

Consultation Response from Emma Mills
KC Landscape

Application No:	2022/91477
Proposed Development:	Hybrid Planning Application for the erection of an industrial unit for E(g)/B2 /B8 use with associated access, parking, groundworks and landscaping in conjunction with an outline application for mixed use development use class E(a), E(b), E(g), B2 and B8
Location:	Land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX
Applicant/Agent:	D5 Planning
Planning Officer	RichardA Gilbert
Date Responded:	01.08.22
Responding Officer:	Landscape - HP
Responding Ref:	LL49

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

Setting – this layout for **Hybrid Planning Application for the erection of an industrial unit at land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX**

Greenspace on site is welcome, however, consider access. Will the space provided 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.

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 recently-amended NPPF, which requires new streets to be tree-lined.

Avoiding dominance of hard surfaces/car parking to frontages. There could be scope for adding tree planting to car parks, which would break up the large expanses of hard surface improving the visual amenity of the area. Trees can help reduce the heat through the albedo affect relative to bitmac, and through providing shade, making returning to a hot car less of an issue. Trees can help reduce run off through evapotranspiration, and provide potential for sustainable drainage systems. This would reduce flooding within the car parks and reduce the strain on water system. They would also assist with reducing air pollution and improving habitat creation.

The proposed landscape layout drawing no. DR-4823-01 RevA is sympathetic to the existing landscape and setting, including areas of native species, light woodland mix and woodland edge mix planting and minimal ornamental planting within the site.

Preference is for native and proven beneficial to pollinators where possible for this location.

Trees

There is a good mix of native tree planting.

The tree planting needs to be reviewed on a plan showing the retaining walls. There are some trees shown almost on top of the walls, and many proposed far too close. Trees with strong growing roots as mentioned below (Betula, Prunus, Tilia) would prove particularly problematic, especially when planted on the upper level. This could be putting the stability of the walls in significant danger. Also the hedge NW of Building G appears to cross a retaining wall, which is an unusual approach.

T-Sc by Building L should be reconsidered – willows are more suited to more open, damp environments, and can cause damage to buildings over time. Ideally they should be 30m away from buildings.

Prunus and Betula species tend to have fast growing roots in the upper levels of the ground – this means they are prone to cause cracking and damage to hard surfaces. It would be advisable to keep these species at least 3m away from hard surfaces, preferably 5m away where feasible.

Tilia can cause damage to vehicles, buildings and hard surfaces by dropping sticky sap, and should be 20m from buildings to avoid the risk of roots damaging the building.

NB – as the site is within an area of freely draining slightly acid loamy soils, the risk of tree root damage may be lower than it would be on clay soils.

Native Woodland

Confirmation of planting density required – both 1.5 and 2m centres are both specified.

How will weed growth be managed? There is no mention of weed control measures around the small trees. An allowance clearing excess growth from other plants should be considered.

The section of woodland to the south of the wetland area could be opened out, with a few trees in open grassland, to improve visibility on the adjacent PROW. (See comments below under PROWs.)

Ornamental Planting

The indicative ornamental planting list includes Prunus laurocerasus ‘Otto Luyken’, a potentially invasive species, which should not be planted in this setting given the greenbelt locality and should be substituted with more appropriate less invasive species as they are on 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/Here_today_here_tomorrow_2010_summary.pdf)

The indicative ornamental planting list includes *Kalmia latifolia*. It is toxic to people and livestock, which is unlikely to be a significant issue on a scheme of this nature, but it is also an irritant to skin and eyes, which would affect maintenance personnel and anyone taking a shortcut through a shrub bed or walking between their car and the planting bed, etc.

Ensure that the *Berberis* species and *Ulex europaeus* are planted away from the edges of the bed to ensure they do not scratch people as they walk past.

Wildflower mixes

These offer pollinating potential and are beneficial for site, providing the proper maintenance regimes are followed as appropriate.

There is some concern with how the areas could be cut – for example the upper level between buildings G and F there is no access for a mower, with the wall, hedge, and scrub appearing to block access. Mowing access on either side of the retaining wall to the East of Building A would also present challenges to maintenance teams.

NB – the site is within an area of freely draining slightly acid loamy soils, which have naturally low fertility which should benefit the development of wildflower areas. The remaining landscaping scheme is acceptable. However, it doesn't look like any management plan for the scheme has been submitted. 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.

Wildlife and habitat networks, TPO's, PROW : links & connectivity:

A linking surfaced footpath network should be considered creating healthy active travel routes and improvements that promote and facilitate greater use of the spaces and a strong integration with the surrounding new and existing communities, refer to the Highways Design guide: [Highway Design Guide Supplementary Planning Document \(SPD\) \(kirklees.gov.uk\)](#)

Walking and cycling routes are safeguarded under Policy LP23 of the Local Plan. The integration of pedestrian and cycleway linkages should provide the framework for movement through a truly sustainable community in association with the greenspaces.

Creating a pedestrian/ cycle access point from Crosland Road would help to improve active travel and accessibility.

The Transport Assessment states that cycle storage will be provided, however we cannot see this on the plan. Cycle storage should be throughout the site for users of different buildings, and should be in a secure, visible location to improve security. Please clarify locations and nature of proposed cycle storage.

There is no consideration given for providing showers for people choosing to use active transport – this is a common barrier for people who might wish to use active travel to work.

(Also – paragraph 5.1.13 appears to reference settlements in the catchment area of a different site further East in Kirklees.)

Where the PROW HUD/410/10 passes on immediately adjacent to the site, tree planting should be away from the boundary and additional maintenance measures in place to ensure branches do not block the path as they grow into the light. This is a particularly thorny issue with species such as *Prunus spinosa*. A more open margin should be maintained at the Weather Hill Road end, where tall hedges at the back of Alderstone Rise and the proposed woodland would create a narrow, dark tunnel. This could create safety issues in terms of accessibility and visibility if not managed.

Adding direct pedestrian access to PROW HUD/410/10 could also benefit active travel.

Lighting

Will there be any lighting along this route to the road to encourage safe access from the site to the footway on Weather Hill Road?

Most lighting appears to be designed with the tree locations taken into account, though this may need to be reviewed at the NW corner of Building P, where A2 is directly behind T-Bpu.

Confirmation required

Is the route from the SE corner of the site to be for pedestrians and/ or cyclists? What provision will there be for access?

Where are the two acoustic fences due to be installed? These are mentioned but are not visible on the landscape plan. These could have significant impact on the visual amenity of the site.

With regards 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:

To be satisfied with the proposals we will need to see amendments to the layout taking into account the points raised above.

To be satisfied with the proposals we will need to see early submission of detailed landscape information or amendments to the layout for the site.

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: TBC by Highways

Conditions: TBC

Recommended as:

1. All planted materials shall be maintained for five years, and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation. Reason: In the interests of the visual amenity and character of the surrounding area and to accord with Policies LP24 and LP63 of the Kirklees Local Plan.
Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

2. 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) Location and nature of sound barrier fencing
 - (b) Location and nature of cycle parking
 - (c) Landscape works at the access points where the POS areas meet the boundaries etc;
 - (d) Materials to be used for all hard surfaced areas including linking paths, and whether these are for pedestrian and/ of cycle use.
 - (e) Details of the retention basin, including landform and materials, and how this interacts with the local geology
 - (f) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 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.

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, 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 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.
 - Any s106 requirements for off site contributions and all S106 Agreements should have indexation added to financial payments requirements
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 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