

Consultation Response KC Landscape

Planning Number:	2025/93074		
Proposal:	Discharge of details reserved by Conditions 6. (phasing plan) 26. (soft landscape) 27. (tree planting and pit details) & 32. (lighting design strategy) of permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works		
Location:	Land off Westgate, Cleckheaton, BD19 5DR		
DEVELOPER/APPLICANT/AGENT:	Strata		
Planning Officer:	Farzana Tabasum		
Date Responded:	18.12.25 & 28.01.26	Responding Officer:	Landscape
Site Area (Hectares)		Responding Ref:	PP70

NOTES/COMMENTS: COND 26 – Soft landscape

26. Prior to above ground works commencing, notwithstanding the approved plans, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) Planting plans
- b) Written specifications of soil depths, cultivation and other operations associated with plant and grass establishment
- c) Schedules of plants noting species, planting sizes and proposed numbers/densities.
- d) Assessment of landscaping impact on public sewer infrastructure
- e) Details of an implementation and maintenance programme for a minimum 5-year period.
- f) Details of phasing of soft landscaping works.

All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme, phasing and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the provision and establishment of acceptable landscape scheme to ensure a good quality development, to comply with Policy LP24 of the Kirklees Local Plan.

Submitted Details

- Landscape Masterplan (Drawing: R/2487/1U Rev U)
- Shrub Bed Planting Details (Drawings R/2487/4C – R/2487/13A)
- POS Details (Drawing: R/2487/14F Rev F)
- Landscape Management Document (C.10 Updated December 2025)
- Production Management Plan (Drawing: BY0999-PMP-001 Rev K)

Condition 26:
a) Planting plans

The Landscape Masterplan and detailed shrub bed drawings clearly identify the location, extent, and nature of all proposed soft landscaping across private plots and areas of

public open space. The plans align with the approved site layout and non-material amendment reference 2025/92574.

b) Soil depths, cultivation and establishment operations

The submitted planting detail drawings include specifications for soil depths, preparation, cultivation, and grass establishment methods. These details are sufficient to ensure appropriate establishment and long-term viability of the proposed landscaping.

c) Plant schedules (species, sizes, numbers/densities)

Comprehensive planting schedules are provided within the shrub bed drawings, specifying species, planting sizes, and densities. The proposed mix is appropriate in scale and character for the development and accords with Policy LP24.

d) Impact on public sewer infrastructure

The Landscape Masterplan identifies the location of existing public sewer infrastructure and demonstrates that proposed landscaping, specifically trees, would not conflict with or adversely affect sewer assets.

e) Implementation and maintenance programme (minimum 5 years)

The Landscape Management Document provides a five-year maintenance regime covering establishment, inspection, and management of planted areas. Initial concerns raised by the Landscape Officer regarding replacement of failed planting for the full five-year period have been resolved through clarification, and it is confirmed that replacement planting will be undertaken throughout the five-year maintenance period, in accordance with the condition wording.

f) Phasing of soft landscaping works

The Production Management Plan clearly sets out the timing and phasing of soft landscaping works, including delivery prior to occupation of individual dwellings and phased delivery of public open space landscaping. This ensures landscaping is implemented in step with development progress.

Concluding on the above, officers consider that the submitted details are acceptable and comply with the aims and objectives of condition 26. It is therefore recommended that they be approved.

It is noted that condition 26 includes an ongoing requirement that the development shall be implemented in accordance with the approved phasing plan, which is recommended to be noted on the decision notice.