

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

PLANNING OFFICER : Louise Bearcroft

PLANNING REF: 2017/94129

PROPOSAL: Demolition of existing buildings and erection of 30 dwellings with associated garages and parking	Ref. No.	FF195
	Officer	EM
	Tel No.	78054/ 07890 630 720
	O.S. Ref.	
LOCATION: Oakroyd Hall, West Yorkshire Fire And Rescue Service Headquarters, Bradford Road, Birkenshaw, BD11 2DY	Date Received	12/12/2017
	Date Returned	08.01.18
	Site Area	1.54 ha

DEVELOPER/APPLICANT/AGENT : Rouse Homes

NOTES/COMMENTS

The POS area required for 30no. dwellings is 900 sq.m. The site proposal includes 3 pos areas totalling over 900 sq.m, therefore the onsite amenity open space area is sufficient for this scheme, however the pos for a site of this number of dwellings should be accessible and useable as amenity space for the wider public, within which there should be an equipped play area (a LAP in accordance with 'Fields in trust' Guidelines) although given the setting of the pos on site within the existing trees, this could also be a mixture of some on site provision in terms of natural play and an off-site contribution. In lieu of the full equipped facility being on site (due to the proximity of the protected trees and adjacent housing) we would ask for an offsite contribution towards an existing play facility, to improve the neighbourhood play facility such as at Birkenshaw park which is approximately a 390m walk to the north of the site. A contribution towards the existing facilities there would be considered preferable.

Link to Fields in Trust:

<http://www.fieldsintrust.org/Upload/file/Guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

The proposed site plan gives an indicative layout of the development but no details of the hard and soft landscape design of the public open spaces, incorporating the existing protected trees and how they may accommodate accessible amenity use and in particular such as elements of natural play, paths, any seats and litter bins.

Who will manage and maintain the pos in perpetuity? A plan indicating the root protection areas shall need to be provided on the landscape scheme so the impact of the new proposals can be demonstrated in relation to the existing tpo trees and can be identified / addressed.

The existing trees to be retained [as they are protected by TPO's] are shown although there are no detailed landscape proposals to demonstrate the impact within their root protection areas for ensuring accessibility for use of the pos areas. The new landscape proposals both hard and soft need to enhance the existing trees and landscape and take account of the TPO trees. More detailed landscape proposals are required to demonstrate that the landscape scheme for the entire development together with the public open spaces is well designed, accessible, can be well managed and is safe. Planting layout, density and species are key, together with location of footpaths, seats and litterbins.

The landscaping of the proposed new development together with any public open space provided should enhance the setting of the development. The landscape planting scheme for the site generally should be well thought out, be in keeping with the setting and provide a scheme in keeping with the Green Streets® rationale although we accept that more street tree planting may not be possible due to the space limitations in favour of retention of the TPO trees.

The scheme will need to demonstrate clearly where bin storage and collection/presentation points are, each dwelling will require 2 no. containers- at least 1 x 240ltr grey & 1 x green 240ltr. Also indicate the location of proposed grit bins. Whilst we understand this is only a sketch layout for the pre-app, It is important that a functional facility for refuse collection is included.

Can the developer please clarify the means of refuse collection for all the properties, for example location of collection points for properties and consideration of the siting of grit bins etc.

Signed:

Landscape ref:

Date: