

Consultation Response from Emma Mills
KC Landscape

Application No:	2022/92313
Proposed Development:	Erection of hotel (within a Conservation Area)
Location:	Land to rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT
Applicant/Agent:	Roger Lee Planning Ltd
Planning Officer	RichardA Gilbert
Date Responded:	30/9/22
Responding Officer:	Diana Brown
Responding Ref:	LL76

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design
Setting and massing

Materials choice and massing both a mismatch for Dewsbury especially given the conservation area and the Dewsbury skyline more generally.

The use of a block shape, render and brick is not suitable to make the development fit its surrounds which includes the wider predominantly stone conservation area rising above this site and the old stone school building next door which is in active community use. The proposal should take better account that height of the development will rise above the surrounding setting (including above Yorkshire House) and be seen in conjunction with other taller buildings in Dewsbury which most notably may include the Minster and Town Hall.

Landscape Elements

The application as proposed does not consider the use of landscape elements. The proposed development allows extremely limited space for its setting and missing from the application is and mention of mitigating planting and /or quality urban realm materials both of which would be expected in this instance. Any application should consider the use of landscape elements suitable for the adjacent conservation area especially for the entrance zone, parking area and visible frontages.

Advice to planning officer:
Conditions – assuming planting included:

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

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), 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. 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.