

**Consultation Response KC Landscape**

<b>Planning Number:</b>	2023/91431		
<b>Proposal:</b>	Discharge of conditions 7 (internal roads), 8 (Church Lane crossing), 12 (electric vehicle charging), 13 (waste storage and collection), 17 (attenuation basin), 18 (flood routing), 23 (crime prevention) and <b>32 (landscaping)</b> of previous permission 2021/91571 for erection of residential development for 125 dwellings		
<b>Location:</b>	land south of, The Lodge and north of Church Lane, Linthwaite, Huddersfield		
<b>DEVELOPER/APPLICANT/AGENT:</b>	TADW Ltd		
<b>Planning Officer:</b>	Victor Grayson		
<b>Date Responded:</b>	020623	<b>Responding Officer:</b>	AR
<b>Site Area (Hectares)</b>		<b>Responding Ref:</b>	MM46

**NOTES/COMMENTS:**
**Condition 32 – Landscaping**

32. Prior to the commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- Details of existing and proposed levels, and regrading;
- Species schedule and planting plans;
- Details of initial aftercare and long-term maintenance;
- Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;
- Details (including samples, if requested), of paving and other hard surface materials;
- Details of all on-site open spaces (including details of their purpose(s) and management) and of any areas for designated, informal, incidental and/or doorstep play;
- Details of covenants regarding street tree retention; and
- Details of how soft landscaping has been designed to prevent and deter crime and anti-social behaviour.

No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

**Reason:** In the interests of local ecological value and visual amenity, to ensure high quality open spaces are provided, in the interests of creating a safer, more sustainable neighbourhood and reducing the risk of crime and anti-social behaviour, and to accord with Policies LP24, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan, and chapters 8, 12 and 15 of the National Planning Policy Framework.

Prior to making comment we have reviewed Dwgs:

TADW drawing 101C12

Urban Green drawing 01P12

Urban Green drawing 03P06

Urban Green drawing 04P07

Urban Green drawing 05P06

Urban Green drawing 06P07

Urban Green drawing 08P05

Urban Green document 01P02

And also Landscape mgt & maintenance plan.

The details provided in the drawings (as numbered above) are largely acceptable for the intended purpose of condition 32. The maintenance schedule covers a period of 1-10yrs including losses/replacements. Details also confirm the required POS provisions are in line with agreements set. The soft planting plans are also considered acceptable and sympathetic to the scheme however the list does **still** include a potentially invasive species (*Lonicera pileate*), which should not be planted in this setting 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](#)  
[Here today here tomorrow 2010 summary.pdf](#)

**We can recommend the discharge of this condition once the above minor adjustment is made to the planting list.**