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| Consultation Response from Emma Mills KC Landscape | |
| Application No: | 2023/91405 |
| Proposed Development: | Erection of foodstore (class E) with associated access, parking, servicing area and landscaping |
| Location: | Part of former St Luke's Hospital site, Blackmoorfoot Road, Crosland Moor, Huddersfield, HD4 5RA |
| Applicant/Agent: | Lichfields |
| Planning Officer | Nick Hirst |
| Date Responded: | 14/8/23 |
| Responding Officer: | SF |
| Responding Ref: | MM47 |

NOTES/COMMENTS: These comments are Without Prejudice

Policy LP24 of the Kirklees Local Plan advises that good design should be at the core of all proposals in the district. This reflects guidance within the National Design Guide and also the National Planning Policy Framework, at Paragraph 126, which confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy LP32 requires development proposals to take into account and seek to enhance the landscape character of the area.

Landscape Context and Concept, Landscape Design

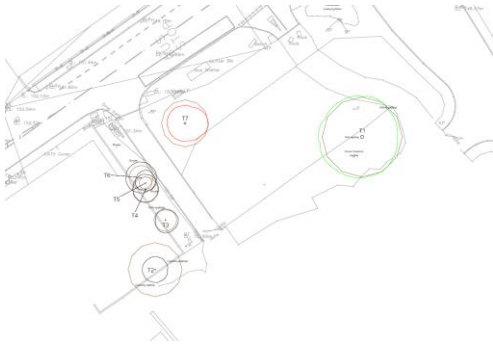
Plans considered: R/2682/1A

Setting – this layout for the Lidl Retail Unit is within a new housing development and sits on a vacant lot previously part of the grounds to St Luke’s hospital and is allocated for Mixed Use Allocation in the Local Plan. The proposal includes 90 customer car park spaces, staff parking and associated access and HGV access and turning head.

The landscaping proposals submitted along with the planning application, are welcomed however, we feel that further opportunities for strengthening the landscape edge around the boundary to the site and within the car park could be considered.



The Design & Access statement identifies two trees for removal (circled in blue).



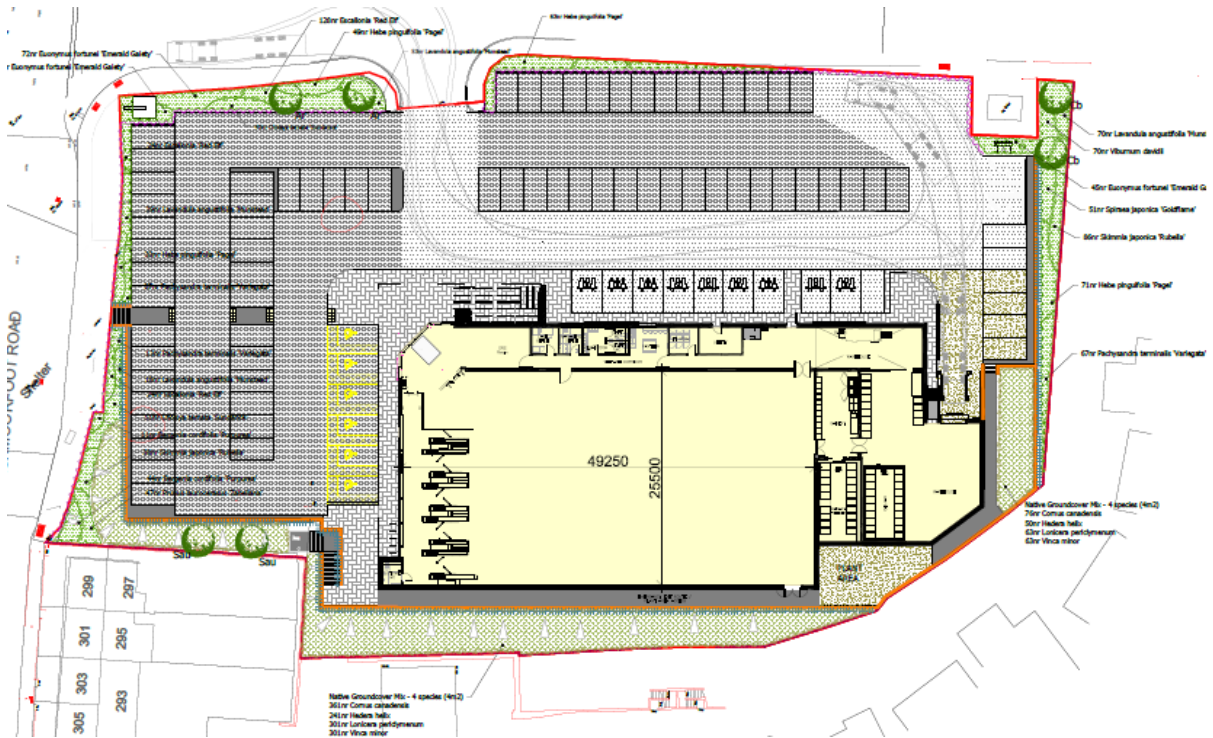
It would seem from the Arboricultural Report that the removals include T1 a high quality and value Category A Sycamore, which is the major loss; T7 is identified in the Arboricultural Report as a diseased horse chestnut which will not survive.

(Note the tree survey identifies six trees for removal presumably four of these have already gone due to the development.)



Both the trees have TPOs

The proposals include six new trees (shown on the plan below), which are welcome. However, there are more opportunities for tree planting in the scheme, which as well as making up for the losses would additionally help the proposed development comply with policies and guidance regarding design, biodiversity, health and wellbeing and other relevant planning considerations.

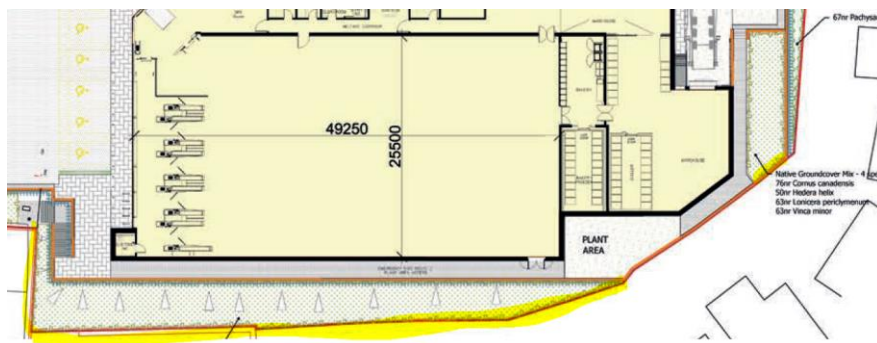


In particular, we would like to see street tree planting along Blackmoorfoot Road and Turnstone Way. We feel the National Design Guide and revised NPPF, with their strong push for street tree

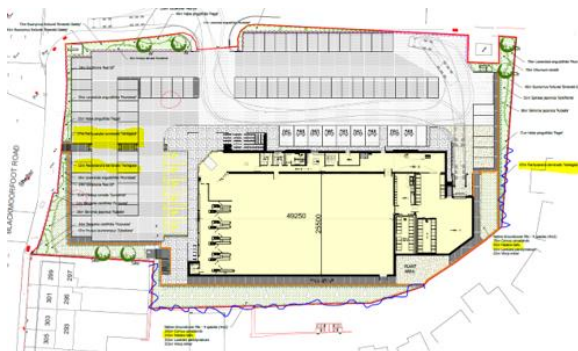
planting, should be recognised and potentially new tree planting to the street boundaries incorporated where possible. In addition, the proposed car park and front of the site is extremely vehicular dominated by hard surfacing and could be softened with the inclusion of carefully located and selected tree planting, potentially small fastigate varieties. [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/362822/National_Planning_Policy_Framework.pdf). Also, refer to item 2 below.

To be convinced of the sustainability of all the locations for the new trees, we would want to see details of ground preparation including tree cells and/or appropriate root barrier systems where space and soil volume is very restricted and/or close to hard surfacing. Additionally, we would anticipate all new tree planting within 5m of the adoptable highway to include adequate root barrier, clearly identified on the proposed landscape plans.

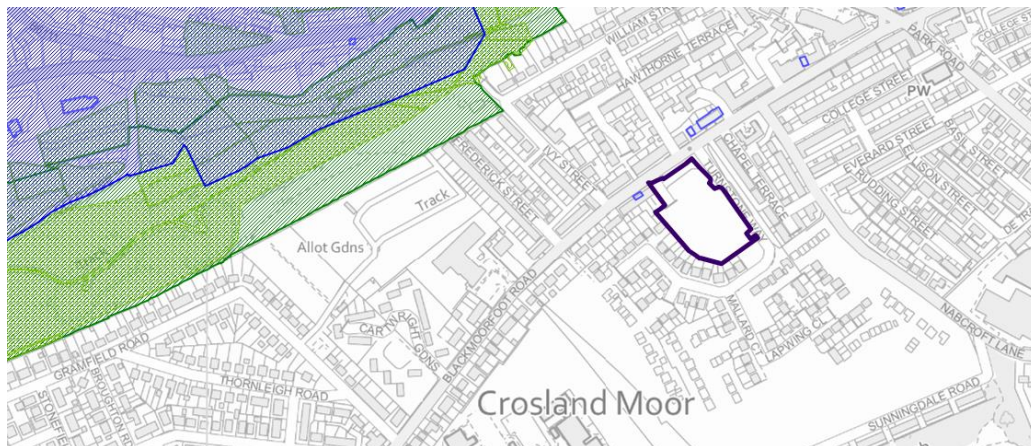
The proposed soft landscaping to the site is welcome and we would require clarification of the proposed long term maintenance and management of the planting scheme, particularly as the planting plan includes *Hedera helix*, which although not listed as invasive, can be vigorous and has the potential to become invasive. Consideration needs to be taken especially where planting near to borders residential housing (e.g. as highlighted in yellow).



And *Pachysandra terminalis* 'Variegata',



Wildlife and habitat networks, TPO's, PROW : links & connectivity:



Policy LP31 – Strategic Green Infrastructure Network states that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This development is within close proximity to Strategic Green Infrastructure Networks and Green Belt to the north west and should ensure:-

- (i) The function and connectivity of green infrastructure networks and assets are retained or replaced;
- (ii) New or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;
- (iii) The protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network

Advice to planning officer:

To be satisfied with the proposals we will need to see amendments to the layout as above to improve the landscape scheme and incorporate mitigative tree planting for the loss of existing trees on the site, and inclusion of street tree planting, together with a management plan and condition covering any replacement planting for min, 5 years.

Conditions: TBC

- A. Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include: (a) Soft landscape works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; (b) an implementation, management and maintenance programme including full details for management of newly establishing planting AND trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees. (c) 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The

works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the local planning authority
Reason: To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.

The information below is intended for the applicant to consider and include in any amendments of support the application in order to help provide sufficient landscape and open space information to aid the planning process:

1. Full landscape proposals are required as a planning condition including hard and soft landscape details and planting plans to create a diverse and attractive landscape which should enhance the setting of the development. Thoughtful planting to incorporate native species would contribute to enhancing the biodiversity in this setting and would help in the development of green corridors as well as providing valuable mitigation for existing local residents or those in the vicinity who will be overlooking this development should permission be granted. All details relating to existing retained trees and vegetation should also be provided, including their protection during the development.
 - Conditions will be included to secure detailed landscape plan and long-term management. For developments where detailed landscape design has not yet been agreed and the design needs to fulfil a requirement for ecological mitigation and/or enhancement tree planting.
 - No development shall take place until a landscape and ecological design (LEDS) has been submitted to and approved in writing by the local planning authority. The scheme shall provide the means of providing biodiversity enhancement, given the location and an inclusive and accessible public open space, managed and maintained in perpetuity.
 - We will require full detailed landscape plans indicating full planting specification, including:
 - Layout, species, number, density and size of trees and plants and/or seed mixes and sowing rates, including extensive use of native species. Any phasing of the works
 - Details of all hard landscape materials and boundary treatments, garden fences/walls etc. Proposed treatment to existing boundaries.
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - Persons responsible for implementing the works.
 - Location and detailed design & layout of any public open space and maintenance responsibility for Public Open Space (POS), any equipped area and playable space.
 - Landscape Management Plan required including details of initial aftercare and long-term maintenance for minimum of 5 years. This should also include any existing trees and vegetation retained on site, plus management of any equipment or playable space, including safety inspections.
 - Details for monitoring and remedial measures, including replacement of any trees, shrubs or hedge that fails or becomes diseased within the first five years from completion.
 - The LEDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.
 - Any s106 requirements for off site contributions and all S106 Agreements should have indexation added to financial payments requirements
2. The Council considers a presumption in favour of tree planting in verges and adjacent to carriageways in line with the West Yorkshire Combined Authority 'Green Streets[®]' principles, unless there are valid reasons for their omission. Refer to the Highways Design guide: [Highway Design Guide Supplementary Planning Document \(SPD\) \(kirklees.gov.uk\)](#). Tree planting is very important and getting the right types and size of trees in the right places is imperative. Trees should be incorporated in the scheme for a variety of reasons: to a) visually break up the built form b) help to screen/ mitigate or frame certain views c) support biodiversity and create green corridors/green links, d) not to create a nuisance in peoples gardens through

leaves in gutters or screen the sun etc. e] not to cause damage to property boundaries/garden fences/dry stone walls in the future, or damage any SuDS system. There are opportunities for tree planting within the site and this will help mitigate the scheme. That being said, careful design is required. Trees should be incorporated into the street where possible but when necessary, in gardens, not being located too close to buildings.

3. The scheme should consider how trees and street lighting should be specified together to avoid tree canopies from obstructing large amounts of street lighting and provision of a maintenance schedule for trees to ensure safe levels of lighting at street level once trees mature.
4. Policy LP24 of the Kirklees Local Plan advises that good design should be at the core of all proposals in the district. This reflects guidance within the National Design Guide and the National Planning Policy Framework, at Paragraph 126, which confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
5. Policy LP31 – Strategic Green Infrastructure Network states that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. Development proposals within and adjacent to Strategic Green Infrastructure Networks should ensure: -
 - a. The function and connectivity of green infrastructure networks and assets are retained or replaced.
 - b. New or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland, and street trees.
 - c. The scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling network, by providing new connecting links where opportunities exist.
 - d. The protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network