

Consultation Response from Emma Mills
KC Landscape

Application No:	2022/93938
Proposed Development:	Change of use from A1 (business retail and storage) to C3 (residential) 34 studio flats at first and second floors and external alterations
Location:	Piazza Shopping Centre, New Street and Albion Street, Huddersfield, HD1 2TR
Applicant/Agent:	Swish Architecture Ltd
Planning Officer	Ellie Worth
Date Responded:	03.01.2023, revised 01.02.23 revised 22.11.23
Responding Officer:	EM
Responding Ref:	LL115

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design: no landscape information submitted – appears to have no external space.

Meeting LP63 for open space typologies, on site and/or off site provision

The Developer should refer to the adopted Open Spaces SPD ([Open Space SPD \(kirklees.gov.uk\)](https://www.kirklees.gov.uk/open-space-spd) published June 2021) which sets out the requirements for open space, sport and recreation provision to serve new housing developments and other SPD's for design etc: [Adopted Supplementary Planning Documents \(SPDs\) | Kirklees Council](#)

Number and type of dwellings trigger greenspace typologies in LP63 for either deficiency in quantity or quality although 18 units does not trigger allotments.

Date: 22.11.23 Development: 2022-93938 LL115, Piazza Shopping Centre into 18 studio flats		In accordance with LP63, SPD June 2021											open-space-spd
NOS Dwelling Count for Calcs (Table 1 LP63 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	Community Growing (sq.m space per	Children & Young People	Children & Young People (sq.m space per dwelling)	Outdoor Sports	Outdoor Sports (sq.m space per dwelling)
Market/Affordable Housing (100%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
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%)	18	Yes	262.44	Yes	349.92	Yes	874.8	Yes	90	Yes	120.6	Yes	378
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	18		262.44		349.92		874.8		90		120.6		378
Qualifying POS meterage for this development?			Yes		Yes		Yes		No		Yes		Yes
Total meterage for this development			262.44		349.92		874.8		0		120.6		378

Total Dwelling no	18			
Is POS being provided by developer?	No	This box (A) only when no POS provided on site.		
A. POS REQUIREMENTS SUMMARY	Cost (see below)	Admin @ 15%	Total Cost incl admin	Meters (see above)
Amenity Green Space	£6,256.57	£938.49	£7,195.06	262.44
Children & Young People	£3,557.12	£533.57	£4,090.68	120.60
Parks & Recreation	£8,692.77	£1,303.92	£9,996.69	349.92
Natural & Semi-Natural Green Space	£7,435.80	£1,115.37	£8,551.17	874.80
Allotments/Community Growing	£0.00	£0.00	£0.00	0.00
Outdoor Sports	£5,564.96	£834.74	£6,399.70	378.00
TOTAL	£31,507.22	£4,726.08	£36,233.30	1985.76
Shortfall/POS Requirement from developer:	£31,507.22			
Admin at 15%	£4,726.08			
Shortfall/POS Requirement from developer (rounded):	£36,234			

The table above demonstrates the typologies triggered and requirements in sq.m. or off site £36,234 contribution for 18 units.

Previous comments below:

Ward deficiencies

	Current Open Space Provision Compared to Quantity Standards			
Select Ward	Amenity Greenspace (ha per 1000 pop)	Recreation Grounds (ha per 1000 pop)	Natural & Semi_Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Newsome	0.36	0.35	4.56	0.78
Current Open Space Provision Compared Quality & Accessibility Standards	Req'd for Acceptability			

Dwelling triggers for Children & Young Peoples Provision: 34 dwellings does trigger CYPP as a LAP

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
1-10 dwellings	x	x	x	x
11-50 dwellings	✓	x	x	x
51-200 dwellings	x	✓	x	x
201-500 dwellings	✓	✓	x	Contribution
501+ dwellings	✓	✓	✓	✓

Refer to Fields In Trust
[Guidance-for-Outdoor-Sport-and-Play-England](#)

On site or off site & Existing facilities in the vicinity:

For the typologies not able to be provided on site, there are other existing facilities in the vicinity, within the recommended 720m for accessibility of the site, which would require enhancement in lieu of on-site provision, potentially, although consultation with the local community and local councillors will be undertaken.

Delegated approval will be sought for the locations for the off site lump sums. This will be post planning permission when Section 106 planning obligations are paid, and schemes can become 'live', local engagement helps shape and inform the individual POS schemes identified for improvement.

Consultation with the local community and local councillors is undertaken post planning permission when Section 106 planning obligations are paid, and schemes can become 'live', to help shape and inform the POS schemes identified for improvements.

Negotiation of a commuted sum with the LPA to facilitate improvements in an offsite location

We will require the measured areas for the on site pos provision in order to be able to calculate the off site contributions in lieu of sufficient pos being provided on site in the respective typologies. The table above demonstrates the typologies triggered and requirements in sq.m. or off site £68,441 contribution.

Advice to planning officer:

Required Actions- Only 34 studio flats, but it's across from the old Co-op building we need confirmation if LP5 is triggered as then this development would trigger allotments contribution under LP63.

All S106 Agreements should have indexation added to financial payments requirements

S106 HoT

Off Site Open Space & Location of site/s to receive POS contribution : £ TBC
towards existing facilities in the vicinity of the development.

By:. Preferably prior to occupation of 25% of dwellings

Trigger points if payments phased: Preferably prior to occupation of 25% and 50%

- **Bonds:** or deposit – yes as there is an off site contribution
- **Index linked: Always Yes** - All S106 Agreements should have indexation added to financial payments requirements