

Consultation Response KC Landscape

Planning Number:	2025/90517		
Proposal:	Outline application, including the consideration of access and layout, for two commercial units (use class B2 and/or B8) and associated works		
Location:	land off, Forge Lane, Thornhill Lees, Dewsbury, WF12		
DEVELOPER/APPLICANT/AGENT:	Malcolm Sizer Planning Ltd		
Planning Officer:	Jillian Rann		
Date Responded:	19.08.2025	Responding Officer:	Landscape
Site Area (Hectares)		Responding Ref:	

NOTES/COMMENTS: 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.

1. The site is currently well vegetated and appears as a green space within a densely urban area. A considerable number of trees will potentially be removed for development.



Services
There are numerous services and drains crossing the site. The image on the right shows the associated easements. No proposed buildings or walls are located within these areas.

Trees
There are a significant number of trees on the site. Please refer to the arboricultural report.

Ecology
There is an existing pond/marsh area which was previously a gravel pit. The pond is fed from an existing watercourse and it is intended that the pond is retained and improved.
Please refer to the ecological impact assessment.



2. New developments are to retain and incorporate existing significant trees within the layout as stated within Kirklees Local Plan policy LP33. Tree planting adjacent to carriageways accords with the West Yorkshire Combined Authority's "Green Streets" principles, as well as paragraph 136 of the NPPF.
3. The plan is very indicative in landscape terms, therefore difficult to provide meaningful comments, however, some greenspace on site is shown and is welcome, however, consider access and purpose of the spaces being created.



4. Will the spaces provided be for the employees and visitors or for the wider public to access? Clarification is required and irrespective, any open space provided for use, needs to be designed to 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, background or age.

5. When submitting detailed landscape proposals, preference is for species which are not potentially invasive and details from Natural England [can be found here](#). [Horizon-scanning for invasive non-native plants in Great Britain - NECR053 \(naturalengland.org.uk\)](#) There's some further guidance on [NNS on alternative species to use for landscapers here](#).

6. Species selection is important and those which are potentially more invasive should be substituted for less potentially invasive species as Invasive non-native species pose a significant threat to biodiversity in Britain.
7. For the aftercare maintenance to provide any meaningful benefit to the establishment of the landscaping scheme, it needs to be a minimum of 5 years including all tree and plant replacements lost/failed/died in the first 5 years.
8. Please also be reminded of the council's advice regarding Green Streets principles, as well as paragraph 131 of the NPPF, which requires new streets to be tree-lined.

*"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.*

9. Indicative conditions:
 - 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, a plan of existing trees and tree features (such as groups of trees or woodland) to be retained and to be removed in accordance with

BS5837(2012); any new trees showing their species, spread and maturity and new planting plans with written specifications (including cultivation and other operations associated with plant and grass establishment) and schedules of plants (including the location, number, species, size and planting density); (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) Impact of the proposed landscape planting on drainage infrastructure; (f) any suds, earth mounds or depressions; (g)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 Maintenance & Management plan (LMMP) 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

- D. Rootspace engineered tree pits:** The installation of root space engineered tree pits and specified trees below hard surfacing shall be monitored by the manufacturer and a letter confirming monitoring of, and satisfactory installation of the trees, as per the landscape

scheme drawings shall be submitted on completion of the same to and approved in writing by the Local Authority.

Reason: To minimise the effect of development on the area and enhance and conserve the visual amenity of the 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.