

Consultation Response from KC Landscape	
Application No:	2023/93350
Proposed Development:	Development of former Deighton Centre (previously Deighton High School) comprising Social Emotional and Mental Health School (use class F1) comprising single and two storey educational buildings; roof mounted photo-voltaic panels; sensory garden spaces; multi-use games areas; landscaping; hardstanding areas; carparking; access with secure fencing and ancillary development
Location:	former Deighton Centre, Deighton Road, Deighton, Huddersfield, HD2 1JP
Applicant/Agent:	Lichfields
Planning Officer	Ellie Thornhill
Date Responded:	08.01.2024
Responding Officer:	EM
Responding Ref:	MM108

NOTES/COMMENTS: These comments are Without Prejudice:

1. The documents submitted include some very conceptual pages to the application, some of which are not well advanced given they form the submission for comment - we need to ensure we receive sufficient details on the landscape design and planting proposals in order to provide appropriate informed comments. Lack of the landscape detail at this stage could lead to problems at a later date if there are significant amendments to the layout, design or levels.
2. Therefore in the absence of detailed Landscape information, we are not able to provide definitive comments on the proposals in relation to design, planting choice or specification or policies. However, based on the information available, we can highlight below potential issues that are likely to influence the nature of an acceptable scheme. To assist the prospective applicant, further information on key elements of landscape design is provided in item 1 below, (highlighted in Green) which will help the applicant submit sufficient landscape and design information to aid the planning process.
3. The list is intended to draw the applicant's attention to likely landscape issues that are specific to the scheme, and which may long term maintenance and user requirements for example. This list is not based on a comprehensive understanding of constraints particular to the site, therefore it is essential that the applicant considers these specific site issues, opportunities and constraints.
4. Below is a list of initial queries and issues to be resolved, or details provided at the applicants earliest opportunity:

**Joseph Norton
Academy
Deighton //**
Landscape Statement



Levels

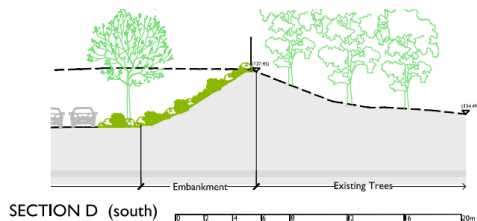
In liaison with grounds maintenance team, and long term maintenance and usage of this area, the current banking to the west going down to the grass playing fields should not be made more steep to maintain, to avoid worsening the risks associated with maintenance (GM estimate currently 23 degrees). A 1 in 2 slope shown in section E for grass is not acceptable. - no slopes to be left steeper than existing.

The banks are used to view matches and events and must be left practical to cut without high risk and without relying on strimmer use, or overly steep and impractical for spectators.

The fence boundary at the top of the slope appears to be immediately at the end of the parking spaces giving no room for driver error or for the proposed planting.

OUTDOOR LEARNING AREA & FOREST SCHOOL

Deighton //
Landscape Statement



Landscape Proposals 2 : Does not explain how cross section D works in a critical area to the north side of the site which is the interface with the woodland and the school farm where there are a large number of existing trees and where the forest school is on the slope.



- 1.5m Anti-climb Weld Mesh Fencing
- 1.8m Anti-climb Weld Mesh Fencing
- 2.4m Anti-climb Weld Mesh Fencing

MUGA fencing shown is not heavy duty - check if this is the appropriate standard for the school.



3.0m Rebound Weld Mesh Fencing to MUGA

Fencing: Unclear how the fencing panel choice will work where there are major slopes and changes in level. Is 2.4m the max height dropping to lower where there is staggered panels or is 2.4m the minimum height with taller panels needed to deal with the level changes and retain this minimum to keep the site secure? Clarity is required to confirm which this is.

Existing Trees: Unclear how the retaining walls, paths and especially level changes work in relation to root protection zones of the adjacent trees especially along the northern boundary. It looks potentially problematic in multiple locations. Arb officer to advise.



Canopy extents: The yr 1 – 2 class garden design is not developed and there are some anomalies with the canopy as shown. Clarity required.

Active/passive areas

There is no indication that the equipment described alongside other activities described fits in the space. A detailed layout including equipment and fall zones etc with a commitment to a quality level needs to be supplied.

Planting choices: The selected trees for the Native Shrub and Woodland Planting are largely not species but cultivars which are not native so not ideal for the stated purpose.

The headings do not relate to the plant types under each heading. Ground elder - *Aegopodium podagraria* is a vigorous plant that can be difficult to control and it is queried if this would cause more issues if it is not already on the site.

The proposals for grazing pasture and meadows p41 overlaps substantially with the areas designated for native shrub and woodland planting p39 so appear to have been counted twice. Please clarify and take account of existing trees.

SELECTED PLANTS FOR NATIVE SHRUB & WOODLAND PLANTING



GRAZING PASTURE, WILDFLOWER MEADOWS, WETLAND & WOODLAND



Class Gardens

Layout of class gardens is not a detail layout with obvious shortcomings so these indicative designs are not satisfactory and cannot be approved. e.g. the size of telling is very small next to a distracting sand space? The quality of materials needs to be clarified. Sand areas are shown immediately next to hedge with potential issues. No methodology of retention of the sand facility is explained. Overall the quality specification of these spaces needs better definition and it is recommended that the specification information is increased in detail to explain level of quality and quantity with associated rational/purpose. In addition approval of detail layout and final materials choice is a reserved matter.

Use of wetpour does not have clear rational unless fall equipment is likely to be part of these spaces. Expensive to manage maintain and ultimately dispose of.

Seating design appears to take no account of age of students, numbers, needs for intimate spaces and unclear how the adult student ratios expected in these spaces are expected to be accommodated.

The shape of some of the class gardens are oversized for the stated aims and go around corners which is normally to be avoided in any school context.

The space of the areas do not create the intimate areas described as being a purpose.

Planting

Narrow wedges of planting creates some challenging narrow shapes that are likely to be problematic to maintain.

Planting design on the very steep reinforced banks need to be such that maintenance is minimal and practically safe without roping operatives. The management plan should include methodology for reasonable maintenance throughout.

The type of reinforced grass is not shown - a very variable surface that needs better explanation.

In general:

1. Carefully consider all opportunities for appropriate tree planting and other screening planting could additionally help the proposed scheme comply with policies and guidance regarding design, biodiversity, health and wellbeing and other relevant planning considerations.
2. *"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*
3. Landscape proposals, particularly tree planting, should identify all proposed root protection/barriers, drainage, suds and attenuation or soakaways and all easements to ensure trees are accommodated satisfactorily.
4. Details should be submitted for proposed tree planting 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.
5. 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. When submitting detailed landscape proposals, preference is for species which are not potentially invasive and details from Natural England [can be found here](#). There's some further guidance on [NNSS on alternative species to use for landscapers here](#).

Species selection is important and those which are potentially more invasive should be substituted for less potentially invasive species.

7. Preference is for native plants and for plants proven as beneficial to pollinators where possible for this location.
8. We will need to see a 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.
9. Landscape maintenance and management plans can be dealt with via pre commencement condition – see indicative condition below.
10. Much of the landscaping is indicative at this stage but if the landscaping scheme can be secured by condition then it should be to prevent the quality and number of trees from being eroded in any subsequent applications.
11. Wildlife and habitat networks, TPO's, PROW : links & connectivity:
12. The Council has an obligation in respect of the Equalities Act and therefore mown grass paths across open greenspace are not acceptable versus bitmac or bound gravel paths.
13. 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.
14. healthy active travel routes and improvements that promote and facilitate greater use of the spaces and a strong integration with the surrounding new and existing communities, should be highlighted, refer to the Highways Design guide: [Highway Design Guide Supplementary Planning Document \(SPD\) \(kirklees.gov.uk\)](#)
15. Walking and cycling routes are safeguarded under Policy LP23 of the Local Plan.

Advice to planning officer:

Required Actions-

Revision of landscaping plan to...

Landscape – it would be prudent, given the setting of this scheme, to secure early submission of a detailed Landscape Management Plan and conditions suggested A, B and C below. A s106, or similar, will be required with full details of the management and maintenance of the areas of on site Public Open Space, footpaths and planted slopes and bankings for the lifetime of the development, off site lump sums, inspection fee and contact for the private management

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company or resident management company arrangements. **The condition for the Landscape And Ecological Management Plan: (to be confirmed with GH)**

See condition indicative for LEMP below.

To be satisfied with the proposals we will need to see early submission of detailed landscape information or amendments to the layout for 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 Planning Condition.

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

Conditions: TBC

Recommended as:

- A. Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include: (a) Means of enclosure around the site, including gates; (b) Materials to be used for all hard surfaced areas (c) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; (d) an implementation, management and maintenance programme including full details for management of newly establishing trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees. (e) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5 year 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 written consent to any variation. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the local planning authority

Reason: To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.

- B. **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

- C. 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 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 landscape space and maintenance responsibility for 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.
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 \(SPD\) \(kirklees.gov.uk\)](#). 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