

**Consultation Response from KC,
Trees**

2025/93235 The Cross, Wyke Lane/Cross Street, Oakenshaw

**Removal of the Cross and reinstatement within the grass verge on Cross Street/Wyke Lane
(Listed Building)**

Date Responded: 06/01/2026

Responding Officer: Hazel Irving

Responding Ref: n/a

It is understood that the proposal is to relocate the Cross to the grass verge and install a footpath through the RPA of the cherry tree in this location.

The cherry tree is an ornamental variety, likely 'Kanzan', and is recorded within the JCA survey ref. 23498/ChC with a diameter of 37cm, which suggests it to be mature in age class. This tree is prominently visible at the intersection of Cross Street, Wyke Lane and Syke Lane and provides seasonal interest such as large, pink blossoms in the Spring, copper early foliage and Autumn colour.

There is a short section of existing footpath leading to an information board, which appears to be cemented into the ground at present. However, this installation appears to be recent, therefore it is unlikely that the roots of the cherry tree are adapted to compaction and disturbance in this area to such a degree to reduce likely the impacts of laying the new footpath.

The RPA should be offset from the pavement/road. The tree is likely to have rooted farther into the grassy area, and therefore a larger portion of the surface feeding roots are likely to be severed during the work. Additionally, it should be noted that cherry trees tend to have large surface roots and relatively shallow rooting systems.

BS5837:2012 *Trees in relation to design demolition and construction- recommendations* states that construction within the RPA should accord to the principle that the tree and soil structure take priority, and the most reliable way to ensure this is to preserve the RPA completely undisturbed. New permanent hard surfacing within the RPA of a tree intended for retention should only be constructed where it is considered unavoidable. In this case, the incursion is avoidable as it is possible for the cross to be accessed off Cross Street.

Therefore, KC trees advise that if the tree is to be retained, the proposal should be amended to avoid the RPA, as constructing new hard standing in this area is unlikely to be well tolerated by this tree and may contribute to its decline and a loss of amenity value.

However, if on the balance, the proposal is approved as shown, a no-dig method is recommended under arboricultural supervision, as stated within the JCA AIA ref. 23498/ChC. This method involves stripping the top 75mm of soil, as opposed to the traditional alternative of digging deeper to establish a solid base. This method will minimise root disturbance.

It should be noted that the existing installation and flagstones should be lifted by hand, and care should be taken during their removal to minimise disturbance to the rooting area by laying ground protection e.g. rubber matting. No heavy machinery may be allowed within the RPA of the tree if it is to be successfully retained.

An AMS should be submitted and agreed with KC Council ahead of the commencement of any works within the RPA. See AMS condition below:

AMS Condition

Development shall not commence until an Arboricultural Method Statement, has been submitted to, and approved in writing by the Local Planning Authority. The method statement shall include details on how the demolition and construction work will be undertaken to minimise damage to the retained trees. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: This detail is required prior to development commencing on site to protect to viability of the protected trees and to accord with Policy LP33 of the Kirklees Local Plan and the National Planning Policy Framework.

