

**Consultation Response from Emma Mills,
KC Landscape**

Planning Number: 2019/91974

**Proposal: Moldgreen Working Mens Club, 15, Church Street, Moldgreen, Huddersfield,
HD5 9DL**

Demolition of working mens club and erection of 12 apartments

Date Responded: 18.07.19

Responding Officer: Emma Mills

Site Area (Hectares): 0.07ha

Responding Ref: HH57

DEVELOPER/APPLICANT/AGENT: Acumen Designers & Architects Ltd

NOTES/COMMENTS:

Minimal landscape proposals are shown on the layout application plan and it is difficult to ascertain what the function of the paved areas are- are they being landscaped as amenity areas. Landscape details will need to be provided as per points 1-4 below for further constructive comments. Please provide further details of the refuse areas and bin capacities and access to ensure sufficient capacity for the 12 apartments.

In relation to policy LP63 (New Open Space) of the Local Plan new residential proposals are required to provide open space to meet the needs of the development based on an assessment of the quantity, quality and accessibility of the existing open space within an area taking into account any deficiencies. This analysis will help determine the need for new on-site or off-site open space, enhancement of existing provision and/or a financial contribution and considers the need to provide for different types of open space. All developments should provide amenity greenspace on-site for amenity purposes and to achieve a well-designed scheme.

Dalton Ward has a shortfall in quantity in amenity space and allotments, however, being under 50 dwellings, it does not trigger allotments. It does trigger children and young people's open space typology.

In terms of provision of open space for children and young people's provision, the present scheme does not provide equipped provision on site and as the development is between 10 -50 dwellings, this triggers the requirement for a Local Area of Play (LAP) as per the Fields in Trust Guidelines. Given there is no space on site – this could potentially be an offsite lump sum towards an existing facility in the vicinity such as Ravensknowle Park. Without Prejudice, this could be (subject to Planning Policy ratification) £5,907.00.

Some issues to consider:

1. Meet requirements of Local Plan Policy LP 32 Landscape and LP 63 New Open Space.
2. 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 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), any equipped area and playable space. This will include, where relevant, make, model and means of installation of proposed play equipment, safety surfacing, habitat boxes, and/or detailed designs for these elements including bespoke habitat structures, play elements compliance with current BS EN including BS EN 1176 and 1177.
 - 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, including safety inspections.
 - 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.
3. 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.
 4. 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.
 5. 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 and an option for a 3rd brown bin for garden waste. 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: Emma Mills

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