

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

Planning Number: 2020/92350

Proposal: Outline application for residential development (Use Class C3) of up to 181 dwellings, Land south of, Heybeck Lane, Chidswell, Shaw Cross, Dewsbury

Date Responded: 16.11.20

Responding Officer: EM

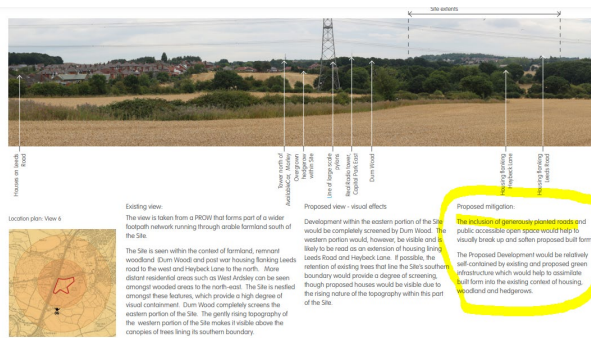
Site Area (Hectares) 7.04 Ha

Responding Ref: JJ71

DEVELOPER/APPLICANT/AGENT: Deloitte LLP

NOTES/COMMENTS:

Unfortunately the points raised in the strategic landscape framework and the proposed mitigation have not been realised in the Strategic Landscape Framework plan with barely any street tree planting indicated.



G Strategic Landscape Framework

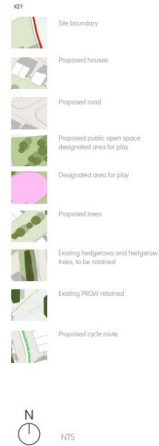
Any development on the Site would result in changes that generate landscape and visual effects, in order to minimise potentially adverse effects, proposed built form and mitigation measures should be designed in accordance with the relevant planning policies set out in the Local Plan.

The strategic landscape framework sets out how the key landscape and visual issues can be addressed through the development of the Indicative layout for the Site. The indicative layout is illustrated on the following page.

The indicative layout framework sets out how key principles could be incorporated into proposals to assimilate any future development to the existing landscape character, while also addressing issues relating to its visual amenity.

- 01 Maintain a generous offset between Dum Wood and proposed houses in order to protect woodland and associated wildlife. Provide a sympathetic landscape interface between the woodland and proposed housing.
- 02 Retain and protect TPO trees on the Site's southern boundary and deeper within the Site. Also retain trees and hedgerows that comprise existing field boundaries running north-south as these will help screen future development as well as providing habitat for wildlife.
- 03 Integrate existing trees and hedgerows within the Site's public open space provision. This will help create a sense of historic land use, as well as providing screening and wildlife benefits.
- 04 **Include street trees, to visually break up proposed houses.**
- 05 Plant hedges and trees on the northern and western edges of the Site, to mitigate close range views between existing and proposed houses.
- 06 Include roadside planting at the access point on Heybeck Lane. This will help to visually soften and assimilate the Proposed Development into the surrounding context.
- 07 Conserve the existing public right of way along the southern edge of the Site. Where possible, this should run through proposed PACS in order to maintain its green character.
- 08 Materials, height and massing of the proposed buildings should be considered in relation to the character of existing local buildings. Maximum heights of any development on the site are shown on the parameter plan, and this on density should be considered relative to adjacent properties. The built form will be sympathetic to and harmonious with the setting and wider landscape context.

G Strategic Landscape Framework



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. We are surprised at the minimal street tree planting – this will need to be addressed. Refer to points 2 and 3 below.

Given the 181 dwellings triggers provision of greenspace and the batley East Ward has deficiencies in various typologies, we will need to know the measured areas for on-site provision in order to comment on whether the triggers have been met in LP63 as follows:

Date: 16.11.20													V32
Development: JJ71, Heybeck lane strategic site 2020.92350													
NOS Dwelling Count for Calcs (Table 1 Draft Pol E3 New Open Space)	Input Number of Houses	Amenity Greenspace	Amenity Greenspace (sq.m space per dwelling)	Parks & Recreation Grounds	Parks & Recreation Grounds (sq.m space per dwelling)	Natural & Semi-natural Greenspace	Natural & Semi-natural Greenspace (sq.m space per dwelling)	Allotments/Community Growing	Allotments/Community Growing (sq.m space per dwelling)	Children & Young People	Children & Young People (sq.m space per dwelling)	Outdoor Sports	Outdoor Sports (sq.m space per dwelling)
Market/Affordable Housing (100%)	181	Yes	2638.98	Yes	3518.64	Yes	8796.6	Yes	905	Yes	2425.4	Yes	3801
Market/Affordable Housing 2-bed Flats (75%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Market/Affordable Housing 1-bed Flats (50%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Housing for Older People	0	Yes	0	Yes	0	Yes	0	Yes	0	No		No	
Student Housing	0	Yes	0	Yes	0	Yes	0	No		No		No	
Totals	181		2638.98		3518.64		8796.6		905		2425.4		3801
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		Yes		Yes
Total meterage for this development			2638.98		3518.64		8796.6		905		2425.4		0
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)									
Batley East	0.36	0.22	0.4	0.13									

181 dwellings triggers a Local Equipped Area of Play (LEAP) as per LP63 and Fields in trust Guidance. More detail will be required as to what the open space provision is being considered and the design and layout of the space before we can comment. Details of any children's and young people's provision will be required contributions (e.g. proposed play equipment, safety surfacing, playable spaces, sports/fitness equipment, to be included on the POS). These details are required early in the planning process in order to establish any off-site contributions necessary.

Full measured areas of each typology will be required as soon as possible.

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	✓	✓	✓	✓

There is very little landscape information submitted in order to be able to comment. Mitigative planting and landscape concept information should be provided on the initial landscape proposals as a minimum for maintaining and enhancing existing vegetation, details of multi-functionality such as integrated SuDS.

Details of purpose and design of the pos area and accessibility and connectivity is key at the outline stage and should be provided to demonstrate they are well connected throughout the scheme and to beyond its boundaries, given the semi-rural location.

We will also require the following to be supplied at Reserved Matters if not already provided: points 1 – 4 below.

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: EM

Landscape Ref: JJ71

Date: 16.11.20