

ENVIRONMENT

Miller Homes & Vistry Group
Blackmoorfoot Road
Huddersfield

Addendum Document-
Access Tree Removal

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December 2025

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1. INTRODUCTION

Introduction and Background

- 1.1 This report is an Addendum document to accompany a discharge of planning condition application for a Development at Blackmoorfoot Road, Huddersfield (hereafter referred to as 'the Site').
- 1.2 This report has been produced to provide supporting information for the proposed residential development of 700 residential dwellings, 70 extra care dwellings and a local centre. The scheme encompasses new access routes, services and hard and soft landscaping.
- 1.3 The Development has outline planning permission for up to 770 dwellings with associated access, services and landscaping; approved on the 25th March 2022 by Kirklees Council, planning reference 2020/60/92546/W.
- 1.4 Planning condition 38 of the above outline consent requires additional tree information to be submitted for each phase of the Development and to detail which trees should be retained and removed for that phase. An application to discharge planning condition 38 was submitted in February 2025 (planning reference: 2024/44/92893/W) and included an Arboricultural Impact Assessment (AIA)¹ for the Development. Since the submission of the AIA, detailed design of s278 highway works along Blackmoorfoot Road has been undertaken alongside a more detailed survey of the individual trees present which has clarified the tree removals required along the Site frontage. As such, this Addendum seeks to adjust the previous AIA and confirm the exact tree removals required along Blackmoorfoot Road for the Development and its associated s278 works.

Objectives

- 1.5 The objectives of the report are to provide information and advice on potential conflicts between the existing trees on Site and the proposed development. The information contained in this assessment has been based on the following Drawings:
 - 4909-TCP-Rev1-Access Arrangements;
 - 4909-TIP-Rev1-Access Arrangements;
 - 4909-TIP-Rev 2 (Appendix 2); and
 - 08.24007-ACE-00-ZZ-D-C- 3216-3217 - External Levels Sheet 16 and 17.

¹ BWB (February 2025). Miller Homes & Vistry Group – Blackmoorfoot Road, Huddersfield – Arboricultural Impact Assessment. P06.

Relevant Legislation and Policy

1.6 Town and Country Planning Act 1990

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

1.7 Nesting Birds Wildlife and Countryside Act 1981

All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl *Tyto alba*) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

1.8 National Planning Policy Framework 2024

Paragraph 136 of the National Planning Policy Framework states that local planning authorities have a statutory duty to ensure existing trees are retained wherever possible and opportunities are taken elsewhere in the development to incorporate new tree planting.

Trees Within the Site

1.9 In the previous AIA, groups of trees and some individual trees were identified adjacent to Blackmoorfoot Road. Trees within these groups were then individually recorded in July 2025 by Ryan Wilson BSc (Hons) MArborA upon the request of the client to provide a clear list of trees to be removed for access works for the Site. The additional trees surveyed are shown in Appendix 1 of this report.

1.10 The client then provided a plan of the s278 highway works (Ref: 08.24007-ACE-00-ZZ-D-C- 3216-3217 - External Levels Sheet 16 and 17) on 31st October 2025. This plan was overlaid onto the additional trees plotted adjacent to Blackmoorfoot Road and this has been used to assess which individual trees require to facilitate the s278 works.

1.11 The data in Table 1 lists which trees require removal in order to facilitate the s278 works along Blackmoorfoot Road as well as trees to be removed for a temporary haul road during construction.

1.12 During the survey in July 2025, it was also noted that no trees identified for retention for the access arrangements have been mistakenly removed.

Table 1: Trees to be removed for s278 works along Blackmoorfoot Road

Trees	Tree numbers
Trees Identified for Removal for s278 works	T7, T8, T9, T10, T11, T16, T17, T18, T19, T20, T21, T22, T23, T24, T34, T35, T36, T37, T38, T46, T47, T48, T49, T50, T51, T52, T64, T69, T87, T89, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113
Tree Identified to be impacted / removed for temporary haul road construction	G1, T1, T2, T4

RPA Incursion to Retained Trees

- 1.13 The s278 plan (Ref: 08.24007-ACE-00-ZZ-D-C- 3216-3217 - External Levels Sheet 16 and 17 provided on 31st October 2025 by the client), when overlayed onto the tree constraints, shows a number of RPA incursions which will arise from the creation of a new batter from the highway down to the level of the Site.
- 1.14 The highway plan has proposed a rise in ground levels to facilitate the construction of a new access entrance on Blackmoorfoot Road for the Development. The rise of ground levels within the RPAs of retained trees can lead to negative impacts to affected trees as the addition of soil can suffocate tree roots and cause a medium to long term decline in physiological health. The trees listed in Table 2 below will have RPA incursions from earthworks associated with the s278 highway works.

Table 2: RPA incursions to retained trees from works along Blackmoorfoot Road

Trees	Tree numbers
RPA incursions from the proposed rise of ground levels to retained trees identified.	T6, T14, T15, T25, T26, T27, T28, T30, T32, T33, T65, T66, T70, T71, T85, T86, T88

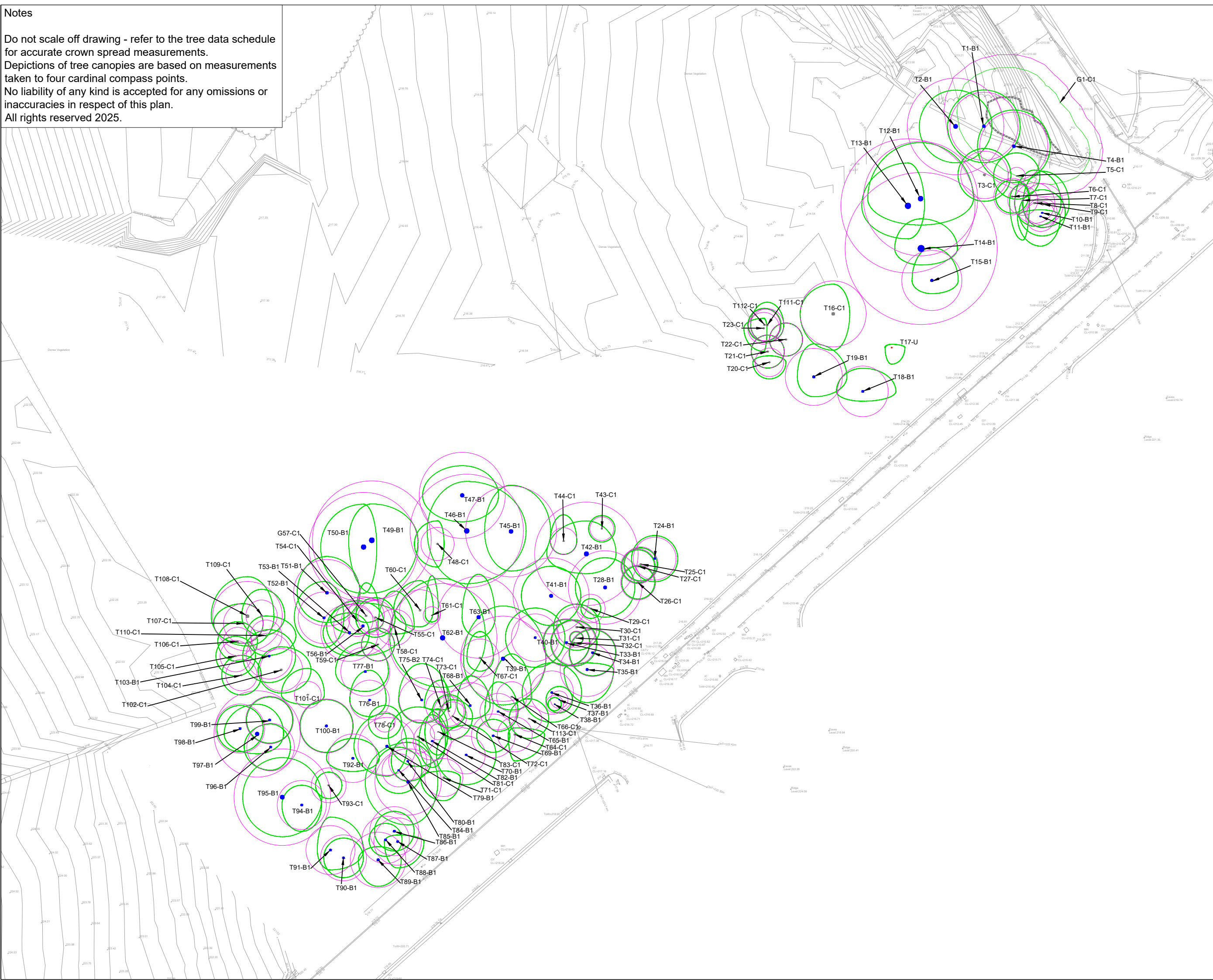
- 1.15 No mitigation is possible for the trees in Table 2, however, it is advised that tree stems are protected during the s278 works. Specifications for tree protection will be secured in an Arboricultural Method Statement and Tree Protection Plan as recommended in the AIA.

APPENDICES








APPENDIX 1: Tree Constraints Plan

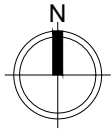
Notes

Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
 All rights reserved 2025.



Key

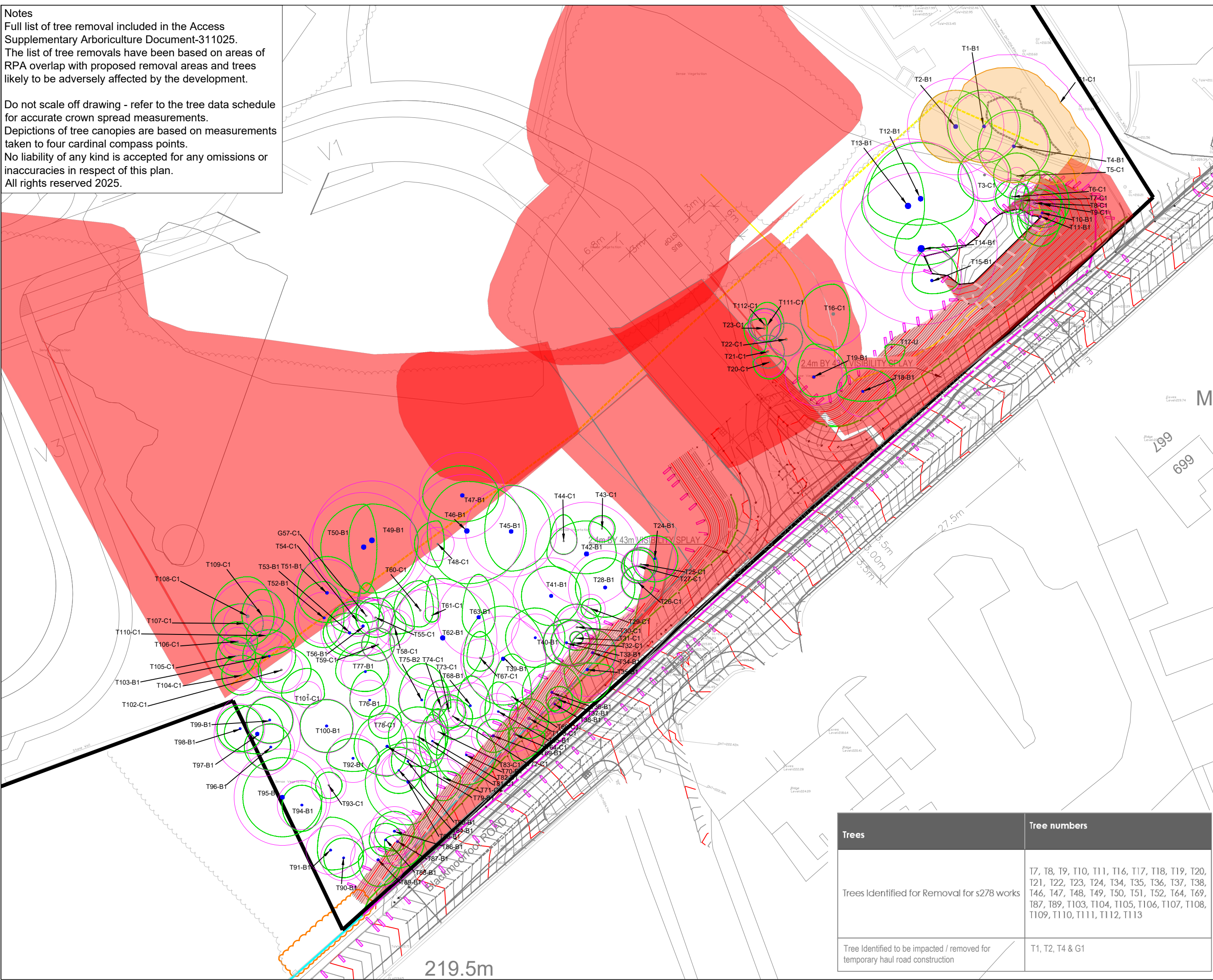
-  Trees
Showing Canopy extents, category colour and tag number (with category).
-  **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
-  **Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  **Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
-  **Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  **Tree Groups**
Shown as dashed centre/boundary line. Colour represents category (see above)
-  **BS 5837:2012 Root Protection Area**



Drawing Title Tree Constraints Plan - Access Arrangements			
Client Miller Homes Ltd & Vistry Group			
Site/Project Blackmoorfoot Road, Huddersfield			
Scale/Sheet 1:500 - A0	Date 07/08/2025		
Drawing No 4909-TCP	Rev 1	Drawn By RW	Checked By RG

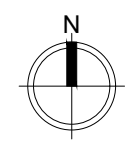
APPENDIX 2: Tree Impact Plan

Notes
 Full list of tree removal included in the Access Supplementary Arboriculture Document-311025.
 The list of tree removals have been based on areas of RPA overlap with proposed removal areas and trees likely to be adversely affected by the development.
 Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
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Key

- Trees: Showing Canopy extents, category colour and tag number (with category). Example: T1-B
- Category A**: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U**: Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups**: Shown as dashed centre/boundary line. Colour represents category (see above).
- BS 5837:2012 Root Protection Area**: Represented by a pink circle.
- Areas of Tree Removal**: As identified in drawing 4909-TIP-Rev 4- Blackmoorfoot Road with original AIA. Represented by a red shaded area.
- Areas of Tree Removal**: Identified to be impacted / removed for temporary haul road construction. Represented by an orange shaded area.



Tree Impact Plan - Access Arrangements

Client: Miller Homes Ltd & Vistry Group

Site/Project: Blackmoorfoot Road, Huddersfield

Scale/Sheet: 1:500 - A0 Date: 16/12/2025

Drawing No: 4909-TIP Rev: 3 Drawn By: HM Chkd By: AL

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Trees	Tree numbers
Trees Identified for Removal for s278 works	T7, T8, T9, T10, T11, T16, T17, T18, T19, T20, T21, T22, T23, T24, T34, T35, T36, T37, T38, T46, T47, T48, T49, T50, T51, T52, T64, T69, T87, T89, T103, T104, T105, T106, T107, T108, T109, T110, T111, T112, T113
Tree Identified to be impacted / removed for temporary haul road construction	T1, T2, T4 & G1

