

## Planning Consultation Request

Town and Country Planning Act 1990

**APPLICATION FOR PERMISSION TO DEVELOP LAND**

### **Amended Landscaping Plan, information and Management Plan Received**

Observations By:	KC, Landscape - Emma Mills
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Application No.	2023/93704
Proposed Development:	Erection of 12 dwellings and associated works
Location:	land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB
OS Map Reference	SE 422319.5539 416203.7912
Applicant/Agent:	Broadgrove Planning & Development Ltd
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **26-Nov-2024**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/93704>

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **26-Nov-2024** then the application may be decided without the benefit of your views.

Dated: 19-Nov-2024

Mathias Franklin  
Head of Planning and Development

Consultation Response from KC,  
Landscape - Emma Mills

2023/93704 land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB

Erection of 12 dwellings and associated works

Date Responded: 21.11.2024  
Responding Officer: Landscape  
Responding Ref: MM126

The landscape management specification has been amended and now includes for 5 years replacement planting which is acceptable (to ensure establishment).

The landscape key now includes the proposed wildflower mix, which is acceptable, and we presume BNG so needing to be managed and maintained for 30 years as wildflowers.



Proposed wildflower mix  
Emorsgate EM10 'Tussock Mix' @ 4g/m<sup>2</sup>

Notification of POS areas as follows:

We have 3 amenity spaces on the site, the areas are detailed below:

Amenity 1: next to plot 12: 146 m<sup>2</sup>  
Amenity 2: front of plot 5: 54m<sup>2</sup>  
Amenity 3: over attenuation tank: 218m<sup>2</sup>  
Total: 418 m<sup>2</sup>

However, the area in front of plot 5 is a grass verge which does not appear to be accessible public open space for the public to spend dwell time.

**It should be noted that all public open space being allocated as such under LP63 will be mapped as such on the Council mapping system, as accessible public open space, for public use for the lifetime of the development.** This means public use these spaces and dwell time should be encouraged by the design, and the public using these spaces, should not be considered a nuisance. The spaces should also be that public open space for the public to use.

Also, the other space has only a mown grass path to the tree seat, which is also not particularly accessible, especially for large parts of the year, with no surface under the tree seat either. 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.

We are therefore surprised that the designer has not made the tree seat accessible as the desire line to access the tree seat will no doubt become a muddy path and not particularly welcoming for those wanting to spend time here.

Spaces provided should meet the needs of the widest possible range of users, be easily accessible and enjoyed by all people, regardless of visual, physical and cognitive ability, mobility or age.

**There looks to be no access to the area over the attenuation tank and this is proposed wildflower mix so is public accessibility for all even anticipated here?**

Development: MM126 2023.93704 land NW of, Urban Terrace, Denby Lane, Grange Moor	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)
Kirkburton	0.41	0.5	0.95	0.52
Current Open Space Provision Compared Quality & Accessibility Standards	Req'd for Acceptability, def in quality	def in quantity & quality	Def in quantity, quality and accessibility	N/A as under 50 units

B. Complete ONLY if POS supplied by Developer			Remaining sq m		54m2 in front of plot 5 is considered more grass verge rather than public open space for public to use and spend time	
Input POS area to be provided(sq.m)	418		54.00			
Development: MM126 2023.93704 land NW of, Urban Terrace, Denby Lane, Grange Moor			Date: 21.11.2024			
POS REQUIREMENTS SUMMARY			INPUT % OR sq. m			
	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	£4,956.52	174.96		364	£4,956.52	0
Parks & Recreation	£6,886.96	233.28		0	£0.00	£6,886.96
Natural & Semi-Natural Green Space	£5,895.65	583.20		0	£0.00	£5,895.65
Allotments/Community Growing	£0.00	0.00		0	£0.00	0
Outdoor Sports	£4,413.91	252.00		0	£0.00	£4,413.91
Children & Young People	£5,639.33	160.80	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	£5,639.33
<b>TOTAL Cost (excl admin)</b>	<b>£27,792.38</b>	<b>1404.24</b>		<b>364</b>	<b>£4,956.52</b>	<b>£22,835.85</b>
<b>Outstanding POS Requirement from developer:</b>	<b>£22,835.85</b>					
Admin at 15%	£3,425.38					
Inspection Fee (see Manco Fees Guidance tab)	£297.26					
<b>Shortfall/POS Requirement from developer (rounded):</b>	<b>£26,559</b>					

