

**ARBORICULTURAL SURVEY**  
at  
**2 Convent Avenue**  
**South Kirby**  
**Pontefract**  
**West Yorkshire**  
**WF9 3NX**

**Client:**

360 Globalnet,  
on behalf of RBS

**Client Address:**

Regus House  
Herald Way  
Pegasus Business Park  
Castle Donnington  
DE74 2TZ

**Client Telephone:**

0116 4781258

**Insured:**

Miss Claire Hibbert

**Claim Number:**

DLG-SN-21-003542

**JCA Ref:**

18065/ChC

**Client Ref:**

079598843

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## 1. Introduction

### 1.1 Purpose of the Report

1.1.1 This arboricultural report is required by our client as part of an investigation into soil shrinkage subsidence damage at:

**2 Convent Avenue, South Kirby, Pontefract, West Yorkshire, WF9 3NX.**

### 1.2 Terms of Reference

1.2.1 We are instructed by **360 Globalnet** to visit the site and carry out an arboricultural survey covering all vegetation within likely influencing distance of the subject property. It has been requested that we only consider vegetation management options for the purpose of this report.

1.2.2 We have been supplied with details of the site investigation, which was carried out by **Drainage Repair Company**, and have included the salient points in this report. We have applied this information to our knowledge of trees and the arboricultural data we gathered on site and prescribed recommendations for current, or future action.

1.2.3 We are to prepare our findings in a detailed report, making specific recommendations as to any arboricultural management which may be required to prevent further damage.

### 1.3 Scope of the Report

1.3.1 The subject property is a semi-detached residential house with an adjoining garage at the side.

1.3.2 Cracking damage has occurred internally and externally throughout the house and garage. Please see the **360 Globalnet Engineer's Report** for full details of the current damage at the subject property.

1.3.3 The distance between the vegetation surveyed and the building is measured from the closest part of the property.

## 2. Survey Conditions and Methods

### 2.1 Date of Inspection and name of Inspector

2.1.1 The site was surveyed during January 2022 by **Charles Cocking FdSc** (*Arboriculture*), *MARborA*.

### 2.2 Data Collection Methods

2.2.1 The inspection was carried out at ground level using visual assessment of the tree canopy, stem and rooting area. No digging or drilling was carried out on this occasion.

2.2.2 The measurements were made using instruments including clinometers for tree *HEIGHT*, diameter tapes for *STEM DIAMETER* (measured at 1.5m above ground level) and tape measures or electronic distometers for *CROWN SPREAD* and *DISTANCE TO PROPERTY*.

2.2.3 *AGE CLASS* and *LIFE EXPECTANCY* values are estimated based upon our knowledge of trees and the way they grow. No core sampling was carried out on this occasion.

2.2.4 The term *INFLUENCING DISTANCE* as used in this report is not derived from the NHBC's 'zones of influence' formula. It is merely an estimation of the potential of a tree or shrub to cause damage to the subject property after due consideration of many factors including soil characteristics, specimen size, vigour, species, likely water uptake and distance from the property.

2.2.5 '*NHBC WATER DEMAND*' (low, moderate or high) are categories originated by the National House Building Council. The concept was designed to be used as an aid for determining the correct foundation depths for new build situations where there are existing trees present.

## 3. Ground Investigation, Soil & Root Analysis

### 3.1 Introduction

- 3.1.1 Trees influence soil conditions, and in some soil types root activity can create a soil moisture deficit (S.M.D.), which means that the amount of water being used by the tree and by natural evaporation has exceeded the amount of water entering the ground through precipitation or other means. This deficit can lead to soil shrinkage which in turn can cause a building to move, particularly if its foundations are shallow. The result is *SUBSIDENCE*.
- 3.1.2 The soil's *PLASTICITY INDEX*, *PLASTIC LIMIT*, *MOISTURE CONTENT* and the likely water uptake of the tree/trees in question are key factors in determining whether shrinkage has occurred.
- 3.1.3 On shrinkable soils, damage to buildings can also occur as a result of tree removal. In such cases, re-hydration of the soil beyond that which would ordinarily occur prior to the removal of vegetation can cause an upwards movement of the ground which is known as *HEAVE*. Trees should not, therefore, be removed without due consideration of likely effects.
- 3.1.4 The ground investigation and root analysis at this site have been carried out by others. Results of these investigations are briefly summarised below.

### 3.2 Foundation Types and Depths

- 3.2.1 Please refer to the site plan at **Appendix 2** for an indication of the trial pit/borehole locations.
- 3.2.2 **Trial pit/borehole 1** revealed a concrete foundation at a maximum depth of 1000mm below ground level.
- 3.2.3 **Trial pit/borehole 2** revealed a concrete foundation at a maximum depth of 1000mm below ground level.

### 3.3 Soil Types

#### 3.3.1 Trial Pit/Borehole 1:

- The soils *plasticity index* ranged from 27% to 45%.
- *Moisture contents* within the soil samples ranged from 10% to 28%.
- The *plastic limit* of the soils ranged from 24% to 29%.
- The *liquid limit* of the soils ranged from 51% to 74%.

These results indicate that the clay soil found within **Trial Pit/Borehole 1** is of medium to high shrinkability and that the soil is desiccated.

#### 3.3.2 Trial Pit/Borehole 2:

- The soils *plasticity index* ranged from 26% to 38%.
- *Moisture contents* within the soil samples ranged from 21% to 36%.
- The *plastic limit* of the soils ranged from 23% to 27%.
- The *liquid limit* of the soils ranged from 49% to 65%.

These results indicate that the clay soil found within **Trial Pit/Borehole 2** is of medium shrinkability and that the soil is generally desiccated.

### 3.4 Root Analysis

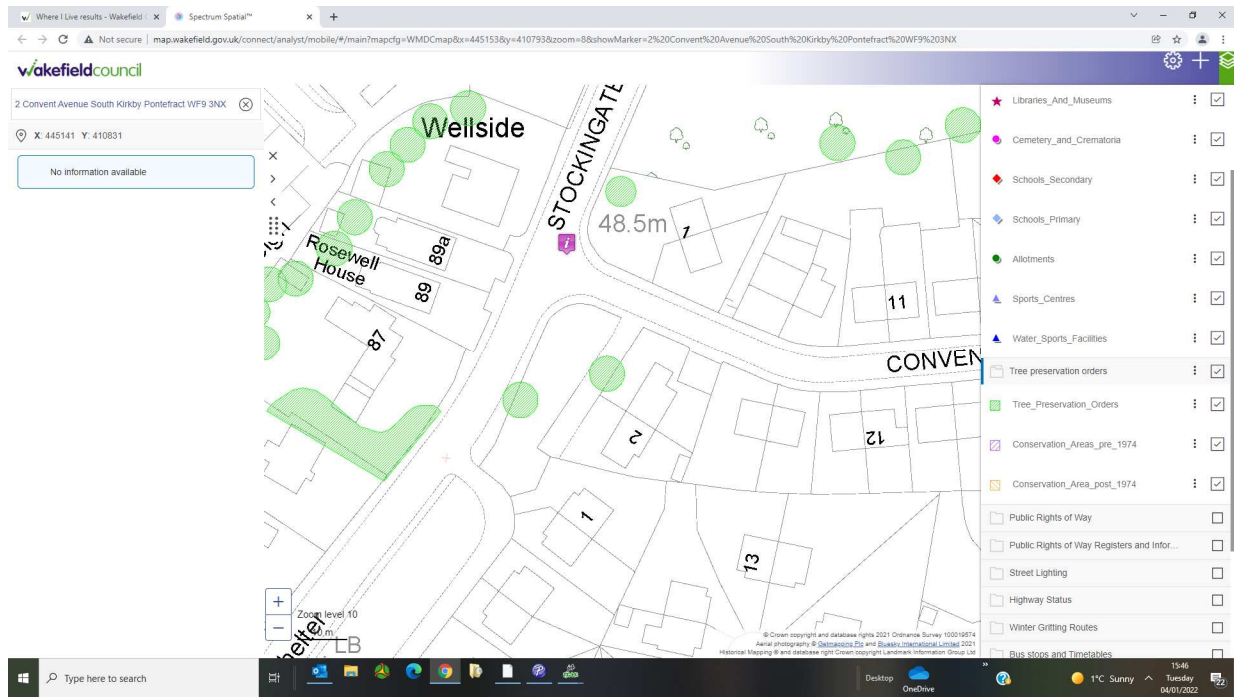
- 3.4.1 Microscopic examination of tree root anatomy generally enables the GENUS of roots recovered during the ground investigation to be established. However, it rarely identifies individuals to SPECIES level.
- 3.4.2 Certain species, for instance Willows and Poplars, are indistinguishable by these methods and identification can only be made at FAMILY level.
- 3.4.3 The diameter and the depth of the root can be an indication of its significance.
- 3.4.4 To establish whether the root is alive, iodine is used to test for starch which is stored in some cells of living tree roots but is broken down by micro-organisms upon the death of a root in the soil.
- 3.4.5 Live root samples are normally a prerequisite for establishing, on a balance of probability, which vegetation is the most likely cause of any damage noted.
- 3.4.6 Results of the analysis of root material recovered during the ground investigation are summarised in the table below.

Trial Pit/ B/hole	Sample Depth (m)	Family	Genus	No. of Roots	Starch Test
1	1-2	<i>Fagaceae</i>	<i>Quercus</i> (Oak)	7	Alive recently

- 3.4.7 The root identification is a match to the vegetation identified as **T1** in this report. As such it is highly likely that the roots found emanate from this tree.

## 4. Status of the Trees

- 4.1 A Tree Preservation Order (TPO) and Conservation Area check was made in January 2022 with Wakefield District Council's online mapping service.



- 4.2 According to this plan (above), there are two protected trees in the locations of the surveyed trees, although T1 is incorrectly labelled as a Sycamore online. However, it is likely to be the Oak tree surveyed and as such we believe both T1 and T2 are protected by individual TPO's.
- 4.3 Before any tree works are undertaken to protected trees, written consent from the Local Authority must first be obtained. An application for tree works form must therefore be completed and submitted to the Local Authority outlining all the proposed works along with a suitable justification. A waiting period of eight weeks is then required.
- 4.4 *No work must be done to protected trees until permission has been granted.*

## 5. Tree Descriptions & Recommendations

- 5.1 Descriptions of the surveyed vegetation and all recommended work are detailed in the tables at **Appendix 1**.
- 5.2 Please refer to the site plan at **Appendix 2** for the locations of the vegetation surveyed and all the relevant site features.



## 6. Discussion

- 6.1 Having made a detailed survey of the site and having given due consideration to the other information supplied, it is likely that in this case some subsidence damage may have occurred as a result of drying shrinkage caused by **T1**, as identified in this report.
- 6.2 We have therefore recommended that **T1** be removed to ground level, and that the stumps be treated to prevent regrowth. In order to negate its influence, the only vegetation management option available is to remove the tree and treat its stump to prevent regrowth, if all other causal factors have been discounted.
- 6.3 As a Local Authority owned tree, which is protected by a TPO, the Council will require sufficient proof of the tree being the principal cause. In this case we have evidence of:
- The tree being within influencing distance of the damaged property;
  - The soils being confirmed as being shrinkable and desiccated.
  - Roots matching this species found in the Trial Pits at/below foundation level;
  - Cracking damage to the subject property;
- The Council are also likely to require the following:
- Monitoring of cracks indicating cyclical movement to support an application to fell.
- 6.4 We consider the vegetation identified as **T2** to be of possible future concern to the subject property, if left unmanaged. We have therefore recommended that this tree be maintained at its current size over the forthcoming years. These works are only recommended as a precaution and are not considered a priority to resolve the damage observed at the subject property.
- 6.5 We have summarised all our tree specific recommendations in **Section 7** and made general recommendations in **Section 8**. The effect of these recommendations should be to prevent further damage by reducing the moisture uptake close to the problem areas.

## 7. Summary of Tree Specific Recommendations

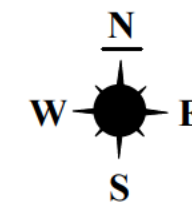
Item	Species	Recommended Action	Location	Planning Restriction
T1	English Oak	Remove to ground level and treat the stump to prevent regrowth.	Third Party – Local Authority	Yes – TPO
T2	Sycamore	Maintain at current size over the forthcoming years.	Third Party – Local Authority	Yes - TPO

## 8. General Recommendations and Observations

- 8.1 This report is based upon a visual inspection. JCA Limited 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.
- 8.2 All tree work must be carried out to BS 3998: 2010 - '*Recommendations for Tree Work*'.
- 8.3 Any tree work should be carried out by qualified, experienced and skilled arboricultural contractors covered by adequate *public liability and employers liability insurance*. 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.
- 8.4 The influence of trees on the soil and on buildings may change as they grow, as climate varies or as other changes occur in the local environment. It is therefore advisable to have trees inspected by JCA Limited annually.
- 8.5 That the project engineer considers all possible solutions which may not involve vegetation works, if there is a wider public or ecological interest in retaining the trees influencing the property.
- 8.6 The property and the damage should be monitored by the project engineer on a regular basis after the recommended tree works are complete.
- 8.7 If, after the works have been carried out, there is little improvement, this may mean that the situation cannot be rectified by arboricultural means alone. If this point is reached the situation must be reassessed in conjunction with other experts.
- 8.8 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this report are carried out under their supervision and within their timescale.
- 8.9 That the project engineer considers the possibility of heave.

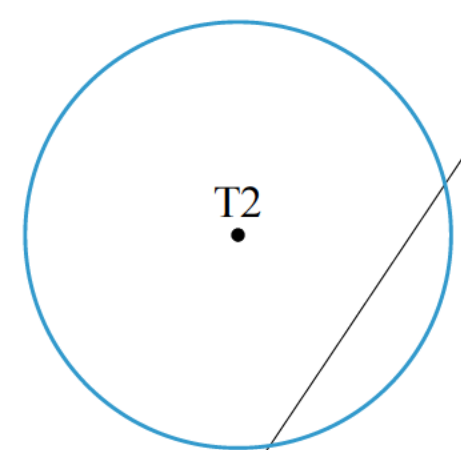
# Appendices

Tree Ref	Age	Height (m)	Stem Diameter (cm)	Canopy Spread (m)	Owner / Occupier	Condition	Distance to Property (m)	NHBC Water Demand	Life Expectancy (yrs)	Within Potential Influencing Distance	Root Identification Match	Contributing to Damage	Recommendations
	Common Name				Botanical Name								
T 1	Mature English Oak	21	96	15	Third Party - Local Authority Situated on a piece of land owned and maintained by the Local Authority Circa 100-125 years in age	GOOD	12 5	HIGH	40+	Yes	Yes	Yes	Remove to ground level and treat the stump to prevent regrowth
T 2	Mature Sycamore	17	75	10	Third Party - Local Authority Situated on a piece of land owned and maintained by the Local Authority Circa 70-90 years in age	GOOD	12 9	MOD	40+	Yes	No	No	Maintain at current size over the forthcoming years

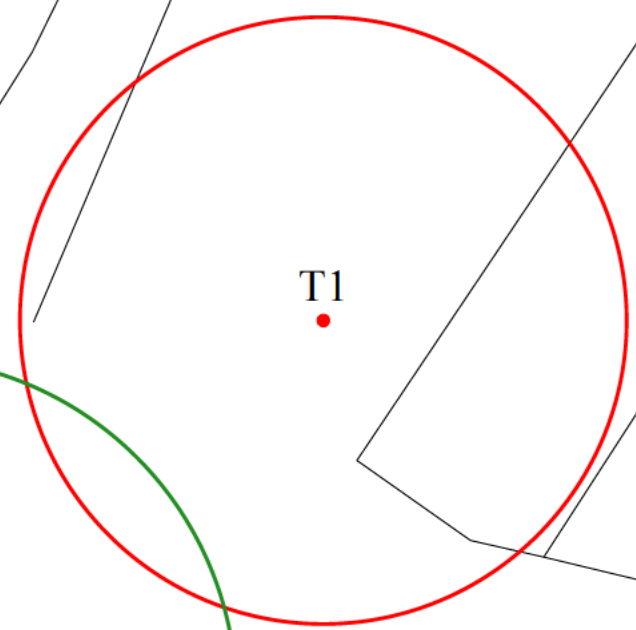


Stockingate

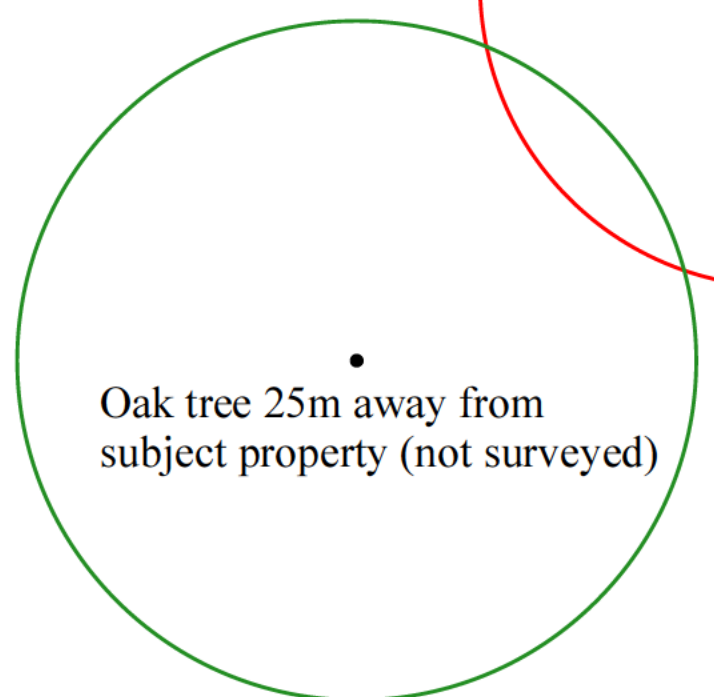
Convent Avenue



T2



T1



Oak tree 25m away from subject property (not surveyed)

TP/BH1



No. 2

TP/BH2



No. 4

Garage

### Appendix 2: Site Plan

ADDRESS: 2 Convent Avenue, South Kirby, Pontefract, West Yorkshire, WF9 3NX.  
JCA REF: 18065/ChC

NOT TO SCALE      PAPER SIZE: A3

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

	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED; NO ACTION REQUIRED
	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED; CURRENT OR FUTURE MANAGEMENT REQUIRED
	CANOPY OF TREE/SHRUB/GROUP TO BE REMOVED
	STEM OF TREE/SHRUB TO BE RETAINED
	STEM OF TREE/SHRUB TO BE REMOVED
	OUTLINE OF SUBJECT PROPERTY
	BOREHOLE/TRIAL PIT LOCATIONS



## Appendix 3: 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), 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), 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.

### Consulting Staff: Arboriculture

**Andrew Bussey.** 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, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

**Emily Wilde** *FdSc (Arboriculture).* 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).* 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).* Dan joined JCA with nearly 30 years' experience in arboriculture. 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.

**Ryan Bateman** *BSc (Hons), FdSc (Arboriculture), TechArborA.* Ryan joined JCA in 2020 after working as a Lecturer on the Foundation Degree in Arboriculture at Askham Bryan College in York. Ryan has both practical skills, NPTC qualifications and theoretical knowledge and owned his own contracting business prior to, and whilst working as a lecturer.

**Robert Armitage** *BSc (Hons) Arboriculture, MArborA.* Rob joined JCA in 2021 with over six years' experience within arboricultural consultancy, predominantly within the context of the UK planning system. Rob has recently attained professional membership of the Arboricultural Association.

**Luke Wickham** *FdSc (Arboriculture and Urban Forestry).* 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.

**Matt Large** *DipArb L4 (ABC) TechArborA.* Matt is based in Northampton and assists JCA by undertaking surveys in the south of the country. He has been involved in the arboricultural sector since 1996 and obtained a Level 4 Diploma in Arboriculture in 2011. Matt is a LANTRA Accredited Professional Tree Inspector.

**Jonnie Setterfield** *BSc (Hons) MArborA. / Richard Daubeny* *Level 3 Arboriculture / Peter Wilkins* *BA (Hons) MArborA MIErvSc.* Jonnie, Richard and Peter are based in the south-east of the UK and assist JCA by undertaking surveys in the south of the country.

### Administrative Staff

**Catherine Cocking** Accounts Manager.  
**Kelly Saunders** Accounts Assistant.

**Lorraine Spink** Administrative Assistant.  
**Lisa Beedham** Marketing Manager.

## Appendix 4: Photos

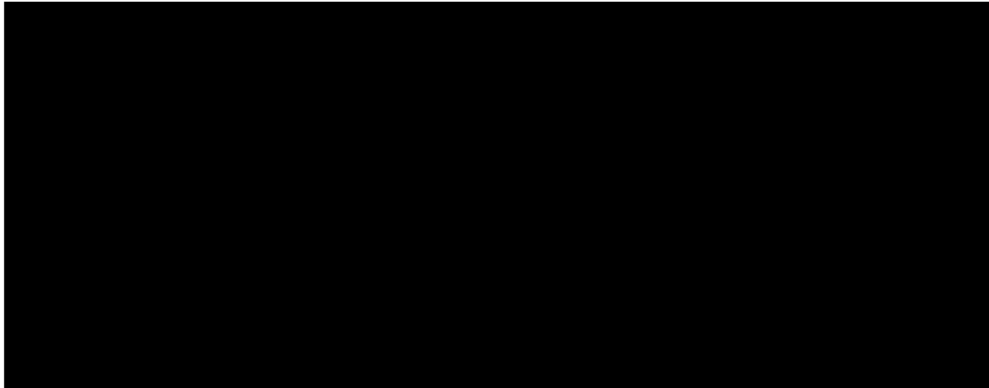


**Photo 1:** Showing T1 (English Oak).



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.

The contents of this report are true to the best of our knowledge and belief.

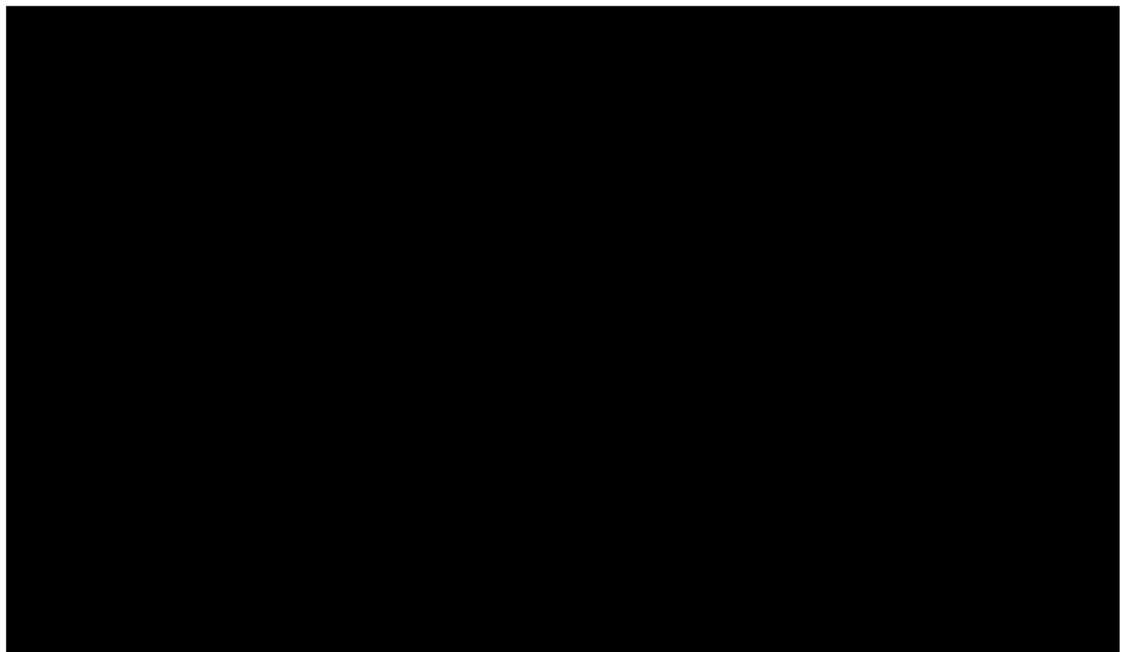


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**Charles Cocking** *FdSc (Arboriculture) MA ArborA.*

6<sup>th</sup> January 2022

For and on behalf of **JCA Ltd**



# 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 Safety 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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#### HEAD QUARTERS:

Unit 80 Bowers Mill,  
Branch Road,  
Barkisland,  
Halifax, HX4 0AD.

Tel: 01422 376335  
Mobile: 07778 391986  
Email: [jon@jcaac.com](mailto:jon@jcaac.com)  
Website: [www.jcaac.com](http://www.jcaac.com)

