Consultation Response from KC, Trees
2026/91730 Soothill Works, Soothill Lane, Soothill, Batley, WF17 6ES
Partial demolition of industrial unit and erection of detached dwelling including associated works
Date Responded:13/08/2026 **Responding Officer: JD** **Responding Ref: 05/78**

The proposals are within close proximity to both ancient and semi natural woodland and TPO 05/78, therefore, There is a need for an Arboricultural Impact Assessment (AIA) to be submitted.

While the plans look to be achievable by utilising pre-existing hardstanding at the closest place to said woodland there must be an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) produced to show precisely how the trees will be protected during demolition and construction.

Ancient Woodland requires a minimum 15 meter buffer zone from any development and therefore the AIA will need to reflect that all proposed new building is in fact 15 meters or greater away from the canopy of the woodland.

There is a holding objection until the requested arboricultural documentation is submitted for review.

As previously stated there looks to be scope for the development but there may need to be some tweaks or evidence of Arboricultural consideration.