KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
STREETSCENE & HOUSING
LANDSCAPE SECTION

PLANNING OFFICER : Steve Hopwood

PLANNING REF: 2016/20040

PROPOSAL: Residential development including pos, landscaping affordable housing and new access to A6024 Woodhead Road	Ref. No.	EE10
	Officer	Emma Mills
	Tel No.	01484 225563
	O.S. Ref.	414763, 411141
LOCATION: Woodhead Road, Brockholes	Date Received	22/02/2016
	Date Returned	01.03.16
	Site Area	8.2 Ha

DEVELOPER/APPLICANT/AGENT : Miller Homes Limited

NOTES/COMMENTS

Please clarify a query in the Screening Opinion report.
The Screening opinion request states in section 5.2 that
"Having regard to matters assessed at Section 4 of this report, it is concluded that there will be no effects of significance as a result of the proposed development."
However, in section 4 of the report, there is a 'significant effect' referred to in item 20…

"20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?
SIGNIFICANT EFFECT
Development of the site will involve the loss of 8.3ha of Greenfield land. The planning authority has previously identified the site as Provisional Open Land in recognition of its development potential when housing land supply requires. Therefore the loss of this area of Greenfield land has been accepted by the planning authority. Additionally, the planning authority is unable to demonstrate an available supply of 5+ years of land for housing and is supportive of development of Greenfield sites as making a significant contribution to meet the required deliverable housing land supply."

We would recommend the scheme has a visual impact assessment undertaken in order to help determine the extent of any landscape mitigation measures required.

There is potential to enhance the green infrastructure across the development, linking the protected tree belts through gardens and along the roads and footpaths.

Not all the areas left as amenity space or public open space are ideally located; some are sandwiched between properties, next to gable ends and others behind houses. Whilst this is not ideal, the concept of retaining as much open space within the development is advantageous although the design and landscaping of these areas will be significantly important to ensure the potential for nuisance is designed out. The design of these open spaces will be key to ensuring the scheme works in this setting in terms of layout, specification of both hard and soft landscape materials characteristic of the area. The accessibility and permeability of these areas will also be important in how the residents can use and access these spaces.

High quality landscape design with be instrumental in getting this site right.

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In terms of pos provision, there appears to be ample open space on site if the areas denoted green are pos, how accessible this is to the public remains to be seen with the design and will reflect in the requirement for pos in H18. This development comes within the zone for existing equipped play facilities in Brockholes and for a development of this large scale, we would anticipate an off-site lump sum for broadening these existing facilities [sum can be calculated once the on-site pos areas are designed]. That being said, the site offers opportunities for a variety of natural play provision [if well thought out and well-designed] and we would welcome discussions with the landscape architects if this is a consideration.

The scheme will need to demonstrate clearly where bin collection points are and the location of proposed grit bins.

Signed: Emma Mills	Landscape ref: EE10	Date: 25.02.16