

Consultation Response KC Landscape			
Planning Number:	2025/93449		
Proposal:	Discharge of details reserved by conditions 27 (crime prevention), 29 (boundary treatments), 30 (external lighting), 31 (landscaping) on previous permission 2024/90991 for variation of conditions 2 (plans), 28 (materials) on previous permission 2020/93358 for erection of 52 dwellings – revisions to layout, house types, unit size mix and external materials		
Location:	Land east of, Abbey Road North, Shepley, Huddersfield, HD8 8FG		
DEVELOPER/APPLICANT/AGENT:	Directions Planning Consultancy Ltd		
Planning Officer:	Victor Grayson		
Date Responded:	12.02.2026	Responding Officer:	Landscape
Site Area (Hectares)		Responding Ref:	PP74
<p>NOTES/COMMENTS: COND 31 – Landscaping</p> <p>Condition 31 Landscaping</p> <p>Prior to the commencement of superstructure works the condition requires that details of all hard and soft landscaping are submitted for approval. These shall include:</p> <ul style="list-style-type: none"> • Details of existing and proposed levels, and regrading of areas of public open space; Provided in External works plans 1 & 2 <p>An indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course of the development; Not yet submitted or perhaps elsewhere not part of this DoC app?</p> <ul style="list-style-type: none"> • Species schedule and a full planting specification including planting plans (showing the layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates); Provided in Landscaping Masterplan (R-2446-4L) and planting plans R-2446-6, R-2446-7, and R-2446-8. • The scheme shall detail the phasing of the landscaping and planting; Not yet submitted • Details of initial aftercare and long-term maintenance; Not yet submitted • Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion; Not yet submitted • Details (including samples, if requested), of paving and other hard surface materials; Provided on Landscaping Masterplan (R-2446-4L) • Details of the on-site open space (including details of its purpose and management) and of any areas for designated, informal, incidental and/or doorstep play. Not yet submitted or perhaps elsewhere not part of this DoC app? 			

31. Prior to the commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- Details of existing and proposed levels, and regrading of areas of public open space;
- An indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course of the development;
- Species schedule and a full planting specification including planting plans (showing the layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates);
- The scheme shall detail the phasing of the landscaping and planting;
- Details of initial aftercare and long-term maintenance;
- Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;
- Details (including samples, if requested), of paving and other hard surface materials; and
- Details of the on-site open space (including details of its purpose and management) and of any areas for designated, informal, incidental and/or doorstep play.

No part of the development hereby approved shall be occupied until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. 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 and visual amenity, and to accord with Policies LP24, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan, and Chapters 12 and 15 of the National Planning Policy Framework.

Most of the landscape information has been provided in the Landscaping Masterplan (R-2446-4L) and planting plans R-2446-6, R-2446-7, and R-2446-8. However several aspects as listed in the condition 31 are not submitted with the DoC and I have been unable to locate them.

We cannot recommend the discharge of this condition until further information is submitted to meet each item listed in the condition therefore Condition 31 must remain.