

Consultation Response from Emma Mills KC Landscape	
Application No:	2021/93305 & 2021/93306
Proposed Development:	Change of use and conversion of existing buildings, forming of a split-level six storey development (<i>previously erection of a split-level seven storey extension</i>) comprising a four-storey stairwell, four-storey roof-top tower block (<i>previously five-storey roof-top tower block</i>) and enclosed courtyard to form 25 dwellings (<i>previously 31 residential apartments/dwellings</i>) and sub-division of the retail unit forming 61-63 New Street (Full Planning Application)
Location:	61-65, New Street, Huddersfield, HD1 2BQ
Applicant/Agent:	Acumen Designers and Architects Ltd
Planning Officer	RichardA Gilbert
Date Responded:	14.08.23
Responding Officer:	SF
Responding Ref:	KK131/KK132

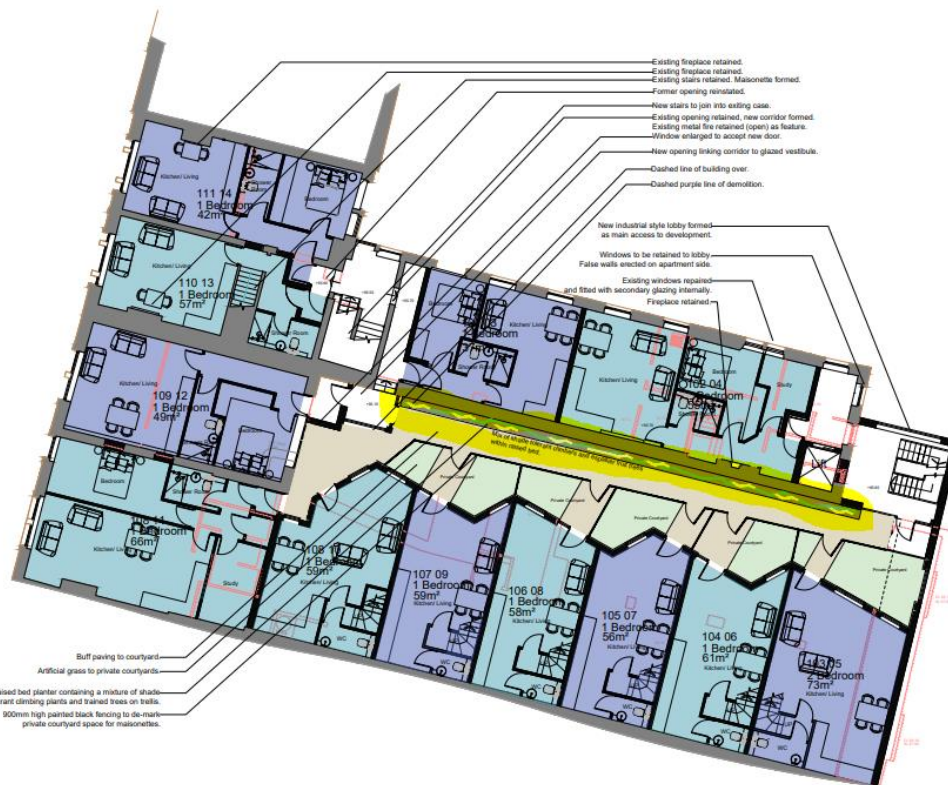
NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

In the absence of detailed Landscape information, we are not able to provide definitive comments on the proposals in relation to design, planting choice or specification or national and local policies. However, based on the information available, we can highlight below potential issues that are likely to influence the nature of an acceptable scheme. To assist the prospective applicant, further information on key elements of landscape design is provided in item 1 below, which will help the applicant submit sufficient landscape and open space information to aid the planning process.

Setting – the plans are to convert existing buildings into apartments/maisonettes within the conservation area in the town centre.

The revised first floor plan ((100)12 Rev B ‘Landscape Scheme shown to courtyard’) shows an internal courtyard comprising private fenced artificially-grassed areas to the maisonettes with a raised planter for shade tolerant climbing plants and trained trees on trellis (highlighted below) along the access path. The plan is very indicative in landscape terms, therefore difficult to provide meaningful comments. We will not consider this as public amenity space. The use of artificial grass is not generally supported, with preference being for small scale natural interventions, however if the provision included SUDs this would have added benefit to slowing the flow.



It is appreciated that there is limited space and light to the area and planting is welcome to soften the appearance of the hard landscaping and provide an attractive backdrop for residents accessing the building by this route. Planting and other screening planting could additionally help the proposed development comply with policies and guidance regarding design, biodiversity, health and wellbeing and other relevant planning considerations. However, more information is required to ensure, ultimately, planting becomes fully established and the proposed landscape scheme is successful. Species choice will be critical given limited natural light levels and space constrictions.

Please submit details of the proposals including: the measurements of the space; dimensions of the planter/s & trellis and soil volumes; a planting plan with species, densities, planting mix, etc.; watering regime and how they will be managed and maintained in the long-term. Espalier trees are suitable where space is limited, but their establishment and management needs to be considered — this should include, but is not limited to, a watering regime, monitoring of ties, formative pruning, replacement of failed or damaged trees.

We will need to see a management plan to ensure the scheme successfully establishes. Although, this could be dealt with via pre commencement condition.

Preference is for native plants and for plants that are proven as beneficial to pollinators where possible for this location.

When submitting detailed landscape proposals, preference is for species which are not potentially invasive and details from Natural England [can be found here](#). There's some further guidance on [NNSS on alternative species to use for landscapers here](#). Species selection is important and those which are potentially more invasive should be substituted for less potentially invasive species.

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

The Developer should refer to the adopted Open Spaces SPD ([Open Space SPD \(kirklees.gov.uk\)](#) published June 2021) which sets out the requirements for open space, sport and recreation provision to serve new housing developments and other SPD's for design etc: [Adopted Supplementary Planning Documents \(SPDs\) | Kirklees Council](#)

25 dwellings (20 one-bedroom and 5 two-bedroom apartments) triggers amenity greenspace in LP63 but as less than 50 dwellings not the allotment typology.

Ward deficiencies

Open Space Provision Compared to Quantity Standards (RED = CURRENTLY DEFICIENT)**				
Select Ward	Amenity Greenspace (ha per 1000 pop)	Parks & Recreation Grounds (ha per 1000 pop)	Natural & Semi-Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Newsome	0.36	0.35	4.56	0.78

Although there is open space provision of all typologies within 720m, it is of low or medium quality. Amenity greenspace is required to make the development acceptable and although there is amenity greenspace within 720m it is also of low or medium quality.

Dwelling triggers for Children & Young Peoples Provision: 25 dwellings does trigger CYPP – a LAP:

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	✓	✓	✓	✓

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

LP63 Open Space Typology	Sq m of space required on site	OR	Payment towards off-site provision
Amenity Green Space	364.50	(inspection fees will apply)	£9,993.13
Children & Young People	184.25		£6,249.66
Parks & Recreation	486.00		£13,884.29
Natural & Semi-Natural Green Space	1215.00		£11,876.63
Allotments/Community Growing	0.00		£0.00
Outdoor Sports	525.00		£8,888.47
TOTAL	2774.75		£50,892.18

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 Colne St and Greenhead Park all within a 15min walk and less than 720m away, we would recommend an off-site lump sum contribution towards Children and Young People's Provision.

Delegated approval will be sought for the locations for the off site lump sums. This will be post planning permission when Section 106 planning obligations are paid, and schemes can become 'live', local engagement helps shape and inform the individual POS schemes identified for improvement.

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

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

LP63 Open Space Typology	Sq m of space required on site	OR	Payment towards off-site provision
Amenity Green Space	364.50	(inspection fees will apply)	£9,993.13
Children & Young People	184.25		£6,249.66
Parks & Recreation	486.00		£13,884.29
Natural & Semi-Natural Green Space	1215.00		£11,876.63
Allotments/Community Growing	0.00		£0.00
Outdoor Sports	525.00		£8,888.47
TOTAL	2774.75		£50,892.18

The table above demonstrates the typologies triggered and requirements for the off site £50,892.18 contribution.

With regards our comments on the information provided in the application, these are without prejudice.

Advice to planning officer:

The off-site lump sum should be covered in a s106 or similar. (**£50,892.18 contribution.**)
)HoT below.

Detailed landscape information will be required in order to satisfy that the planting will become established.

Condition for replacement of planting within first 5 years as standard – see below.

S106 HoT

Off Site Open Space & Location of site/s to receive POS contribution : ***£50,892.18 towards existing facilities in the vicinity of the development, including but not limited to Colne St and Greenhead Park.***

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

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

- **Bonds:** ***or deposit – yes as there is an off site contribution***
- **Index linked:** ***Yes***

Conditions: TBC

A. Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include:
(a) S106 agreement for any off-site financial contribution in lieu of on-site provision;
(b) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation, management and maintenance programme.

(c) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or plant shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

(d) 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, plus management of any communal space.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the local planning authority

Reason: To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.

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 communal or public open space and maintenance responsibility for Public Open Space (POS).
 - 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.
 - 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. Refer to the Highways Design guide: [Highway Design Guide Supplementary Planning Document \(SPD\) \(kirklees.gov.uk\)](https://www.kirklees.gov.uk/highways-design-guide-supplementary-planning-document-spd). 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.

Signed: SF/EM

Landscape Ref: KK131

Date: 14.08.23