

About the application

Application number: 2023/92966	
What is the application for?:	Demolition of existing dwelling and erection of 87 dwellings including formation
Address of the site or building:	Land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB
Postcode:	

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I wish to make a comment with reference to the hedge on the eastern end of the site, namely hedge H1 as identified in the report from Elliott Consultancy arboricultural consultants.</p> <p>This report lists hedge H1 as being a hedge to be retained in the development and states details as to how the hedgerow and its bird inhabitants should be protected during construction.</p> <p>I am concerned that the many plans which have been produced for the application have a varied clarity of detail regarding this hedge and through misinterpretation at some point there could be a danger of the hedge being removed.</p> <p>For example, I have concerns about the term 'hedge line' which is used extensively throughout the plans. This term is open to misinterpretation. A hedge line could be a line where a new row of hedging plants is going to be planted. By contrast, a hedgerow could be more accurately defined as 'having been established for several years, incorporating larger trees, (separating fields from roads) and as a boundary between fields.' This definition fits hedge H1 perfectly.</p> <p>In my view, the most comprehensive and detailed plan, in the application plans and drawings section referring to hedges, is that of 'Proposed Landscaping and Layout: id1044221'. The Landscape Key on this plan shows a shaded area: 'Existing trees and vegetation to be retained. To be retained and protected to BS5837:2012 for the duration of construction'. Hedge H1 is appropriately shaded. Further notes on this plan state: 'Where required, infill hedge planting is to be incorporated into the hedgerow to create a strong and continuous habitat corridor'.</p> <p>For anyone reading this plan, during the construction process, instructions for hedge H1 are clear.</p> <p>Unfortunately, in many of the other plans, this is not the case. For example, please see Grouped Plans and Elevations id.1044266 Boundary Plan. In this, the boundary is shown as 'Existing timber fence to be retained ' behind which is shown 'Retaining Wall TBC'. Hedge H1 is shown, as is the root protection area surrounding it but very faint, and it is not annotated with clear indications that it is to be retained.</p> <p>Similarly, please see Block Plan id 1044259, Site Plan Layout. This has a key which</p>	

Similarly, please see Block Plan ID. 1044258. Site Plan Layout. This has a key which shows that a blue line surrounds any 'Existing trees /shrubs / hedges to be retained'. Where hedge H1 should be there is no hedge nor blue retaining line.

It would be a disaster for the wild life which use this hedgerow if, at the early groundworks stage, a less detailed plan with missing information was referred to or if the term 'hedge line' were to be misinterpreted, the diggers brought in and the hedgerow destroyed.

It might be necessary for the trees in the hedgerow to be pruned lightly to tidy them up and in that case, I hope that the recommendations in the Ecological Impact Assessment id General 1011191 are followed:

'This involves the avoidance of management during the core active season March – August (inclusive) and preferably only to be carried out during January and February when the berry crop is mostly finished to benefit species during winter'.

I endorse the comments of Kirklees Council Trees, in Consultation Responses relating to the Arboricultural Impact Plan. It requests that a Method Statement is submitted which would detail the protection of retained trees during construction and the schedule of events that the project arborist would visit site/supervise sensitive work around RPAs.

I ask that all plans should be checked and where necessary revised so that the term 'hedge line' is removed and the more appropriate annotation 'hedgerow to be retained' is used. I hope this will avoid any misinterpretation.

This hedgerow is so important for wildlife and its retention is essential. I hope due consideration will be given to my comments.