

Consultation Response KC Landscape

Planning Number:	2025/92917		
Proposal:	Discharge conditions 7 (Arboricultural Method Statement) and 8 (LEMP) on previous permission 2024/92167 for variation of condition 1 (plans) on previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area)		
Location:	Land off, Edgerton Road, Edgerton, Huddersfield, HD3 3AA		
DEVELOPER/APPLICANT/AGENT:	Jones Homes (Yorkshire) Ltd		
Planning Officer:	Ellie Thornhill		
Date Responded:	10.02.2026	Responding Officer:	Landscape
Site Area (Hectares)		Responding Ref:	PP77

COND 8: LEMP

KC Landscape (informal) – Response Received 20/11/2025

Provided the LEMP is updated to reflect the latest landscape plans and still includes the five-year replacement planting requirement for any failures or losses, we are happy to proceed with discharging the condition.

8. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority prior to the commencement of the development (including any demolition, ground works and site clearance). The LEMP shall include details of all habitats created as part of the approved scheme, including installed habitat boxes, and shall refer to the possible presence of non-native invasive plant species. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure all adverse ecological impacts of construction of the scheme are compensated for within the final design, and that all habitats

We have reviewed the resubmitted Drawings and LEMP and can confirm that the amendments made address the concerns raised in our comments on 20.11.2025, relating to the condition requirements.

Therefore, provided all the landscape measures specified within the LEMP are incorporated and maintained as outlined hereafter, we may now support the Discharge of Condition 8.

MAINTENANCE

All planting areas to be maintained to a high standard during the defects liability period by the landscape contractor who installed the scheme for 12months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.

Minimum frequency of maintenance visits:

December / January / February & March - 1 no. visit each month
April to November - 2No. visits each month.

Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area and wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Formal hedges are to be maintained at 1.2m height.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

The approved landscape scheme shall, from its completion, be maintained for a total period of 5 years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Further to the initial 12 months defects liability period, a separate landscape maintenance contractor (if necessary) shall be employed to carry out the maintenance for the remaining 4 years.

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES

Trees to be watered in accordance with BS 8545-2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe two times per week (40 litres in total)

Revisions to original:

D	16/12/24	Drawn: DW	Check: DW
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3No trees and grass seed added to rear of Plots 22-24.

C	23/10/24	Drawn: DW	Check: DW
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Landscape amended in line with latest site plan.

B	27/09/24	Drawn: DW	Check: DW
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Landscape amended in line with latest site plan.

A	13/05/24	Drawn: DW	Check: DW
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Landscape amended in line with latest site plan.

3 Spinners Way
Haworth
BD22 8QN
Telephone +44(0)7980707026
E-mail: danwilkinson1979@hotmail.co.uk

**Daniel
Wilkinson**
Landscape Architect

Drawn	DW	Check	DW
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Project

Proposed Residential Development
Clayton Field
Edgerton
Huddersfield

Drawing

Soft Landscape Plan
Layout 1 of 2

Scale	Date	
1:250@A0	15/05/24	
Ref.	Number	Rev.
4135	2100	E

We note the use of native hedgerow species such as hawthorn near buildings. Crataegus is recognised as a high water-demand tree, which can pose a risk to foundations, and it is typically not planted within a minimum distance of 10 m from built structures.

We acknowledge that the developer may have accounted for this and that the house and garage foundations could have been deepened accordingly. However, some proposed hawthorn and native hedgerow locations appear to be very close to buildings without the inclusion of root barriers, which increases the potential for future structural issues. As this aspect is not specified within the wording of the condition, its absence does not restrict our ability to recommend the condition for discharge.