

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2025/44/91494/E
Site Address:	Low Farm, Wakefield Road, Flockton, Huddersfield, WF4 4BB
Description:	Discharge of details reserved by condition 5 (LEMP) on previous permission 2021/93644 for erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 12-Aug-2025

Officer Report

Application: 2025/91494

Application Site: Low Farm, Wakefield Road, Flockton, Huddersfield, WF4 4BB.

Proposal: Discharge of details reserved by condition 5 (LEMP) on previous permission 2021/93644 for erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements.

Assessment:

Condition 5 (LEMP)

5. Prior to development commencing, the following details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority:

a) 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, hedgerow species and density, double staggered rows etc. including extensive use of native species.

b) Identify which areas of landscaping are specifically being installed to mitigate the harm identified within the Glint and Glare Assessment.

c) Landscape Management Plan required including details of initial aftercare and long-term maintenance for a minimum of 15 years. This should include any new proposed planting and screening, existing trees and vegetation retained on site, plus management of any fencing and gates.

d) Timetable and phasing of the landscape implementation, demonstrating that works are aligned with the proposed phasing of development.

e) Persons responsible for implementing the works.

f) Details for monitoring and remedial measures, including replacement of any trees, shrubs or hedge that fails or becomes diseased within the first fifteen years from completion.

The development shall thereafter be implemented in accordance with the approved details, in accordance with approved timetable and phasing arrangements. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Reason: *In the interests of highway safety, residential amenity, local ecological value and visual amenity, and to accord with Policies LP21, LP24, LP30, LP32, LP33, LP47 and LP52 of the Kirklees Local Plan. This is a pre-commencement condition, to ensure the necessary mitigation measures are sufficiently detailed and implemented prior to the proposal causing harm.*

In support of Condition 5 the applicant has submitted:

- Landscape and Ecology Management Plan, authored by Landscape Visual, Ref: 1282 Version 1.3, dated 12/08/2025, received 12/08/2025.
- General Arrangement, Drawing No. 1282/1, Rev B, received 12/08/2025.
- Landscape Proposals, Drawing No. 1282/2, Rev B, received 12/08/2025.
- Landscape Proposals with Key Notes, Drawing No. 1282/2, Rev B, received 12/08/2025.
- Planting Overview, Drawing No. 1282/3, Rev B, received 12/08/2025..
- Glint & Glare Hedgerow Mitigation, Drawing No. 1282/4, Rev B, received 12/08/2025.
- Landscape Management Summary Plan, Drawing No. 1282/5, Rev C, received 12/08/2025.
- Area 1, Drawing No. 1282/101, Rev B, received 12/08/2025.
- Area 2, Drawing No. 1282/102, Rev B, received 12/08/2025.
- Area 3, Drawing No. 1282/103, Rev B, received 12/08/2025.
- Area 4, Drawing No. 1282/104, Rev B, received 12/08/2025.
- Area 5, Drawing No. 1282/105, Rev B, received 12/08/2025.
- Area 6, Drawing No. 1282/106, Rev B, received 12/08/2025.
- Area 7, Drawing No. 1282/107, Rev B, received 12/08/2025.
- Area 8, Drawing No. 1282/108, Rev B, received 12/08/2025.
- Area 9, Drawing No. 1282/109, Rev B, received 12/08/2025.
- Area 10, Drawing No. 1282/110, Rev B, received 12/08/2025.
- Area 11, Drawing No. 1282/111, Rev B, received 12/08/2025.
- Area 12, Drawing No. 1282/112, Rev B, received 12/08/2025.
- Area 13, Drawing No. 1282/113, Rev B, received 12/08/2025.
- Area 14, Drawing No. 1282/114, Rev B, received 12/08/2025.
- Area 15, Drawing No. 1282/115, Rev B, received 12/08/2025.
- Area 16, Drawing No. 1282/116, Rev B, received 12/08/2025.
- Area 17, Drawing No. 1282/117, Rev B, received 12/08/2025.
- Area 18, Drawing No. 1282/118, Rev B, received 12/08/2025.
- Area 19, Drawing No. 1282/119, Rev B, received 12/08/2025.
- Area 20, Drawing No. 1282/120, Rev B, received 12/08/2025.
- Area 21, Drawing No. 1282/121, Rev B, received 12/08/2025.
- Area 22, Drawing No. 1282/122, Rev B received 12/08/2025.

The above condition has been reviewed by KC Landscape, comments received 24/07/2025. Consultation responses are discussed in more detail below, where relevant.

Officer note: It is acknowledged that amended documents/plans have been received after KC landscape comments have been received. However, the changes made to the plans relate to glint and glare assessments and the inclusion of maintenance for any fencing and gates and therefore it was not considered necessary to reconsult KC landscape on this occasion.

The component parts of the condition are considered as follows:

Detailed landscape plans indicating full planting specification

Section 2.0 of the LEMP provides details of the objectives, implementation, species, planting, construction phase monitoring and monitoring and remediation on hedgerows, trees and shrub belts, trees, Tussocky Grassland, and neutral grassland. Their locations are outlined and discussed in detail on Landscape Proposals drawing no. 1282/2 and Landscape Management Summary Plan Drawing No. 1282/5.

The above details are considered to be acceptable.

Identify which areas of landscaping are specifically being installed to mitigate the harm identified within the Glint and Glare Assessment

As part of the original application, the following statement was provided within the Glint and Glare Assessment:

Mitigation measures are required to be put in place due to the High impact that was found during the visibility analysis at road receptors 5, 6, 7, 8, 10 and 12. This includes hedgerows to be infilled/gapped up and maintained to a height of between 2 – 2.5m around the Proposed Development. Locations of these hedgerows to be gapped up/erected can be found within the Landscape Strategy drawings, which will be submitted in conjunction to this report.

The Landscape Strategy submitted with the planning application shows the hedgerow planting referred to in the above statement.

As part of this DOC the applicant has submitted a Glint & Glare Hedgerow Mitigation Plan. The proposed plan outlines areas of existing hedgerows which are the gapped up/enhanced or new hedgerows are to be planted and are all to be maintained at a height of between 2-2.5m to help mitigate the harm identified within the Glint & Glare Assessment submitted under application 2021/93644.

The above details are considered to be acceptable.

Timetable and phasing of the landscape implementation

Section 2 of the submitted LEMP provides details on the proposed planting/implementation of landscaping works and a timetable for when works shall be undertaken.

The above details are considered to be acceptable.

Persons responsible for implementing the works

Paragraph 2.2 of the submitted LEMP outlines the roles and responsibilities for implementing the proposed works. These include, the planting, establishment maintenance and on-going site management, which is to be overseen by the Landscape Manager, and be undertaken by suitably qualified and experienced operatives/contractors who will be employed and funded by the applicant, for the 30-year period of management required for biodiversity net gain. Long term management operations are to continue under the same funding mechanisms for the life of the proposal (anticipated to be 40 years).

The above details are considered to be acceptable.

Landscape Management Plan required including details of initial aftercare and long-term maintenance for a minimum of 15 years and Details for monitoring and remedial measures

Paragraph 2.1 of the LEMP states that management and monitoring operations will be reviewed every ten years, and where required, the Maintenance Schedules and 10-year Management Programme (**Appendices 3 & 4**) will be modified if the operations and frequencies set out do not deliver the required results or meet the specific objectives and targets. Where variations to the management programme are required as a result of monitoring or other unforeseen circumstances, these will be reviewed by the applicant, their operatives/contractors, and relevant technical specialists. Any amendments to the programme will be agreed in writing with the planning authority prior to implementation.

In terms of maintaining fencing and gates on site, paragraph 2.8 of the LEMP outlines some general guidelines and specific maintenance tasks in relation to inspection, cleaning, and essential maintenance following damage etc. these details are considered to be acceptable.

As outlined previously, Paragraph 2.2 of the LEMP states that planting and maintenance will be overseen and undertaken for the 30-year period of management required for biodiversity net gain, and long-term management operations will continue under the same funding mechanisms for the life of the proposal (anticipated to be 40 years).

The report has been reviewed by the Council's Landscape officer who states in their comments received 24/07/2025 that:

I have reviewed the LEMP and accompanying information and confirm that the amendments made address the points raised in my comments on 14/07/22 date. It should be noted that the Management Plan is set to be reviewed after 10yrs, the condition is for a 15yr management plan however it is appreciate that a 10yr review is practical the applicant is committed to a 30yr period of management, therefore, provided all the landscape measures specified within the LEMP dated May 2025 are incorporated and maintained as outlined hereafter, I may now support the discharge of Condition 5.

Officers concur with the above assessment.

In summary Officers recommend that the details for Condition 5 be approved. However, it is noted that Condition 5 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

The development shall thereafter be implemented in accordance with the approved details, in accordance with approved timetable and phasing arrangements. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Recommendation: Approve details.

Report Dated: 12/08/2025.

Recommended Decision Notice Text

Condition 5 (LEMP)

Pursuant to Condition 5, you have submitted:

- Landscape and Ecology Management Plan, authored by Landscape Visual, Ref: 1282 Version 1.3, dated 12/08/2025, received 12/08/2025.
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- Area 21, Drawing No. 1282/121, Rev B, received 12/08/2025.
- Area 22, Drawing No. 1282/122, Rev B received 12/08/2025.

The submitted details are acceptable for the initial requirements of Condition 5 and are hereby approved. However, be aware that Condition 5 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

The development shall thereafter be implemented in accordance with the approved details, in accordance with approved timetable and phasing arrangements. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.