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Planning Development Rights of Way

Design & Access Statement: Huddersfield Road, Thongsbridge

Introduction to the proposals

This Design & Access statement accompanies an application for outline planning permission (including access) for B1(c) light industrial development. A site plan is provided showing access from Huddersfield Road.

Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design & Access statement is required, together with what it must set out. These fall into five headings and each is addressed in turn below.

a) Explain the design principles and concepts that have been applied to the development

The proposals are in outline form only and therefore detailed design proposals are not included within this application.

b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

The location would take advantage of a former mill site. The land is relatively level and is surrounded by other light industrial premises and a few residential dwellings. The proposals would therefore have a positive effect of bringing the land back into use whilst fitting in with its surroundings.

c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account

The access follows the line approved for previous applications (2005/90017 & 2006/92394).

d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation

No specific consultation has been undertaken in relation to access, as the Council has previously supported the access arrangements as proposed.

e) Explain how any specific issues which might affect access to the development have been addressed

At this stage, the vehicular and pedestrian access has been designed and illustrated with sufficient detail, and to accepted standards, to enable acceptance in principle at this outline stage. There are no known 'specific issues' relating to access for the development.

Nick Willock MRTPI MRICS

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