

Consultation Response from Emma Mills, KC Landscape	
Planning Number: 2020/92067	
Proposal: Erect 30 Dwellings, Land at, Plane Street, Newsome, Huddersfield, HD4 6DF Pre application for residential development	
Date Responded: 27.08.20	Responding Officer: E Mills
Site Area (Hectares) 0.94ha	Responding Ref: JJ67
DEVELOPER/APPLICANT/AGENT: Watson Batty Architects Ltd	

NOTES/COMMENTS:

- Please confirm measured areas of any on site provision.
- Any off site lumps will be used to improve and enhance existing facilities in the vicinity as per LP63 within 15 min walk of the site.
- Show the access for the woodland for maintenance and management in perpetuity – assuming this will be allocated N&SN
- Full landscape details as per point1 below
- Street tree planting is important, refer to points 2 & 3 below
- Clauses required in s106 for management and maintenance in perpetuity
- Access over the attenuation tank – will this be designed as amenity greenspace?
- Off site provision towards children and young people.
- Calcs below show full requirement and will be adjusted to allow for any on site once we are notified of the measured areas.

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	x	x	x	x
11-50 dwellings	✓	x	x	x
51-200 dwellings	x	✓	x	x
201-500 dwellings	✓	✓	x	Contribution
501+ dwellings	✓	✓	✓	✓

B. Complete ONLY if POS supplied by Developer						
Input POS area to be provided(sq.m)		0		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	£10,427.62	437.40		0	£0.00	£10,427.62
Parks & Recreation	£14,487.96	583.20		0	£0.00	£14,487.96
Natural & Semi-Natural Green Space	£12,393.00	1458.00		0	£0.00	£12,393.00
Allotments/Community Growing	£0.00	0.00		0	£0.00	0
Outdoor Sports	£0.00	0.00		0	£0.00	£0.00
Children & Young People	£11,857.06	402.00	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	£11,857.06
TOTAL Cost (excl admin)		£49,165.63	2880.60		0	£0.00
Outstanding POS Requirement from developer:		£49,165.63				
Admin at 15%		£7,374.84				
Inspection Fee (see Manco Fees Guidance tab)		£0.00				
Shortfall/POS Requirement from developer (rounded):		£56,541				

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
Condition/Accessibility			woodland and med rec	Med
Total Dwelling no	30			
Is POS being provided by developer?	No	This box (A) only when no POS provided on site.		

A. POS REQUIREMENTS SUMMARY	Cost (see below)	Admin @ 15%	Total Cost incl admin	Meters (see above)
Amenity Green Space	£10,427.62	£1,564.14	£11,991.76	437.40
Children & Young People	£11,857.06	£1,778.56	£13,635.62	402.00
Parks & Recreation	£14,487.96	£2,173.19	£16,661.15	583.20
Natural & Semi-Natural Green Space	£12,393.00	£1,858.95	£14,251.95	1458.00
Allotments/Community Growing	£0.00	£0.00	£0.00	0.00
Outdoor Sports	£0.00	£0.00	£0.00	0.00
TOTAL	£49,165.63	£7,374.84	£56,540.47	2880.60

Shortfall/POS Requirement from developer:	£49,165.63
Admin at 15%	£7,374.84
Shortfall/POS Requirement from developer (rounded):	£56,541

Conditions:

- A. Prior to the occupation of any dwellings, a comprehensive schedule of hard and soft landscaping and a maintenance plan shall be submitted, to and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species. The hard landscape proposals shall be retained for the lifetime of the development.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

- B. No building shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping (including mitigative planting and SuDS features), which shall include indications of all existing trees and plants on the land (including any TPO's), and details of any to be retained and protected in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner.
- a. We will require full detailed landscape plans indicating full planting specification, including:
 - b. Layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species.
 - c. Details of all hard landscape materials and boundary treatments, garden fences/walls etc. and proposed treatment to existing boundaries.
 - d. 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.
 - e. S106 agreement for any on site Public open space or any off-site financial contribution in lieu of on-site provision.
 - f. Landscape Management Plan required including details of initial aftercare and long-term maintenance for minimum of 5 years. This should also include any SuDS features, existing trees and vegetation retained on site, plus management of any equipment or playable space, including where relevant RoSPA safety inspections.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

- C. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation. Reason: In the interests of the visual amenity and character of the surrounding area and to accord with Policies LP24 and LP63 of the Kirklees Local Plan.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

The condition for the Landscape And Ecological Management Plan: (to be confirmed with AR)

- D. No building shall be occupied until a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by the local planning authority which also includes the SuDS features. The scheme shall provide the means of providing biodiversity enhancement, and full details of how the landscaped areas, SuDS and the playable spaces will be managed and maintained in perpetuity.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

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. 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), 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.
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: Emma Mills

Landscape Ref:JJ67

Date: 27.08.20