

**Consultation Response KC Landscape**

<b>Planning Number:</b>	2025/92683		
<b>Proposal:</b>	Discharge of details reserved by conditions 17 (landscaping), 18 (solar array) and 21 (tree T10/bats) on previous permission 2024/91760 for erection of 19 dwellinghouses with associated car parking, landscaping and boundary treatment and other associated works		
<b>Location:</b>	Land adj Healey Junior Infants and Nursery School, Healey Lane, Healey, Batley, WF17 8BN		
<b>DEVELOPER/APPLICANT/AGENT:</b>	GWP Architecture		
<b>Planning Officer:</b>	William Simcock		
<b>Date Responded:</b>	5 Jan 2026	<b>Responding Officer:</b>	Landscape
<b>Site Area (Hectares)</b>		<b>Responding Ref:</b>	PP72

**NOTES/COMMENTS: COND 17 – Landscaping**

17. Notwithstanding the submitted details, prior to work commencing on the superstructure of any dwelling, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- 17a. Details of existing and proposed levels, and regrading, and detailed landscape layout including, where applicable, maintenance of adequate visibility at new or existing junctions and private accesses;
- 17b. Species schedule, specification and planting plans, including layout, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species;
- 17c. Landscape Maintenance & Management Plan (LMMP) required with details of initial aftercare and long-term maintenance and management plan including

details of the management company and a management and maintenance programme including full details for management of newly establishing trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees and should also include any SuDS features, and existing trees and vegetation retained on site;

- 17d. Details of monitoring and remedial measures, including replacement of any trees, shrubs, hedge or planting that fails or becomes diseased within the first five years from completion;
- 17e. Details (including samples, if requested), of paving and other hard surface materials and boundary treatments, including means of enclosure to public open spaces.
- 17f. Notwithstanding the details on the submitted landscaping plan 101 Revision F, the Proposed Native Shrub Mix in the area between Plot 15 and the site boundary is not approved. The final approved scheme shall show a wildflower mix or other low-growing plants in this area.

All landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. 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 local ecological value, visual and residential amenity and highway safety, to accord with Policies LP24, LP30, LP32, and LP33 of the Kirklees Local Plan, chapters 12 and 15 of the National Planning Policy Framework, and to ensure the provision and establishment of an acceptable finalised landscape scheme in broad accordance with the overall plan and schedule submitted with the application.

## 17.a.:

### Hedgerow at junction will be maintained to ensure visibility

guards are intact, installed correctly and are not restricting growth.

#### Maintenance Operations

For ornamental hedges within housing areas do not trim the top of the hedges until they have achieved the desired height of 120cm. Until the desired height has been achieved trim the sides of hedges to promote dense growth. Trim on an annual basis during the spring to promote bushy growth during year 1-4.

After the hedges have established lightly trim annually back to the desired height. To prevent weed growth maintain a 75mm depth of bark mulch at the base of the hedge until the hedge has established, fertiliser application should be avoided unless there are specific localised areas of poor growth.

During establishment, hedges will require regular watering, particularly during prolonged dry periods. Water the hedge a minimum of once a week during periods of limited rainfall during May - September (the first full growing season) ensuring that the soil is fully saturated. Water from rainwater harvesting systems should be used (when available) using a flexible hose and attachment.

Hedges should not be allowed to exceed the height specified above to ensure visibility and safety across the site is not compromised.

These works will be the sole responsibility of the management company.

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**17.b:** . There are species in the proposed planting which are on the potentially invasive non native plants list – e.g. critical ranked is the prunus lusitanica. We accept, in this instance, that the site is not close to greenbelt and rural countryside, but there should be suitable alternative species available. Species selection is important and those which are potentially more invasive should be substituted for less potentially invasive species. **Please re-submit with more appropriate, non-invasive species, which are not on the Natural England list.**

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](#).

2. While a native hedgerow is welcomed, we have concerns about thorny species encroaching onto the pavement, especially close to the school. Thorny species in this location may also trap windblown litter, creating an untidy appearance on this road.

**We request that the native hedge mix incorporates native, non-thorny species adjacent to the roadside.**

17.c & 17.d : LEMP duration 5 – 30yrs, includes failed plant and tree replacement: acceptable for the intended purpose of condition parts c & d.

TPM Landscape was commissioned by GWP Architecture on behalf of MTSPV to produce a Landscape Management Plan for the proposed industrial development at Healey Lane, Batley.

This report has been produced to ensure that the future management objectives are achieved for the longevity of the project following practical completion. Once approved, this report will provide guidance for the establishment, maintenance and future management of all external landscaped areas, planting around the site and ecological features.

The plan will be implemented as soon as the project reaches Practical Completion. After the rectification period, the management and maintenance objections need to remain in place for the following operational years of the development site.

**1.2 Aims of the report**

This report has been developed to establish long-term management objectives and practices for all of the 'public' external areas associated with the proposed industrial development. The report presumes that all of the external elements have been built in accordance with the approved planning drawings:

- 4622 – 101 Landscape Layout
- 4622 – 201 - 202 Planting Plans

The management report provides 12-month schedules, which are to be applied to 5-year guidance and actions. It is considered that these actions will continue beyond the 5-year period to a minimum of a 30-year period unless identified within the text of the report.

A clear understanding of the design aims and intentions will help to ensure that the landscape reaches maturity in the form in which it has been designed.

**17.e.:** We can't see the details for the hard surfacing – this needs to be provided to discharge this part e. We apologise if this has been submitted earlier as part of another submission, but please provide it to support this condition 17 landscape discharge information.

**HARD LANDSCAPE**



**Proposed Block Paving For Shared Surfaces.**  
Laying In 90° herringbone with Buff Colour.



**Proposed Flag Paving For Footpaths.**  
450x450x50mm in Buff Colour, stacking bond.



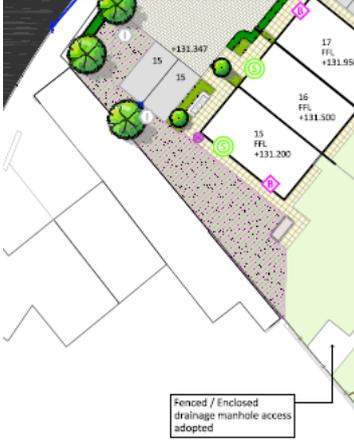
**Proposed Tarmac For Driveways.**  
Refer to Architect's specifications.



**Proposed Gravel**



**17.f.:** wildflower mix shown adjacent to plot 15, acceptable for the intended purpose of condition part f.



[Legend symbol]

[Legend symbol]

**Proposed Species Rich Grassland for POS**  
To be WFG20 Eco Species Rich Lawn, supplied by Germinal or similar approved. To be 80:20 mix of grasses & native wildflowers.

Fenced / Enclosed drainage manhole access adopted

Additionally, we would anticipate all new tree planting within 5m of the adoptable highway to include adequate root barrier, clearly identified on the proposed landscape plans. Due to many native hedgerow species being higher water demand species which can potentially cause issues (especially on shrinkable clay soils), a root barrier will also be required where this abuts pavements and/or 5m from adoptable highways.

**We cannot recommend the discharge of this condition until further information is submitted for parts indicated above and the planting species resolved as per 17.b above. Therefore Condition 17 must remain.**