

PROPOSAL: Erection of 59 dwellings and associated means of access	Ref. No.	FF65
	Officer	EM
	Tel No.	78054/ 07890 630 720
	O.S. Ref.	
LOCATION: Land at, Dunford Road, Hade Edge, Holmfirth, HD9 2RT	Date Received	18/5/2017
	Date Returned	23.06.17
	Site Area	2.5ha
DEVELOPER/APPLICANT/AGENT : Savills for Jones Homes		
NOTES/COMMENTS This site is a POL site and as such our comments are purely based on the information provided in the application, these are without prejudice and are not to be read as approval on the principle of development. The proposal is for a densely packed layout of 59 houses. The layout shows the houses to be very close together with little space between. There are no submitted landscape plans at this stage and very little detail provided with regard to hard and soft landscape on the layout. In this setting, in such close proximity to the Green belt and SPA, the landscape proposals should be well designed, include materials sympathetic to local character, reflect those already successfully used in local construction and consider the visual impact and therefore proposed mitigation proposals, particularly with regard to tree and shrub planting and screen planting. Mitigative planting will help to soften the development into the landscape in the locality, this site will be highly visible from the south, south-east and east of the site. Should this application progress we would request far greater detail with particular attention to surfacing materials and their suitability for Suds as well as materials in general, e.g. Site & garden boundaries. Thoughtful planting to incorporate native species would contribute to supporting and enhancing the biodiversity and would help in the development of green corridors as well as providing valuable mitigation for existing local residents who will be overlooking this development should permission be granted. Presumption is in favour of street tree planting, and streets should be designed where possible in-line with West Yorkshire Combine Authority's 'Green Street'® principles. The access roads must be accessible for the refuse collection vehicles and bin presentation areas located off the highway. This needs to be considered in conjunction with detailed proposals for locations of bins, both green and grey, identify grit bin locations, provision of recycling/composting etc. and details of these elements provided at the earliest opportunity. Space required for 2 x240ltr containers at each property. Cul de sacs looks to be a little tight for refuse vehicle access. Where private drives - the properties at the would have to present their waste containers at the head of approach roadway and presentation area, off the highway will be required. There is no proposed public open space provided on the site and for a development of 59 dwellings, the pos requirement in line with H18 would be 1770 sq.m. As the site falls within the area of the existing equipped play facility at Hade Edge Rec, it would not require its own on site equipped provision and in line with the Fields in Trust Guidelines for England. This would be anticipated to be realised in the form of a lump sum off site contribution. A without prejudice off-site lump sum can be calculated for a scheme of this nature and number of dwellings.		
Signed: Emma Mills	Landscape ref: FF65	Date: 26.06.17