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Planning Development Rights of Way

Design & Access Statement: Greenside Mills, Saville Road, Skelmanthorpe, Huddersfield

Introduction to the proposals

This Design & Access statement accompanies an application for outline planning permission for residential development. An indicative site plan is provided.

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. ¹ 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 proposed development is in outline form only and therefore detailed design proposals are not included within this application. However, an indicative plan does accompany this application and shows how the site could be developed. The layout demonstrates an efficient use of the site in terms of housing density, house types and the availability of private and public amenity space. The plan shows some frontage development facing onto Saville Road. This would provide natural surveillance, as well as making a positive contribution to the visual amenity of the street scene as a whole. The layout also demonstrates how space about buildings can be achieved in compliance with policy BE12 of the UDP. Some of the access road is shown on the plan as a shared surface. This would improve safety for residents by naturally slowing down vehicles. The footpath link across the site from Marsden Street to the Kirklees Light Railway on the north edge of the site has also been incorporated onto the plan.

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. Most of the site is relatively level and is located on the northern edge of the village of Skelmanthorpe. Surrounding properties include residential dwellings and some light industrial and business premises. The proposals

¹ This application is deemed as a major development and therefore requires a Design & Access Statement

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

An indicative plan showing a possible access to the site is included in the application. Further details in relation to inclusive access will be provided as part of a reserved matters application, and it will of course be necessary to comply with Part M of the Building Regulations at the detailed design stage.

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.

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,² to enable acceptance in principle at this outline stage. There are no known 'specific issues' relating to access for the development.

Robert Halstead Chartered Surveyors & Planners

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² Manual for Streets Government Guidance