

<b>Consultation Response from KC, Trees</b>
<b>2025/90708 Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton</b>
<b>Discharge of details reserved by conditions 3 (Construction (Environmental) Management Plan), 6 (Temporary surface water management details), 8 (Proposed internal adoptable roads), 9 (Permanent site entrance details), 16 (Surface water attenuation details), 17 (Details of Swale/ditch management), 19 (Phase II Site Investigation details), 20 (Remediation Strategy), 25 (Noise Impact Assessment), 30 (Arboricultural Method Statement/ Tree Protection Plan), 34 (Biodiversity Gain Plan) of permission 2024/91260 for Variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) on previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive – revisions to house types, unit size mix and layout</b>
<b>Date Responded: 25/07/2025 Responding Officer: Hazel Irving Responding Ref:SP2/70</b>

Applicant has resubmitted the original Tree Survey produced by AWA, dated August 2019 along with a Tree Protection Fencing Plan (drawing number 122-TP-001 #) produced by Harron Homes, dated 10/05/2025.

The plan has not been produced by an appropriately qualified professional, to BS5837 Standard and there is no accompanying Arboricultural Method Statement, as required to satisfy Condition 30.

- There is no redline boundary on the submitted TPF plan
- Proposals not shown on the plan.
- TPF aligned through the canopies of boundary vegetation
- No RPAs shown on the plan for any of the Cat C tree groups.
- Trees and hedges not adequately protected include: T5, G8, T27, T28, T29, G30, G31, T33, T34, G35, T36, G37, T38, T39T43, T44 G45, or T46.
- T34 protected by TPO SP2/70/g12 is not adequately protected.

To satisfy Condition 30 please have an AMS and Tree Protection plan produced in accordance with BS5837:2012 as required. This must be produced by an appropriately qualified professional.

**Condition 30 cannot be discharged at this time for the reasons stated above.**