

<b>Consultation Response from KC, Trees</b>
<b>2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS</b>
<b>Demolition of existing vicarage and erection of 10 apartments</b>
<b>Date Responded: 26/11/2025</b>
<b>Responding Officer: Hazel Irving</b>
<b>Responding Ref:</b>
<p>The changes to the layout are acknowledged, and it is noted that the new layout has reduced tree impacts. However, the amended proposals continue to present a few arboricultural challenges. There are several significant incursions into the RPAs of retained Cat A trees, and the working area will be tight which makes accidental damage more likely to occur without adequate protective measures in place.</p> <p>To ensure that these valuable trees can be retained successfully, an AIA and AMS are required to be produced for the final layout. These must be produced in line with BS5837:2012 recommendations, by a qualified person e.g. an arboricultural consultant.</p> <ul style="list-style-type: none"><li>• An Arboricultural Impact Assessment. Which should incorporate a realistic assessment of the probable impact of any proposed development on the trees and vice versa. To include but not limited to; assessments of the factors set out in section 5 of BS 5837; plan overlaying the proposals with tree constraints including utilities routes and shade patterns; evaluation of impact of proposed losses and necessary pruning; draft tree protection plan</li><li>• An Arboricultural Method Statement to demonstrate that proposed operations can be undertaken with minimal risk of adverse impact to the trees to be retained. To include, but not limited to, special engineering within root protection areas and other relevant construction details, any site monitoring and a timeline of proposed operations.</li><li>• A Tree Protection Plan which is superimposed on to a layout plan based on a topographical survey and tree survey. This should include the precise location of protective barriers, the extent of any ground protection, and additional measures that will be installed to safeguard trees and their root protection areas.</li><li>• A schedule of works, to include facilitation pruning and any landscaping details.</li></ul> <p><b>KC Trees cannot consider these proposals until the required documentation has been submitted. There is a holding objection whilst we await the above details.</b></p> <p><i>Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.</i></p>