

**Consultation Response from Emma Mills
KC Landscape**

Application No:	2021/90887
Proposed Development:	Outline application for erection of residential development
Location:	Land west of, Lidget Street, Lindley, Huddersfield, HD3 3JB
Applicant/Agent:	Robert Halstead Chartered Surveyor
Planning Officer	Ellie Worth
Date Responded:	28.05.21
Responding Officer:	EM
Responding Ref:	KK21

NOTES/COMMENTS:

No objections subject to early submission of landscape information and the following matters considered, addressed and landscape information provided as per item 1. below.

Landscape Context and Concept, Landscape Design – no design submitted – unable to comment.

Greenstreets® - refer to points 2 and 3 below. The proposed street tree planting should meet the requirements in the Highways design guide [highway-design-guide-spd](#), paragraph 4.11 Street Trees, the Key design Driver states there must be a valid and robust reason why an appropriate level of tree planting does not form part of the design.

Integrated SuDS scheme – to be demonstrated wherever possible.

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 – developments above 11 dwellings will trigger greenspace in LP63, so c.20 dwellings in this scheme will.

Development: KK21 Land west of Lidget Street, Lindley, Huddersfield,

NOS Dwelling Count for Calcs (Table 1 Draft Pol 63 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%)	20	Yes	291.6	Yes	388.8	Yes	972	Yes	100	Yes	268	Yes	420
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	0	No	0
Student Housing	0	Yes	0	Yes	0	Yes	0	No	0	No	0	No	0
Totals	20		291.6		388.8		972		100		268		420
Qualifying POS meterage for this development?			Yes		Yes		Yes		No		Yes		Yes
Total meterage for this development			291.6		388.8		972		0		268		420

Ward deficiencies

	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)
Lindley	0.2	1.15	1.74	0.68
	Low Quantity	Low quality	Low Quantity	n/a not triggered

Dwelling triggers for Children & Young Peoples Provision:

Refer to Fields In Trust [Guidance-for-Outdoor-Sport-and-Play-England](#)

11-50 dwellings triggers a LAP 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	✓	✓	✓	✓

On site or off site & Existing facilities in the vicinity:

As the site lies well within the acceptable guidelines for proximity to existing provision with Daisy Lea Rec being within 200 m, and also Blackthorn Drive and Fernlea all within a 15min walk and less than 720m away we would recommend an off-site lump sum contribution towards existing provision

No information to be able to assess if on site POS will be included. A plan showing the POS with the different typologies will be required.

We have calculated the POS and respective measured areas of each required greenspace typology on c.20 dwellings to indicate the requirements for either provision on site or an off-site lump sum in lieu of pos provision in the design.

Total Dwelling no	20			
Is POS being provided by developer?	No	This box (A) only when no POS provided on site.		
: KK21 Land west of Lidget Street, Lindley, Huddersfield,		Date: 28.05.21		
A. POS REQUIREMENTS SUMMARY	Cost (see below)	Admin @ 15%	Total Cost incl admin	Meters (see above)
Amenity Green Space	£6,951.74	£1,042.76	£7,994.51	291.60
Children & Young People	£7,904.70	£1,185.71	£9,090.41	268.00
Parks & Recreation	£9,658.64	£1,448.80	£11,107.43	388.80
Natural & Semi-Natural Green Space	£8,262.00	£1,239.30	£9,501.30	972.00
Allotments/Community Growing	£0.00	£0.00	£0.00	0.00
Outdoor Sports	£6,183.29	£927.49	£7,110.78	420.00
TOTAL	£38,960.37	£5,844.06	£44,804.43	2340.40
Shortfall/POS Requirement from developer:	£38,960.37			
Admin at 15%	£5,844.06			
Shortfall/POS Requirement from developer (rounded):	£44,805			

***Please note - this is Without Prejudice and includes the sports provision which will come into effect when the Open Spaces SPD is adopted by cabinet – anticipated as June 21. Figures therefore subject to change, but will be calculated at each stage of PP upon request.

Negotiation of a commuted sum with the LPA to facilitate improvements in an offsite location will be required through a S106.

Consultation and engagement with the local community, local Ward Councillors and stakeholders, post planning permission, when Section 106 planning obligations become 'live will be undertaken to help shape and inform the schemes.

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

No detail – however we would look for a scheme which connects with the surrounding community.

Any linking surfaced footpath network should be considered creating healthy active travel routes and improvements that promote and facilitate greater use of the spaces and a strong integration with the surrounding new and existing communities

The integration of pedestrian and cycleway linkages should provide the framework for movement through a truly sustainable community

Provide appropriate setting for TPO trees.

If outline permission is granted we will require a detailed landscape plan clearly demonstrating the principles of the landscape design and the concept with thought to the context and setting at reserved matters stage, together with the various pos typologies and their measured areas clearly labelled.

Should sufficient detailed landscape information not be forthcoming, we will require full detailed landscape proposals as per point 1 below together with details of the management and maintenance of the areas of Public Open Space for the lifetime of the development in the Planning Condition.

The off-site lump sum, on site pos provision, inspection fee and details of the proposed private management company or resident's management company should also be covered in a s106 or similar.

Has the developer considered an Integrated SuDS system in the POS and environmental and biodiversity toolkit for gardens for residents to incorporate such as fruit tree planting, compost bins, hedgehog houses, water butts and rain gardens?

Conditions: TBC

For the Applicant :

The information below is intended for the applicant to consider and include in any amendments of support the application in order to help provide sufficient landscape and open space information to aid the planning process:

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.