

Consultation Response KC Landscape

Planning Number:	2022/93154		
Proposal:	Erection of 68 dwellings with associated access, parking, open space, landscaping and infrastructure works (including installation of surface water attenuation tank)		
Location:	Land at, Penistone Road, Fenay Bridge		
DEVELOPER/APPLICANT/AGENT:	Lichfields		
Planning Officer:	Nick Hirst		
Date Responded:	31.10.22	Responding Officer:	EM
Site Area (Hectares)		Responding Ref:	JJ10-s rev a

NOTES/COMMENTS:

Confirmation that the linking path is acceptable from private rd in the development and the landscape masterplan does not show it actually meeting the link rd to the northern boundary. A circular route would also be advantages for access, seats etc to improve social inclusion and sensory planting, practicalities like bins etc. need to be shown where possible.



Most of the landscape information on Dwg H22-0016_003B is fine and the Landscape masterplan provides a good indication of the proposed scheme. However the indicative planting schedule on dwg H22-0016_003B list includes some potentially invasive species, which should not be planted in this setting given the proximity to 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](http://plantlife.org.uk/application) Here today here tomorrow 2010 summary.pdf e.g. Prunus lusitanica

Pleased to see inclusion of front line garden trees to dwellings to the north eastern boundary – perhaps look to trying to get additional trees in elsewhere if possible.

Proposed LEAP is well situated, good natural surveillance and use of levels for playable space opportunities such as embankment slide, good indication for separation zones and natural planting for barriers to adjacent dwellings. practicalities like accessible routes to equipment, seating and bins etc. need to be shown where possible.

Measured areas need to be provided for the typologies so that the POS calculations can be provided as per LP63. Include inspection fee due to LEAP

NOS Dwelling Count for Calcs (Table 1 Draft Pol 63 New Open Space)	Input Number of Houses	Amenity Greenspace	Amenity Greenspace (sq.m space per dwelling)	Parks & Recreation Grounds	Parks & Recreation Grounds (sq.m space per dwelling)	Natural & Semi-natural Greenspace	Natural & Semi-natural Greenspace (sq.m space per dwelling)	Allotments/Community Growing	Allotments/Community Growing (sq.m space per dwelling)	Children & Young People	Children & Young People (sq.m space per dwelling)	Outdoor Sports	Outdoor Sports (sq.m space per dwelling)
Market/Affordable Housing (100%)	68	Yes	991.44	Yes	1321.92	Yes	3304.8	Yes	340	Yes	911.2	Yes	1428
Market/Affordable Housing 2-bed Flats (75%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Market/Affordable Housing 1-bed Flats (50%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Housing for Older People	0	Yes	0	Yes	0	Yes	0	Yes	0	No		No	
Student Housing	0	Yes	0	Yes	0	Yes	0	No		No		No	
Totals	68		991.44		1321.92		3304.8		340		911.2		1428
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		Yes		Yes
Total meterage for this development			991.44		1321.92		3304.8		340		911.2		1428

Public Open Space requirements calculator (refer to Open Space SPD)

- Enter the number of dwellings proposed in each dwelling type category
- Results will be displayed for on-site space requirement and an equivalent payment requirement if on-site is not possible. Inspection fees will apply to any on-site provision.
- Select the relevant Ward to see open space provision compared to quantity standards in each typology (based on LP63 evidence)

1	Dwelling Type	Number of proposed dwellings
	Market/Affordable Housing (100%)	68
	Market/Affordable Housing 2-bed Flats (75%)	
	Market/Affordable Housing 1-bed Flats (50%)	
	Housing for Older People	
	Student Housing	
	TOTAL	68

2	LP63 Open Space Typology	Sq m of space required on site	OR	Payment towards off-site provision	Inspection fees for on-site
	Amenity Green Space	991.44		£27,181.32	Choose a level: <input type="text" value="Complex"/> (This will vary according to size, number of site visits and ROSPA certification)
	Children & Young People	911.20		£34,028.13	
	Parks & Recreation	1321.92		£37,765.27	
	Natural & Semi-Natural Green Space	3304.80		£32,304.42	
	Allotments/Community Growing	340.00		£3,397.79	
	Outdoor Sports	1428.00		£24,176.65	
	TOTAL	8297.36	(inspection fees will apply)	£158,853.58	£1,000

3	Open Space Provision Compared to Quantity Standards (RED = CURRENTLY DEFICIENT)**				
Select Ward	Amenity Greenspace (ha per 1000 pop)	Parks & Recreation Grounds (ha per 1000 pop)	Natural & Semi-Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)	
Almondbury	0.18	0.65	2.12	0.68	

** Large developments will affect the level of provision by virtue of increasing the resident population upon which the assessment is based. Therefore deficiencies may be increased in these cases, adding to the required contribution.