Consultation Response from KC, Trees
2025/91370 Land at, Gynn Lane, Honley, Holmfirth, HD9 6LF
Demolition of existing dwelling and erection of 50 dwellings with associated access, infrastructure and associated works
Date Responded: 26/06/2025 Responding Officer: JD Responding Ref: 01/96

All trees to the northern boundary and some in the southwest corner are protected under TPO 01/96.

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

The trees suggested for removal surrounding the access road from Gynn Lane appear to be the only option due to there being an existing track and access from Marsh Platt Lane not being viable. The presence of the existing access track should have limited root activity in this area and all the frontage trees are remaining so this shouldn't impact on the amenity value the TPO was put in place to protect.

T32 has been recommended for removal to facilitate the development. KC trees feels this tree has not been given due consideration as it is stated that the tree is 'highly visible on site'. There are no defects logged regarding the tree and this tree could be incorporated into a public green space within the site.

The loss of all trees on site should be mitigated within a comprehensive landscape plan but this can be secured via condition.
There is also a need for an Arboricultural Method Statement via condition which shows the steps that will be taken to ensure the suggested Tree Protection Plan is implemented correctly and any Arboricultural supervision is logged and recorded in a schedule of work.

That is no objection from KC trees providing the requested documents are provided via condition.