

**Consultation Response from KC,  
Trees**

**2023/93667 Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8  
0WA**

**Outline application, including the consideration of access for vehicle into the site, for  
demolition of buildings and erection of residential development (up to 261 dwellings), including  
redevelopment of Lodge Cottage and Administration Building for residential use, two vehicular  
access points off Storthes Hall Lane, and associated works**

**Date Responded: 02/04/2025**

**Responding Officer: JD**

**Responding Ref: 17/89**

#### Northern Access

After a meeting with KC Highways team and reviewing the most up to date submitted plans it appears this can be achieved with minimal impact on the surrounding trees. There is space for the work to be carried out under the supervision of the project arboriculturalist in an attempt to retain most if not all of the trees within this area. Some root pruning may be required to facilitate the new pillars being set and this should be performed by the project arboriculturalist. Over all there is no objection to the submitted plans for widening this entrance for visibility reasons.

#### Southern Access

The most recently submitted plans for the amended location of the Southern access will result in more tree loss. After reviewing Iain Tavendales AIA which specifically looks at this area, KC Trees believes the loss of T2 and G1/G2 to be tolerable when taking into consideration the mitigation planting proposed. The status of T1 is a category A tree and should be retained by any means possible. KC Trees is of the opinion that the tree can be retained with the potential of some root pruning to facilitate the new Access. Again, this should be carried out by the project arboriculturalist.

#### Eastern/western Boundaries

The retention of the majority of trees to both the eastern and western boundaries is a welcome improvement from the original proposals and will sufficiently maintain the current landscape and appearance of the area. With regard to the western boundary running parallel to Storthes Hall Lane this should maintain a suitable screen for the existing residents both visually and audibly during construction. There is a loss of some trees on the internal side of this boundary which is regrettable however this is the preferred option if the roadside trees are to be retained. Almost all trees are now to be retained along the eastern boundary which is a great addition to the plans.

#### Central Northern Trees

There is extensive tree removal proposed to the Central northern area of the site. This is broadly acceptable as these trees are mostly not protected, relatively young and small in stature and most likely planted as part of a scheme when the original buildings were built. There is also a substantial amount of planting proposed as part of the mitigation process for the loss of these trees.

#### Central Southern Trees

The internal trees to the south of the site are largely category A and B trees of large stature and particularly prominent site features. KC trees believes not enough consideration has been given to their contribution to the setting of this area and little attempt to incorporate them into the design layout. There is a line of almost exclusively category A trees which line the southern boundary road. These trees have all been suggested for removal and replanting however the replanting in this area would take hundreds of years to establish to the current level of amenity value provided. Furthermore, there is a cluster of category A and B trees to the rear of the building known as the venue. In this area it would be regrettable to see any further tree loss as they not only provide a huge amount of amenity value but they also contribute to the historical value due to this area previously being named the arboretum.

#### Conclusion

There are aspects of the proposals that have undergone vast improvement and lots of trees have been retained due to this. There are also areas of high value tree loss that may be avoidable via the design layout. It is down to the overall planning balance to determine if the positives outweigh the loss.