

Consultation Response KC Landscape			
Planning Number:	2021/94304		
Proposal:	Discharge of conditions 20 (crime and anti-social behaviour), 23 (pedestrian connections) and 26 (landscaping) of previous permission 2019/90183 for erection of 14 dwellings and associated works		
Location:	Land off, Station Road, Skelmanthorpe, Huddersfield, HD8 9TT		
DEVELOPER/APPLICANT/AGENT:	Johnson Mowat Planning & Development Consultants		
Planning Officer:	Victor Grayson		
Date Responded:	13/12/2022	Responding Officer:	Diana Brown
Site Area (Hectares)	0.46ha	Responding Ref:	KK135

NOTES/COMMENTS:

COND 26 – Details of hard and soft landscaping. **Landscape architect's response in yellow**

13. Prior to the commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Details of existing and proposed levels, and regrading; **Not seen**
- b) Species schedule and planting plans; **Yes – with small amendments required – see below**
- c) Details of initial aftercare and long-term maintenance; Partially **submitted on drawing – unclear how the strip of amenity grass will be maintained and by who.**
- e) Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the **first five years** from completion; **Drawing No – See Dwg. No. CE-KR-1666-DW01 - Item 5.0 on drawing only says 12 months for defects replacement guarantee period – This should be five years.**
- f) Details (including samples, if requested), of paving and other hard surface materials; **Not seen**
- g) Details of the on-site open space and of any areas for designated, informal, incidental and/or doorstep play; and **-Clarification required.**
- h) Designs and specifications intended to prevent and deter crime and anti-social behaviour. **Clarification required.**

No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

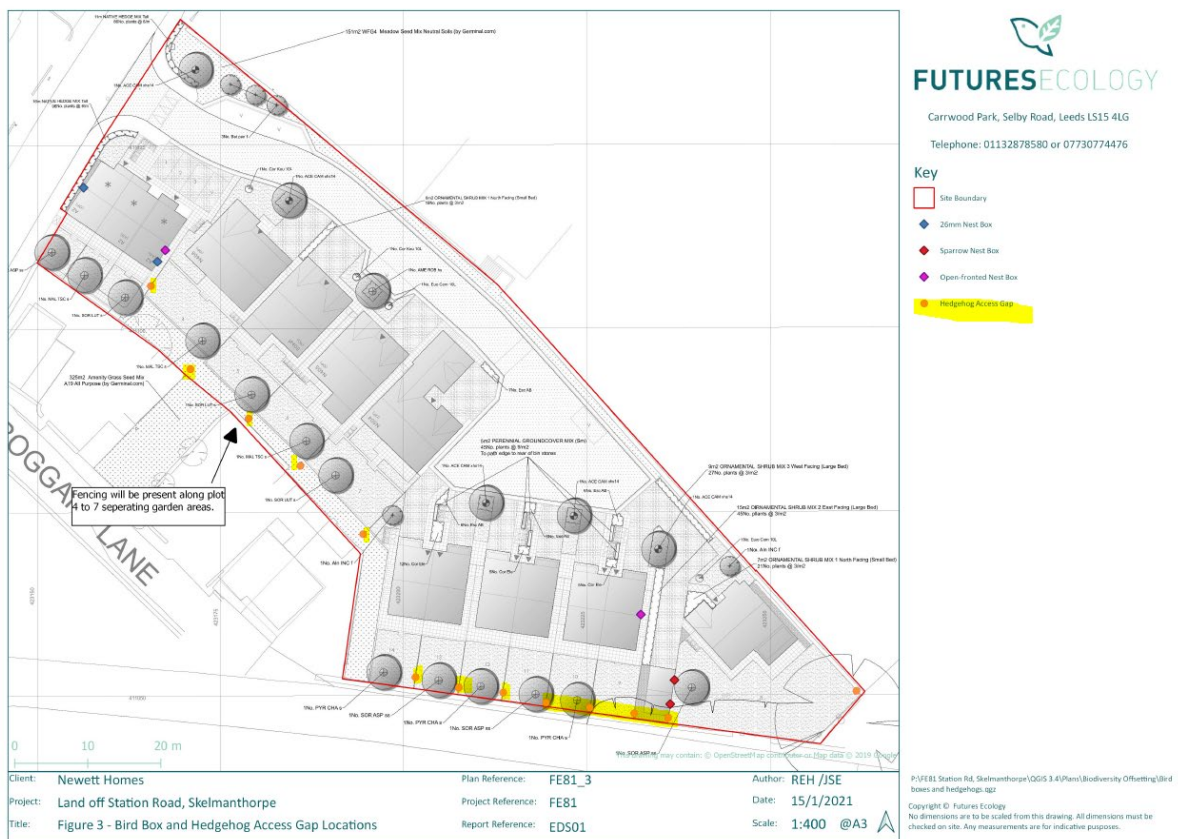
The planting plan list includes some potentially invasive species, which should not be planted in this setting given it's a rural location and near greenbelt. These plants should be substituted with more appropriate less invasive species.

For further information please refer to:

[Plantlife :: Here today, here tomorrow? / plantlife.org.uk/application](http://plantlife.org.uk/application)
[Here today here tomorrow 2010 summary.pdf](#)

Please substitute:

Alchemilla mollis Garden lady's-mantle
Cornus alba 'Elegantissima' ?
Cornus alba 'Kaseiringli'
Cornus alba 'Sibirica Variegata'



Clarification required as fencing detail provided does not include for hedgehog gaps.

Subject to all the above being resolved the scheme would be acceptable for discharge.