

**Consultation Response from KC,
Trees**

2025/90768 Land Adj, 2, Hopton Hall Lane, Upper Hopton, Mirfield, WF14 8EP

Erection of detached dwelling and associated external works

Date Responded: 10/04/2025

Responding Officer: H Irving

Responding Ref:22/95

Having reviewed the amended AIA, I can see no changes to the tree protection plan. Perhaps the applicant has submitted the previous version of the AIA in error instead of the amended copy?

If I go on the drawing inserted in the Covering Letter that accompanied the application, I can see a very minor tweak to the layout. However, I reject Edward Gribbin's suggestion that there is only a 6% incursion into the RPA of the protected tree, as this appears to refer only to the incursion for the access. The larger area of proposed Cellweb driveway is also partially within the RPA of the protected tree and must also be considered.

As I stated previously, these proposals cause concern from an arboricultural perspective, as the total overlap of the driveway and access route covers a significant portion of the total RPA. According to BS5837: 2012 new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

There remains an objection to the development from an arboricultural perspective.