBORICULTURAL IMPACT ASSESSMENT
to BS5837:2012
at
59 High Street
Royston
Barnsley
South Yorkshire
S71 4RF

Client:
Bofen Homes Limited

Client Address:
50 Hoyland Road
Hoyland Common
Barnsley
South Yorkshire
S74 0PB

JCA Ref:
23547/ChC

JCA Limited
Arboricultural & Ecological Consultants

Contents

1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited has been instructed by **Bofen Homes Limited** to survey the trees at **59 High Street, Royston,** and to prepare the findings in a report.

1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 *'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).*

1.1.3 The specific design of the proposed development has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

1.2 Terms of Reference

1.2.1 For this purpose, a topographical survey has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**. The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

1.3 Tree Survey Details and Methodology

1.3.1 The survey took place during December 2025 and was conducted by **Charles Cocking** *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA.*

1.3.2 During this survey, all trees were inspected from ground level. Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.

1.3.3 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.

1.3.4 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor.

2. Status of the Trees

2.1 A check was made with **Barnsley Metropolitan Borough Council** in December 2025 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 no trees within our survey are subject to any Tree Preservation Orders (TPO) and the site is not located within a Conservation Area.

2.3 However, 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 potential breach of legislation.

3. Tree Survey Details

3.1 Tree Retention Categories

3.1.1 Below is a summary of the surveyed vegetation with retention categories identified in accordance with BS5837: 2012. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

Retention Categories of the Surveyed Vegetation			
Retention Category	**Trees**	**Groups**	**Totals**
A	0	0	**0**
B	1	1	**2**
C	2	1	**3**
U	0	0	**0**
Totals	**3**	**2**	**5**

3.1.2 Items listed as retention category ‘A’ are the most valuable items of vegetation in accordance with BS5837: 2012 and their retention is of upmost importance.

3.1.3 Items listed as retention category ‘B’ or ‘C’ are of lesser value and the removal of these trees is generally less likely to be met with resistance by the LPA, subject to appropriate replacement planting as mitigation.

4. Arboricultural Impact Assessment (AIA)

4.1 Proposed Development

4.1.1 It is proposed to construct nine detached residential dwellings with associated hard and soft landscaping.

4.1.2 We have been supplied with the development layout plan, which details the proposed scheme. 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.

4.2 Tree Works Required for Development Purposes

4.2.1 It is proposed to remove all existing trees on the site to accommodate the proposed scheme.

4.2.2 Whilst the development will require the removal of the existing trees within the site, it should be noted that a planting scheme will be included within the proposals.

4.2.3 The planting of new trees and shrubs will act to mitigate tree losses, improve the visual benefits of the site and surrounding area, will improve the localised tree stock, and may be conditioned in the usual manner.

5. Summary

5.1 All of the trees within the site require removal to accommodate the proposed scheme. As such extensive landscaping and new tree planting is proposed to mitigate the loss.

5.2 It is advised that in accordance with **Section 5.6** of **BS 5837: 2012** that a **Tree Planting Scheme** be formalised which will help to ensure that the site retains a sustainable tree cover. A carefully designed **Tree Planting Scheme** will incorporate tree species in harmony with the development whilst seeking to improve the overall age range and species diversity.

5.3 The data gained during the 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, this 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.

Appendices

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread N W E S	Observations	Arboricultural Recommendations	Works Required to Accommodate the Proposals	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Early Mature Sycamore *Acer pseudoplatanus*	12.5	3	25 (x4) 13	4.75 4.75 3.75 4.5	Multi-stemmed at ground level with a balanced crown. The canopy overhangs the footpath. Epicormic growth at the base noted.	No action required under the current context of the site.	*Remove to facilitate the proposed scheme. Replacement planting required to mitigate the loss.*	GOOD	FAIR	MOD	MOD	20+	1 B 2
G 2	Early Mature Sycamore *Acer pseudoplatanus*	To 15	3	30 (x2) 40 65	See Plan	Three trees located on the boundary. Ivy on the stems. Overhead cable passes through the canopy.	No action required under the current context of the site.	*Remove to facilitate the proposed scheme. Replacement planting required to mitigate the loss.*	GOOD	GOOD	MOD	MOD	20+	1 B 2
G 3	Semi Mature Mixed	To 7.5	0	<7.5	See Plan	Insignificant self-seeded scrub. Species include Sycamore, Holly, Prunus and Rose.	No action required under the current context of the site.	*Remove to facilitate the proposed scheme.*	FAIR	POOR	LOW	LOW to MOD	10+	C 2
T 4	Early Mature Hawthorn *Crataegus monogyna*	7	2.5	23 # (x2)	3.75 3.5 4 3.5	Twin-stemmed at ground level with a slightly unbalanced crown. Boundary tree; limited inspection due to dense vegetation.	No action required under the current context of the site.	*Remove to facilitate the proposed scheme.*	FAIR	FAIR	LOW	HIGH	10+	C 2
T 5	Early Mature Hawthorn *Crataegus monogyna*	6.5	1.5	23 20 13	0.5 1.5 4 3.5	Multi-stemmed at ground level with an unbalanced crown. Boundary tree; limited inspection due to dense vegetation. The canopy has been pruned back on the neighbours side.	No action required under the current context of the site.	*Remove to facilitate the proposed scheme.*	POOR	FAIR	LOW	HIGH	10+	C 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.

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 are to be removed or managed in a way which reduces their risk of failure, where they have high ecological value, such as in a woodland setting.

Appendix 3: General Guidelines

A3.1 All tree work must 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 in this report.

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 regularly.

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.

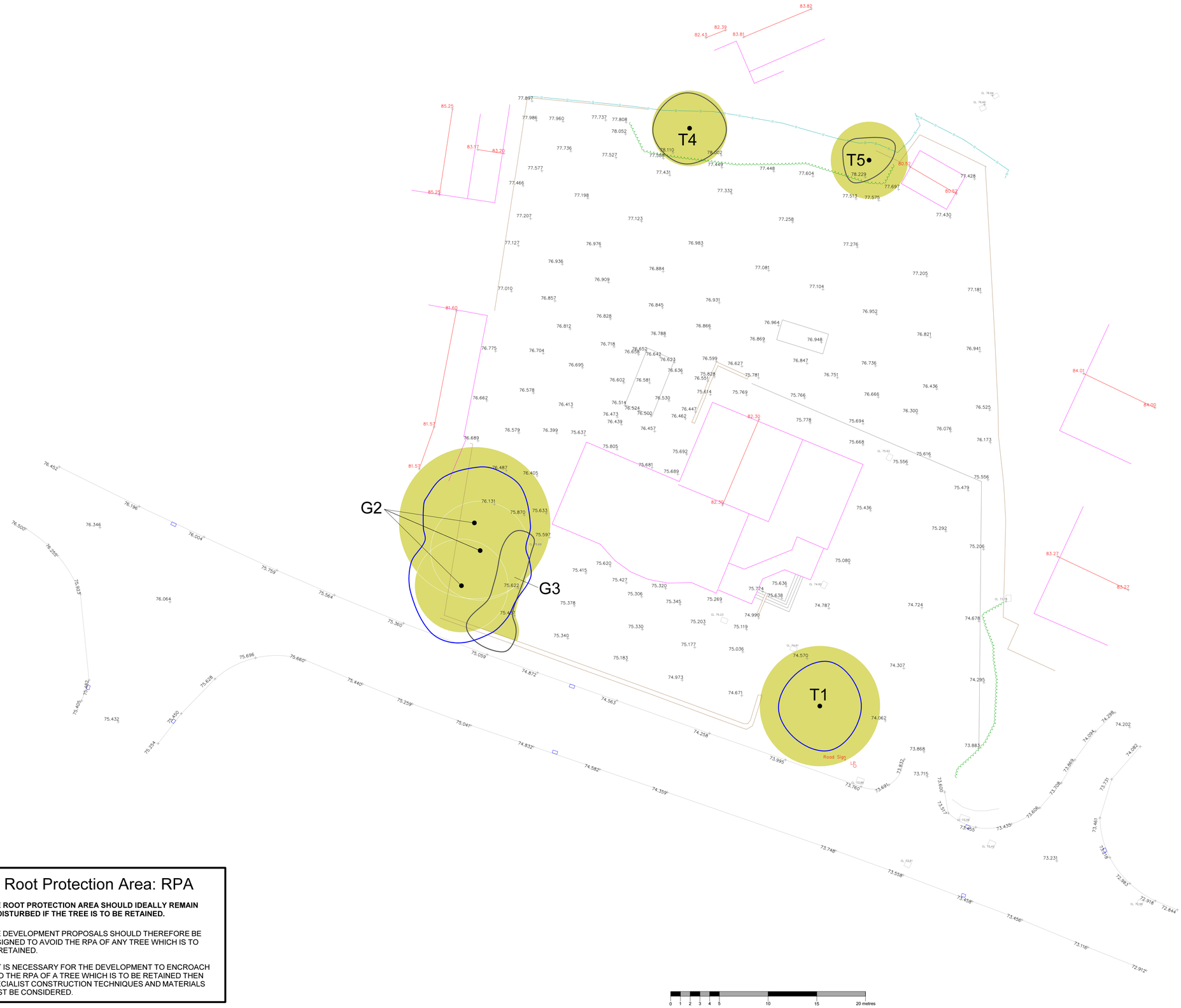
Mick Eltringham *ND (Forestry), LANTRA Accredited PTI. TechArborA.* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon 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.



THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 23547/ChC)

Appendix 5: Tree Constraints Plan

ADDRESS: 59 High Street, Royston, Barnsley, South Yorkshire, S71 4RF.
JCA REF: 23547/ChC

SCALE : 1:200	PAPER SIZE : A1

SURVEYED BY: CC	DRAWN BY: CC	APPROVED BY: ME

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

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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.

N
W E
S

OAKWOOD

HIGH STREET

HALLCROFT

72.2m

T1
T4
T5
G2
G3

9.
8.
7.
6.
5.
4.
3.
2.
1.

8
10
14
6
6a
7
1
44
40

0 1 5 10 15 20 30 40 50 metres

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Appendix 6: Arboricultural Implications Plan

ADDRESS: 59 High Street, Royston, Barnsley, South Yorkshire, S71 4RF.
JCA REF: 23547/ChC

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

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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.

Charles Cocking *FdSc (Arboriculture), LANTRA Accredited PTI, MArborA.*

16th December 2025

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 Ltd. Arboricultural and Ecological Consultants
Professional Tree and Ecology Advice nationwide

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- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- 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:

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