

Response to Kirklees Council Consultation Response dated 03/01/23

Land at Lady Ann Road, Soothill, Batley, WF17 0PY: Erection of 67 dwellings with associated works

13/01/23

Landscape Context and Concept Landscape Design

Comments from Landscape Officer	Response
<p><i>In this layout, the trees are in front gardens rather than street trees, possibly due to the constrained space, and whilst tree planting to the frontages are welcome. Proposed tree species and size etc details will be required, also we presume there be root barriers given their proximity to the rear of the proposed pavements and driveways – full details will need to be provided prior to landscape scheme approval. We would not want the proposed trees removed to necessitate s38 road adoption further down the line.</i></p> <p><i>Hedgerows are welcomed to break up the dominance of hard surfaces/car parking to frontages, species, sizes and planting density details will be required.</i></p>	<p>Planting Plans with Plant Schedules providing information on plant species and sizes will be provided.</p> <p>Root barriers to be added to all street trees located alongside highways.</p> <p>Planting Plans with Plant Schedules providing information on plant species and sizes will be provided.</p>
<p><i>The landscaping proposals submitted along with the planning application, are welcomed however, further clarification on proposed species & mixes for elements such as native shrub mix, native & formal hedgerows and trees are requested. In addition, details of the “wildflower meadow on regraded embankments” should also be detailed within the proposed soft landscape plans/specification.</i></p> <p><i>Where possible species included in the Plantlife list of species to avoid should not be included on the plan schedule. Plantlife :: Here today, here tomorrow? / plantlife.org.uk/application Here_today_here_tomorrow_2010_summary.pdf</i></p> <p><i>Community growing area/allotment greenspace on site is welcome, however, consider access to the community growing area – will it be through the play area or from a private road? This new space should meet the needs of the widest possible range of users, be easily accessible and enjoyed by all people, regardless of visual, physical and cognitive ability, mobility or age. Design for the community growing/orchard should consider the equalities Act and accessibility, as should access within the playable space.</i></p>	<p>Planting Plans with Plant Schedules listing the plant species and sizes will be provided. A variety of native and ornamental species will be used. The species mix for the amenity lawn and wildflower meadow will be provided within the Specification and on Planting Plans.</p> <p>Noted.</p> <p>The Orchard is considered to be an informal area of fruit trees with grass beneath. Access to the orchard will be from the Play Area.</p> <p>Proposed levels would ensure the Orchard would be accessible from the Play Area</p>

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<p>Play Area</p> <ol style="list-style-type: none"> 1. <i>Is it possible to install this play area OVER the attenuation tank as some of the footings for the play items require large concrete foundations?</i> 2. <i>Will there be inspection covers protruding through the safety surfacing?</i> 3. <i>Will it be fully meet BS EN 1176 & 1177 over an attenuation tank?</i> 4. <i>Consider the equalities Act and accessibility- Safamulch is bound and therefore better for access for all, however, getting from the entrance path to the equipment and between the nest swing and the rest of the equipment is over grass which could get muddy and slippery, especially along well worn routes and access points – at the entrances.</i> 5. <i>The play equipment plan – list and location does not show the two entrance points which the Landscape Masterplan and Landscape proposals plan 1 shows. Plans need to be consistent for the s.106 agreement.</i> <p><i>Please clarify.</i></p>	<ol style="list-style-type: none"> 1. The Design Team Engineers have confirmed it is possible to construct the Play Area on top of the Attenuation Tank provided access is provided. 2. Inspection covers are sited in the corners of the Tank, away from the Safety Surface and Play Equipment. 3. The Play Equipment would meet the BS EN 1176, 1177 standards for construction and installation. 4. Safety surface is to be provided. Areas in-between the safety surface are now specified as tarmacadam. An additional area of amenity lawn provided. 5. The attached Play Area plan shows the two entrance paths from the Access Road to be provided.
<p><i>Please clarify surfacing of this path link</i></p>	<p>Due to the steepness of slope, the path link would be informal, grassed path through the wildflower meadow.</p>
<p><i>Tree planting locations should be well thought out and trees positioned for their future growth and long term presence – also so as not to potentially damage the adjacent hard surfaces, root barriers also need to be shown where adjacent to the pavement.</i></p>	<p>Noted.</p>
<p><i>Good range of pieces of equipment included, compliments the offer in the vicinity, however, we would recommend this is metal play equipment in this location for durability (one of the pieces looks like a timber log stack climber with nets – is there a metal version?). Equipment appears congested in one area to the south – is there a reason for this?</i></p>	<p>The Play Equipment is to be Metal.</p> <p>Layout of play equipment provided by renowned local Play Supplier. We assume the layout follows the latest Play Area Guidance.</p>
<p><i>No surfaced link path to the community growing area indicated – needs to be accessible as far a practicable for widest use by people of all abilities.</i></p>	<p>The Orchard would be accessible from the tarmacadam surface within the Play Area, onto a flat grass area beneath the fruit trees.</p>
<p><i>Natural playful elements such as boulders are welcomed, perhaps need connecting into the playable space and features a little? Used for linking other natural features or equipped play elements?</i></p>	<p>Boulders located at distance from the Play Area to allow segregation of age groups,</p>

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	providing space between the different activities.
<i>We will need to see a management plan for the landscaping scheme to ensure the scheme successfully establishes. Although, this could be dealt with via pre commencement condition.</i>	Noted and to be provided as part of Planning Condition.
<i>Meeting LP63 for open space typologies, on site and/or off site provision</i>	Please refer to the latest Open Space Plan with reworked Open Space Typologies. Dated Dec 22.