

<b>Consultation Response from KC Landscape</b>	
<b>Application No:</b>	2025/91185
<b>Proposed Development:</b>	Demolition of redundant engineering building and erection of student accommodation block [31 studios]
<b>Location:</b>	building at, Back Chapel Lane, Moldgreen, Huddersfield, HD5 9BG
<b>Applicant/Agent:</b>	Acumen Designers & Architects Ltd
<b>Planning Officer</b>	Louise Bearcroft
<b>Date Responded:</b>	20.11.2025
<b>Responding Officer:</b>	EM
<b>Responding Ref:</b>	PP42

**NOTES/COMMENTS:** These comments are Without Prejudice

**Submission of measured areas and typologies of open space to meet requirements of LP63 is required as per validation checklist.**

1. Green space areas on site: are they managed and maintained by a private management company?
2. Invasive non-native species pose a significant threat to biodiversity in Britain. When submitting detailed landscape proposals, preference is for species which are native, fruit bearing species, where appropriate. Potentially invasive species are not favourable and details from the list published by 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 [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.  
No plant species located on part 2 of schedule 9 of the [Wildlife and Countryside Act 1981 \(legislation.gov.uk\)](#) will be considered.
3. Preference is for native plants and for plants proven as beneficial to pollinators where possible for this location. Native, fruit bearing species preferred where appropriate.
4. 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.
  - Landscape maintenance and management plans can be dealt with via pre commencement condition – see indicative condition below.

5. Meeting LP63 for open space typologies, on site and/or off site provision  
The applicant 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](#)  
The Developer should refer to the [Kirklees Playing Pitch Strategy Stage D Report January 2025](#) for addressing needs and shortfalls regarding outdoor sports requirements.
6. 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.
7. 31 student apartment triggers amenity greenspace, Parks and Recreation Grounds and the Natural and semi natural typologies in LP63 but as it is student accommodation not the allotment, nor children's nor or sports typologies.
8. Ward deficiencies

Open Space Provision Compared to Quantity Standards (RED = CURRENTLY DEFICIENT)**				
Select Ward	Amenity Greenspace (ha per 1000 pop)	Parks & Recreation Grounds (ha per 1000 pop)	Natural & Semi_Natural Greenspace (ha per 1000 pop)	Allotments (ha/p 1000 households)
Dalton	0.28	0.98	5.47	0.35

Amenity greenspace is required to make the development acceptable and is deficient in quantity in the Dalton Ward. In addition, although there is some existing amenity greenspace within 720m of the development, it is of low or medium quality.

9. On site or off site & Existing facilities in the vicinity: off site
10. There are a number of existing facilities in the vicinity, within the recommended 720m for accessibility of the site, which would require enhancement in lieu of on-site provision, potentially, but not limited to Dalton Bank, Ravensknowle Park, Land between 181-259, Wakefield Road, Moldgreen, Wood Street Recreation Ground, Kidroyd Recreation Ground and some woodlands including ancient replanted woodlands.
11. For these typologies not provided on site, consultation will be undertaken, with stakeholders, local community and local councillors nearer the time once the green space quality assessments have been undertaken when the commuted sums are received.
12. 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.
13. 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.

14. Negotiation of a commuted sum with the LPA to facilitate improvements in an offsite location

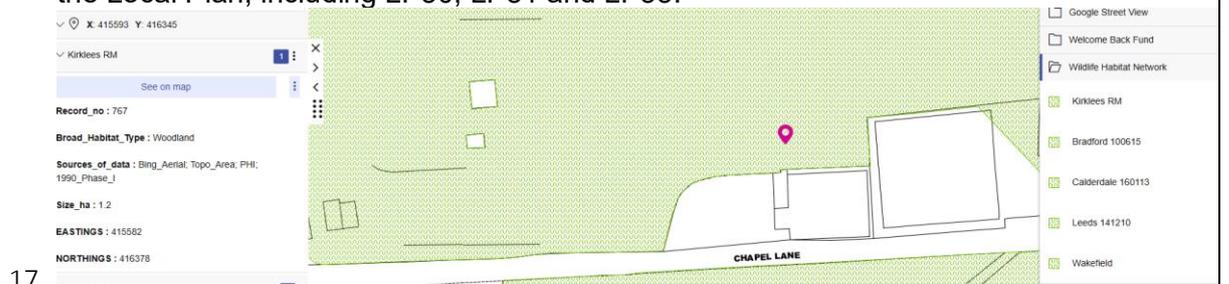
Dwelling Type	Number of proposed dwellings
Market/Affordable Housing (100%)	
Market/Affordable Housing 2-bed Flats (75%)	
Market/Affordable Housing 1-bed Flats (50%)	
Housing for Older People	
Student Housing	31
<b>TOTAL</b>	<b>31</b>

LP63 Open Space Typology	Sq m of space required on site	OR	Payment toward off-site provision
Amenity Green Space	451.98		£15,175.
Children & Young People	0.00		£0.
Parks & Recreation	602.64		£21,084.
Natural & Semi-Natural Green Space	1506.60		£18,036.
Allotments/Community Growing	0.00		£0.
Outdoor Sports	0.00		£0.
<b>TOTAL</b>	<b>2561.22</b>	(inspection fees will apply)	<b>£54,296.</b>

15. The table above demonstrates the typologies triggered and requirements in sq.m. or off site £54,296.88 contribution with/without on site pos provision.

16. 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.



With regards our comments on the information provided in the application, these are without prejudice.

**Advice to planning officer:**

**Required Actions-**

- s106 triggers and requirements for POS and contributions are agreed at an appropriate stage of the planning process.

Landscape –

To be satisfied with the proposals we will need to see early submission of detailed landscape information for the site.

Aim to secure early submission of Landscape details for both hard and soft landscaping, together with a Management Plan and conditions suggested A, B, C and D below or parts thereof.

**The condition for the Landscape Maintenance & Management Plan:** See condition indicative for LMMP below.

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.**

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 : £ 54,296.88**  
*towards existing facilities in the vicinity of the development.*

**By:** Preferably prior to occupation of 50% of the student apartments  
(N.B. we're likely to require the payment or any final instalment earlier than the occupation of the 28<sup>th</sup> apartment, to avoid disincentivising completion).

**Trigger points if payments phased:** Preferably prior to occupation of 25% and 50% of the student apartments

- **Index linked: Always Yes** - All S106 Agreements should have indexation added to financial payments requirements

#### **Conditions:**

Recommended as:

#### **A. Landscape Condition**

Prior to works commencing on the superstructure, a landscape management and maintenance plan (LMMP) for the external areas including any open space accessible to the public, playing fields etc shall be submitted to, and approved in writing by, the Local Planning Authority. This should include:

- a) The landscape plan including all hard and soft details together with planting plan & specification and details of means of enclosure.
- b) An implementation, management and maintenance programme including full details for management of newly establishing trees and plants including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees and shrubs.

- c) Details of monitoring and remedial measures, including replacement of any, trees, shrubs, hedgerows or planting that fails or becomes diseased within the first **five** years from completion.
- d) 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.
- e) This pre-commencement condition is necessary to ensure all details relevant to landscape matters and s106 triggers and requirements for POS contributions are agreed at an appropriate stage of the planning process.

The works shall thereafter be carried out in accordance with the management and maintenance plan and retained for the lifetime of the development.

**Reason:** To enhance and conserve the visual amenity of the 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) (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

**Rootspace engineered tree pits**

- D. 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.

**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 and Maintenance Plan (LMMP) 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 Landscape Management and Maintenance Plan (LMMP) 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<sup>®</sup>' 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/highway-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