

Consultation Response from Emma Mills
KC Landscape

Application No:	2022/92194
Proposed Development:	Outline application for erection of care home (Use Class C2) of up to 60 beds with associated access
Location:	Land adj, 21, Thomas Street, Lindley, Huddersfield, HD3 3JJ
Applicant/Agent:	Walsingham Planning
Planning Officer	Malachy McGovern
Date Responded:	09/08/2022
Responding Officer:	HP
Responding Ref:	LL50

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

Setting – this site for a care home is on the site of former council offices, demolished around 2013. These were set an angle on the site, but the new proposal more closely mirrors the footprint of the original late C19th residential properties, taken down in the 1980s. The North and South wings emulate the housing that once ranged along Thomas and Brian Streets, linking the site to its original layout.

Greenspace on site is welcome, however, consider access. The 1.8m width of paths is to be commended. Surfacing should be considered - paving slabs/ blocks are indicated on the plan – these can easily become loose and create trip hazards, especially if used close to trees. The prevalent birches often have high surface roots that can cause significant damage to paving. 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, including dementia, mobility or age. The nature of the use of this site will make these considerations a priority, and the proposed users of the home should be taken into account in the design.

There are a number of trees shown to be removed, including TPO category B and C trees. As the majority of trees are being retained, and some of those being removed are very close to their neighbours this may not be irredeemable. The removal of trees T28 and T29 raises concerns, as they are category B trees under a TPO. There is no plan indicating where replacement trees could be planted within the site. New tree planting needs to be carefully considered to ensure they will have sufficient space to grow without creating future problems with buildings or hard surfacing.

The arboricultural report shows that cellular confinement systems will be used to protect existing tree roots from damage. We would recommend using permeable paving on the parking bays, such as permeable block paving, to allow for improved air and water circulation to the roots.

The boundary treatment needs to be considered to ensure it does not create a dead frontage. An open railing, for example might be more suitable than a solid fence, to allow views in and out of the site. This should be considered especially for the ground floor residents who have windows looking straight onto the boundary that may be less than 2m away. Screening planting can be used to create some privacy without completely blocking out light or views.

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.

The landscaping proposals need to be submitted to allow us to comment. These would need to include layout of hard and soft landscaping, boundary treatments, planting plans/ species mixes for different areas, planting and material specification. We will also 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.

The proposals should not include species in the Plantlife list of species to avoid.
[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 species that are native and proven to be beneficial to pollinators where possible for this location.

The courtyard has great potential for high quality landscape design, both for sitting out in, and for looking out over from numerous bedrooms and communal areas. It also serves as a spill out space from the two lounge/ dining areas and from the reception. As the focal point of the building and the gardens, it should be accorded careful consideration to make best use of the space.

Surfacing and maintenance need to be considered too, as the courtyard is quite shaded which could result in algal growths making paths slippery and dangerous. This can be counteracted by judicious choice of materials and a clear maintenance regime.

Some of the green areas indicated on the Proposed Site Plan (drawing (9-2)) appear very narrow, particularly between the North Wing and Thorncliffe Street. Sufficient space to allow for planting should be considered.

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

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

There is an existing PROW along the western edge of the site, and continuing its run to the north and south. The Design and Access statement refers to the useful bus stop on

Thornccliffe St, and local facilities on Lidget St, which could be accessed by foot. The Design and Access statement also refers to a pedestrian entrance on to Brian Street, however this is not indicated on the plan.

Swapping the locations of the bin store and cycle store would put both facilities in more appropriate positions for the service entrance from Thomas Street and the cycle access from Brian Street respectively.

The services access appears to allow only for a vehicle to reverse in, then drive straight out. We have not seen a plan of the visibility splays for this access point, though it crosses a pavement and there are mature trees on either side of the entrance that could further impede visibility. This needs to be resolved to ensure this access is appropriate for large vehicles.

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:

Required Actions-

Revision of landscaping plan to show landscape plans, and locations of new trees to replace TPO trees that are due to be felled.

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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.

If outline permission is granted we will require a detailed landscape plan clearly demonstrating the principles of the landscape design and the concept with thought to the context and setting at reserved matters stage, together with the details of access to amenity greenspace measured areas clearly labelled.

Should sufficient detailed landscape information not be forthcoming, we will require full detailed landscape proposals as per point 1 below together with details of the management and maintenance of the areas of Public Open Space for the lifetime of the development in the Planning Condition.

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: No

Bat and bird boxes have been proposed in the Ecological statement; these should be included on the landscape plan. We would like to see other environmental and biodiversity elements considered, such as compost bins, fruit tree planting, hedgehog houses, water butts and rain gardens.

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 Policy LP24 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 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 detailed design & layout of open space, site furniture and; maintenance responsibility the landscape design. This will include, where relevant, make, model and means of installation of proposed site furniture, habitat boxes, and/or detailed designs for these elements including bespoke habitat structures.
 - (b) Landscape works at the access points and at the boundaries etc;
 - (c) Materials to be used for all hard surfaced areas including linking paths to buildings, access points, vehicle and other circulation areas;
 - (d) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation, management, and maintenance programme;
 - (e) Landscape Management Plan required including details of initial aftercare and long-term maintenance for minimum of 5 years. This should also include any SuDS features, existing trees and vegetation retained on site.

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, LP33 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, ensuring that **replacement tree planting for the felled TPO trees is clearly identified on the proposed planting plan**, 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.
 - 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 \(SPD\) \(kirklees.gov.uk\)](https://www.kirklees.gov.uk/highway-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