

**Consultation Response from KC,
Trees**

2025/91870 Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW

Variation of conditions 5 (plans), 29 (ecological design strategy), 32 (site access works and road marking improvements), 33 (internal estate streets scheme), 34 (play area), 37 (information boards), 39 (vehicle parking areas surface and drainage) and 41 (bin storage area and waste collection point) of previous permission 2023/93503 for outline application for residential development of 82 dwellings and associated works, with layout and access as considerations

Date Responded: 08/08/2025

Responding Officer: JD

Responding Ref: HU1/49/w10

To the north of the site there is an area of ancient woodland which is also protected by TPO HU1/49/w10. The new plans show that the development may now impact on these protected trees by being moved north into the buffer zone.

Government Guidance: For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.

A new Arboricultural Impact Assessment (AIA) and Arboricultural method statement (AMS) needs to be submitted to definitively show whether the ancient woodland has or hasn't been given a minimum of 15 meter buffer zone and how this will be enforced during construction.

With regards to the unprotected trees to the east, south and west of the site. Again, any change to the plans requires an updated AIA and AMS to reflect the new impact on the trees and what protection they may require during construction.

There is a holding objection until this updated tree information is submitted.