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DESIGN AND ACCESS STATEMENT

Helme Lane

Meltham

Holmfirth

Conroy Homes Ltd

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16/D29

Residential Development at Helme Lane, Meltham, Holmfirth

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 The location of the site is an unused area of land with a frontage to Helme Lane, Meltham, situated in a predominately residential area.
- 1.2 The proposal is for Outline Planning Permission for Residential Development on an area of land that has been previously undeveloped.
- 1.3 The site is within the village envelope with existing residential development surrounding the site. Helme Lane forms the southern boundary where an adjacent site has obtained planning permission for 88 dwellings.
- 1.4 In the Kirklees Unitary Development Plan designated as adopted in 1999, the site was identified as Provisional Open Land, which reserve housing sites which would be released at a later date.
- 1.5 The planning issues are dealt with in a supporting Planning Statement which accompanies the application.



2.0 Design

- 2.1 The concept is to provide a residential development scheme with a mixture of dwelling types and sizes, including starter homes. The access would be from the Helme Lane frontage.
- 2.2 The design and materials of the dwellings would reflect the local vernacular of Meltham and the surrounding area. The houses would be traditional two storey construction with rooms in the roof space.
- 2.3 The land has a slope from the North West to the South East, the topography of the site has been considered in the drainage strategy and when developing the indicative layout. This will be further developed at the reserved matters stage with formal highways and drainage designs to meet adoptable standards.
- 2.4 A Drainage Strategy and Flood Risk Assessment has been produced by JNP Group, this report propose a strategy to manage the surface water runoff in order to minimise the existing flood risk on or off the site.
- 2.5 An indicative site layout is included with the application to demonstrate how the site could be developed and how the site could be taken forward to Reserved Matters stage.



- 2.6 It is proposed that the site would be developed with a mix of 3 & 4 Bedroom Houses in Detached, semi-detached and terraced form, 20% of the proposed numbers will be allocated as Starter Homes.

- 2.7 The nature of the housing development within Meltham village is medium to High density with a generous mix of Detached Houses together with a high proportion of Terraced/Semi-Detached Houses. Our proposed scheme is designed on these principles so that it is compatible with the neighbouring properties.
- 2.8 There are very few landscaping features on the site. The boundaries benefit from an existing stone wall which will be maintained, with new openings formed for access to the site along the Helme Lane frontage. The adjacent site of TPO trees to the east will remain unaffected by the proposals with proposed dwellings positioned to allow for a root protection area.

3.0 Context

- 3.1 The proposed use of the site is for residential development, which is consistent with the immediate area around the site, which is predominantly residential situated within the village curtilage.
- 3.2 The proposed housing would have a strong relationship with the existing residential development on Highfield Crescent and Helme Lane and sit comfortably within the location.
- 3.3 Although the site is currently open space, it is of limited value to the village in general and has been designated for future housing development since 1999.
- 3.4 Any starter homes provided by the scheme will provide a much needed benefit to the local community where there is a lack of provision.
- 3.5 The site has a good physical and social relationship to the local village community. It is within a reasonably sustainable location within 0.6Km of the local services in Meltham and 8.5Km from Huddersfield town centre, with good transport links. The nearest First School is within 1.4Km and nearest High School within 6Km of the site.
- 3.6 The land will provide a much needed housing site in a designated and allocated location, within an existing urban environment.



Residential development to the west of the site. Helme Lane / Highfield Crescent.

4.0 Access

- 4.1 The vehicular and pedestrian access would be taken along the Helme Lane frontage.



- 4.2 The access to the plots would be a continuation of the residential estate roads of the area with a 5.5m wide carriageway and 2m wide footpaths either side.
- 4.3 It is envisaged that within the site the road structure would progress from a formal estate road into an informal access way or mews court style of road. These roads would be in the form of a cul-de-sac with full service vehicle turning facilities and maximum gradients of 1 in 30.
- 4.5 Parking and drives would be to Local Authority guidelines and be appropriate with the size of the houses proposed, with minimum of 2 parking spaces for a 3 Bedroom dwelling.
- 4.6 Helme Lane connects Meltham with Helme and Blackmoorfoot. This connection creates alternative routes to Huddersfield and local towns and villages such as Marsden and Slaithwaite.
- 4.7 Direct routes to Huddersfield can be accessed from Meltham centre via the B6108 and also to Holmfirth via the B6107.
- 4.7 Highway considerations are dealt with in more detail in the supporting Transport Statement which accompanies the application.

5.0 Sustainable Development

There are 3 dimensions to sustainable development outlined within the National Planning Policy Framework. These are Economic, Social and Environmental.

We outline below how the proposed development meets these guiding principles.

5.1 Economic

- 5.11 Contributes to building a strong economy by providing new houses in a variety of locations, to support growth in the economy and satisfy the housing needs.
- 5.12 House construction and fitting out provides work and business for Contractors, suppliers and local businesses.
- 5.13 Creates a long term additional demand for local businesses and services.
- 5.14 Provides housing for employees and employers to maintain and expand the local economy.
- 5.15 Potentially increases the use and viability of local bus and train services.

5.2 Social

- 5.21 The provision of new houses and providing a wider choice, provides for the need of present and future generations in a time of general housing shortage.
- 5.22 The scheme provides starter homes at 20% of the total number of dwellings, in an area where there is a shortage of affordable housing.
- 5.23 Helps to maintain a thriving local community and to promote and retain local community facilities such as the village hall, public house, schools and public transport.
- 5.24 New housing will support local services resources, which are all reasonably accessible (see paragraph 6.0 for further details on accessibility).

5.3 Environmental

- 5.31 Although the site is a Greenfield site, it is not of high environmental value when compared with the wider area and its use protects the spread of the development into the Green Belt area surrounding the village.
- 5.32 The site is of low ecological value (see Ecological Site Appraisal submitted) with no nationally important habitats or wildlife interest. nor having any impact on protected species .
- 5.33 The development is confined within the built environment of the village and the possible additional number of dwellings being created will only represent a minimal percentage of the village centre total number of dwellings, therefore it will only have a very small impact on the characteristics of the area.

- 5.34 The site has been allocated for future housing since 1999 and therefore the loss of the Greenfield site whilst regrettable, has been accounted for, and is balanced out by providing a much needed small housing development on a deliverable site at a time when there is a housing shortage.

6.0 Accessibility / Connectivity

6.10 Buses

There are regular bus services, 324, 323, with a bus stop within 200m of the site, with a 15 min. frequency, providing a journey time of 35 min. to Huddersfield.

6.12 Health Centre

Meltham Village Surgery is situated within 900m† of the site.

6.13 Schools

Meltham C of E Primary School is nearest to the site and is within 1400m† walking distance.

The Statutory Walking Distance for Education Authorities in England states that the walking distance for children up to eight should be a maximum of 2 miles (3200m) (see attached Statutory Walking Distance schedule).

6.14 Local Centre

Meltham Village Centre has a Supermarket, Post Office, Library, Hairdressers, Dentist and Public Houses etc and is situated within 800m† of the site.

6.15 Cycling

There are commercial, retail and employment centres in Holmfirth, Honley, Netherton, Slaithwaite and Marsden within 5km of the site.

6.16 Local Highway Network

The local highway network provides good safe access to and from the site and level of traffic generated by the overall small increase in flows will have no material impact on road safety or congestion (see the Transport Statement submitted).

(† Distances by road measured on Google Maps, walking distances may be shorter using public footpaths and shortcuts.)

7.00 Density

- 7.10 The National Planning Policy Framework (para. 58) states that development should 'optimise the potential of the site to accommodate development'. A potential development of 18 dwellings would provide a density of 34 dwellings to the Hectare which is over the indicative density allocation of 30 dwellings to the Hectare.

- 7.11 The current application is for Outline Planning Permission only at this stage, however, our indicative layout indicates 44 dwellings.
- 7.12 The indicative layout illustrates a development of semi or terraced houses, therefore providing much needed dwellings for the community.