



**JohnsonMowat**  
Planning & Development Consultants

Miller Homes Limited

Land off Hermitage Park, Lepton

Reserved Matters application,  
including appearance, scale and  
landscaping, for the erection of 80  
dwellings, pursuant to Outline  
permission 2025/70/90105/W and the  
discharge of conditions 6, 7, 8, and 9

Planning Statement (including Statement of Community Involvement and  
Climate Change Statement)

## Johnson Mowat References

|                                 |                                                                                                                                                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Client</b>                   | Miller Homes Limited                                                                                                                                                                                       |
| <b>Site</b>                     | Land off Hermitage Park, Lepton                                                                                                                                                                            |
| <b>Development</b>              | Reserved Matters application, including appearance, scale and landscaping, for the erection of 80 dwellings, pursuant to Outline permission 2025/70/90105/W and the discharge of conditions 6, 7, 8, and 9 |
| <b>Local Planning Authority</b> | Kirklees Council                                                                                                                                                                                           |
| <b>Document Type</b>            | Planning Statement (including Statement of Community Involvement and Climate Change Statement)                                                                                                             |
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## Limitations

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Limited during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Limited is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

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Appendix 1.      Consultation Leaflet

## 1. Introduction

- 1.1 This Planning Statement (including Statement of Community Involvement and Climate Change Statement) is prepared on behalf of Miller Homes Limited ('the Applicant') in relation Land off Hermitage Park, Lepton ('the Site'). Reserved Matters are submitted pursuant to Outline planning application 2025/70/90105/W, and the description of development is as follows:

*"Reserved Matters application, including appearance, scale and landscaping, for the erection of 80 dwellings, pursuant to Outline permission 2025/70/90105/W and the discharge of conditions 6, 7, 8, and 9"*

- 1.2 For the avoidance of doubt, Part 1 of the Town and Country Planning (Development Management Procedure Order (DMPO) states that "Reserved Matters" in relation to an Outline planning permission, or an application for such permission, means any of the following matters in respect of which details have not been given in the application:

- (a) access;
- (b) appearance;
- (c) landscaping;
- (d) layout; and
- (e) scale.

- 1.3 Unless secured by condition on the Outline planning application, as will be detailed within the Planning History section of this report, no other matters should be considered as part of this submission. For the avoidance of doubt, matters of access and layout have already been determined, therefore the remaining matters for consideration are appearance, landscaping and scale. The DMPO defines these as follows:

*"appearance" means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;*

*"landscaping", in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—*

- (a) screening by fences, walls or other means;*
- (b) the planting of trees, hedges, shrubs or grass;*
- (c) the formation of banks, terraces or other earthworks;*
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and*
- (e) the provision of other amenity features;*

*"scale" except in the term 'identified scale', means the height, width and length of each building proposed within the development in relation to its surroundings;*

- 1.4 This Planning Statement identifies the characteristics of the Site and its location, the planning history of the Site, the planning policy context and the planning case in support of the proposed residential scheme. A Statement of Community Involvement is also included within the report detailing the public consultation undertaken prior to submission of Reserved Matters, and a Climate Change Statement is provided within the Planning Policy section of this report to demonstrate how climate change factors have been considered in preparing the Reserved Matters in the context of the Kirklees Local Plan, National Planning Policy Framework (the Framework) and other national requirements relating to climate change.

- 1.5 This statement should be read in conjunction with the following supporting information:

- Architectural Plans Pack – JRP
- Design and Access Statement – JRP
- Biodiversity Net Gain Assessment – SLR
- Lighting Impact Assessment – BWB
- Arboricultural Survey, Impact Assessment and Tree Protection Plan – Smeeden Foreman
- Travel Plan – Optima
- Noise Impact Assessment – SLR
- Construction Environment Management Plan – SLR
- Heritage Impact Assessment Addendum – MB Heritage

## 2. Site Location and Characteristics

### Location

- 2.1 The Site is located on the southern edge of Lepton which lies approximately 5km south west of Huddersfield Town Centre. The Site also lies approximately 1.25km north of the village of Highburton, 3km west of the village of Grange Moor and approximately 2.5km east of the village of Almondbury.
- 2.2 The Site is bounded to the immediate north by existing residential dwellings comprising of predominately detached homes along Rowley Lane and Hermitage Park. To the east the Site abuts Lepton Great Wood, a designated ancient woodland, and to the south are open fields. To the west are further detached residential properties along Woodsome Park. To the south west are open fields which are proposed for housing either under the remainder of HS3 or allocation HS2 – Land Adjacent, Penistone Road/Woodsome Park, Lepton.
- 2.3 The Site is situated in a sustainable location in relation to access to services, facilities, employment opportunities and public transport links. This was considered at the examination of the Local Plan when allocating the Site for major residential development, and again when determining the Outline application.

### Characteristics

- 2.4 The Site is currently grazing land and defined by a number of fields trees, hedges, fencing and dry stone walls. The Site covers an area of circa 6.13 Ha (gross) and 2.49Ha (net).
- 2.5 The Site is irregularly shaped, and slopes from north-east to south-west. The gradient increases beyond the Site boundary down towards further development phases along Penistone Road.
- 2.6 The Site is located solely within Flood Zone 1 according to the Environment Agency (EA) Flood Zone maps for planning but the wider allocation does abut Beldon Brook on its southern boundary which is designated as Flood Zone 3. It should be noted that no built development is proposed within 200 meters of Beldon Brook, as shown on the Joint Masterplan, this is predominately due to issues of topography of the Site making large parts of the southern part of the Site undevelopable due to the road gradient being undeliverable.
- 2.7 Public Right of Way KIR/85/10 runs east-west through the Site, connecting Rowley Lane to Lepton Great Wood. Several other claimed (but not formally accepted at the time of writing) footpaths cross the Site. These are subject to separate Definitive Map Modification Order applications which are awaiting determination at the time of writing.
- 2.8 There are 2no. designated heritage assets which are in close proximity to the Site, those being the Crow Trees (Grade II Listed) and Woodsome Hall (Grade I Listed). Consideration of the impact of the proposed development on these assets was considered when determining layout under 2025/70/90105/W, however further consideration will be given within this submission having regard to the impact of scale, appearance and landscaping of the proposed development.
- 2.9 Further detailed information relating to the Site opportunities and constraints is contained in the Design and Access Statement.

### 3. Planning History

- 3.1 The Site had had long been allocated as Green Belt prior to the adoption of the Local Plan in February 2019. Upon the adoption of the Local Plan in February 2019 the Site was removed from the Green Belt and allocated for housing. The Site only forms part of this allocation, Phase 2, with the wider allocation having a capacity of 286 dwellings.
- 3.2 KCS Developments Ltd, on behalf of the landowner, submitted an Outline application, with access and layout, for the erection of 80 dwellings and associated work on the Site in May 2022 and received approval on 10<sup>th</sup> November 2023.
- 3.3 The Outline consent has secured a substantial Section 106 package, comprising of:
- 20% Affordable Housing;
  - Approx £75,000 Off-Site Open Space Contributions;
  - Approx £225,000 Education Contributions;
  - Approx £50,000 Sustainable Travel Contributions;
  - Approx £425,000 towards access for Phases 3/4 (roundabout contribution);
  - 10% Biodiversity Net Gain on-site; and
  - Maintenance and Management of Open Space, Ecological Features, Drainage Infrastructure and Public Footpaths.
- 3.4 The Applicant has since acquired an option on the Site, and as such a pre-application enquiry was submitted to the Council in September 2024 to further understand the expectations for the Reserved Matters submission. Furthermore, the Applicant discussed their intention to undertake minor amendments to the layout secured at Outline.
- 3.5 A meeting to discuss the enquiry was held on 28<sup>th</sup> October 2024 with Nicholas Hirst (Planning – Development Management), Ryan Kinder (Highways), and Paul Farndale (LLFA). This was followed up by an additional details pack submitted on 14<sup>th</sup> November 2024, and a detailed written response was then received on 11<sup>th</sup> December 2024.
- 3.6 In summary, Officers did not object to the principle of varying the Outline consent and subject to recommendations and refinements it was considered that an agreeable solution could be found in relation to the Reserved Matters.
- 3.7 Subsequently, an application (2025/90105) was submitted under Section 73 of the Town and Country Planning Act 1990 to vary the approved layout and red line boundary of the Site. This was done in order to reflect the product that the Applicant will be delivering on the Site, and to remove surplus green space to ensure all phases have sufficient green space to be policy compliant.
- 3.8 It is relevant to note that land off Penistone Road, Phase 1, is being developed by a separate developer with Reserved Matters (2024/61/90058) being determined on 12<sup>th</sup> June 2025. The phasing of development would therefore be considered in accordance with the Masterplan Document approved with the Outline applications.

### Conditions

- 3.9 As detailed earlier within this Statement, there are a number of conditions which require discharge with the Reserved Matters submission, for the avoidance of doubt these are detailed in full below:-

*6. Plans and particulars relating to the Reserved Matters of landscaping, notwithstanding the submitted information, shall include details of the treatment of Public Right of Way KIR/85/10 and the 'proposed Public Right of Way', as shown on plan ref. "22-5611-01 Site Layout (Rev L)". The details shall include full sections, construction specifications, drainage works, surface finishes, treatment of sightlines, and a timetable for implementation. Thereafter the*

*development shall be undertaken in accordance with the approved details, and shall be implemented in accordance with the approved timetable.*

- 3.10 Full details of the treatment for the public right of way are shown on supporting Landscape Plan(s) and Boundary Treatment Plan(s).

*7. Plans and particulars relating to the Reserved Matters of landscaping and/or scale, notwithstanding the submitted details, shall include details of finished floor levels and ground levels. Thereafter, the development shall be completed in accordance with the approved levels details.*

- 3.11 A Levels Strategy Plan (1223-001) is provided by Fortem, which is based on the topographical survey of the Site, the tree protection plan drawing and the proposed site layout plan. Full details of finished floor levels, contour levels and retaining wall levels are indicated on the plan. Furthermore, specific site section plans are provided at key locations across the layout to demonstrate the interaction with adjoining land and properties.

*8. Plans and particulars relating to the Reserved Matters of landscaping, notwithstanding the submitted information, shall include a lighting design strategy. The strategy shall:*

- *Identify those areas / features on site that are particularly sensitive for local species and that are vulnerable to disturbance in, or around their breeding sites and resting places, or along important routes used to access key areas of their territory, for example, for foraging;*
- *Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and*
- *Detail how appropriate lighting would be installed to mitigate and protect against crime.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances shall any other external lighting be installed on dwellings facing either Lepton Great Wood or areas of Public Open Space without prior consent from the Local Planning Authority.*

- 3.12 A lighting assessment has been undertaken by BWB to address Condition 8 in full. The lighting design has been produced in collaboration with the appointed ecologist (SLR). Lighting impact to all identified potentially sensitive receptors has been removed or reduced to an acceptable level. The Ecologist has reviewed and subsequently approved the indicative lighting design presented.

*9. Plans and particulars relating to the Reserved Matters of landscaping, notwithstanding the submitted information, shall include details of boundary treatment along the site's boundary with Lepton Great Wood. This shall include a boundary treatment which prevents direct access into Lepton Great wood by people except at the single point via Public Right of Way KIR/85/10, as shown on plan ref. "22-5611-01 Site Layout (Rev L)". The details shall include provisions to allow access for wildlife throughout. The approved details shall be implemented prior to the occupation of the approved dwellings and shall thereafter be retained.*

- 3.13 The supporting site layout plan demonstrates a boardwalk footpath across sloped ground to protect the Great Wood and the proposed swale, which shall also allow wildlife access throughout. Full details of the boundary treatment at Lepton Great Wood is shown on the supporting Boundary Treatment

Plan. The public right of way treatment has been subject to significant detailed discussion with the Case Officer and Technical Officers at the Council prior to submission of this Reserved Matters.

## 4. Statement of Community Involvement

- 4.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. The Applicant recognises that national planning policy is evolving to make community involvement an essential component of planning. This section of the Statement outlines the methods of consultation that have been used with the local community, the results and issues generated, and the way in which the various issues that were raised have been responded to.
- 4.2 The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Kirklees Council's specific guidance on community consultation for planning applications.

### Historic Public Engagement

- 4.3 Johnson Mowat have acted on behalf of the landowner promoting the Site within the Local Plan since 2013, and acting as the Agent for the Outline application following the allocation for residential development. Furthermore, Johnson Mowat have submitted a number of pre-applications on the Site during their involvement, with discussions also extending to local councillors, action groups and residents.
- 4.4 As part of the Outline planning application, a public consultation exercise was undertaken which comprised a letter drop followed by an event in the function room at 315 Bar & Restaurant which was attended by over 100 people. Furthermore, the Outline application attracted approx. 150 comments from the public and it is considered that the local community are well aware of the development.

### National Policy and Legislation

#### National Planning Policy Framework (2024)

- 4.5 The Framework was first published in March 2012 and most recently updated in December 2024. With regards to pre-application consultation, the document states:

*"40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."*

*41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

*42. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs."*

*43. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible"*

- 4.6 The pre-application submission has been detailed within the Planning History section of this report, and the public consultation is detailed further below.

#### Localism Act (2011)

- 4.7 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

#### Planning and Compulsory Purchase Act (2004)

- 4.8 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

### Local Policy

#### Kirklees Local Plan (2019)

- 4.9 The Kirklees Local Plan Allocations and Designations identified the Site, Housing Allocation HS3, as requiring a Masterplan Document to be produced with the adjacent Allocation HS2 in accordance with the policies of the Kirklees Local Plan. Policy LP5 of the Kirklees Local Plan Strategy and Policies Document states:-

*"Masterplans must involve all the relevant stakeholders, including the council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application...."*

- 4.10 The approved Masterplan Document covering Sites HS2 & HS3 was produced by a dedicated working party (Carve Architecture, Urban Wilderness, Peacock and Smith, Farnley Estates, KCS Development and Johnson Mowat). Significant consultation was undertaken when producing this in accordance with Policy LP5 which involved all relevant stakeholders, including the Council, landowners, developers, the local community, service providers and other interested parties.

#### Kirklees Council's Statement of Community Involvement (2024)

- 4.11 The Planning and Compulsory Purchase Act (2004) requires each local planning authority to prepare a 'Statement of Community Involvement', the Council adopted its first SCI in September 2006. Legislation requires a review of the SCI every 5 years from its adoption, and the most recent document was adopted on 12<sup>th</sup> March 2024. The review was required to reflect the following:
- The Council decision to update the Local Plan in November 2023;
  - The anticipated changes to be introduced through the Planning reforms consultation to speed up the planning processes including a focus on a more digitalised planning system and increased focus on local communities shaping planning documents;
  - Changes to legislation in relation to the planning documents; and
  - To highlight the Council's new inclusive Communities Framework.
- 4.12 The purpose of the Statement of Community Involvement (SCI) is to set out how Kirklees Council will work with local communities and stakeholders to develop planning policy documents such as the Kirklees Local Plan or guidance on specific issues.

## Public Engagement

### Community Consultation Exercise

- 4.13 Details of the preferred method of community engagement were discussed during the pre-application process, and it was confirmed that a large scale desk-top based exercise would be acceptable as the Site has undergone significant public consultation in relation to the Outline application. Johnson Mowat remain the Agent on the Reserved Matters submission, and benefit from the historic feedback received during the early stages of the process.
- 4.14 An email was issued to key stakeholders, including Local Councillors and the local action group, on 2<sup>nd</sup> December 2024 detailing the intentions of the Applicant to vary the Outline approved layout and following this undertake a consultation on the Reserved Matters details. This was followed by another email on 17<sup>th</sup> February 2025 providing prior notice of a public consultation leaflet drop taking place on 19<sup>th</sup> February 2025 for the Reserved Matters details.
- 4.15 The Applicant attended an event with representatives of KCS Developments at the Rowley Hill Club on 24<sup>th</sup> January 2025, where an introduction to the company and key contacts was provided and feedback was provided by local councillors and residents of Hermitage Park. Concerns focus around highway matters, which has already been determined at Outline, as well as queries regarding the construction process. The Applicant is committed to undertake a similar meeting with details of the Construction Method Statement once there is some certainty provided from the Local Planning Authority on the initial details of this.
- 4.16 A copy of the Community Consultation Leaflet is provided at Appendix 1, and this was accompanied by a dedicated website which can be found using the link below:  
<https://johnsonmowat.co.uk/public-consultations/land-off-hermitage-park-lepton>
- 4.17 Details of the Layout Plan, Landscape Plan and House types were provided on webpage for consideration and comments. Comments could be submitted via an online response form, email, telephone call or letter to ensure that nobody was prejudiced and the consultation was accessible to as many people as possible. The consultation remains open, and will remain open throughout the lifetime of the Reserved Matters submission as we seek to promote a positive dialogue with the local community.

### Public Consultation Outcomes

- 4.18 A total of 2no. responses were received to the public consultation, those being from both the website and via telephone. The local residents who made the telephone call requested clarity on the red line boundary changes, and once they were explained it was confirmed that they had no objection to the development proposals.
- 4.19 An objection was received via email in response to a number of points, some of which don't relate to Reserved Matters, however a detailed account of the issues raised alongside a response where appropriate is provided below:  
*The proposed development will impact on the amenity of users of the public right of way along the western boundary of Lepton Great Wood through blocking open views toward Castle Hill.*
- 4.20 The impact upon Lepton Great Wood was considered in detail during the determination of the Outline application when considering an appropriate layout, and also by the Council when considering to allocate the land for development. A buffer area was secured to the Great Wood (offset of 15m to roads / paths, 20m to buildings), to both protect amenity and environmental value of the ancient woodland. It is considered that the impact on open views towards Castle Hill have already been considered as part of the earlier application, and the benefits of delivering this sustainable residential development outweighs the identified harm in that regard.

*The properties adjacent to the boundary of Lepton Great Wood should be reduced in scale to limit the visual impact of the proposed.*

- 4.21 The scale of the proposed dwellings has been carefully considered in accordance with the approved Masterplan Document for allocations HS2 and HS3. The 'Woodland Edge' character area dictates that properties will be generally 2 storey, with some 2.5 storey homes at key locations. It is not anticipated that reducing the storey height beyond this at the woodland edge would significantly change the visual impact of the development, given the quantum proposed on HS3 and also the wider master planned development.

*It would be preferable to see more single storey accommodation on-site, with a local need for bungalows to house the older population in the area.*

- 4.22 Although the scale of development is yet to be determined, the layout of the plots have not been designed to accommodate 'bungalow' house types and this does not reflect the preferred product of the Applicant. Furthermore, substantial consideration has been given to the housing mix at Outline, with reference to the Affordable Housing and Housing Mix SPD, and it is considered that the proposed development meets the housing needs of the local community as set out within that document. All homes meet Nationally Described Space Standards and 20% (Delmont, Baymont, Lockton and Torwood) are built to M4(2) standard to ensure that accessible housing is available to those within the community who need it, such as the older population as referenced in this response.

## Construction Environment Management Plan

- 4.23 The Applicant has engaged with local residents regarding the Construction Environment Management Plan (CEMP), with particular regard to the movement of vehicles along Hermitage Park and the potential for disruption to existing residents.
- 4.24 A meeting was held on 14<sup>th</sup> July 2025 at the Rowley Lane Club, which followed an initial introductory meeting on 24<sup>th</sup> January 2025 which discussed more general matters relating to the application. It is considered that the Applicant has demonstrated a willingness to engage with local residents and reflect their concerns in their approach to developing the site. The CEMP will be submitted separate to this Reserved Matters submission to discharge condition 16 of the Outline consent.

## Summary

- 4.25 The public consultation has been a useful tool to engage with local members and the community, ensuring that they are aware of the Applicants involvement and that a Reserved Matters submission would be forthcoming. Although the response to the consultation has been limited, the webpage will remain open for comment and we look forward to receiving further comments once the application is submitting to the Council.

## 5. Proposed Development

- 5.1 The proposed development comprises of the erection of 80 dwellings, to be delivered across 14 different house types.

### Scale

- 5.2 The prevailing character of the area surrounding the Site comprises of two-storey dwellings, which has informed the scale of the proposed development. This is acknowledged in the approved Masterplan Document, whereby it is identified the allocation(s) will deliver predominantly 2-storey housing, with higher densities / storeys being considered more appropriate central to the allocation(s) and in key locations.
- 5.3 The supporting plans and Design & Access Statement informs that the all new dwellings will be two-storey in height, with single storey garages serving some of the plots. It is considered that this would be reflecting of the surrounding character, and allow the development to sit comfortably within the wider landscape.
- 5.4 Site Sections (22:5611:07) have been provided which detail the impact of the scale of development on neighbouring properties and Lepton Great Wood.
- 5.5 Section 1-1 details the scale of development at the Site access in comparison to properties along Hermitage Park. Although Plot 12 is some 3m higher than 16 Hermitage Park, it is considered that the substantial separation distance achieved mitigates any overbearing impact on the existing dwelling. Furthermore, the scale is appropriate at the entrance to the Site, fronting onto the primary highway serving the development.
- 5.6 The impacts upon properties along Rowley Lane was a concern raised during the Outline application, and Sections 2-2 and 3-3 demonstrate that a substantial separation distance is achieved between the properties. The boundary treatment is set back from the edge of the bank top, to avoid an overbearing impact on neighbouring dwellings, and the stepped rear gardens of properties along Rowley Lane further mitigate any overbearing impact on properties at Rowley Lane.
- 5.7 Section 4-4 demonstrates that the Lepton Great Wood sits prominently above the Site in this location, therefore it is considered that views to and from the woodland are still somewhat open and the scale of development at the woodland edge is appropriate in this regard.

### Appearance

- 5.8 The appearance of the proposed dwellings are designed in accordance with the requirements of the Masterplan Document and Housebuilders Design Guide SPD, as is detailed throughout the supporting Design and Access Statement. The existing locality comprises of a mix of brick, artificial stone, stone and elements of boarding. Full details of the proposed materials are shown on the supporting Materials Plan.
- 5.9 As discussed and agreed at the pre-application stage, the use of the specific artificial stone product (Newlay Calder Buff Pitch) is accepted for most of the Site. However, in the interest of providing a suitable and high-quality transition between the natural stone on Hermitage Park and the Site, the properties most visible from Hermitage Park, at the entrance into the Site, are to be faced in a natural stone with slate roofs. This is an approach in principle accepted by the Council on Phase 1 of the Masterplan Development.
- 5.10 Stone heads and cills have been provided on all windows, on front and rear elevations to the properties located in the most visible locations on the Site. These are features which are predominant within the area, and their inclusion would enhance the appearance of these proposed units. For properties situated within the central core of the Site, heads and cills have been added to windows to the front elevations.

- 5.11 Stone door surrounds and bay windows are more in-keeping with the area, are of a more attractive design, and have fewer long-term maintenance issues and have therefore been utilised within this development.
- 5.12 Utility and EVCP boxes have been accommodated for and is identified on the layout and on the elevations wherever possible.
- 5.13 The supporting Streetscene Plans demonstrate how the variety of housetypes sit comfortably within the streetscape and work to create a vibrant neighbourhood which remains sympathetic to the sensitivities of site location.

## Landscaping

- 5.14 The Arboricultural Survey Report, undertaken by Smeeden Foreman, identifies that 13 trees (varying from moderate, low and poor quality) and 1 hedgerow will require removal to facilitate the development proposals. The removal of trees and hedges will be mitigated with extensive new tree and hedge planting throughout the scheme.
- 5.15 The detailed planting scheme, as shown on Landscape Proposals Sheets (ref 22:5611:101, 22:5611:102 and 22:5611:103), informs that 4,022 new trees will be planted across the Site. Of these new trees, 121 will be above 8cm in girth and 250cm in height, recognised as standard, heavy standard or extra heavy standard tree species. Furthermore, there is significant shrub planting detailed within the landscape planting schedule.
- 5.16 Appropriate species selection has taken account of the mature tree sizes and existing available space and site conditions. This ensures new tree planting will successfully establish and will have sufficient space (above and below ground) and light requirements to attain a full term healthy life.
- 5.17 The landscape design strategy for the Site is based on the Outline Landscape Masterplan and the detailed guidance in the Masterplan Document. A naturalistic locally equipped area for play (LEAP) is set amongst the trees and meadow, to include natural features such as a tunnel made from a natural tree trunk, boulders, embankment slide, mounding with a lookout and other timber play equipment is proposed. It is considered that this will protect the setting of Lepton Great Wood, and not detract from views across the public open space towards Woodsome Hall.
- 5.18 A POS Typologies Plan (22:5611:105) has been provided, which demonstrates the mix of open space typologies on-site in accordance with the requirements of the Open Space SPD. Details of the proposed open space provision against the requirements is provided below:-

Table 5.1: POS Typologies

| POS Typology            | Policy Requirement  | Proposed           | Surplus / Deficit   |
|-------------------------|---------------------|--------------------|---------------------|
| Amenity Greenspace      | 1,166m <sup>2</sup> | 8922m <sup>2</sup> | 7766m <sup>2</sup>  |
| Children & Young People | 1,072m <sup>2</sup> | 2417m <sup>2</sup> | 1345m <sup>2</sup>  |
| Parks & Recreation      | 1,555m <sup>2</sup> | 0m <sup>2</sup>    | -1555m <sup>2</sup> |
| Natural & Semi-Natural  | 3,888m <sup>2</sup> | 8886m <sup>2</sup> | 4998m <sup>2</sup>  |
| Allotment / Growing     | 400m <sup>2</sup>   | 513m <sup>2</sup>  | 113m <sup>2</sup>   |
| Outdoor Sports          | £355/dwelling       | 0m <sup>2</sup>    | N/A                 |

- 5.19 It is anticipated that a financial contribution of £47,315.54 will be required towards Parks & Recreation Grounds, and £30,290.56 towards Outdoor Sports Facilities in accordance the Section 106 Agreement and supporting POS Typologies Plan.

## 6. Climate Change Statement

- 6.1 Sustainability is an inherent part of this development including the use of high-quality design materials, sustainable measures and construction methods.
- 6.2 The principle of development in this location has already been considered sustainable by virtue of its location on the edge of settlement and its proximity to existing services, facilities and public transport connections. These were matters which were considered during the site allocation process, and in granting Outline approval for the development.
- 6.3 The proposed development has incorporated a number of sustainable principles and measures such as:
- Sustainable and best practice construction techniques will be utilised, including measures such as the local sourcing of materials from manufacturers with certified environmental management systems.
  - Design of dwellings to ensure habitable rooms allow sufficient natural light into the room and all dwellings will have access to private garden and garden areas will be fully accessible for disabled occupants, where possible.
  - Solar Panels are shown on certain roof pitches, promoting renewable energy generation as part of the development proposals.
  - Implementation of robust procedures to minimise construction waste including measures to share soil and aggregate waste and reduce dust, fumes, discharge and any other form of pollution on site in line with best practice.
  - Provision of onsite POS and pedestrian and cycle provision and links to ensure delivery of easily accessible and high-quality amenity areas and greenspace and promote healthy communities and active travel.
  - A Travel Plan to promote sustainable modes of travel.
- 6.4 Cumulatively these measures support the intent of the recently declared 'Climate Emergency' (2019) and the Councils 2038 Carbon Neutral Vision.
- 6.5 Part L of the Building Regulations in the UK sets energy efficiency standards for new homes, requiring them to be designed and built to reduce energy consumption and carbon emissions. The updated Part L, which came into effect on June 15, 2022, mandates a 31% reduction in carbon emissions for new dwellings compared to the previous standards.
- 6.6 The Future Homes Standard will come into effect in the coming years which is the new standard for new builds in England. It aims to significantly improve energy efficiency and further reduce carbon emissions in new homes. Specifically, it mandates a 75-80% reduction in carbon emissions compared to homes built under the 2013 Building Regulations. This will be achieved through a combination of measures including low-carbon heating systems such as heat pumps and improved insulation.
- 6.7 The properties will be delivered in accordance with the relevant building regulations at the time, for the avoidance of doubt both Part L and Future Homes deliver a high standard of energy efficiency.

### Climate Emergency

- 6.8 Kirklees Council declared a Climate Emergency in 2019 on the basis that urgent action is required to improve and protect the environment. A Climate Change Action Plan has been adopted to present how the district of Kirklees can achieve its ambition to be Net Zero and Climate Ready by 2038.

### 2038 Carbon Neutral Vision

- 6.9 Kirklees Council are aiming to be completely carbon neutral by 2038.
- 6.10 In this context carbon emissions from human activities in Kirklees will need to be dramatically reduced to zero with any remaining emissions safely removed from the atmosphere. This has also been referred

to as achieving 'net zero' carbon emissions by 2038. In order to meet the Carbon Neutral Vision the Council will: -

- Set a Carbon Budget
- Increase the Amount of Electric Charging Points
- Allow Low Emission Cars to Park for Free
- Add more Electric Vehicles to the Council's Fleet
- Environmental Impacts Considered in All Decisions
- Plant More Trees
- Create a Climate Commission and Green Charter
- Host a Youth Summit
- Increase Recycling Rates
- Develop a Programme and Action Plan

- 6.11 The Applicants are dedicated to taking pro-active measures to reduce the consumption of energy and natural resources and thus helping mitigate climate change. In order to do this, various measures are implemented in the fabric specification of buildings and construction methods. Electric Vehicle Charging points are also to be provided for every proposed dwelling, further looking to mitigate the impacts of climate change.
- 6.12 All measures proposed will assist in reducing Climate Change and are also supported by a willingness to introduce meaningful tree planting and opportunities for biodiversity net gain across the Site.

## 7. Planning Policy Assessment

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise."*

- 7.2 At the time of writing the current development plan comprises solely of Kirklees Local Plan (adopted February 2019). The Local Plan is in separate parts which include the strategy and policies document, the allocations and designations document and the policies map. The Kirklees Local Plan became out-of-date in February 2024, as it became 5 years old, and the Council also acknowledged they do not have a five-year supply of housing land.
- 7.3 There is currently no made Neighbourhood Plan for the village of Lepton. It is noted that the Council have adopted a number of Supplementary Planning Documents (SPDs) which are a material consideration in determining Reserved Matters.

### Local Policy

#### Kirklees Local Plan (February 2019)

- 7.4 The Kirklees Local Plan was adopted on 27th February 2019 following an Examination in Public by an appointed Government Inspector. The Local Plan was examined and adopted having regard to the Framework.
- 7.5 Policy LP 1 sets out the presumption in favour of sustainable development and that development in accordance with the Kirklees Local Plan will be permitted without delay unless material considerations indicate otherwise.
- 7.6 Subsection 4.2 sets out the Vision for Kirklees for 2031 it includes:-
- "a mix of high quality housing which offers choice and meets the needs of all our communities including affordable housing....*
- People will have access to a range of local facilities including services, health-care and education provision, and adequate infrastructure."*
- 7.7 Policy LP 2 relates to place shaping and sets out the need for development proposals to build on the strengths, opportunities and address challenges identified within the Plan. Lepton is located within the sub-area of Huddersfield, the plan sets out the strengths/opportunities for growth and challenges to growth within the sub-area.
- 7.8 Policy LP 7 relates to the efficient and effective use of land and buildings. It requires (amongst other requirement) for access to adjoining undeveloped land (which the requirement is provided). The policy also requires a net density of 35 dwellings per hectares where appropriate. The proposed density has already been agreed when confirming the acceptability of the layout.
- 7.9 Policy LP 11 requires that housing is of high quality and design and contributes to mixed and balanced communities:
- "all proposals for housing must provide a broad mix of housing suitable for different household types which reflect changes in household composition in Kirklees in the types of dwelling they provide, taking into account the latest evidence of the need for different types of housing. For schemes of more than 10 dwellings or those of 0.4ha or greater in size, the housing mix should specifically reflect the proportions of households that require housing and achieve a mix of house size and tenure."*

- 7.10 The proposed housing mix was considered as part of the Outline application, and again as part of the Section 73 application, and does not deviate from the most recent approval. It is considered that the proposed housing mix will sit comfortably within the surrounding character area, providing high quality family housing that meets the local housing need. The Kirklees SHMA identifies a dominance in two and three bedroom properties (65.7%) within Kirklees existing housing stock. The SHMA also identifies that Kirklees Rural East is categorised by predominantly 3 and 4 bedroom family housing.
- 7.11 Policy LP11 further requires that for developments over 10 homes, affordable housing should be 20% of the total homes, subject to viability. In terms of the affordable homes these should:-
- "a. cater for the type of affordable need identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups;*
- b. incorporate appropriate arrangements to retain the benefits of affordability for initial and subsequent occupiers or for the subsidy to be recycled for alternative affordable housing provision; and*
- c. be indistinguishable from market housing in terms of achieving the same high quality of design."*
- 7.12 The proposals include the provision of policy compliant affordable housing, equating to 16 dwellings. This is in line with the signed Section 106 agreement associated with the Outline consent.
- 7.13 Policy LP 20 relates to sustainable travel. It sets out that development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. The Council will support alternative modes of transport and development close to local facilities. A detailed Travel Plan is secured via condition 32 to the Outline application.
- 7.14 Policy LP 21 relates to highway safety and access it requires that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users. The proposal does not conflict with the criteria set out by this policy and detailed considerations in terms of these matters are contained within the supporting highways documentation.
- 7.15 Policy LP 22 is a general policy on parking. In relation to car parking provision the policy sets out:-
- "f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;*
- g. provision will be made to meet the needs of cyclists for cycling parking in new developments;*
- h. provision will be made to accommodate the needs of disabled people for the parking of vehicles."*
- 7.16 The proposed car parking provision is set out within the Design and Access Statement, which details compliance with both the Highways Design Guide SPD and Policy LP 22.
- 7.17 Policy LP 24 relates to design and promotes the pre-application process. It then provides a checklist of criteria to promote good design, which the proposed scheme does not conflict with.
- 7.18 Policy LP27 relates to Flood Risk and Policy LP 28 relates to drainage. The policy sets out a presumption in favour of SuDS. Full drainage details are secured via condition on the Outline decision, as such they do not form part of the Reserved Matters submission.
- 7.19 Policy LP 30 seeks to protect the biodiversity and geodiversity of international, national and local importance of Kirklees. The supporting Ecological Report and Arboricultural Report ensures there is no direct or indirect adverse effect on the adjacent Great Wood and identified habitats or species and

biodiversity gains are delivered on-site. Significantly, the proposed development will achieve a 54% net gain in habitat units and 105% net gain in hedgerow units.

- 7.20 Policy PLP 32 relates to landscape and seeks for proposals to enhance the landscape character of the area. The removal of trees will be mitigated with replacement tree planting. New planting will diversify the range of tree species on site and provide a sustainable long term population of better quality trees. Appropriate species selection will take account of the mature tree sizes and existing available space and site conditions. This will ensure new tree planting will successfully establish and will have sufficient space (above and below ground) and light requirements to attain a full term healthy life.
- 7.21 Policy PLP 33 seeks to protect trees and woodland of significant amenity. An Arboricultural report supports the application and justifies the tree removal proposed, and the proposed landscaping plan demonstrates a high level of replacement tree planting across the Site as detailed within the landscaping section of this report.
- 7.22 Policy LP 35 relates to the historic environment and seeks to conserve the significance of designated heritage assets. Overall, it is considered that the proposed development, through layout, open space and landscape treatment, fully accords with the recommendations made by the Local Plan Inspector and the development requirements for the Site set out under Policy HS3 of the adopted Kirklees Local Plan. It is considered that the development can therefore be brought forward in accordance with National and Local planning policy without substantive harm to the significance of the built heritage assets identified. This is supported by a supplementary built heritage statement.
- 7.23 Policy LP 47 promotes health, active and safe lifestyle through access to open spaces, local initiatives for healthy food, improving walking and cycling, energy efficient design, air quality and inclusive environments. This is promoted throughout the approved layout and open space provision which connects to the existing footpath network and will eventually allow connections into later phases of development.
- 7.24 Policy LP51 relates to the protection and improvement of air quality in the district. An Air Quality and Dust Assessment for input into the Construction Environmental Management Plan has been provided by SLR, which will mitigate the harm arising to air quality during the construction phase of development.
- 7.25 Policy LP52 ensure the protection and improvement of environmental quality. A Noise Impact Assessment has been undertaken by SLR, and the design guidance within the document has been implemented to ensure any significant adverse noise impacts are avoided. It is anticipated that this will be secured via condition to the RM to protect the environmental quality of the area.
- 7.26 Policy LP53 ensures that contaminated and unstable land is considered through an appropriate contamination assessment and/or instability risk assessment as part of any planning application. Condition 20 of the Outline application requires a Phase II Intrusive Site Investigation Report to be submitted prior to commencement, with appropriate remediation measures secured by conditions 21 – 23. Furthermore, Conditions 26 and 36 ensure the safety and stability of the development in regards to the coal legacy of the Site.
- 7.27 Policy LP 63 requires new housing development to provide or contribute to new open space or the improvement in the existing provision. The Site provides a usable and meaningful central area of open space, alongside linear open space creating a walking routes around the perimeter of the development. This has been designed in line with the guidance set out in the Open Space SPD, and through discussions with the Local Authorities Landscape Officer prior to submission of Reserved Matters.

#### Kirklees Supplementary Planning Documents

- 7.28 Kirklees Council have adopted a number of SPDs to provide clarity and deliver a higher standard of design in developments within Kirklees. It is acknowledged that proposals which comply with the

guidance are more likely to progress through the planning process quickly and successfully. The SPDs relevant to the determination of this application are as follows:-

- Highways Design Guide SPD (2019)
- Housebuilders Design Guide SPD (2021)
- Open Space SPD (2021)
- Affordable Housing and Housing Mix SPD (2023)

- 7.29 These documents have been considered in the preparation of the Reserved Matters submission, and are referenced frequently within the submission.

## National Policy

### National Planning Policy Framework (December 2024)

- 7.30 The Framework forms the relevant policy guidance at the national level for the determination of all planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.

- 7.31 Paragraph 2 of the advice states:-

*"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions."*

- 7.32 There are three objectives (Paragraph 8) to sustainable development comprising economic, social and environmental roles.

- 7.33 Paragraph 10 sets out that the heart of the framework is a presumption in favour of sustainable development.

- 7.34 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating:-

*"For decision-taking this means:*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>1</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance<sup>2</sup> provides a strong reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>3</sup>"*

- 7.35 As the Kirklees Local Plan is considered out-of-date, and the Local Planning Authority are unable to demonstrate a five-year supply of housing land, paragraph 11d) is engaged.

<sup>1</sup> This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

<sup>2</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

<sup>3</sup> The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

7.36 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1, 2 and 3) which form the Framework document and those topic areas considered of relevance to this Reserved Matters submission are set out below.

- Chapter 5: Delivering a sufficient supply of homes
- Chapter 6: Building a strong, competitive economy
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting sustainable transport
- Chapter 12: Achieving well-designed places
- Chapter 14: Meeting the challenges of climate change, flooding and coastal change
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

#### Planning Practice Guidance (March 2014)

7.37 The National Planning Practice (PPG) was published as a live 'working' document on 6th March 2014. The PPG forms the Government's guidance into specific categories relating to different aspects of the planning system.

## 8. Summary and Conclusion

- 8.1 The enclosed planning application applies for Reserved Matters approval, including appearance, scale and landscaping, for the erection of 80 dwellings, pursuant to Outline permission 2025/70/90105/W and the discharge of conditions 6, 7, 8, and 9 at Land off Hermitage Park, Lepton. The principle of residential development at the Site has been established through an outline consent, therefore the need for works proposed is considered acceptable.
- 8.2 Chapter 5 of this Supporting Statement, and the accompanying Design and Access Statement, sets out how the detailed design for the proposed development has been brought forward within the framework of the outline consent and is in accordance with the Masterplan Document. A further policy assessment is provided within Section 7 of this report.
- 8.3 The proposed development facilitates the continued growth and delivery of the consented development at Lepton, the Applicant therefore respectfully requests that the submission is progressed to determination and approved accordingly.

## Appendix 1. Consultation Leaflet

# Community Consultation Leaflet

## Land off Hermitage Park, Lepton, Huddersfield

Dear Residents,

This leaflet is to inform you of the intention of Miller Homes to submit Reserved Matters pursuant to Outline approval 2022/60/91735/W for the erection of 80 dwellings and associated work. This application was granted on 10th November 2023, and Miller Homes have since submitted a Section 73 application (ref 2025/90105) to make minor amendments to the layout.

The remaining matters for determination relate to appearance, landscaping and scale. For the avoidance of doubt, these are defined below as follows:-

**Appearance** *Aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*

**Scale** *The height, width and length of each building proposed within the development in relation to its surroundings*

**Landscaping** *The treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; a) screening by fences, walls or other means, b) the planting of trees, hedges, shrubs or grass, c) the formation of banks, terraces or other earthworks, d) the layout out or provision of gardens, courts, squares, water features, sculpture or public art, and e) the provision of other amenity features.*

Miller Homes welcome your comments on the proposed housetypes and landscaping details at this time, prior to the submission of Reserved Matters. Full details can be found on our dedicated consultation webpage.



PTO for Landscape Plan



JohnsonMowat  
Planning & Development Consultants

A copy of the landscape plan is provided overleaf and can be downloaded alongside the proposed housetype details from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

[www.johnsonmowat.co.uk/consultations](http://www.johnsonmowat.co.uk/consultations)

Alternatively, comments can be emailed to:-

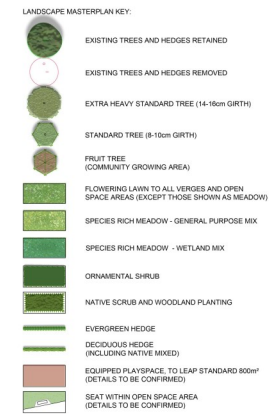
[consultation@johnsonmowat.co.uk](mailto:consultation@johnsonmowat.co.uk)

Following this consultation, the development team will review and consider all comments received prior to the submission of a formal application to Kirklees Council.

*Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue. Comments received in relation to matters already determined at Outline will not be taken into consideration.*

**miller homes**

# Landscape Plan



**LANDSCAPE DESIGN STRATEGY**

The landscape strategy for the site is based on the existing Landscape Masterplan and aims to achieve the following:

- Retain existing trees and hedges wherever possible
- Provide public, open space and improved play area
- Provide an attractive and active environment for residents through the use of ornamental tree, hedge and planting on external streets and in front gardens
- Provide mitigation for the loss of vegetation through the native planting of new meadows, hedgerows, specimen trees, and scrub areas.

**PLAY SPACE**

A naturalistic area for play, set amongst the trees and entrance, to include predominantly natural features such as a natural meadow with a natural tree trunk, boulders, embankment, sitting, mounting with a lockset and other feature play equipment, with natural loose fill safety surfacing.

Equipment includes:  
Tree tunnel  
Inclusive Swings  
Spinning Disc  
Glacial boulders  
Timber climbing feature  
Entertainment slide & Lookout

Two seating areas are also created overlooking the playspace to provide for carers and social interaction. Equipment is to be set within a safety surface of a depth and extent sufficient for the free fall height/impact area of the specific equipment. All installations to be in accordance with manufacturers recommendations and robust British Standards, including but not limited to BS EN 1176.

[illegible]

**SHRUB PLANTING**  
A mix of evergreen and deciduous shrubs/climbing plants and herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and all year round interest. This follows the same principles as previously approved.  
Medium/ large species will be planted against screen fences and walls where space permits and medium / low ones will be in planted into front gardens, rear courts and around parking areas.

**ORNAMENTAL HEDGE PLANTING**  
Beech and Hornbeam hedges are proposed in various locations throughout the site to define plot frontages. Lower growing evergreen hedging is proposed in situations where demarcation between public and private space is required without the need for tall enclosure. Deciduous hedging will be planted as a double alternate row of 60-80cm transplants, or larger.  
The evergreen hedges will be planted in various sizes according to seasons availability.

**NATIVE HEDGE PLANTING**  
All existing hedgerows have been retained except for where access to the site is required. Native species hedging will be planted into foreridges on the outfall facing parts of the development to extend and continue the existing hedgerows. Native hedgerow will also be planted in selected areas of the site to gap up existing sections of hedgerow and introduce additional habitat value within the site.

**Grass Treatments**  
A variety of grass treatments are proposed throughout the site to define different areas of space and use:

**Anxiety Turf**  
Front gardens will be turfed with a quality anxiety turf.  
Areas planted on the site will be seeded with extra wildflower-rich seed mixtures. These will create an attractive

backing to the deciduous, as well as provides a source of shelter, nectar and pollen for a wide range of insect life, and in turn, will attract the animals that prey upon them, such as birds and bats.

Species Rich Meadow Mixes  
ELI - Flowering Lawn Mixture  
DMD Meadow Mixture for Wetlands  
DM1 - General Purpose Meadow Mixture

Seed mixtures supplied by Ecovagrate Seeds - <http://ecovagrate.co.uk/mixtures> or [seeds@ecovagrate.co.uk](mailto:seeds@ecovagrate.co.uk)

|   |          |                                                                                                                                           |    |    |
|---|----------|-------------------------------------------------------------------------------------------------------------------------------------------|----|----|
| E | 07/01/25 | LANDSCAPE UPDATED TO LAYOUT REV. D                                                                                                        | LB | VS |
| D | 16/12/24 | LANDSCAPE UPDATED TO LAYOUT REV. E                                                                                                        | LB | VS |
| C | 27/11/24 | LANDSCAPE UPDATED IN RESPONSE TO ARBORICULTURAL IMPACT ASSESSMENT & CLIENT COMMENTS. DEVELOPMENT PUSHED FURTHER FROM 15M WOODLAND BUFFER. | LB | VS |
| B | 11/11/24 | LANDSCAPE UPDATED TO LAYOUT REV. B                                                                                                        | LB | VS |