

**Consultation Response from Emma Mills
KC Landscape**

Application No:	2021/91871
Proposed Development:	Erection of residential development including access and associated infrastructure
Location:	Land adj, High Street and Challenge Way, Hanging Heaton, Batley
Applicant/Agent:	C+W Architects
Planning Officer	Nick Hirst
Date Responded:	18.06.21
Responding Officer:	EM
Responding Ref:	KK49

NOTES/COMMENTS:
Landscape Context and Concept, Landscape Design

Setting – landscape buffer required to northern boundary. Appears to be an easement so full landscape details will be required.

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. There are more opportunities for trees along the highway in the design.

Has an Integrated SuDS scheme been considered to compliment the attenuation area? Rain gardens etc?

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 55 dwellings does trigger greenspace in LP63, including contributions towards allotments and a Local Equipped Area of Play (LEAP).

Fruit tree planting on POS could be considered community growing area as greenspace typology if no allotments being provided on site otherwise off site lump sum.

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%)	55	Yes	801.9	Yes	1069.2	Yes	2673	Yes	275	Yes	737	Yes	1155
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	55		801.9		1069.2		2673		275		737		1155
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		Yes		Yes
Total meterage for this development			801.9		1069.2		2673		275		737		0

Potential for outdoor sports to be triggered after 22.06.21 when SPD at Cabinet.

Ward deficiencies

All typologies triggered as low quality, not within accessible distance or deficient in quantity in the 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)
Dewsbury East	0.58	1	0.74	0.19
	low quality	low quality	not access	not access
Total Dwelling no	55			
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	£19,117.30	£2,867.59	£21,984.89	801.90
Children & Young People	£23,932.83	£3,589.92	£27,522.75	737.00
Parks & Recreation	£26,561.25	£3,984.19	£30,545.44	1069.20
Natural & Semi-Natural Green Space	£22,720.50	£3,408.08	£26,128.58	2673.00
Allotments/Community Growing	£2,389.75	£358.46	£2,748.21	275.00
Outdoor Sports	£0.00	£0.00	£0.00	0.00
TOTAL	£94,721.63	£14,208.24	£108,929.87	5556.10

Shortfall/POS Requirement from developer:	£94,721.63
Admin at 15%	£14,208.24
Shortfall/POS Requirement from developer (rounded):	£108,930

Dwelling triggers for Children & Young Peoples Provision:

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

LEAP triggered

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:

There are existing facilities in the vicinity, within the recommended 720m for accessibility of the site, which would require enhancement in lieu of on-site provision, potentially, but not limited to Shaw Cross Playing Fields, Grange Rd Park.

Consultation with the local community and local councillors post planning permission when Section 106 planning obligations become 'live' is undertaken to help shape and inform the schemes.

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

Concerns about location of pos and strip along easement – lack of natural surveillance and defensible boundaries for the residents backing onto the northern easement – clarification required as to landscape treatment in this area.

Access to and around the POS a concern – unless it is not accessible for use by the residents? What greenspace typologies is it, what is the landscape concept behind the design of this public open space?

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

How is the new estate road layout connecting with the POS on site, the PROW and surrounding community? **A linking surfaced footpath network should be considered rather than access across a private drive.**

Landscape – No objections subject to early submission of detailed landscape information and the above matters addressed – particularly how the POS will be accessed by the residents and community without having to cross a private drive, and the landscape buffer planting along the northern boundary. Also what planting can be incorporated in the pos with the full area being the attenuation?

We will require a detailed plan showing the various pos typologies and their measured areas clearly labelled to provide calculations.

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.

Has the developer considered an environmental and biodiversity toolkit for residents when buying their homes – for their 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), access to the pos and on it, DDA to be considered as access should be for all users irrespective of physical or cognitive ability.
 - 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.