

**Consultation Response from KC,  
Trees**

**2025/93438 Arena Young Peoples Centre, Moorlands Road, Dewsbury, WF13 2LF**

**Erection of 10-unit (class C2) special needs care home, day centre (class E(f), administration and training building (class E(g)(i)**

**Date Responded: 20/01/2026**

**Responding Officer: Hazel Irving**

**Responding Ref:**

Tree information submitted by Martin F Holland, Landscape Design Consultant cannot be accepted for the purposes of this planning application. There is supporting information and guidance available on the Kirklees Council website which outlines the documents required in relation to trees in development:

For applications to demonstrate that they meet the requirements of Kirklees Local Plan policies, it is a requirement that all planning applications, that may affect trees, are supported by the necessary documents set out in British Standard BS 5837, Trees in Relation to Design, Demolition and Construction Recommendations. On that basis the following documents are required in support of planning applications, all of which should be in accordance with BS 5837:

**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 and a Tree Constraints Plan, showing the existing site.
- 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 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.

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The proposals would require removal/damage to trees, including offsite trees. The construction of proposed structures would cause damage trees: G1, T1, T2, T6, T7, T8 (offsite), T9 (offsite), T13, T14 and T15 (offsite).

BS5837: 2012 s.5 (Proposals: conception and design) includes the requirement to consider the ultimate size of trees. To allow for this, layouts may require careful adjustment to ensure structures are set back sufficiently far enough from retained trees to avoid creating unreasonable inconvenience to future occupiers. A poor relationship will inevitably lead to future pressure on the trees for pruning and felling (with the associated financial cost). Design proposals should avoid the need for frequent remedial pruning, with due consideration to the fact that trees can cause apprehension to occupiers as well as seasonal nuisance: trees are naturally growing and shedding organisms.

There is a holding objection from an arboricultural perspective whilst we await the required arboricultural information in line with BS5837:2012. The proposals conflict with the adopted NPPF and Local Plan policies LP33 and LP24i:

*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"*