

**Consultation Response from KC,
Trees**

2026/91628 land off, Boshaw View, Hade Edge, Holmfirth, HD9 2TZ

Erection of 17 dwellings (Use Class C3) together with associated development including access, landscaping, ancillary infrastructure, and parking

Date Responded: 30/06/2026

Responding Officer: JD

Responding Ref: 14/16

All trees currently located on the site are protected by TPO 14/16.

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

The submitted Arboricultural Impact Assessment (AIA) sufficiently shows that the development is achievable with only negligible impact on the TPO'd tree's root protection areas. There isn't however any mention of indirect impacts which also must be considered.

KC trees are of the opinion that there may be some indirect impact on the trees in the form of increased pressure to have the trees removed due to shade and the dropping of detritus. T1 and T2 almost cover the entirety of plot 1's garden. This means there will only be a very small area where there is direct sunlight. Both trees canopy will also be very close to the adjacent roof and may require pruning in the not to distant future. There may be an alternative design option turning Plot1 and Plot 2 90° making T1 and T2 at the end of the gardens and leaving more distance between trees and property.

The same issues apply to T3 in the garden of Plot 5 with the added problem of the tree's location being south of the rest of the usable garden. This means this garden will almost receive no direct sunlight also resulting in pressure to have work performed on the tree if not pressure to remove it entirely.

There is a holding objection until the alternative design options have been explored. These trees could make a great addition to the development if they are given due space.