

Consultation Response from KC Landscape

Application No:	2023/91491
Proposed Development:	Erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges (within a Conservation Area)
Location:	Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU
Applicant/Agent:	Acumen Designers & Architects Ltd
Planning Officer	Nick Hirst
Date Responded:	15.08.23
Responding Officer:	EM
Responding Ref:	MM59

NOTES/COMMENTS: These comments are Without Prejudice

Landscape Context and Concept, Landscape Design

Plans considered:

BG20.316.3-BRGR-ZZ-ZZ-DR-L-00001 P01 Soft landscape plan

BG20.316.3-BRGR-ZZ-ZZ-DR-L-00002 P01 Hard landscape plan

BG20.316.3-BRGR-ZZ-ZZ-DR-L-00003 P01 Hard and soft landscape schedule

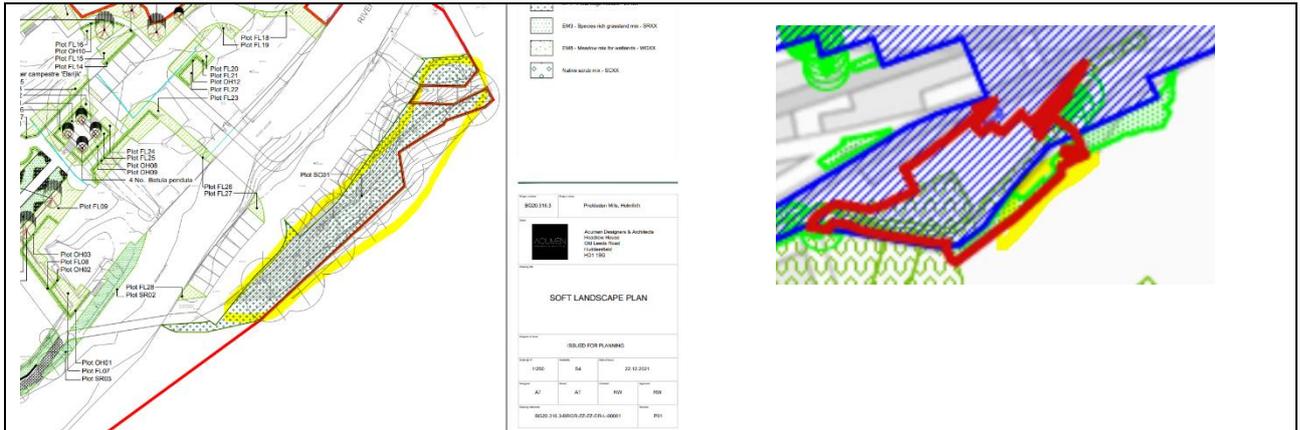
POS Typology plan (100) 67 drawn July 2023

Landscape Management Plan Final BG20.316.4 Dec 2021

The layout is very similar to the previous application, largely within the Holmfirth Conservation Area, adjacent to the protected woodland 08/95/w1 with water bodies and the river in close proximity.

For the purposes of this application, we have concentrated on points of note regarding landscape and POS, and have included the last comments for reference at the end.

The landscape planting indicates Native Scrub mix -SCXX at a density of 4/m² proposed underneath the existing protected trees on the southern boundary. Clarification is required on how this planting will be undertaken and how the woodland and trees will be protected from harm.



Green space areas on site, paths and bridge: are they managed and maintained by a private/resident management company?

The management plan confirms full maintenance and management of all the planting and replacement planting if any tree, shrub or hedgerow plant should fail within first 5 years to ensure successful establishment of the proposed landscape planting scheme.

The 1.8m wide proposed pedestrian bridge however, is not included in the management plan that we can see, clarification as to long term maintenance management and responsibility are required.

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 \(kirklees.gov.uk\)](http://kirklees.gov.uk) 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](#)

These SPDs are considered a 'comply or justify' approach. If proposals for open space are not in accordance with such guidance, it is beneficial to the decision making process if applicants submit such justification as part of the initial planning application submission.

61 age-restricted apartments with ancillary accommodation triggers amenity greenspace in LP63 and as they are age restricted the following apply:

Date: 15.08.2023 Development: MM59, Prickleden Mills Holmfirth, 2023.91491		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	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%)	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%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Housing for Older People	61	Yes	889.38	Yes	1185.84	Yes	2964.6	Yes	305	No	0	No	0
Student Housing	0	Yes	0	Yes	0	Yes	0	No	0	No	0	No	0
Totals	61		889.38		1185.84		2964.6		305		0		0
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		No		No
Total meterage for this development			889.38		1185.84		2964.6		305		0		0

Ward deficiencies in all typologies in Quantity therefore on site POS is recommended

Development: MM59, Prickleden Mills Holmfirth, 2023.91491		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)	
Holme Valley South	0.05	0.72	1.51	0.16	
Current Open Space Provision Compared Quality & Accessibility Standards		Req'd for Acceptability			

There are existing Parks & facilities in the vicinity, within the recommended 720m for accessibility of the site, which would require enhancement in lieu of sufficient on-site provision, potentially, but not limited to Victoria Park and Kings Head Gardens, suitable for use by the new residents and existing communities alike.

Negotiation of a commuted sum with the LPA to facilitate improvements in an offsite location will be required through a s106 or similar agreement/undertaking in the sum of £69,178.00.

Consultation with the local community and local councillors post planning permission when Section 106 planning obligations become 'live' is undertaken to help shape and inform the schemes.

Input POS area to be provided(sq.m)	1294	Remaining sq m	0.00				
Development: MM59, Prickleden Mills Holmfirth, 2023.91491		Date: 15.08.2023		INPUT % OR sq. m			
POS REQUIREMENTS SUMMARY	Cost (see below) excl admin	Sq Meters Req (based on no of dwellings)	Allocate Developer POS %	Developer POS Sq m Allocated	Value of developer POS	Outstanding Developer POS	
Amenity Green Space	£21,202.82	889.38		508	£12,110.72	£9,092.10	
Parks & Recreation	£29,458.84	1185.84		0	£0.00	£29,458.84	
Natural & Semi-Natural Green Space	£25,199.10	2964.60		786	£6,681.00	£18,518.10	
Allotments/Community Growing	£2,650.45	305.00		0	£0.00	£2,650.45	
Outdoor Sports	£0.00	0.00		0	£0.00	0	
Children & Young People	£0.00	0.00	100% provided?	Min sq.m			
CHYPS provided by developer		LAP	No	0	£0.00		
		LEAP	No	0	£0.00		
		NEAP	No	0	£0.00		
		MUGA	No	0	£0.00		
TOTAL Cost (excl admin)		£78,511.21	5344.82		1294	£18,791.72	£59,719.49
Outstanding POS Requirement from developer:		£59,719.49					
Admin at 15%		£8,957.92					
Inspection Fee (see Manco Fees Guidance tab)		£500.00					
Shortfall/POS Requirement from developer (rounded):		£69,178					

*nb. Dwelling triggers for Children & Young Peoples Provision: dwellings for older residents does not trigger CYPP and has therefore not been included.

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.

Wildlife and habitat networks, TPO's, PROW : links & connectivity:

The woodland area adjacent the Site is designated as a Wildlife Habitat Network. The protection and enhancement of this area is required by several policies within the Local Plan, including LP30, LP31 and LP33.

The proposed bridge and linking surfaced footpath network are welcomed and considered healthy active travel routes that promote and facilitate greater use of the spaces and a strong integration with the surrounding new and existing communities. For more information refer to the Highways Design guide: [Highway Design Guide Supplementary Planning Document \(SPD\) \(kirklees.gov.uk\)](#)

Walking and cycling routes are safeguarded under Policy LP23 of the Local Plan. A number of potential walking and cycling routes dissect the site and the integration of pedestrian and cycleway linkages should provide the framework for movement through a truly sustainable community in association with the greenspaces.

With regards our comments on the information provided in the application, these are without prejudice and are purely on the information submitted in reference to landscape and POS LP63.

Advice to planning officer:

Required Actions-

Clarification of maintenance and responsibility of proposed pedestrian bridge across the River Holme is required.

Landscape – it would be prudent, given the setting of this scheme in the Conservation Area, adjacent to the protected woodland, and on this riverside site, to secure early agreement of a s106, or similar, required with full details of the management and maintenance of the areas of on-site Public Open Space, bridge, footpaths and planted slopes and bankings for the lifetime of the development, off site lump sums, inspection fee and contact for the private management company or resident management company arrangements.

Clarification details of the proposed scrub planting in the protected woodland.

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

PROW: POS paths dedicated as highway: Yes

Has the developer considered an environmental and biodiversity toolkit for gardens for residents to incorporate such as fruit tree planting, compost bins, hedgehog houses, water butts and rain gardens?

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 : £ 69,178 towards existing facilities in the vicinity of the development, potentially, but not limited to Victoria Park and Kings Head Gardens.

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 are on site POS areas with a pedestrian bridge linking them and an off site contribution
- **Index linked: Always Yes** - All S106 Agreements should have indexation added to financial payments requirements
- **Inspection fee (simple, routine or complex see fee sheet):** Yes £500 – as there is POS being created on site and key landscape features in this Conservation Area.
- **Private/Resident Management company details:** Yes to be supplied prior to substantial completion of the on-site POS
- **Landscape Plan reference number (showing relevant areas of POS highlighted):** Shows on site POS shaded and or bounded by a colourful line

Conditions: TBC

Recommended as:

A. **All planted materials shall be maintained for five years** and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation. Reason: In the interests of the visual amenity and character of the surrounding area and to accord with Policies LP24 and LP63 of the Kirklees Local Plan.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

B. No building shall be occupied until a landscape and ecological management plan (LEMP) has been submitted to and approved in writing by the local planning authority which also includes the SuDS features. The scheme shall provide the means of providing biodiversity enhancement, and full details of how the landscaped areas, fruit trees and the playable spaces will be managed and maintained in perpetuity.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of

Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

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

1. Full landscape proposals are required as a planning condition 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.
 - Conditions will be included to secure detailed landscape plan and long-term management. For developments where detailed landscape design has not yet been agreed and the design needs to fulfil a requirement for ecological mitigation and/or enhancement tree planting.
 - 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. The scheme shall provide the means of providing biodiversity enhancement, given the location and an inclusive and accessible public open space, managed and maintained in perpetuity.
 - 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.
 - Location and detailed design & layout of any public open space and maintenance responsibility for Public Open Space (POS), any equipped area and playable space.
 - 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, plus management of any equipment or playable space, including safety inspections.
 - 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.
 - Any s106 requirements for off site contributions and all S106 Agreements should have indexation added to financial payments requirements
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

Previous comments

Consultation Response from Emma Mills KC Landscape	
Application No:	2021/92003
Proposed Development:	Erection of 61 age-restricted apartments, ancillary accommodation and associated external works (within a Conservation Area)
Location:	Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU
Applicant/Agent:	Acumen Designers & Architects Ltd
Planning Officer	Victor Grayson
Date Responded:	06.07.21
Responding Officer:	EM
Responding Ref:	KK59

NOTES/COMMENTS: These comments are Without Prejudice.

Landscape Context and Concept, Landscape Design

Very little Landscape information available to be able to comment comprehensively.

Early submission of detailed hard and soft landscape information recommended demonstrating layout and planting concept and any mitigation measures.

Setting – this layout for 61 age-restricted apartments largely in the conservation area with water bodies and the river in close proximity.

Given the location and setting, appropriate native species together with a wide range of attractive species good for pollinators will be sought through a high quality well thought out Landscape scheme. More ornamental species can be included in the garden areas but will need to be approved, check the plantlife list of potentially invasive species to ensure appropriate specification.

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

The Developer should have referred to the guidance in the Open Spaces SPD which sets out the requirements for open space, sport and recreation provision to serve new housing developments. <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspxwww.kirklees.gov.uk/QualityPlaces>.

Number and type of apartments trigger the following greenspace in LP63 and as they are age restricted the following apply:

Date: 06.07.21 Development: 2021.92003 Prickleden Mills, Woodhead Road, Holmfirth KK59		In accordance with LP63											
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%)	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%)	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0
Housing for Older People	61	Yes	889.38	Yes	1185.84	Yes	2964.6	Yes	305	No	0	No	0
Student Housing	0	Yes	0	Yes	0	Yes	0	No	0	No	0	No	0
Totals	61		889.38		1185.84		2964.6		305		0		0
Qualifying POS meterage for this development?			Yes		Yes		Yes		Yes		No		No
Total meterage for this development			889.38		1185.84		2964.6		305		0		0

Ward deficiencies: All Typologies are deficient in quantity in HVS Ward.

Select Ward	Current Open Space Provision Compared to Quantity Standards			
	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)
Holme Valley South	0.05	0.72	1.51	0.16

There is very little landscape detail on which to comment, at this stage, however, it would appear there are open greenspace and potentially landscaped areas surrounding the apartment blocks are they managed and maintained by a private/resident management company. Are some areas restricted to resident use only? Are there access gates to each property for use of the areas which appear to be bound by

hedgerows? How will mowers access these areas? How will the Mill pond be managed and maintained?

On site or off site & Existing facilities in the vicinity: Measured areas of POS on site should be provided at the earliest opportunity.

Given that there are no measured areas nor the typologies for on-site provision of public open space/greenspace provided, we are unable to calculate any contributions in detail. Should the measured areas triggered not be met on site, we would anticipate a mixture of on-site provision together with the shortfalls being made up with offsite contributions.

Without Prejudice, the contributions before any on-site provision has been taken into account are:

B. Complete ONLY if POS supplied by Developer						
Input POS area to be provided(sq.m)		0		Remaining sq m		0.00
Development: 2021.92003 Prickleden Mills, Woodhead R Date: 06.07.21						
INPUT % OR sq. m						
POS REQUIREMENTS SUMMARY	Cost (see below) excl admin	Sq Meters Req (based on no of dwellings)	Allocate Developer POS %	Developer POS Sq m Allocated	Value of developer POS	Outstanding Developer POS
Amenity Green Space	£21,202.82	889.38		0	£0.00	£21,202.82
Parks & Recreation	£29,458.84	1185.84		0	£0.00	£29,458.84
Natural & Semi-Natural Green Space	£25,199.10	2964.60		0	£0.00	£25,199.10
Allotments/Community Growing	£2,650.45	305.00		0	£0.00	£2,650.45
Outdoor Sports	£0.00	0.00		0	£0.00	0
Children & Young People	£0.00	0.00	100% provided?	Min sq.m		
CHYPS provided by developer	LAP		No	0	£0.00	
	LEAP		No	0	£0.00	
	NEAP		No	0	£0.00	
	MUGA		No	0	£0.00	
					£0.00	0
TOTAL Cost (excl admin)	£78,511.21	5344.82		0	£0.00	£78,511.21
Outstanding POS Requirement from developer:	£78,511.21					
Admin at 15%	£11,776.68					
Inspection Fee (see Manco Fees Guidance tab)	£500.00					
Shortfall/POS Requirement from developer (rounded):	£90,788					

There are existing Parks facilities in the vicinity, within the recommended 720m for accessibility of the site, which would require enhancement in lieu of sufficient on-site provision, potentially, but not limited to Victoria Park and Kings Head Gardens.

Negotiation of a commuted sum with the LPA to facilitate improvements in an offsite location will be required through a s106 or similar agreement/undertaking.

Consultation with the local community and local councillors post planning permission when Section 106 planning obligations become 'live is undertaken to help shape and inform the schemes.

Wildlife and habitat networks, TPO's, PROW : links & connectivity:

The integration of pedestrian and cycleway linkages should provide the framework for movement through a truly sustainable community - the proposed Riverside Walk Route (DWG (100)17) links the new estate road layout and connects with the surrounding

community and should be dedicated as Highway PROW. Proposed appropriate tree and shrub planting should enhance the Green Infrastructure links beyond the site boundary and enhance the wildlife and habitat network currently abutting the site.

Should sufficient detailed landscape information not be forthcoming, we will require **full detailed landscape proposals as per point 1** below together with details of the management and maintenance of the areas of Public Open Space for the lifetime of the development in the Landscape Planning Condition. Plus a LEMP condition.

Has the developer considered an environmental and biodiversity toolkit for gardens for residents to incorporate such as fruit tree planting, compost bins, hedgehog houses, water butts and rain gardens?

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

6. Full landscape proposals are required as a planning condition 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.
 - Conditions will be included to secure detailed landscape plan and long-term management. For developments where detailed landscape design has not yet been agreed and the design needs to fulfil a requirement for ecological mitigation and/or enhancement tree planting.
 - 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. The scheme shall provide the means of providing biodiversity enhancement, given the location and an inclusive and accessible public open space, managed and maintained in perpetuity.
 - **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.
 - **Location and detailed design & layout of any public open space and maintenance responsibility for Public Open Space (POS)**
 - **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.
7. 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. 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.

8. 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 also provision of a maintenance schedule for trees to ensure safe levels of lighting at street level once trees mature.

Signed: EM

Landscape Ref: KK29

Date: 20.05.21