

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

PLANNING OFFICER : Glenn Wakefield

PLANNING REF: 2018/91661

<b>PROPOSAL:</b> Outline permission for residential development and facilitating engineering operations and full planning permission for access and spine road	Ref. No.	GG99
	Officer	EM
	Tel No.	01484 221000/ 07890 630 720
	O.S. Ref.	<b>SE421952423120</b>
<b>LOCATION:</b> Land at Walkley Terrace and Brunswick Street, Heckmondwike	Date Received	19/07/2018
	Date Returned	6 June 2018
	Site Area	2.5 ha

**DEVELOPER/APPLICANT/AGENT : Vida Architects Ltd**

**NOTES/COMMENTS**

The site currently encroaches into the Urban Greenspace which we would not encourage therefore comments are made without prejudice with this in mind on the layout & information provided in the application.

The area of Public Open Space (POS) based on 74 dwellings, should be a minimum of 2220 sq. m. which should be accessible and useable as amenity space for the wider public. There appears to be provision of pos with this application although more detail and clarity required about its usability as accessible amenity open space. There is a sketch of an area of play equipment at the south end and just an open area at the north end. Whilst the provision of the greenway route and linking paths will be a bonus for this site, POS should provide accessible amenity playable spaces, which will not cause nuisance to residents or those parking adjacent to the areas. Levels and accessibility plans will be required together with further details of any seating bins and footpaths serving the pos. Incidental landscaped areas or highways verges do not constitute amenity POS.

Within the 2220 sq. m of pos provision required as amenity open space, this number of dwellings would also require an equipped play area, a Local area of play (LAP) in accordance with 'Fields in trust' Guidelines. In lieu of this being on the site we would ask for an offsite contribution to an existing play facility, to improve the neighbourhood play facility, potentially Cawley Lane Rec to the east (currently just over 700m walk away to east but potentially closer if new link paths are incorporated). The requirement for the site would be an area of play space, potentially incorporating natural play elements, and in this instance would require a no prejudice offsite contribution of approx. £196,950 (This includes a commuted sum for maintenance of the play equipment/surfacing).

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NOTES/COMMENTS cont'd

Some issues to consider:

1. 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 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 who will be overlooking this development should permission be granted. As a condition we will require full detailed landscape planting plans indicating full planting specification, including:
  - Layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species.
  - Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
  - Persons responsible for implementing the works.
  - Location and layout of any public open space and maintenance responsibility in perpetuity
  - Details of initial aftercare and long-term maintenance.
  - Details for monitoring and remedial measures, including replacement of any trees, shrubs or hedge that fails or becomes diseased within the first five years from completion.
  - Details for disposal of any waste arising from works
2. 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 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, d) not to create a nuisance in peoples gardens through leaves in gutters or screen the sun etc. e) not to cause damage to property boundaries/garden fences/dry stone walls in the future, or damage any SuDS system. There are opportunities for tree planting within the site and this will help mitigate the scheme.
3. 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.
4. The scheme will need to demonstrate clearly where bin storage AND collection 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. It is important that a functional facility for refuse collection is included.

Signed: Andrew Muddiman

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Date: 06/08/2018