

**Consultation Response KC Landscape**

<b>Planning Number:</b>	2023/90035		
<b>Proposal:</b>	Discharge conditions 3,4,5,10,12,13,14,15,16,18 on previous permission 2021/94165 for erection of four dwellings with ancillary garages and associated landscaping works (within a Conservation Area)		
<b>Location:</b>	Land adj, 7, West Lane, Gomersal, BD19 4DL		
<b>DEVELOPER/APPLICANT/AGENT:</b>	John Marriott		
<b>Planning Officer:</b>	Craig Hewitt		
<b>Date Responded:</b>	13.04,2023	<b>Responding Officer:</b>	Michelle Stevens
<b>Site Area (Hectares)</b>		<b>Responding Ref:</b>	MM26

**NOTES/COMMENTS:**
**COND 18 - Landscaping**

18. Prior to the commencement of development, a scheme detailing landscaping, tree/shrub/hedge planting, including the species, number and size of the proposed planting along with details of all existing trees and hedgerows on and adjoining the site that are to be retained, has been submitted to and approved in writing by the Local Planning Authority. 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 its written consent to any variation.

**Reason:** To ensure that there is a well laid out scheme of healthy trees, shrubs and hedges in the interests of amenity and biodiversity and to accord with the policy LP30 and LP33 of the Kirklees Local Plan and Circular 06/2005 – Biodiversity and Geological Conservation - Statutory obligation and their impact within the planning system.

**MS Initial notes:**

- Clarification as to which landscape plan is to be carried out. There are discrepancies between all 3 documents: Arb plan, BEMP and Landscape Plan. These need to correlate.

Please Clarify the following:

- Native hedgerow species mix to be confirmed (mixed species (PREFERRED) or hawthorn only) (whips)
- Native tree species: Betula pendula and/or Quercus robur (BOTH SPECIES PREFERRED) (standard size)
- The proposal needs to confirm:

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For the aftercare maintenance to provide any meaningful benefit to the establishment of the landscaping scheme, it needs to be amended so that the period for maintenance is for five years after the initial implementation.

**We cannot recommend the discharge of this condition until THE ABOVE IS ADDRESSES. Therefore Condition 18 must remain.**