

Consultation Response from Emma Mills
KC Landscape

Application No:	2021/93621
Proposed Development:	Erection of 12 dwellings (previously 10) and associated works (Within a Conservation Area)
Location:	Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH
Applicant/Agent:	Acumen Architects
Planning Officer	Ellie Worth
Date Responded:	27.03.23
Responding Officer:	EM
Responding Ref:	KK119

NOTES/COMMENTS: These comments are Without Prejudice, our comments on the layout should not be presumed as approval for the layout.

Landscape Context and Concept, Landscape Design : Policy LP24 of the Kirklees Local Plan advises that good design should be at the core of all proposals in the district. This reflects guidance within the National Design Guide and also the National Planning Policy Framework, at Paragraph 126, which confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy LP32 requires development proposals to take into account and seek to enhance the landscape character of the area.

There appears to be greenspace, possibly public open space (POS) adjacent to the entrance, on either side of the new estate access road, with a visitor space to the road, and potentially some retained existing trees – although the landscape detailed have not been provided yet.

The curtilage of the adjacent dwellings (plot 1 and plot 12) and the adjacent Public Open Space (if it is POS) should be better defined to ensure that there is a clear definition of residential amenity and the dwellings for secure by design and defensible space, also quality landscape proposals to create an appropriate emphasis to the main site entrance.

Please be reminded of the council’s advice regarding Green Streets principles, as well as paragraph 131 of the recently-amended NPPF, which requires new streets to be tree-lined. There do not appear to be any street trees indicated on the proposed layout.

We will need to full hard and soft landscape details for the layout and a management plan for the landscaping scheme to ensure the scheme successfully establishes. Although, this could be dealt with via pre commencement condition. Preferably native species proven beneficial to pollinators where possible.

The indicative planting list should not include potentially invasive species, in this setting given the greenbelt locality, not on the Plantlife list of species to avoid. [Plantlife :: Here today, here tomorrow? / plantlife.org.uk/application](#)
[Here today here tomorrow 2010 summary.pdf](#)

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](#)

Number and type of dwellings trigger amenity greenspace in LP63 but as less than 50 dwellings not allotment typology.

Select Ward	Current Open Space Provision Compared to Quantity Standards			
	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)
Golcar	0.15	0.34	0.5	0.1
	Req'd for Acceptability def in qty	def in qty	def in qty	na

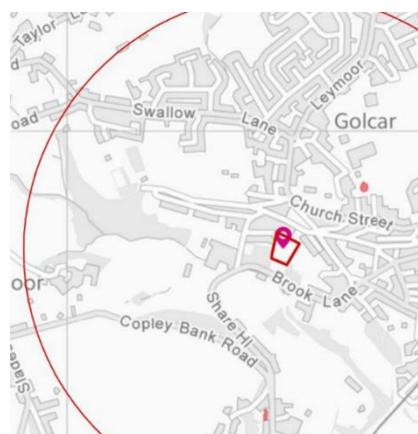
Ward deficiencies – all typologies are deficient in Golcar Ward therefore we would welcome greenspace on site.

Amenity greenspace is required to make the development acceptable and although there is amenity greenspace within 720m it is of low or medium quality.

Dwelling triggers for Children & Young Peoples Provision: 12 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](#)



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 xxx all within a 15min walk and less than 720m away we would recommend an off-site lump sum contribution towards existing provision, including but not limited to Two Furrow and Wellhouse

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 as a s106 or similar.

Date: 27.03.23 Development: 2021.93621 KK119, 12 units		In accordance with LP63, SPD June 2021											
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%)	12	Yes	174.96	Yes	233.28	Yes	583.2	Yes	60	Yes	160.8	Yes	252
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	12		174.96		233.28		583.2		60		160.8		252
Qualifying POS meterage for this development?			Yes		Yes		Yes		No		Yes		Yes
Total meterage for this development			174.96		233.28		583.2		0		160.8		252

We will require the measured areas for the on site pos provision in order to be able to calculate the off site contributions in lieu of sufficient pos being provided on site in the respective typologies. The table above demonstrates the typologies triggered and requirements in sq.m. or off site £26,883 contribution.

Total Dwelling no	12			
Is POS being provided by developer?	No	This box (A) only when no POS provided on site.		
A. POS REQUIREMENTS SUMMARY		Admin @ 15%	Total Cost incl admin	Meters (see above)
Amenity Green Space	£4,171.05	£625.66	£4,796.70	174.96
Children & Young People	£4,742.82	£711.42	£5,454.25	160.80
Parks & Recreation	£5,795.18	£869.28	£6,664.46	233.28
Natural & Semi-Natural Green Space	£4,957.20	£743.58	£5,700.78	583.20
Allotments/Community Growing	£0.00	£0.00	£0.00	0.00
Outdoor Sports	£3,709.97	£556.50	£4,266.47	252.00
TOTAL	£23,376.22	£3,506.43	£26,882.66	1404.24
Shortfall/POS Requirement from developer:	£23,376.22			
Admin at 15%	£3,506.43			
Shortfall/POS Requirement from developer (rounded):	£26,883			

Wildlife and habitat networks, TPO's, PROW : links & connectivity: New developments are to retain and incorporate existing significant trees within the layout as stated within Kirklees Local Plan policy LP33. WHN and TPO tree belt close to the southern boundary of the site. Trees to the southern boundary are important for connectivity.

Policy LP31 – Strategic Green Infrastructure Network states that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. Development proposals within and adjacent to Strategic Green Infrastructure Networks should ensure:-

- (i) The function and connectivity of green infrastructure networks and assets are retained or replaced;
- (ii) New or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;
- (iii) The scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling network, by providing new connecting links where opportunities exist;
- (iv) The protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network

The woodland area adjacent the Site is designated as a Wildlife Habitat Network. The protection and enhancement of this area is required by a number of policies within the Local Plan, including LP30, LP31 and LP33.

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

S106 HoT

Off Site Open Space & Location of site/s to receive POS contribution : *£TBC towards existing facilities in the vicinity of the development... including but not limited to Two Furrow and Wellhouse*

By: Preferably prior to occupation of 25% of dwellings

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

On-site POS

- **Trigger point: Preferably prior to occupation of 50%**
- **Bonds: or deposit – yes as there is on site POS and an off site contribution**
- **Index linked: Yes**
- **Inspection fee (simple, routine or complex see fee sheet): no**
- **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**

Conditions: TBC

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.
 - 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 playable space
 - 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: EM

Landscape Ref: KK119

Date: 27.03.23