

**Consultation Response from KC,
Trees**

2025/90033 adj, 916, Halifax Road, Hartshead Moor, Cleckheaton, BD19 6LR

Erection of 11 dwellings with access from Halifax Road and associated works.

Date Responded: 10/06/2025

Responding Officer: Hazel Irving

Responding Ref:

There is an objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i). The highest quality trees which would be retained along the northern boundary of the site would be threatened by the development in this proximity to the proposed.

Most of the garden space to the rear of plots 5 to 8 (and much of the rear garden of plot 9), is occupied by semi mature-early mature trees, which have not reached their mature height and spread. Based on the measurements of the trees recorded in Feb 2025, the footprint of the proposed would run along the southern edge of G3 and overlap in plot 5, meaning that the rear gardens of these plots would be entirely shaded. It is foreseeable that these trees would be threatened in the long-term by the future residents of the plots due to issues of nuisance, shading and loss of the reasonable enjoyment of garden space.

The drainage layout has not been assessed as part of the Arboricultural impact assessment. However, from the submitted drainage layout, two drainage pipes are routed through retained trees forming part of Category B Group G3, towards the northeast corner of the site. H7, on the Western boundary of the site would also be impacted by the drainage proposals.

A reduction in the number of plots along the northern boundary would allow for driveways to be constructed along the sides of the homes, allowing for more generous garden space, which would alleviate the issues which would threaten the long-term retention of the valuable trees on the northern boundary.

Should an amended layout be submitted, a new AIA would be required, including the details of the drainage/ utilities layout.

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 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"

