Consultation Response from KC, Trees
2023/91300 Newsome Mills, Hart Street, Newsome, Huddersfield, HD4 6JF
Redevelopment, consisting of the alteration, extension, and part demolition of Grade II listed Newsome Mills complex to host 45 apartments and erection of 33 dwellings, with associated works (Listed Building)
Date Responded: 10/08/2023 Responding Officer: D. Atkinson Responding Ref:

Thank you for the consultation and I apologise for the late reply.

The proposed development site is heavily constrained by easting trees and woodland around its perimeter and that overhang the site.

Newsome Mills – BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement (Reference 19946 Version 2) needs some amendments.

There needs to be clarification on the version of the report, the report provided is version 2. But the amendment/progress table shows there to be a version 3.

The woodland along the western boundary of the site is recorded in the schedule (appendix 1) as a group (G14). Despite being referred to as a woodland in the tree survey schedule comments section and being recorded in the Priority Habitats Inventory (England) as Deciduous woodland on MAGIC maps.

The current categorisation is downplaying it status and value somewhat.

The Arboricultural Impact Assessment (AIA) doesn't mention G14 at all despite identifying it as "the most significant group" "situated to the west which although off site has an influencing impact in this area. G14 has the most mature trees within the survey and has the largest visual impact viewing from within the site." Earlier in the report.

The survey schedule (appendix 1) doesn't include any comments to management despite the Figure 4 - Tree Impacts Plan appearing to show significant pruning works being needed to facilitate the new dwellings (plots 17b to 24).

The proposed development (NSM - TRI - ZZ - ZZ - DR - A – 3010 Rev P05) layout appears to be conflicting significantly with the canopies of the woodland trees along the western boundary. Requiring significant pruning in order to facilitate the development fit the properties in in the first place.

Having to do that is an indication that the dwellings are too close the woodland edge. The resultant overhang and shading cast on the properties could foreseeably lead to pressure to prune or remove the woodland trees once the dwellings are occupied.

The position of the dwelling will foreseeably result in occupants being apprehensive and shaded. Trees, which are poorly related to buildings, can also cause structural problems, distress or financial loss to occupants.

Development layouts should be designed to ensure that retained and newly planted trees have sufficient space to flourish and mature and deliver their full range of environmental benefits without causing harmful nuisance. The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees.

Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread. Which the current site layout doesn't appear to be doing.

There is an objection to the proposal from an arboriculture perspective because the proposal is conflicting with it conflicts with Kirklees Council's adopted Policy LP33, Policy LP24 and Policy LP31.

For the objection to be removed, the following is needed:

- The clarifications and amendments mentioned above to the Newsome Mills – BS 5837:2012

Arboricultural Report, Impact Assessment and Method Statement (Reference 19946) be provided.

- Demonstrate plots meet BRE guidelines recommend “at least half of the garden or open space should receive at least two hours sunlight on March 21 (Spring Equinox)
- Increase the standoff distance of the plots from the woodland edge.
- Details and cross section plans of the tree pit design/s used to provided sufficient habitable rooting volume to the proposed trees within areas of hard standing/plaza.