

**Consultation Response from KC,  
 Trees**
**2020/92546 Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield, HD4 7AD**
**Outline application (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.**
**Date Responded: 09/09/20    Responding Officer: Nick G    Responding Ref: TPO 32/90**
General

The proposals for an outline application, with detailed access, for a large, phased, development will always require significant changes to the existing landscape. The former site use and associated landscaping will have a bearing on the amount of tree losses on the site. The layout provided is indicative but there are some design elements if considering trees of significant value and public amenity that should be amended for the eventual scheme. Many of the tree's shown for removal within the site were not of sufficient quality to warrant retention and providing mitigation is secured as part of any approval the loss of these poor quality groups around the footprint of the old buildings would be acceptable.

The loss of all trees from G2 and G3 appears to be unnecessary wholesale removal for example. These groups were considered category B and parts of them fall within areas of green infrastructure. Retaining parts of these groups as small copses of trees within the green infrastructure would enhance the site and though it may require more careful working practices should be practicable. The proposed green infrastructure corridors through the site will break up the site and bring more green space to the future residents and retaining some more mature trees within them will help. There are various points around the site where small changes may be able to be made to retain more trees in the final layout. Retaining mature trees where possible would help the detailed proposals meet policy LP33.

Access points

The access from Blackmoorfoot Road will result in a new opening in the woodland that has developed along the road at this point. The trees in this group are mostly young or semi mature trees however they do provide amenity value due to their grouping and proximity to the road. It will need to be judged on balance whether the requirements for the housing site outweigh the amenity value provided by this developing woodland. The young composition of the woodland makes it easier to replace in terms of both time and wildlife benefit.

The site's access onto Felks Stile Road through G19 appears to remove TPO'd tree 32/90/t2. This could be avoided by adjusting the road position into the green space adjacent. Efforts should be made to adjust the layout here to retain this tree as it is considered to be of significant amenity value.

Summary

In principle, the proposed scheme looks as good as it could from a trees' perspective with the exception of the access to Felks Stile Road. There are a few other areas where more trees could be retained but this can be resolved at the detailed planning stages.

Any detailed application will need to provide an updated impact assessment and most importantly an Arboricultural Method Statement for the site in order to be able to demonstrate the protection of retained trees throughout the various phases of construction.