

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

PLANNING OFFICER : Matthew Woodward

PLANNING REF: 2017/91361

PROPOSAL: Erection of 39 dwellings and associated landscaping	Ref. No.	FF54
	Officer	EM
	Tel No.	78054/ 07890 630 720
	O.S. Ref.	
LOCATION: Land at Cross Lane, Scholes, Holmfirth	Date Received	28/4/17
	Date Returned	21.06.2017
	Site Area	1.36ha
DEVELOPER/APPLICANT/AGENT : Spawforths for Miller Homes		
NOTES/COMMENTS Some brief notes on the planting plans DWG 201 and 202. Please note, this is a POL site we are not commenting on the principle of development. - We recommended the planting scheme include more mitigative planting to reduce the visual impact of this housing development in this open rural setting. There seems to be very little screen planting to the boundaries at present – it would benefit from some small fastigate native trees etc. - Whilst some native species have been used we would recommend that the approach planting is to include more native species adjacent to the site perimeter and keep the more ornamental within the site itself. - We would not recommend that mahonia aquifolium be used either side of the link path entrance to the adjacent play area for a number of reasons, (berries/spiny leaves/size) there are more appropriate entrance way marker plants. - The Council considers a presumption in favour of tree planting in verges and adjacent to carriageways in line with Green Streets®, unless there are valid reasons for their omission. Tree planting across this site is very important, and getting the right types and size of trees in the right places is imperative. Trees should be incorporated in the scheme for a variety of reasons: to a] visually break up the built form b] help to screen/ mitigate or frame certain views c] support biodiversity and create green corridors/green links e] create wind breaks f] not to create a nuisance in peoples gardens through leaves in gutters or screen the sun etc. f] not to cause damage to property boundaries/garden fences/dry stone walls in the future, or damage the SuDS system. With this in mind, we would not recommend the trees be planted so close to the equipment on the play area due to leaf litter and shading. Perhaps the 3 birch could be reduced to 2 birch and the third be moved to the other side of the SuDS area, into the site more. There are more opportunities for tree planting across the site and this will help mitigate the scheme. Has a native hedgerow been considered in certain suitable locations on the site? - Some of the planting beds could be designed as rain gardens - Who is managing and maintaining the suds area to the northern boundary?		
Signed: Emma Mills	Landscape ref: FF54	Date: 21.06.17