Consultation Response from KC Landscape	
Application No:	2022/92471
Proposed Development:	Redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, Changing Places WC, driver offices, 6 No. bus stands, landscaping, and associated works
Location:	Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW
Applicant/Agent:	WSP
Planning Officer	Callum Harrison
Date Responded:	26.09.22
Responding Officer:	Landscape
Responding Ref:	LL67

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

The landscape proposed for the 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.

Ensuring appropriate and quality 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 opportunities for strengthening the landscape edge and avoiding dominance of hard surfaces.

The landscaping proposals submitted along with the planning application, are welcomed however, further clarification on proposed species mixes for elements such as plant and tree species are requested.

The landscape proposal shows some very narrow planting and suds areas particularly along the main pedestrian areas and within the main street view, how will the planting proposal be established and maintained in the narrow beds to ensure these are sustainable and create the quality of green street principles?

Species selection is important, and the proposals should not include species in the Plantlife list of species to avoid. Plantlife :: Here today, here tomorrow? / plantlife.org.uk/application Here_today_here_tomorrow_2010_summary.pdf

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

Advice to planning officer:

Required Actions-

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.

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.

Detailed planting proposals should include proposed species for all the landscape proposals including the green wall, rain garden planting and green roof. The detailed specification of all proposes planting including tree pits and all planting beds should be considered for the planning application.

The Landscape Management Plan should be amended to confirm <u>five years</u> for maintenance and include replacement planting. The Landscape Management Plan will require review through detail design process.

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

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) S106 agreement for any on site public open space and any off-site financial

contribution in lieu of on-site provision;
(b) Location and detailed design & layout of any public on-site open space and of any areas for designated equipped play area, allotment/community growing area, informal, incidental and/or playable space, safety surfacing, site furniture and equipment etc; maintenance responsibility for Public Open Space (POS), any equipped area and playable space. This will include, where relevant, make, model and means of installation of proposed play equipment, safety surfacing, habitat boxes, and/or detailed designs for these elements including bespoke habitat structures, play elements compliance with current BS EN including BS EN 1176 and 1177.
(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 to play area, vehicle and other circulation areas;
(e) 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;
(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.
(g) 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, plus management of any playable space including where relevant RoSPA safety inspections.

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, 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. 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