Consultation Response **KC Landscape**	
Planning Number: 2018.92647	
Proposal: Former Kirklees College Site	
Date Responded: 18.02.21	**Responding Officer: EM**
Site Area (Hectares)	**Responding Ref: GG119**
DEVELOPER/APPLICANT/AGENT:	
Planning Officer:	**David Wordsworth**

NOTES/COMMENTS:

Landscape Context and Concept, Landscape Design

Setting- The proposals are for the former Kirklees college site. This is probably the highest level point of the ring road, visible from this west side of town and potentially will lead the regeneration of this part of the town, it is a very important, visible and strategic site. Half of the site is part of the conservation area.

Plans indicate some landscaped areas in some of the spaces between the buildings and along the road frontages where landscape works should aim to enhance the environment, given the location and strategic position on this gateway site. There is the opportunity for innovative landscape works to unify the site and create a key gateway to the town at this ring road junction. The landscape plans do not yet meet this aspiration. There is unfortunately only limited proposed tree planting on site.

Greenstreets® - refer to points 2 and 3 below. The proposed street tree planting should meet the requirements in the Highways design guide highway-design-guide-spd, paragraph 4.11 Street Trees, the Key design Driver states there must be a valid and robust reason why an appropriate level of tree planting does not form part of the design.

Integrated SuDS scheme – this could help drain the large expanses of vehicular bitmac in the large Lidl car park and also incorporate landscape planting and trees to break up the vehicular dominated hard surfacing.

There could be more tree planting to help break up the hard built form for the adjacent and new residents who will be looking out over and across the expansive supermarket car park.

Meeting LP63 for open space typologies, on site and/or off site provision

The Developer should have referred to the guidance in the Open Spaces SPD which sets out the requirements for open space, sport and recreation provision to serve new housing developments. This guidance forms part of the Quality Places public consultation and can be viewed on the Council's website www.kirklees.gov.uk/QualityPlaces.

Number and type of dwellings – it does trigger greenspace in LP63.

Kirklees COUNCIL

Date: 13.10.20

Development: 2018/92647 Former Kirklees College Site, Huddersfield, GG119

NOS Dwelling Count for Calcs (Table 1 Draft Pol 63 New Open Space)	Input Number of Houses	Amenity Greenspace	Amenity Greenspace (sq.m space per dwelling)	Parks & Recreation Grounds	Parks & Recreation Grounds (sq.m space per dwelling)	Natural & Semi-natural Greenspace	Natural & Semi-natural Greenspace (sq.m space per dwelling)	Allotments/ Community Growing	Allotments/ Community Growing (sq.m space per dwelling)	Children & Young People	Children & Young People (sq.m space per dwelling)
Market/Affordable Housing (100%)	14	Yes	204.12	Yes	272.16	Yes	680.4	Yes	70	Yes	187.6
Market/Affordable Housing 2-bed Flats (75%)	119	Yes	1735.02	Yes	2313.36	Yes	5783.4	Yes	595	Yes	1195.95
Market/Affordable Housing 1-bed Flats (50%)	96	Yes	1399.68	Yes	1866.24	Yes	4665.6	Yes	480	Yes	643.2
Housing for Older People	0	Yes	0	Yes	0	Yes	0	Yes	0	No	
Student Housing	0	Yes	0	Yes	0	Yes	0	No		No	
Totals	229		3338.82		4451.76		11129.4		1145		2026.75
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		Yes
Total meterage for this development			3338.82		4451.76		11129.4		1145		2026.75

	Current Open Space Provision Compared to Quantity Standards			
Select Ward	Amenity Greenspace (ha per 1000 pop)	Recreation Grounds (ha per 1000 pop)	Natural & Semi_Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Newsome	0.36	0.35	4.56	0.78

Ward deficiencies -Newsome Ward is deficient in quantity for Parks and recs, and deficient in quality in the other typologies.

Dwelling triggers for Children & Young Peoples Provision:
Refer to Fields In Trust Guidance-for-Outdoor-Sport-and-Play-England

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
1-10 dwellings	×	×	×	×
11-50 dwellings	✓	×	×	×
51-200 dwellings	×	✓	×	×
201-500 dwellings	✓	✓	×	Contribution
501+ dwellings	✓	✓	✓	✓

B. Complete ONLY if POS supplied by Developer

Input POS area to be provided(sq.m)	2560		Remaining sq m	0.00		
			INPUT % OR sq. m			
POS REQUIREMENTS SUMMARY	Cost (see below) excl admin	Sq Meters Req (based on no of dwellings)	Allocate Developer POS %	Developer POS Sq m Allocated	Value of developer POS	Outstanding Developer POS
Amenity Green Space	£79,597.47	3338.82		1936	£46,154.24	£33,443.23
Parks & Recreation	£110,591.40	4451.76		624	£15,501.52	£95,089.88
Natural & Semi-Natural Green Space	£94,599.90	11129.40		0	£0.00	£94,599.90
Allotments/Community Growing	£9,950.05	1145.00		0	£0.00	£9,950.05
Outdoor Sports	£0.00	0.00		0	£0.00	£0.00
Children & Young People	£91,732.34	2026.75	100% provided?	Min sq.m		
CHYPS provided by developer		LAP	No	0	£0.00	
		LEAP	No	0	£0.00	
		NEAP	No	0	£0.00	
		MUGA	No	0	£0.00	
					£0.00	£91,732.34
TOTAL Cost (excl admin)	£386,471.16	22091.73		2560	£61,655.76	£324,815.40

Outstanding POS Requirement from developer:	£324,815.40
Admin at 15%	£48,722.31
Inspection Fee (see Manco Fees Guidance tab)	£0.00
Shortfall/POS Requirement from developer (rounded):	£373,538

On site or off site & Existing facilities in the vicinity:

Having limited outdoor greenspace will mean that these residents will be in more need of POS and green infrastructure within walking distance. We recommend some form of contribution by way of an off site lump sum to enable enhancements for existing facilities in the vicinity. These will be very important for these new residents and the existing communities surrounding the new development who will all have the opportunity to benefit.

There are existing facilities in the vicinity, within the recommended 720m for accessibility of the site, which would require enhancement in lieu of on-site provision, potentially, but not limited to Greenhead Park, such enhancements include through age provision and the paddling pool improvements. Negotiation of a commuted sum with the LPA to facilitate improvements in an offsite location, even if this is not for the full amount.

Consultation with the local community and local councillors post planning permission when Section 106 planning obligations become 'live' is undertaken to help shape and inform the schemes.

Advice to planning officer:

Landscape – No objections subject to the above matters addressed and early submission of detailed hard and soft landscape information as per points 1-4 below.

If permission is granted we will require a detailed landscape plan clearly demonstrating the principles of the landscape design.

Should sufficient detailed landscape information not be forthcoming, we will require full detailed landscape proposals as per point 1 below together with details of the management and maintenance of the areas of Public Open Space for the lifetime of the development in the Planning Condition.

The off-site lump sum, on site pos provision, inspection fee and details of the proposed private management company or resident's management company should also be covered in a s106 or similar.

Conditions: TBC

For the Applicant :

The information below is intended for the applicant to consider and include in any amendments of support the application in order to help provide sufficient landscape and open space information to aid the planning process:

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. All details relating to existing retained trees and vegetation should also be provided, including their protection during the development.

- Conditions will be included to secure detailed landscape plan and long-term management. 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 tree planting.
- 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 providing biodiversity enhancement, given the location and an inclusive and accessible public open space, managed and maintained in perpetuity.
- We will require full detailed landscape 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. Any phasing of the works
- Details of all hard landscape materials and boundary treatments, garden fences/walls etc. Proposed treatment to existing boundaries.
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- Persons responsible for implementing the works.
- Location and detailed design & layout of any public open space and maintenance responsibility for Public Open Space (POS) and playable space. This will include, where relevant, make, model and means of installation of proposed features, habitat boxes, and/or detailed designs for these elements including bespoke habitat structures.
- Landscape Management Plan required including details of initial aftercare and long-term maintenance for minimum of 5 years. This should also include any existing trees and vegetation retained on site, plus management of any equipment or playable space.
- 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.
- S106 agreement for any on site Public open space or any off-site financial contribution in lieu of on site provision.
- The LEDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

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. That being said, careful design is required. Trees should be incorporated into the street where possible but when necessary in gardens, not being located too close to buildings.
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. There is a need to identify storage points and presentation points for each individual property and where these are paved or screened by fencing or walls the hard landscape details and materials need to be stated. What are the plans for these to be managed, maintained and cleaned where they are on the end of cul de sacs? Bin collection points should allow bins to be collected without obstructing the highway, pavements or driveways. It is important that a functional facility for refuse collection is included. Also indicate the location of proposed grit bins.

Signed: EM	**Landscape Ref: GG119**	**Date: 18.02.21**