

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

PLANNING OFFICER : Adam Walker

PLANNING REF: 2017/94336

PROPOSAL: Part demolition of existing mill buildings and erection of 51 dwellings; conversion of listed building to form private gymnasium; re-use of existing mill buildings and alterations to form workshop, car storage, and associated ancillary facilities including café, shop and office space; Formation of car parking areas (Listed Building)	Ref. No.	FF207
	Officer	EM
	Tel No.	78054/ 07890 630 720
	O.S. Ref.	
LOCATION: Washpit Mills, Choppards Lane, Cartworth Moor, Holmfirth, HD9 2RD	Date Received	15/01/2018
	Date Returned	31.01.18
	Site Area	3.46 ha TOTAL

DEVELOPER/APPLICANT/AGENT : Roger Lee Planning Ltd

NOTES/COMMENTS

The comments from Environment and Greenspaces are largely similar to our previous comments as very little detail by way of hard and soft landscape details has been added;

- We will require much more information as to the mitigation measures to minimise adverse impact on the immediate landscape and surrounding area.
- The careful choice of materials shall be in keeping with the character of the area in order to provide an enhanced landscape scheme incorporating green infrastructure and consideration to sustainable landscapes and drainage etc.
- There are some indicative new tree belts shown but these are minimal. The Council considers a presumption in favour of tree planting in verges and adjacent to carriageways in line with the West Yorkshire Combined Authority 'Green Streets @ principles, 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.
- Existing water body and trees on site to be assessed and details provided as to how these are incorporated and enhanced and also who will manage and maintain them in perpetuity. We assume a management company who will also adopt responsibility of the entrance verges and will need to be included for management and maintenance in perpetuity. Perhaps through the S106 and a private management company? Please clarify.
- As the necessity to provide a pos contribution is triggered on this number of dwellings (as required for over 0.4ha and a LEAP) we would anticipate an off-site lump sum for equipped play existing provision at Scholes or Hade Edge which are the closest to the site. This sum can be adjusted if there is some incorporation of on-site natural playable spaces. It would appear a woodland walk has been incorporated into the pos towards the eastern part of the site. This can be off set against the requirement if we are provided with measurements of this pos area.
- The scheme should consider how trees and street lighting should be specified together to avoid tree canopies from obstructing large amounts of street lighting and also provision of a maintenance schedule for trees to ensure safe levels of lighting at street level once trees mature.
- 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 where it relates to or is incorporated into the pos area. Some planting beds could be designed as rain gardens – landscape details will be required.
- It is important that a functional facility for refuse collection is included. The bin stores will require clear access for refuse vehicles (no parking bays blocking the access doors) and dropped kerbs details should be provided. Refuse collection/presentation points should be clearly identified together with where the bins will be stored away for each property - each dwelling will require 2 no. containers- at least 1 x 240ltr grey & 1 x green 240ltr. Apartments and non-residential will require larger bins/trade waste and these will need to be calculated and clearly identified.
- Also indicate the location of proposed grit bins.

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General requirements:

Full landscape proposals are required as a planning condition including hard and soft landscape details and planting plans to create a diverse and attractive landscape which should enhance the setting of the development. Thoughtful planting to incorporate native species would contribute to enhancing the biodiversity in this semi-rural setting and would help in the development of green corridors as well as providing valuable mitigation for existing local residents or those in the vicinity using PROW etc.

We recommended the planting scheme include mitigative planting to reduce the visual impact of this housing development in this setting. Whilst we realise there is limited space due to the housing density, there seems to be very little screen planting, and minimal street tree planting present – it would benefit from some small fastigate native trees etc. With this in mind 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.

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 any SuDS system. There are opportunities (although we realise limited due to space) for tree planting across the site and this will help mitigate the scheme.

Suggested condition to secure detailed landscape plan and long-term management

Landscape Design

For developments where detailed landscape design has not yet been agreed and the design needs to fulfil a requirement for ecological mitigation and/or enhancement or replacement tree planting.

1. No development shall take place until a landscape and ecological design (LEDS) has been submitted to and approved in writing by the local planning authority. The scheme shall provide the means of mitigating ecological effects of [e.g. loss of trees/scrub/bat roost/bird nesting habitat/KWHN] and the means of providing a biodiversity enhancement, given the loss of some of the existing canal side shrub vegetation and trees for the construction of the proposed steps.

The LEDS shall include the following.

- a) Purpose and conservation objectives for the proposed works to carry out thinning as required along canal side vegetation to be retained between the canal and footpath.
- b) Extent and location/area of proposed works on appropriate scale maps and plans.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Planting specification, including species, number and size of plants and/or seed mixes and sowing rates.
- e) Make, model and means of installation of proposed habitat boxes, or detailed designs for bespoke habitat structures.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures, including replacement of any trees, shrub or planting that fails or becomes diseased within the first five years from completion.

The LEDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Signed: Emma Mills

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Date: 31/01/18