

Consultation Response from KC, Trees
2025/91531 land off, Leeds Road, Heckmondwike, WF16 9DB
REVISED AND ADDITIONAL INFORMATION RECEIVED, AND REVISED DESCRIPTION: Demolition of existing semi-detached houses and associated buildings, and construction of 49 dwellings, including associated access and other associated works
Date Responded: 8/4/26 Responding Officer: Irving Responding Ref:

Overall, the plans appear to be improved, as most offsite trees now appear to be adequately protected from the development, which will allow for existing boundary screening to be retained. However there remains the issue of the incursion of construction into the RPAs of T02 and T03. These incursions cannot be permitted as it would seriously threaten the health of the trees.

As per my previous consultation, **T3 is a Category B, offsite sycamore** and it is proposed to construct a significant amount of new hardstanding within the RPA, exceeding the 20% limit recommended in BS5837:2012. T3 contributes significantly to local amenity and offers many environmental and ecological benefits, therefore the proposals must be altered to reduce the hardstanding within the RPA to avoid long-term detrimental health impacts to the tree.

Also, again I bring your attention to another significant tree which overhangs the site boundary, which has not been included in survey. The stem is located within the rear garden of 85 Popeley Road. There are no proposals currently affecting this tree, likely due to the presence of the drainage easement in this area. However, this tree must also be protected from any development.

There remains a holding objection from an arboricultural perspective, subject to amendments to reduce the impacts, as discussed. 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"

Please let me know if you would like to discuss and I would be happy to help.

Hazel Irving