

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

PLANNING OFFICER : Victor Grayson

PLANNING REF: 2018/93001

<b>PROPOSAL:</b>  Outline application for erection of residential development	Ref. No.	GG135
	Officer	EM
	Tel No.	01484 221000/ 07890 630 720
	O.S. Ref.	
<b>LOCATION:</b>  230 Cumberworth Lane, Denby Dale, Huddersfield, HD8 8PR	Date Received	2/10/2018
	Date Returned	06.11.18
	Site Area	0.64ha

**DEVELOPER/APPLICANT/AGENT : Robert Halstead for Wordsworth Properties**

**NOTES/COMMENTS**

Site is in green belt and not proposed for change in the local plan. With regards our comments on the information provided in the application, these are without prejudice and are not to be read as approval on the principle of housing development.

Although there is housing to the west, the development on Bluehills Lane is separated from this site by East Hill Wood so this site is quite isolated and as such, together with it being in Greenbelt, we would suggest it will require a LVIA and landscape proposals will need to be extremely well thought out with substantial mitigative planting. There are opportunities for green links and improving habitats and wildlife links to East Hill Wood located to SW of proposed site and along pos to northern boundary.

The site area, being over 0.4ha triggers the requirement for public open space (POS) provision on site within which there should be a Local Area of Play (LAP- Designed in line with Fields in Trust Guidelines). In lieu of this being on site, an off-site lump sum will be required for an existing facility in the vicinity, potentially the community play areas at Lower Cumberworth or Sunnybank Rec or some natural play elements and improvements to the doorstep playable space on Bluehills Lane. The sums due can be confirmed when we have details of dwellings and if there is any pos being included on 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 details of any seating, bins and footpaths serving the pos. Incidental landscaped areas or highways verges do not constitute amenity POS.

All off site lump sums will be subject to Ward cllr engagement and ratified prior to allocation.

There are no details on which to comment. In considering the design and layout, be mindful that the Council considers a presumption in favour of tree planting refer to points 1-3 below.

In terms of hard landscape details, 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 propose mitigation measures. We suggest that the outer boundaries are in keeping with the local setting and appropriate for the rural nature of the location refer to point 1 below. 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. ...Cont'd

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, min 5 years.
  - 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. Roadways should be designed so as not to necessitate refuse vehicles to undertake numerous reversing manoeuvres.

Signed: Emma Mills

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Date: 06.11.18