

**Consultation Response from KC,
Trees**

2025/92776 land at, Eastfield, Shepley, Huddersfield, HD8 8HB

Outline application, with all matters reserved, for residential development with associated open space, landscaping, drainage infrastructure and associated works

Date Responded: 21/11/2025

Responding Officer: Hazel Irving

Responding Ref:

The site is located on the Southern edge of Shepley and is currently farmland, which is partially surrounded by offsite woodland on three boundaries (South, East & West). There is an existing residential area immediately North, with trees and vegetation also being present along this boundary.

There are no Tree Preservation orders or conservation areas currently protecting vegetation which might be affected by a development at this site. However, in addition to the offsite woodland there are valuable trees within the site, which should be retained and become an integral part of any layout design, in accordance with Kirklees Local Plan Policies LP33 and LP24i and the NPPF.

In relation to arboriculture, the NPPF states that:

- 136 ‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 52), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users’. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)
- 193 (c) ‘development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 70) and a suitable compensation strategy exists’. and provides specific guidance that:
- 193 (d) ‘development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate’.

Relevant Kirklees Local Plan Policies

- 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”

An AIA has been produced in accordance with BS 5837 by FPCR Environment and Design Limited on behalf of Banks Property, based on a tree survey carried out in June 2025. It can be seen from the tree survey that the majority of trees recorded can be considered fit for retention and this is reflected within the indicative layout (Ref Illustrative Framework Plan Drawing P25-0749.002.D), which is shown to retain all Category A items and most of the valuable trees within the site, with the exception of the removal of 4 individual trees, small sections of two hedges and a boundary tree group.

KC Trees cannot support the removal of T4, which is an ash of impressive girth and recorded veteran characteristics. With an estimated girth of almost 4m, by the Ancient Tree Forum and Royal Forestry Society guidance, this tree can be considered a veteran ash, which constitutes an irreplaceable habitat and must be retained within the proposals. The diameter has been estimated by the surveyor due to dense vegetation at the base, preventing access to the stem, therefore this tree will need to be resurveyed to allow an accurate RPA to be calculated. This is the largest, oldest and most ecologically valuable tree on the site. **The final layout will require the proposed pumping station to be sited outside of the RPA of the veteran tree.**

The loss of established trees should be avoided where possible. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread. Proximity between buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in conflict, issues of nuisance and shading, and pressure for the removal of the trees in the long-term. Largely, the proposals are well designed and allow generous space between dwellings and trees, however the final layout should be slightly amended to ensure that T5 (ash, with estimated DBH which must also be accurately recorded), is not in conflict with a proposed dwelling in the future, as it continues to grow.

There are no objections from an arboricultural perspective for the remaining removals proposed to facilitate the development of the site. The trees listed for removal are T1, T2, small section of H2 and H3 and T8. There is no objection to the removal of G2 in principle, however it is desirable, for amenity reasons, for screening vegetation to be replanted along the boundary with Eastfield Mills once the acoustic barrier is installed.

Documents required to support detailed/full planning applications:

- A survey of the trees located on, and immediately adjacent to, the site and/or are capable of influencing the proposed site. To include assessment of the condition of the trees and their retention value.
- 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 layouts and shade patterns; evaluation of impact of proposed losses and necessary pruning; draft tree protection plan
- 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.
- 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.
- A schedule of works, to include facilitation pruning and any landscaping details.
- Details of existing and proposed levels.