

From: Joe Robertson
Sent: 11 December 2017 11:08
To: Victor Grayson; DCAdmin
Subject: 2017/93719 Land Off Fullwood Drive, Golcar

Hi Victor

I have no objection to the general principle of development on this site. However, based on the indicative layout provided, I am concerned that the proposed dwellings along the southern aspect of the site may be adversely affected by shade from the adjacent TPO'd woodland. This includes possible issues shade directly impacting on the dwellings and shade dominating the outside amenity space. Obviously this would lead to long term pressures to fell or excessively prune the TPO'd trees, something we would struggle to resist if this layout was approved.

Unfortunately there is not enough information for me to be able to give any more detailed comments on this, although it is worth noting that section 5.5.10 of the current supporting tree report does set out that:

"The shade that will be cast by the retained trees must also be considered. Where buildings are to be positioned within the shade cast area of trees, these should be designed in order to maximise light levels. If required, JCA can provide a shade cast prediction plan."

From this it's clear that the current indicative design has not taken shade into account. None the less, I am confident that a redesign of the site to move the properties much further away from the trees could be achieved. This may require the access road to be moved further north than currently shown, requiring the loss of additional lower quality trees further up the boundary.

I appreciate that the current application form is for outline with all matters reserved, however if access is to be decided via this application, then we would need to see the access point moving now so that a redesign to take account of trees, and shade patterns, can be accommodated at reserved matters stage.

If outline permission is to be granted, with or without a change of accesses, I'd like to see a foot note on the decision to set out that the layout is indicative and that any design at reserved matters stage would need to take account of the protected trees, including the shade that they cast. This information should be included in an arboricultural impact assessment and method statement, in accordance with BS 5837.

Thanks

Joe

Joe Robertson
(Tree Officer)

Planning Services (Tree Section)
Kirklees Council
Investment and Regeneration
PO Box B93, Civic 3
Huddersfield
HD1 2JR

T: 01484 414909

This email and any attachments are confidential. If you have received it in error – notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.

