

**Consultation Response from KC,
Trees**
2021/93150 Lowdham Leisureworld, Crosland Hill Road, Crosland Moor, Huddersfield, HD4 5NU
Residential development for 87 dwellings including demolition of existing buildings and ground works, provision of open space, landscaping and on-site infrastructure
Date Responded: 03/11/21 Responding Officer: NG Responding Ref: TPO 04/21

The site's existing use and ground levels mean that trees internal to the site would be lost by redevelopment unless there was to be a significant loss of developable area. The internal trees are good quality trees so suitable mitigation should be proposed within the site.

The boundary of the site with the Blackmoorfoot Road is dominated by trees, some small amenity species planted near the entrance to the existing site, and some an area of developing woodland composing of pioneer species that have been largely left unmanaged. The trees along Blackmoorfoot Road do however provide amenity value and create the setting for Crosland Moor as you enter the built-up area.

The proposals for residential development on the site is supported in principle and there is a requirement to increase the footway width along Blackmoorfoot Road to 2m. This combined with structural issues with the wall along the road will result in some impact on the adjacent protected woodland.

The submitted AIA and Planning Layout show the entire woodland removed to enable the widening of the footway and rebuilding of the wall. This level of impact is completely unjustified by the information provided and would have a significant impact on public amenity and the setting of the area if permitted.

The Structural Survey report submitted regarding the wall along Blackmoorfoot Road explains that the first 85m of it (moving N to S) would need replacing but is not retaining land behind. It recommends that this be replaced with a 1m high wall, the construction of which would not require significant foundations, excavations or ground level changes and therefore should not require the removal of the majority of the woodland.

The proposals should seek to only extend excavations into the woodland by the smallest possible distance to construct a boundary wall and widen the footway. At present the design of the proposals do not meet policies LP24i and LP33 of the Kirklees Local Plan.

The remaining 75m of protected woodland includes trees very close to the back of the wall, some of species with considerable growth potential and these would likely need removing the near future regardless of development of the site; I am referring to G38 specifically here). At this point of the protected woodland it becomes very thin and in places only consists of single trees within a 3 or 4m wide strip of land that is retained by the wall adjacent to the road and footway. This section of wall I would agree, cannot be repaired and incorporate a wider footway without loss of trees.

The loss of trees at this thinner and higher section of the site boundary would have a negative impact on public amenity and the setting of the proposed development however the mitigation proposed along the boundary would, over time, replace this and provide a safer boundary wall and footway. The proposals however do show the new location of the retaining wall to be 3m back from the edge of the footway. New trees are proposed in this area and if these are to become part of the adopted highway they could contribute to the site's street tree planting however it is unclear if this is the case or whether they would remain in the ownership of a management company.

The Landscape Masterplan submitted does include mitigation planting internal to the site to replace the good quality trees lost internally. This is focused around the small area of green space and should include species that can achieve a significant height when mature given the space they have in this location. The species choice for trees, it should be noted is not clear on the plan, and a detailed soft landscaping scheme should be secured by condition if the proposals are granted consent.

The proposed landscaping scheme does not appear to include any street trees, as it should given the latest changes to the NPPF, and though the proposals include many tree symbols these are mostly within small front gardens and therefore cannot be for anything other than small ornamental trees over which the Council would have no control beyond the initial planting period.

The landscaping proposed therefore requires alteration to comply with the green streets principles of the NPPF and Kirklees Council and should provide more detailed plans for species choice to ensure trees of a suitable size are to be planted where the layout allows.