

Sent: 17 February 2026 17:30

Subject: RE: 2026.90205 NN39 Birkenshaw Liberal Club, 10, Croft Street, Birkenshaw DoC 16, 17.02.2026

Hi Katie

Just a quick note on the LMMP submitted for Croft Street. I've gone through Condition 16 and whilst most of it covers the requirements of this condition, unfortunately there are just a couple of minor areas where the document falls short, specifically in relation to the hedgerows (mainly as the LMMP doesn't fully cover hedgerow requirements). For example, although the planting schedule sets out how hedges are planted (double staggered rows, mulch, watering), the LMMP does not provide any hedgerow-specific maintenance, and does not include a commitment to replace failed hedge plants for the first 5 years.

While the planting plan shows both native and single-species hedgerows, there's nothing in the management plan itself that actually sets out how they'll be looked after.

I can't see reference to

- hedgerow-specific maintenance specification (e.g. weeding, watering, formative pruning, trimming regime, checks on guards/protection etc.).
- mention of hedgerows in the maintenance schedules – they've got trees, scrub and grass covered, but the hedges are completely absent.
- replacement strategy for failed hedge plants within the 5-year establishment period.
- long-term management objectives (e.g. maintaining structure, height, density).
- acknowledgement that hedgerows form part of the site's boundary structure or public realm, so there's nothing tying them into the "means of enclosure" aspect of the condition.

So, as it stands, the LMMP doesn't quite meet Condition 16 (for hedgerows). We'll need them to provide a proper hedgerow maintenance section plus add the relevant tasks into the annual maintenance schedules.

Let me know if you need anything else from me,

Thanks,

Emma

16. Prior to works commencing on the superstructure, a landscape management and maintenance plan (LMMP) for the external areas including any open space accessible to the public, playing fields etc shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include:

- The landscape plan including all hard and soft details together with planting plan & specification, location and specification of any play equipment or play elements and playable/educational spaces or sports facilities/pitches including any surfacing (including where appropriate safety surfacing and anti-wear surfacing), structures such as street furniture seats, litter bins, bollards, picnic tables and means of enclosure.
- An implementation, management and maintenance programme including full details for management of newly established trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees.
- Details of initial aftercare and long-term maintenance for a minimum of 5 years and seasonal maintenance operations. This should also include any SuDS features, existing trees and vegetation retained on site, slopes and bankings, woodlands.
- Details of monitoring and remedial measures, including replacement of any site furniture, trees, shrubs, hedgerows or planting that fails or becomes diseased within the first five years from completion.
- The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5-year period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

The works shall thereafter be carried out in accordance with the management and maintenance plan.

Reason: To enhance and conserve the visual amenity of the built environment as well as the natural environment in accordance with Policies LP25, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

Condition 16 requires a full management and maintenance plan for all external landscape elements, including hedgerows, covering:

- establishment and ongoing maintenance
- inspection and monitoring
- pruning/trimming regimes
- weed control
- watering and protection
- replacement of failed plants over the first five years
- long-term management objectives

None of this is included for hedgerows. They appear on the planting plan, but the LMMP only provides maintenance regimes for trees, scrub, grass areas and hard surfaces. Hedgerows aren't referenced at all in the maintenance schedules or in any dedicated specification.

Because the hedgerow component is missing, the condition 16 isn't yet satisfied, and further information will be needed before Condition 16 can be discharged.

Maintenance

To be carried out at approximately monthly intervals to include the following:

- a. Eradicate weeds by hand or appropriate chemical means.
- b. Cut out dead or / and damaged stock or branches, prune as required.
- c. Ensure all shrubs and trees are firmed in, securely staked and tied.
- d. Collect litter, sweep and tidy site.
- e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
- f. Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
- g. All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design guidelines.
- h. Species Rich Grass Areas:
First Year management
Mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will minimise the amount of toppings produced each time so they can be left to disperse.

Management Once Established

In the second and subsequent years sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Emma Mills CMLI
Principal Landscape Architect

Landscape Architects Kirklees Council
PO Box 1720 Huddersfield HD1 9EL

Main Switchboard Tel: 01484 221000 (ask for me by name: Emma Mills) or extension no:
78054

Please note my working week is Monday, Tuesday, Wednesday, Thursday 8am - 4.00pm and Friday 7.30am – 12 noon