

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

PLANNING OFFICER : Emma Thompson

PLANNING REF: 2016/92664

PROPOSAL: Outline application for erection of 13 dwellings	Ref. No.	EE62
	Officer	EM
	Tel No.	78054/ 07890 630 720
	O.S. Ref.	
LOCATION: Oak Mill, Cliff Hollins Lane, East Bierley, BD12 7ER	Date Received	15/08/2016
	Date Returned	21/07/2017
	Site Area	1 hectare (to be confirmed)
DEVELOPER/APPLICANT/AGENT : ID Planning		
NOTES/COMMENTS		
<p>The site would appear to be approximately 1 hectare in area rather than 0.8, however this measurement is only an approximation.</p> <p>As stated on Kirklees Council UDP and in the developer's Planning Statement, the site is within green belt so on that basis we would recommend refusal, however, without prejudice, should the development be given permission we would recommend the following:</p> <p>The design of the hard surfacing needs to be sustainable and we would therefore recommend the incorporation of a sustainable urban drainage system, particularly as the site has Hunsworth Beck running through it. Thought needs to be given to surface types as well as function and needs to be able to mitigate the effects of flooding.</p> <p>Green infrastructure and sensitive design to compliment the rural character of the immediate area and the historic nature of the site. The landscape needs to be designed with a sensitive and innovative approach, incorporating an attention to wildlife and biodiversity with a vision as to how the site will look in the future. Consideration needs to be given to the street lighting of the site and what measures can be adopted to avoid light spill to the immediate vicinity.</p> <p>Approximately one third of the site is described as a non-development zone on the plan. However, the proposal does not state that this area will be designated Public Open Space and the outline design does not show any viable access, footpath etc. to ensure that the space is accessible to all. There is therefore a shortfall of 390 m² (the minimum recommended area for an development of this size) of POS and on that basis we advise, without prejudice, that an off- site contribution in the region of 78k would be required for this site with this current proposal.</p> <p>Should the developer change the status of the landscaped open space as described, the calculation will be different. Incidentally, the total area of POS cannot include Hunsworth Beck.</p>		
Signed: Christina Lee	Landscape ref: EE62	Date: 25/07/2017