

Consultation Response
KC Landscape – revised due to change in unit numbers and layout
Planning Number: 2020/93954
Proposal: Erection of 43 (Oct 2022) [previously 57] dwellings and associated works, Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY
Date Responded: 31.10.22
Responding Officer: EM
Site Area (Hectares) 2.31ha
Responding Ref: JJ97
DEVELOPER/APPLICANT/AGENT: William Best RIBA
NOTES/COMMENTS:
Landscape Context and Concept, Landscape Design

The revised Design , Heritage and access statement Rev J 10/10/22 in 3.4 Public Realm, Permeability and Pedestrian Access provides details of the open space to meet LP63 open space. We feel that incorporating the linear footpath links is a positive contribution towards local connectivity in and around the development , however, we have concerns about the reference to “an area of open space which has been created between the end of the private road and the existing house on Lingards Road at the corner of the site which provides an ideal location for a secluded toddlers play area”, **A secluded open space is not ideal for a play area, for toddlers or otherwise. Play spaces should have good natural surveillance.**

Meeting LP63 for open space typologies, on site and/or off site provision

The Developer should have referred to the guidance in the Open Spaces SPD which sets out the requirements for open space, sport and recreation provision to serve new housing developments. This guidance forms part of the Quality Places public consultation and can be viewed on the Council’s website

www.kirklees.gov.uk/QualityPlaces.

Number and type of dwellings – 43 dwellings of which, 4 x 2bed 4 x 1bed
43 dwellings does trigger greenspace in LP63

In accordance with LP63, SPD June 2021													open-space-spd
Date: 31.10.22													
Development: JJ97, 2020.93954 Lingards rd Slaitwaite 43 units													
NOS Dwelling Count for Calcs (Table 1 LP63 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	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%)	35	Yes	510.3	Yes	680.4	Yes	1701	Yes	175	Yes	469	Yes	735
Market/Affordable Housing 2-bed Flats (75%)	4	Yes	58.32	Yes	77.76	Yes	194.4	Yes	20	Yes	40.2	Yes	84
Market/Affordable Housing 1-bed Flats (50%)	4	Yes	58.32	Yes	77.76	Yes	194.4	Yes	20	Yes	26.8	Yes	84
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	43		626.94		835.92		2089.8		215		536		903
Qualifying POS meterage for this development?			Yes		Yes		Yes		No		Yes		Yes
Total meterage for this development			626.94		835.92		2089.8		0		536		903

Ward deficiencies –Colne Valley Ward.

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)
Colne Valley	0.24	0.31	1.42	0.52
Current Open Space Provision Compared Quality & Accessibility Standards	Req'd for Acceptability	Def in Quantity	Def in Quantity	NA as under 50 units

Deficiencies in the Ward for Quality and Quantity not met for Amenity Greenspace, Parks and Recreation grounds and Natural and Semi natural so all these could be encouraged as provision on site where possible, feasible and appropriate to make development acceptable. Under 50 units does not trigger allotments. There is not sufficient space (nor separation distances nor level areas) for other typologies (Outdoor Sport and Children and young peoples provisions) so we would anticipate these being met through an offsite lump sum POS contribution through s.106 agreement or similar plus any shortfall of typologies listed above which are not sufficiently provided on site.

Onsite provision has been set out to a certain extent on the POS designations plan ref Dwg no. 2019-572-62) as 2557 sq.m. Looking at the landscape masterplan provided by FDA, (R/2646/1A) the public open space areas for LP63 are largely a mixture of amenity greenspace and natural and semi natural tree planting on the slopes and this is appropriate for the topography and location. The pos calcs have therefore used these landscape features to determine and allocate the typologies as set out below. In lieu of the full 4991.66.sq.m. being provided on site, we would anticipate an offsite lump sum, Without Prejudice, in the region of £59,632.

B. Complete ONLY if POS supplied by Developer						
Input POS area to be provided(sq.m)		2557	Remaining sq m		0.00	
Development: JJ97, 2020.93954 Lingards rd Slaitwaite 43 units			Date: 31.10.22		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	£14,946.25	626.94		675	£14,946.25	0
Parks & Recreation	£20,766.07	835.92		0	£0.00	£20,766.07
Natural & Semi-Natural Green Space	£17,763.30	2089.80		1882	£15,997.00	£1,766.30
Allotments/Community Growing	£0.00	0.00		0	£0.00	0
Outdoor Sports	£13,294.06	903.00		0	£0.00	£13,294.06
Children & Young People	£15,809.41	536.00	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	£15,809.41
TOTAL Cost (excl admin)	£82,579.09	4991.66		2557	£30,943.25	£51,635.84
Outstanding POS Requirement from developer:	£51,635.84					
Admin at 15%	£7,745.38					
Inspection Fee (see Manco Fees Guidance tab)	£250.00					
Shortfall/POS Requirement from developer (rounded):	£59,632					

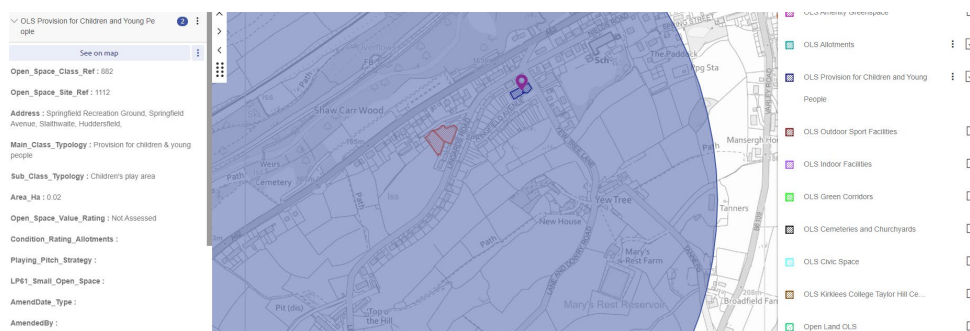
Dwelling triggers for Children & Young Peoples Provision:

43 dwellings triggers a Local area of play which is not indicated in the design. Given the constraints of the site, there are existing facilities in the vicinity, within the accessibility

recommendations of 720m of the site at Springfield Rec. which would benefit a contribution.

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	✓	✓	✓	✓

Existing facilities in the vicinity: Springfield Rec is in close proximity



Wildlife and habitat networks, TPO's, PROW : links & connectivity:

Good to see the linking accessible paths, have hand rails been incorporated to the areas of steps?

Advice to planning officer:

Landscape – it would be prudent, given the setting of this scheme, to secure early submission of a detailed Landscape Management Plan and conditions suggested A, B and C below.

A s106, or similar, will be required with full details of the management and maintenance of the areas of on site Public Open Space, footpaths and planted slopes and bankings for the lifetime of the development, off site lump sums, inspection fee and contact for the private management company or resident management company arrangements. **The condition for the Landscape And Ecological Management Plan: (to be confirmed with GH)** See condition indicative for LEMP below.

Has the developer considered an Integrated SuDS system in the POS, natural biodiversity packages for the resident's gardens such as water butts compost bins and rain gardens?

These comments are based on the information provided in the application and are made Without Prejudice on the Landscape and Open Space aspects.

Conditions:

- A. 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 and retained features.
 - d. Location and detailed design & layout of any public open space and maintenance responsibility for Public Open Space (POS), any playable space.
 - 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.

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. **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 GH)

- C. 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

Suggested S106 HoT for POS

Off Site Open Space & Location of site/s to receive POS contribution : £59,632 towards existing facilities in the vicinity of the development. TBC

By:.. Preferably prior to occupation of 25% of dwellings

Trigger points if payments phased: Preferably prior to occupation of 25% then 50%

On-site POS

- **Trigger point:** Preferably prior to occupation of 50%
- **Trigger points if phased:** Preferably prior to occupation of 50% &/or 75% of dwellings
- **Bonds:** or deposit – yes as there is on site POS and an off site contribution
- **Index linked: Always Yes** - All S106 Agreements should have indexation added to financial payments requirements
- The Developer covenants with the Council not at any time to use or allow the Open Space Land to be used as a site compound for the storage of construction materials and plant and/or the location of a site office in connection with the Development (unless otherwise agreed in writing with the Council).
- The Developer shall at its own cost and expense construct lay out and substantially complete the Open Space Works in a proper and workmanlike manner with sound and good quality planting and materials in accordance with good horticultural and ecological practice to adoptable standards and to the reasonable satisfaction of the Council.
- **Inspection fee (simple, routine or complex see fee sheet):** Yes –simple £250.00 as there are a number of areas of POS being created on site and key landscape features being planted/retained.
- **Private/Resident Management company details:** Yes to be supplied prior to substantial completion of the on-site POS
- **Landscape Plan reference number (showing relevant areas of POS highlighted):** Shows on site POS shaded and or bounded by a colourful line

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: JJ97

Date: 17.12.20