

**Consultation Response from KC,
Trees**

2025/91184 land off, Bretton Street, Savile Town, Dewsbury, WF12 9BZ

Erection of two storey industrial unit (Use Class E(g)(iii)), with associated car park, service area and other associated works

Date Responded: 26/08/2025

Responding Officer: Hazel Irving

Responding Ref:

The site is a triangular plot with Bretton Street on the Northern boundary, the railway to the West and a canal to the East. There are no TPOs or conservation areas currently affecting trees at the site, however there are trees around the boundary of the site which must be considered within the planning application.

A BS5837:2012 Tree Survey report Ref: 22726/AJB, dated March 2025, was submitted in support of the application. The survey records one Category C group of trees on the northern boundary of the site, which are visible from Bretton Street, and one Category B group of trees, which are located on the other two boundaries of the site which border the railway and the canal. It is desirable for any screening vegetation be retained within the design to provide environmental and visual amenity benefits.

An AIA was also submitted in support of the planning application Ref: 22726-A/AJB, dated March 2025. The AIA shows all trees within the site for removal, including the trees along the frontage of Bretton Street and the entire Category B group which provides amenity value and screening into the site. Trees deemed fit for retention must be sustainably incorporated into new layouts wherever possible.

No tree planting has been proposed to mitigate these tree losses. However, it should be reiterated that new tree planting should not be relied upon as an alternative to a design solution which would accommodate existing, established trees which have been deemed suitable for retention.

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"