

ARBORICULTURAL REPORT
at
Penbryn
Green Street
Diss
Norfolk
IP21 5AX

Client:
360Globalnet,
on behalf of LV=Insurance

Client Address:
Regus House
Herald Way
Pegasus Business Park
Castle Donington
Derbyshire
DE74 2TZ

Insured:
Miss Jo Chimes

Claim Number:
LIV-SN-22-006110

JCA Ref:
20222/LW

Client Ref:
800-08-001206

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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 suspected soil shrinkage subsidence damage at **Penbryn, Green Street, Diss, Norfolk, IP21 5AX**.

1.2 Terms of Reference

- 1.2.1 We are instructed by **360Globalnet** 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, where required.
- 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.

1.3 Scope of the Report

- 1.3.1 The subject property is a single-storey, detached property.
- 1.3.2 Damage, in the form of cracking, is generally located to the front-left and right-hand rear of the property. 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 March 2023 by **Richard Daubeny** *Level 3 Arboriculture*.

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 by JCA Ltd.

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 200mm brick corbel foundation at a maximum depth of 200mm below ground level.
- 3.2.3 **Trial pit/borehole 2** revealed a 200mm brick corbel foundation at a maximum depth of 200mm below ground level.

3.3 Soil Types

3.3.1 Trial Pit/Borehole 1:

- The soils *plasticity index* ranged from 24% to 29%.
- *Moisture contents* within the soil samples ranged from 22% to 24%.
- The *plastic limit* of the soils ranged from 19% to 20%.
- The *liquid limit* of the soils ranged from 43% to 49%.

The results indicate that the clay soil found within **Trial Pit/Borehole 1** is of moderate shrinkability and that there is an onset of desiccation from 1.25m to 2.75m.

3.3.2 Trial Pit/Borehole 2:

- The soils *plasticity index* ranged from 25% to 30%.
- *Moisture contents* within the soil sample was 23%.
- The *plastic limit* of the soils ranged from 19% to 20%.
- The *liquid limit* of the soils ranged from 44% to 50%.

The results indicate that the clay soil found within **Trial Pit/Borehole 2** is of moderate shrinkability and that there is an onset of desiccation from 1.25m to 2.75m.

3.4 Root Analysis

18/06/2023

Your ref: Root ID
Our ref: 86/9010

Dear Sirs

Penbryn, Green Street IP21 5AX

The samples you sent in relation to the above on 31/05/2023 have been examined. Their structures were referable as follows:

TP/BH1, 0.2-0.8m		
3 no.	Examined root: the family Rosaceae, subfamily POMOIDEAE (a group of closely related trees: Malus (Apple), Pyrus (Pear), Crataegus (Hawthorn), Sorbus (Rowan, Whitebeam, Service tree), Mespilus (Medlar), and some shrubs (Pyracantha (Firethorn), Chaenomeles (Japonica), Cydonia (Quince), Amelanchier, Cotoneaster)).	Dead*.
2 no.	Examined root: PRUNUS (Cherries, Plums and Damsons, Almonds, Peaches and Apricots, Blackthorn/Sloe, as well as the shrubby Cherry-laurel and Portugal-laurel).	Alive, recently*.
1 no.	A piece of BARK only, insufficient material for identification.	
1 no.	Microscopic examination showed insufficient cells for recognition.	
TP/BH2, 0.2-1.5m		
3 no.	Examined root: FAGUS (Beech).	Alive, recently*.
2 no.	Examined root: QUERCUS (Oak).	Alive, recently*.
2 no.	Both samples revealed too few cells for microscopic identification.	

Click here for more information: [FAGUS](#) [POMOIDEAE](#) [PRUNUS](#) [QUERCUS](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully



Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

3.4.1 The root identification is a match to the vegetation identified as **T3, T4, T6, TG9, T11**, the Beech within **HG13** and the Hawthorn within **TG16** in this report.

4. Status of the Trees

- 4.1 A Tree Preservation Order (TPO) and Conservation Area check was made in February 2023 with **Wychavon District Council**.
- 4.2 We are informed that the site is within the **Hoxne Conservation Area**.
- 4.3 Before any work is organised for trees with a stem diameter of above 75mm, a 'notice of intent' must be submitted to the Local Authority, outlining all the proposed works along with a suitable justification. A waiting period of six weeks is then required, during which time the Local Authority may or may not decide to afford the trees with further protective status. If, after the required timescale has lapsed and/or the authority does not wish to allocate a Tree Preservation Order (TPO), the works may commence as planned.
- 4.4 *No work must be done to trees with a stem diameter of above 75mm until the above process has been completed and the trees have not been allocated with a TPO.*

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 We have been informed by our client that the damage observed at the property is due to clay shrinkage caused by vegetation.
- 6.2 Based on this information, 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 has occurred as a result of drying shrinkage caused by vegetation within influencing distance of the property.
- 6.2 We consider the vegetation identified as **T3, SG4, T5, T6, T7, T11, SG12 and TG16** to be collectively contributing to the damage observed at the subject property. We have therefore recommended that these be removed and that the stumps be treated to prevent regrowth.
- 6.3 We consider the vegetation identified as **H1, SG2, H8, TG9, T10, T11, SG12, HG13, T14, SG15, TG16, SG17 and HG18** to be of possible future concern to the subject property, if left unmanaged. We have therefore recommended that these be maintained at their current height and spread. These works are only recommended as a precaution and are not considered a priority to resolve the damage observed at the subject property.
- 6.4 As a precautionary measure, due to the shallow foundations, we would further recommend removing any vegetation within 2m of the building to prevent further damage by reducing the moisture uptake close to the problem areas.
- 6.5 We have summarised all our tree specific recommendations in **Section 7** and made general recommendations in **Section 8**.

7. Summary of Tree Specific Recommendations

Item	Species	Recommended Action	Location/Ownership	Planning Restriction
H1	Box	Maintain at current height and spread.	Policy Holder	No TPO; Hoxne CA.
SG2	Lilac	Maintain at current height and spread.	Policy Holder	No TPO; Hoxne CA.
T3	Hawthorn	Remove to ground level and treat stump to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
SG4	Mixed	Remove to ground level and treat stump to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
T5	Beech	Remove to ground level and treat stump to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
T6	English Oak	Remove to ground level and treat stump to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
T7	Yew	Remove to ground level and treat stump to prevent regrowth.	Third Party - Hoxne Church, St Peter & St Paul's	No TPO; Hoxne CA.
H8	Privet	Maintain at current height and spread.	Third Party - Hoxne Church, St Peter & St Paul's	No TPO; Hoxne CA.
TG9	Mixed	Maintain at current height and spread.	Third Party - Hoxne Church, St Peter & St Paul's	No TPO; Hoxne CA.
T10	Yew	Maintain at current height and spread.	Third Party - Hoxne Church, St Peter & St Paul's	No TPO; Hoxne CA.
T11	Cherry Plum	Remove to ground level and treat stump to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
SG12	Mixed	Remove to ground level and treat stumps to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
HG13	Mixed	Maintain at current height and spread.	Policy Holder	No TPO; Hoxne CA.
T14	Irish Yew	Maintain at current height and spread.	Third Party - Hoxne Church, St Peter & St Paul's	No TPO; Hoxne CA.
SG15	Mixed	Maintain at current height and spread.	Policy Holder	No TPO; Hoxne CA.
TG16	Mixed	Remove to ground level and treat stumps to prevent regrowth.	Policy Holder	No TPO; Hoxne CA.
SG17	Mixed	Maintain at current height and spread.	Policy Holder	No TPO; Hoxne CA.
HG18	Mixed	Maintain at current height and spread.	Policy Holder	No TPO; Hoxne CA.

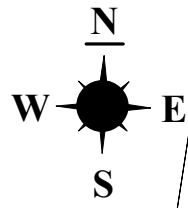
8. General Recommendations and Observations

- 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.

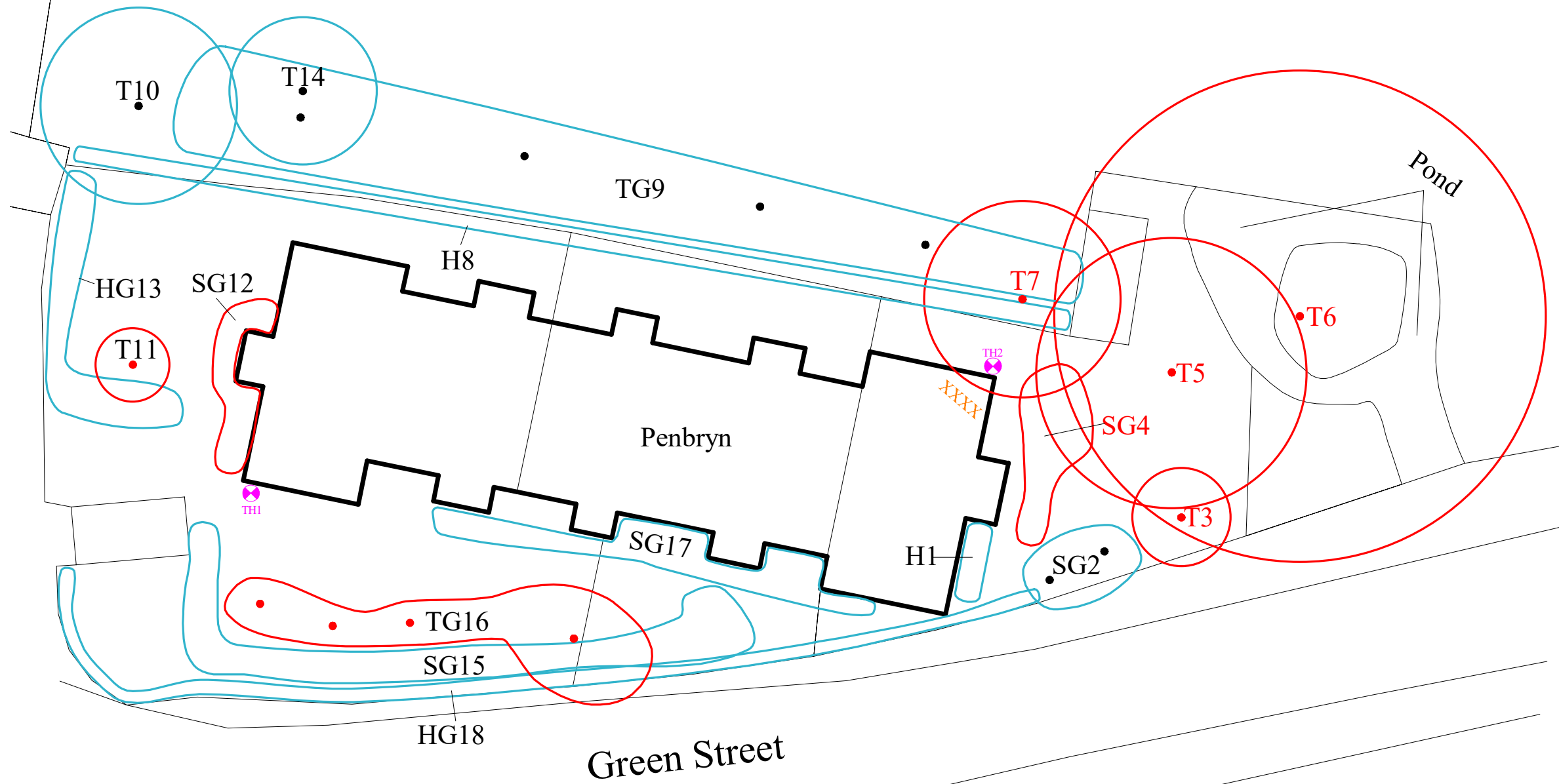
Appendices

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	Vegetation Management Option
	Common Name Botanical Name				Observations								
H 1	Mature Box <i>Buxus sempervirens</i>	1	3	1	Policy Holder Maintained height and spread.	FAIR	0.55	NO DATA	20+	Yes	No	Potentially	Maintain at current height and spread.
SG 2	Mature Lilac <i>Syringa vulgaris</i>	3	5	4	Policy Holder x2 in group. No significant recent management noted.	FAIR	4.7	NO DATA	20+	Yes	No	Potentially	Maintain at current height and spread.
T 3	Mature Hawthorn <i>Crataegus monogyna</i>	5	25	4	Policy Holder No significant recent management noted.	FAIR	9.2	HIGH	20+	Yes	Yes	Yes	Remove to ground level and treat stump to prevent regrowth.
SG 4	Mature Mixed	2.5	6	1.5	Policy Holder x7 shrubs in group; Rose, Holly and Yew. Maintained height and spread.	FAIR	2.3	LOW to MOD	40+	Yes	No	Likely	Remove to ground level and treat stump to prevent regrowth.
T 5	Mature Beech <i>Fagus sylvatica</i>	17	50	11	Policy Holder No significant recent management noted.	FAIR	7.7	MOD	40+	Yes	Yes	Yes	Remove to ground level and treat stump to prevent regrowth.
T 6	Mature English Oak <i>Quercus robur</i>	24	100	20	Policy Holder No significant recent management noted.	FAIR	15	HIGH	40+	Yes	Yes	Yes	Remove to ground level and treat stump to prevent regrowth.
T 7	Mature Yew <i>Taxus baccata</i>	8	60	8	Third Party - Hoxne Church, St Peter & St Paul's No significant recent management noted.	FAIR	1.6	MOD	40+	Yes	No	Likely	Remove to ground level and treat stump to prevent regrowth.
H 8	Mature Privet <i>Ligustrum ovalifolium</i>	1	4	1	Third Party - Hoxne Church, St Peter & St Paul's Maintained height and spread.	FAIR	2.2	NO DATA	20+	Yes	No	Potentially	Maintain at current height and spread.
TG 9	Mature Mixed	5	35	5	Third Party - Hoxne Church, St Peter & St Paul's x4 trees in group; Portuguese Laurel and Cherry Plum. No significant recent management noted.	FAIR	3.4	MOD#	20+	Yes	Yes	Potentially	Maintain at current height and spread.
T 10	Mature Yew <i>Taxus baccata</i>	9	55	8	Third Party - Hoxne Church, St Peter & St Paul's No significant recent management noted.	FAIR	7.1	MOD	40+	Yes	No	Potentially	Maintain at current height and spread.

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Stem Diameter (cm)	Canopy Spread (m)	Owner / Occupier Observations	Condition	Distance to Property (m)	NHBC Water Demand	Life Expectancy (yrs)	Within Potential Influencing Distance	Root Identification Match	Contributing to Damage	Vegetation Management Option
T 11	Mature Cherry Plum <i>Prunus cerasifera</i>	4	18	3	Policy Holder No significant recent management noted.	FAIR	4.8	MOD	20+	Yes	Yes	Likely	Remove to ground level and treat stump to prevent regrowth.
SG 12	Mature Mixed	2.5	4	1	Policy Holder x5 in group; Rose and Jasmine. No significant recent management noted.	FAIR	0	NO DATA	20+	Yes	No	Likely	Remove to ground level and treat stumps to prevent regrowth.
HG 13	Mature Mixed	2	8	1	Policy Holder Beech and Privet. Maintained height and spread.	FAIR	2.8	MOD	40+	Yes	Yes	Potentially	Maintain at current height and spread.
T 14	Mature Irish Yew <i>Taxus baccata 'Fastigiata'</i>	7	20	6	Third Party - Hoxne Church, St Peter & St Paul's No significant recent management noted.	FAIR	6.2	MOD	40+	Yes	No	Potentially	Maintain at current height and spread.
SG 15	Mature Mixed	4	10	4	Policy Holder X5 in group; Privet, Forsythia and Lilac. No significant recent management noted.	FAIR	4.5	NO DATA	20+	Yes	No	Potentially	Maintain at current height and spread.
TG 16	Mature Mixed	4	20	3	Policy Holder x4 in group; Hawthorn and Apple. No significant recent management noted.	FAIR	4	MOD to HIGH	20+	Yes	Yes	Likely	Remove to ground level and treat stumps to prevent regrowth.
SG 17	Mature Mixed	2	6	2	Policy Holder x5 in group; Rose and Lonicera. No significant recent management noted.	FAIR	0	NO DATA	20+	Yes	No	Potentially	Maintain at current height and spread.
HG 18	Mature Mixed	1.8	10	1	Policy Holder Yew and Privet. Maintained height and spread.	FAIR	1.7	MOD	40+	Yes	No	Potentially	Maintain at current height and spread.



Hoxne Church St Peter & St Pauls



Appendix 2: Site Plan		
ADDRESS: Penbryn, Green Street, Eye, Hoxne, Diss, Norfolk, IP21 5AX. JCA REF: 20222/AJB		
NOT TO SCALE	PAPER SIZE: A3	
SURVEYED BY: RD	DRAWN BY: AK	APPROVED BY: AJB
	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	
	APPROXIMATE LOCATION OF THE DAMAGE	
	BOREHOLE/TRIAL PIT LOCATION	
Arboricultural & Forestry Consultants		

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.

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.

Andrew McPhaden *BSc (Hons) TechArborA.* Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau.

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 MIEnvSc.* 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.

Ben Watkins *Dip Arb L4. TechArborA, PTI Certified.* Ben is based in the south-west of the UK and assists JCA by undertaking surveys in the south-west of the country.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.

Lorraine Spink Administrative Assistant.
Lisa Beedham Marketing Manager.

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.

Signed



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

20th February 2024

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 Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety 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,
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Barkisland,
Halifax, HX4 0AD.

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Mobile: 07778 391986
Email: jon@jcaac.com
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