

<b>Consultation Response from Emma Mills, KC Landscape</b>	
<b>Planning Number: 2020/92331</b>	
<b>Proposal: mixed use scheme comprising residential development (up to 1,354 dwellings), Land east of, Leeds Road, Chidswell, Shaw Cross, Dewsbury</b>	
<b>Date Responded: 04.11.20</b>	<b>Responding Officer: EM</b>
<b>Site Area (Hectares) 111.851956 Ha</b>	<b>Responding Ref: JJ70</b>
<b>DEVELOPER/APPLICANT/AGENT: Deloitte LLP</b>	

## NOTES/COMMENTS:

As Pre-application comments were made by KC Landscape regarding the proposals on this site allocation, we believe the majority of these are still relevant with regards greenspace typologies, provision on site and any off site contributions.

Further detailed information will be required to demonstrate the development meets the requirements for LP63 including outdoor sports including the necessary detailed design of the LAPs, LEAPs and NEAPs & MUGA required in line the Policy.

We welcome the inclusion of buffers to the green belt and existing woodland areas and these should, wherever possible be linked to the GI within the development site through high quality landscaped areas, with native species and taking opportunities, wherever possible, establishing new links for enhancing through hedgerow and street tree planting.

Landscaped, multifunctional greenspaces and the linking routes between them are welcomed and they should be well designed and include/help promote a fully integrated Sustainable Drainage Network and provide broad opportunities for enhancing green corridors, tree planting and mitigation. Opportunities for inclusion of rain gardens within resident gardens should be identified.

The Masterplanning policy should be met and individual planning applications for phased or parcels of land within the red line boundary should not come forward without an integrated and strategic approach to greenspace provision and the network of strategic green corridors.

Some issues to consider:

1. Greenspace requirements need to be fully met on site (wherever possible) in line with the Open Space SPD and as per below:

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	✓	✓	✓	✓

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 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.
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<sup>®</sup>' 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. 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.

6. Will the residents be offered a resident pack which includes wildlife garden opportunities for such elements as fruit trees or planting for pollinator species, water butts, rain gardens, compost bins, bug hotels and hedgehog houses and highways?

**Signed: EM**

**Landscape Ref: JJ70**

**Date: 04.11.20**