

| | | |
|--|---------------|-----------------------------|
| PROPOSAL: Reserved matters application for residential development pursuant to outline permission 2016/91337 | Ref. No. | GG141 |
| | Officer | EM |
| | Tel No. | 01484 221000/ 07890 630 720 |
| | O.S. Ref. | |
| LOCATION: land at, former St Luke's Hospital, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RQ | Date Received | 17/10/2018 |
| | Date Returned | 21/12/2018 |
| | Site Area | 9.21 hectares |

DEVELOPER/APPLICANT/AGENT : Johnson Mowat for Pennine Property Partnership & Avant Homes

NOTES/COMMENTS

The landscape planting does not indicate much street tree planting, even though this is a key point in the D&A statement – highlighted below:

D&A Statement.pdf - Adobe Acrobat Reader DC

File Edit View Window Help

Home Tools Consultation ... covering lett... block layout... block layout... D&A Statem... x Planning cas... temp constru... Propose

Page 22 (22 of 26)

The rationale behind the landscape design for the development has been to enhance the form of the residential development, to retain existing and important planting and create a pleasant environment for the user. Open frontages to the plots allow for the inclusion of planting set within areas and the use of trees in key locations throughout the housing will help to break up the building line, filtering views of the housing and providing a vertical dimension to the street scene. Existing boundary trees and planting are respected with dwellings facing on and creating a green edge to the development.

- 1) Significant tree planting between develop uses
- 2) Western boundary planting is retained w large area of open space
- 3) Southern boundary with retained stone v tree planting
- 4) Pedestrian connection within greenspace
- 5) Detention basin within greenspace

At the eastern point of the site a pedestrian connection encourages vehicle free movement

Existing stone wall and trees along the southern boundary to be retained

This number of dwellings triggers the public open space contribution within which there would be a Local Equipped Area of Play (LEAP). Instead of equipped play on site, we would recommend being an offsite lump sum due to the density of the housing layout which limits provision of on-site pos and also the proximity of Walpole rec adjacent makes this a suitable recipient for improvements to enable broader through age provision.

In order to be able to provide fuller constructive comments on the propped landscape scheme, the following points, 1-4 should be addressed:

NOTES/COMMENTS cont'd

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.
 - Layout of pos to ensure accessible amenity public open space is useable by the public
 - 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 long term maintenance responsibility
 - 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
 - Confirmation in s106 of the provision of offsite lump sum
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: Emma Mills

Landscape ref: GG141

Date: 21/12/2018