

**Consultation Response KC Landscape**

<b>Planning Number:</b>	2025/92713		
<b>Proposal:</b>	Reserved matters application pursuant to outline permission 2023/92079 for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls and discharge of details reserved by conditions 4 (noise), 5 (BEMP), 6 (Arboricultural Impact Assessment), 7 (safety and security), 8 (landscape), 9 (LEDS)		
<b>Location:</b>	Rear of, 23 to 43, Moor Lane, Gomersal, Cleckheaton, BD19 4LF		
<b>DEVELOPER/APPLICANT/AGENT:</b>	<b>AHJ Architects</b>		
<b>Planning Officer:</b>	Louise Bearcroft		
<b>Date Responded:</b>	12.02.2026	<b>Responding Officer:</b>	Landscape
<b>Site Area (Hectares)</b>		<b>Responding Ref:</b>	<b>PP76</b>

**NOTES/COMMENTS:**

8. Notwithstanding the approved plans, the Reserved Matters referred to in Condition 1 shall include a scheme of hard and soft landscape proposals, including a maintenance and management plan, to first be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity and to accord with Policy LP30 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

**We have reviewed the submitted Proposed Landscape plan & Biodiversity Enhancement & Management plan**

**BIODIVERSITY ENHANCEMENT & MANAGEMENT PLAN**

at  
Land off Moor Lane  
Cleckheaton  
West Yorkshire  
BD19 4LF

Client:  
PPJ Developments

Client Address:  
Flat S3  
1 Dock Street  
Leeds  
West Yorkshire  
LS10 1NB

JCA Ref:  
23091/RPS

Date of Report:  
10/09/2025

**Issue Purpose: PLANNING APPLICATION**

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**AHJ**  
architects

Client PPJ Developments

Project 2539 : Moor Lane : Residential

Title Proposed Landscape Plan

Drawing Number

Revision

2539 – D – 20 – 004

Issued From

Date August 2025

Scale 1:200 @ A1

Drawn BH Auth BH

Do not scale from this drawing. Work to agreed dimensions, and any discrepancy to be reported to the Architect.  
Refer to larger scale drawings where available.



The information provided is not sufficient to allow the Reserved Matters relating to landscape to be fully assessed nor to address the requirements of the landscape condition 8.

The condition states that:

*“Notwithstanding the approved plans, the Reserved Matters referred to in Condition 1 shall include a scheme of hard and soft landscape proposals, including a maintenance and management plan, to first be submitted to and approved in writing by the Local Planning Authority.”*

This Proposed Landscape Plan 2539-D-20-004 lacks the level of detail required for Reserved Matters approval or for the discharge of the landscape condition.

At present only an indicative shrub mix is listed and there are also too few details as to the proposed frontline hedge planting. The proposed landscape plan and full planting details will need to be included and referenced in the management plan – and long term management and maintenance operations included. At present only a scrub list is included in the Biodiversity Enhancement & Management plan which does not reflect the species in the indicative list submitted on the landscape proposals Plan. The Landscape Maintenance and Management Plan needs to include and relate to details of the proposed landscape scheme.

To progress the RM application, a full and detailed landscape scheme must be submitted, including (but not limited to):

#### **Required Information**

- Hard landscape details: surfacing materials, boundary treatments, levels, retaining structures, kerbs/edgings, site furniture, etc.
- Soft landscape proposals:
  - Full planting plans at appropriate scale
  - Plant schedules (species, quantities, sizes, planting densities)
  - Details of grassland and hedgerow establishment
  - Confirmation that no potentially invasive or inappropriate species are proposed
  - Root barriers clearly shown on the landscape plan for any native hedgerows or trees within 5m of the Highway.
- Landscape Management & Maintenance Plan (LMMP/LEMP):
  - Management objectives
  - Maintenance operations and frequency for the first 5 years and beyond, replacement of trees and shrubs which fail (to ensure successful establishment of the landscape scheme)
  - Responsibilities and long-term stewardship arrangements
- Compliance with policy and guidance:
  - Species selection appropriate to location and local character
  - Avoidance of potentially invasive or non-native species
  - Alignment with biodiversity and pollinator benefits where relevant
  - Street tree planting as per NPPF
  - Plans should clearly show the impact of the proposed landscape planting on drainage infrastructure, stats and visibility spays, particularly with proposed frontline tree planting/ trees in front gardens.

#### **Conclusion**

Until this level of detail is provided, we are unable to support the landscape Reserved Matters nor recommend discharge of the landscape condition 8.

Therefore, the condition 8 must remain in place and further detailed submissions are required.

**Note:**

Preference is for native and proven beneficial to pollinators where possible for this location.

When submitting detailed landscape proposals, preference is for species which are not potentially invasive and details from Natural England [can be found here](#). [Horizon-scanning for invasive non-native plants in Great Britain - NECR053 \(naturalengland.org.uk\)](#)

There's some further guidance on [NNSS on alternative species to use for landscapers here](#).