

**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: 21/05/2025**

**Responding Officer: Hazel Irving**

**Responding Ref: 22/95**

**An AMS dated 07/05/2025 has been received ref: 22345-A/AJB.**

Once again, as 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.

It is acknowledged that a pink rectangular area has been added to access driveway to suggest that it could be constructed using cellweb panels however, the AMS details root pruning within the blue portion of the RPA. Therefore, the use of Cellweb in this area would be somewhat redundant as tree roots would already be severed in this area to accommodate the proposals.

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

