



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0813
<b>Proposal</b>	Erection of single dwelling.
<b>Address</b>	Land to the rear of 33 Ballfield Lane, Kexbrough, Barnsley, S75 5LH.
<b>Date of Consultation Reply</b>	16/01/2026
<b>Consultee</b>	Edward Jowett (Tree Officer)

### Consultation Assessment and Justification

The site has been cleared of trees and woody vegetation as can be seen by the relatively large Birch stump left on site and when looking at street view images. It must therefore be assumed that this tree, along with any others which were removed, were of value and would have been considered a constraint to the development and were therefore removed pre-application. This is not acceptable as the trees should have been considered as part of the proposal. Whilst there can be no objection in arboricultural terms to the proposal as the site is now clear, we will need replacement planting as part of the landscaping condition. I would note that significant high-quality planting will be required to mitigate for any trees lost.

There are some trees located off site; however the existing boundaries should act as adequate protection for these.

#### **NO OBJECTION\***

\*Delete as applicable

#### **Consultation Suggested Conditions:**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to the occupation the dwelling.

**Reason: In the interests of the visual amenities of the locality.**

#### **Consultation Informative(s):**

N/A

#### **Planning Obligations required:**

N/A