

<b>Consultation Response from Emma Mills KC Landscape</b>	
<b>Application No:</b>	2022/90469
<b>Proposed Development:</b>	Outline application for residential development for 7 (previously up to 14) dwellings and associated infrastructure following the demolition of existing public house, including consideration of layout and access (within a Conservation Area).
<b>Location:</b>	Rose And Crown Inn, 132, Knowl Road, Golcar, Huddersfield, HD7 4AN
<b>Applicant/Agent:</b>	L'Arche Developments (Yorkshire) Ltd
<b>Planning Officer</b>	Ellie Worth
<b>Date Responded:</b>	7 <sup>th</sup> March 2023
<b>Responding Officer:</b>	AR
<b>Responding Ref:</b>	LL22

**NOTES/COMMENTS:** These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

Setting – this revised layout is for 7 dwellings, broadly on the footprint of the former public house building, plot is in a town location within a conservation area. Proposed development includes access road, areas of tarmac car park, amenity space and residential gardens.

Our comments follow on from initial landscape comments made on 15<sup>th</sup> April 2022 (our Ref LL22).

Greenspace on site is welcomed, however, some of the areas shown as green amenity space are highways verges. As previously said, we welcome these grass verges with the proposed street tree planting. More frontline tree 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. Please be reminded of the council's advice regarding Green Streets principles, as well as paragraph 131 of the NPPF, which requires new streets to be tree-lined.

Further hedgerow and tree planting should be considered throughout the scheme to provide screening/visual mitigation and to improve site biodiversity.

Has a SuDs scheme been considered, a small system could be effective on the site and be affective in further increasing site biodiversity.

This site is in a Conservation area and we will require an enhanced landscape scheme. This should include hard and soft landscape details, details of boundary treatments, materiality, finishes and a planting schedule. Further details are given below.

In the proposed landscape planting scheme, do not select species included in the Plantlife list of species to avoid. [Plantlife :: Here today, here tomorrow? / plantlife.org.uk/application Here today here tomorrow 2010 summary.pdf](http://plantlife.org.uk/application%20Here%20today%20here%20tomorrow%202010%20summary.pdf)

Preference is for native plant species and proven beneficial to pollinators for this location.

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?

With regards to our comments on the information provided in the application, these are without prejudice and are not to be read as approval on the principle of development.

### **Advice to planning officer:**

#### **Required Actions-**

1. If outline permission is granted we will require a detailed landscape plan with full details of both hard and soft landscape works. This shall be submitted to and approved in writing by the Local Planning Authority. These works shall include: (a) Boundary details, type, material and construction detail, including gates; (b) Materials to be used for all hard surfaced areas (c) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; (d) an implementation, management and maintenance programme including full details for management of newly establishing trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees. (e) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5 year period, any tree, shrub or hedge 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. 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.

**Once the above information is received, KC Landscape should be consulted once again, and appropriate conditions can be brought forward.**

**PROW:** POS paths dedicated as highway: Yes / No

**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).
    - 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 \(SPD\) \(kirklees.gov.uk\)](#). 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 provision of a maintenance schedule for trees to ensure safe levels of lighting at street level once trees mature.
4. 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 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.

5. 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: -
- a. The function and connectivity of green infrastructure networks and assets are retained or replaced.
  - b. New or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland, and street trees.
  - c. 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.
  - d. The protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network