

**Consultation Response from KC,
Trees**
2025/90889 Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL
Demolition of existing hostel and erection of residential development comprising 34 dwellings
Date Responded: 18/03/2026
Responding Officer: Hazel Irving
Responding Ref: n/a

There are no TPOs or Conservation Areas currently affecting the site.

The density of the proposed housing does not allow adequate space for boundary trees and vegetation, resulting in full or partial removal in some areas. In other areas there are trees marked for retention where there is inadequate space allowed for the trees to be retained to maturity without foreseeable conflicts with structures.

One example, T8 (London Plane) at its current immature size would have to be reduced to facilitate the development of the proposals, as a building is proposed at the edge of the current canopy-line. However, London Plane can grow to more than double this size. For trees to be retained in the long-term within a development the design must allow adequate space between proposed structures and the ultimate size existing trees, when fully mature.

This spacing issue will also impact G7, T6, T5, T4, T3, T2, G1 all of which have development encroaching their canopy lines. Additionally tree group G32, comprising of Ash and Sycamore currently stands on the Northern boundary and would need to be partially removed to facilitate the development of two dwellings. Lastly, T30, T29, G28, T27 and T26, also on the northern boundary are in proximity to proposed dwellings and will foreseeably shade the rear gardens and require regular pruning works to keep them from growing southward towards the new structures.

The proposal does not allow for much useful outdoor space for future residents to enjoy. Properties on the southern and western boundaries have no rear gardens whatsoever. There is very little space allowed within the scheme for tree planting to mitigate the loss of canopy cover associated with the tree removals required to facilitate the development.

There is an objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i).

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"