

<p><b>Consultation Response from KC, Trees</b></p>
<p><b>2024/92713 adj, Forrest Way, 1 A, Longfield Road, Heckmondwike, WF16 9EJ</b></p>
<p><b>Erection of detached dwelling</b></p>
<p><b>Date Responded:21/11/2025</b>  <b>Responding Officer: Hazel Irving</b>  <b>Responding Ref: 10/10</b></p>
<p><b>There are off-site trees within the neighbouring property to the West, which could potentially be impacted by the development of these proposals. This includes tree(s) protected by TPO 10/10.</b></p> <p>A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:</p> <ul style="list-style-type: none"> <li>• cutting down</li> <li>• topping</li> <li>• lopping</li> <li>• uprooting</li> <li>• wilful damage</li> <li>• wilful destruction of trees</li> </ul> <p>without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.</p> <p>An AIA has been submitted. The submitted AIA provides limited information as it appears that only some of the trees on the site have been included. <b>For the planning application to be considered it is necessary that the tree survey is updated to include all trees within the site boundary and those offsite within 15m in line with BS5837. Furthermore, the utilities layout must be assessed as part of the AIA.</b></p> <p>The submitted AIA, which records only seven trees (and one offsite woodland) recommends the removal of 6 trees, including T6, which appears to be offsite. <b>The Council cannot agree to the removal of T6, as it appears to be in third-party ownership.</b></p> <p>Buildings and other structures should be sited allowing adequate space for trees natural development, with due consideration given to predicted height and canopy spread. In this case the proposed structure would be sited in close proximity to the edge of protected woodland W1 (and within the canopy of T6 as it cannot be removed to facilitate the development if it is offsite). W1 is early mature, and the trees are not yet at their mature height and spread.</p> <p>Lastly, from the drawing an extension is proposed to the existing building, with additional alterations to the southern face of the building. This is not mentioned within the application form. Again, from a tree's perspective, <b>this development cannot be considered until the basic tree survey information and subsequent AIA are submitted.</b></p> <p><b>There is a holding objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i):</b></p> <ul style="list-style-type: none"> <li>• <i>LP 33: "The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity value. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the wildlife</i></li> </ul>

*Habitat Network and green Infrastructure networks. Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction.”*

- *LP 24: “Proposals should promote good design by ensuring:- i) the retention of valuable or important trees”*