Consultation Response from KC,
Trees

2024/93552 Land west of, Lidget Street, Lindley, Huddersfield, HD3 3JB

Outline application for erection of residential development

Date Responded: 21/01/2025
Responding Officer: JD
Responding Ref: 07/14

The proposals being for outline planning permission with all matters reserved does not include and details of the proposals at this stage. It is assumed that access is to be formed by upgrading the existing drive to an adoptable standard. The site contains many mature and good quality protected trees covered by TPO 07/14.

I would have no objection to the principle of residential development on the site but anticipate a few key areas to cause concern at the reserved matters stage. Any detailed application will need to meet our validation requirements of a tree survey and impact assessment but will also require a detailed arboricultural method statement to provide tree protection and mitigation measures to ensure retained trees will not be damaged.

Key areas of concern are likely to be:

The access needs to be upgraded to an adoptable standard however any widening of the carriageway will need to be carefully considered to avoid impact to the adjacent protected trees.

The trees on the western perimeter of the site will in places create significant shade factors that will need to be considered and the design of individual plots will need to consider how to best design the plot to maximise available light in to the properties.

The rooting area and canopy spread of individual trees within the boundary groups will need to be captured by the tree survey to enable the trees to be designed around and protected from any future development.

Kirklees COUNCIL