

Consultation Response from Emma Mills KC Landscape	
Application No:	2023/90668
Proposed Development:	Erection of B2/B8 Industrial Unit and associated works
Location:	Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield, WF4 4DR
Applicant/Agent:	Acumen Designers & Architects Ltd
Planning Officer	RichardA Gilbert
Date Responded:	17.04.23
Responding Officer:	AR
Responding Ref:	MM22

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

1. Setting – this layout for large commercial unit on the footprint of existing scrap yard/depot sits within existing areas of tarmac. Site is close to roundabout junction (A642 and B6118) Northern boundary is shared with existing public house car park. Eastern boundary is A637, southern and western boundaries are agricultural parcels. Site does not sit within a conservation area and there are no listed buildings or ancient monuments within the red line boundary. No landscape designations are affected by the proposal. There are no PROWs on or adjacent to the proposal. Development is within greenbelt.

Visualisation shown in Design and Access Statement appears to be slightly mis-aligned. The car park indicated to south of structure will sit further beyond the existing boundary than indicated, particularly the southwest corner. Is it possible that the building is located too far to the east.

2. We would expect as this proposal is within greenbelt to see a significant level of mitigation planting proposed to visually screen the development. The existing planting proposals are not robust enough, particularly to the southern boundary of the layout. It is clear in viewpoint 10 of the LVA where the existing structure and yard can be clearly seen that a large structure in this location would be visible. We suggest a wide boundary of tree planting (woodland margin) using a native mix of fast-growing species such as Alder, Rowan, Silver Birch and Hazel, would potentially form a good screen within five years.
3. Planting indicated to the front of the development is difficult to assess without further detail. We would also expect this to provide mitigation, it should include large robust varieties of trees and hedgerow. Further supporting detail is needed to be assured it would provide sufficient mitigation. We would also expect to see tree planting **within** the car park areas to avoid dominance of hard surfaces. Planting should be native, habitat forming and cohesive.

4. Please be reminded of the council's advice regarding Green Streets principles, as well as paragraph 131 of the NPPF.

*"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined**, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*

*** Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate*

5. Additionally, we would anticipate all new tree planting within 5m of the adoptable highway to include adequate root barrier, clearly identified on the proposed landscape plans. Details should be submitted for proposed tree planting in front gardens and highways verges demonstrating adequate soil volumes and tree pit details to support the growth of the tree for the long term, such as: the volume of tree pits, details of soil volume & root management, details of installation, timing/planting season and long-term management.

In addition, please note that we consider Para 135- which states Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

6. The proposed 1000mm stone wall to the eastern boundary is in principle acceptable however we would like to see details of the construction and conformation that the stone type and colour is appropriate to the area. The remaining proposed boundary treatments are acceptable.
7. 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](http://plantlife.org.uk/application%20Here%20today%20here%20tomorrow%202010%20summary.pdf)
8. Preference is for native and proven beneficial to pollinators where possible for this location.
9. We will need to see a 5yr management plan for the landscaping scheme to ensure the scheme successfully establishes. The management of newly establishing trees should include, but is not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees.
10. We have reviewed the LVIA and have no further comment.

With regards our comments on the information provided in the application, these are without prejudice and are not to be read as approval on the principle of development

Advice to planning officer:

Required Actions-

We will require detailed landscape plans clearly showing hard and soft details, adjusted as per our comments and this should include material finishes, planting schedules and 5yr maintenance plan. Further details are given below.

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

The information below is intended for the applicant to consider and include in any amendments in support of the application in order to help provide sufficient landscape and open space information to aid the planning process:

1. Full landscape proposals are required 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.
 - 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.
 - 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.
 - 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.
 - 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.
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 \(SPD\) \(kirklees.gov.uk\)](https://www.kirklees.gov.uk/highways-design-guide-supplementary-planning-document-spd). 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