Consultation Response from KC, Trees
2024/93221 Parkwood Mill, Stoney Lane, Longwood, HD3 4ZQ
Erection of 5 dwellings and associated works (within a Conservation Area)
Date Responded:19/03/2025 **Responding Officer: H Irving** **Responding Ref: 04/98**

The site is currently used as a car park and is located within the Longwood Edge conservation area (CA32) and there is a group TPO on the site which protects four sycamores (Ref 04/98/g1) and there is also a woodland TPO on the site (Ref 04/98/w1).

The proposals consist of the erection of a row of 5 dwellings.

A full suite of reports has been submitted in support of the application including a tree survey, AIA and AMS, all in line with BS5837: 2012 as required by Kirklees Council Local Policy LP33. Woodsage Consulting Ltd. has also included a shadow plan as part of report ref. WC-362.1a.

The survey identified a total of 12 individual trees and one tree group may be impacted by the proposed development.

To facilitate the proposed development, two protected trees T001 and T002 (both cat c) are proposed to be removed from the eastern boundary. These are both multi-stemmed sycamores, growing closely with a metal fence of limited arboricultural value. Furthermore, approximately 150 m2 of protected group G001 (cat c) would require removal and/or crown lifting to facilitate the proposals. The loss of these trees would be acceptable with adequate mitigation planting. This should be submitted as part of a landscaping plan to the Council.

The site is currently largely covered with hard standing which would be removed to develop the proposals. This is to be carried out as per the AMS, where the RPAs of retained trees are located. This is pertinent to T003, T010, T011, and T012.

The RPAs of T003, T010, T011, and T012 would be encroached by the proposals. T003 will be encroached onto by the proposed rear gardens and boundary treatments of three dwellings; T010 will be encroached onto by a proposed dwelling, the rear garden and boundary treatment, and the proposed car park; and T011 and T012 will be encroached onto by the proposed car park and vehicle turning head.

These trees could be successfully retained, despite these encroachments if the works are carried out as per the AMS with all the tree protective measures in place as described and with arboricultural supervision where required. Indeed, it is likely that Cat B trees T003 and T010 would benefit from the removal of the hardstanding within their RPAs.

However, future residents of the proposed dwellings are unlikely to tolerate the presence of the protected trees overhanging the rear gardens, nor the nuisance of shedding branches or falling leaves. Additionally, as the trees are located to the South of the proposed dwellings, and the future residents may not tolerate the shade cast by the canopies, which cast all the rear gardens into shadow and extends almost completely over the entire row buildings. These conflicts would place pruning pressure on the TPO'd trees, and they may also be pressure to remove them entirely.

Unfortunately, on this basis these proposals cannot supported from an arboricultural perspective. If you have any points you wish to discuss, please do not hesitate to get in touch.