

Further detailed information is prepared for a planning submission for example:



Boundaries/ enclosures plan



Storey height plan

Land at Cross Lane, Scholes

Miller Homes have appointed Spawforths to work with the Project Team for the proposed development at Cross Lane Scholes. Spawforths are an award-winning and innovative practice based in Wakefield who are the largest independent planning consultancy in the north employing a large team of Chartered Town planners with expertise in Local Plans, Development Management, Appeals and Environmental Assessments.

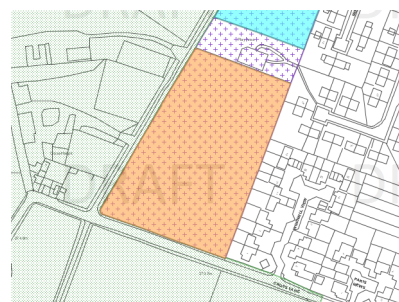
The Site

The site, which is 1.36 hectares, is located to the north of Cross Lane and to the east of Ryecroft Lane. The site is currently vacant with cattle grazing as the site's last previous use and there are no existing buildings on the site. Access into the site is currently taken via a field opening through a metal gate on Ryecroft Lane. Ryecroft Lane is a byway with public rights of way. Cross Lane is an adopted highway.

The Site's Planning Policy Context

The site forms part of a larger area of Provisional Open Land in the Kirklees Council's Unitary Development Plan and Proposals Map (saved policies September 2007) which forms part of the current Local Development Plan for Kirklees. Kirklees Council are currently progressing with its Local Plan which will replace the saved policies of the Kirklees Council's Unitary Development Plan and Proposals Map. It is expected Kirklees Council will submit its submission version of the Local Plan to the Government for examination in the Spring 2017. The site is a proposed housing allocation for 47 dwellings in the Publication Draft Kirklees Local Plan, where it is known as Land to the East of Ryecroft Lane, Scholes (H297). The site is proposed to be brought forward for development now as Kirklees Council have accepted that they cannot currently demonstrate a five year housing land supply. As the site is currently part of a larger area of Provisional Open Land then the site is therefore safeguarded for development and is "judged to be capable of development" and as such forms part of a reserve of sites

The Proposed Development



- The scheme proposes 39 high quality and mixed range of new homes which will broaden and complement the local housing stock to meet a range of needs and high housing demand.
- A number of these new homes will be made available as part of affordable housing initiatives identified by Kirklees Council.
- Vehicle and pedestrian access into the site will be taken via a new access directly off Cross Lane which is located along the pre-application site's southern boundary. A second private drive access is proposed from Cross Lane serving three properties.
- A new pedestrian footway is proposed from the site access along Cross Lane adjacent to the site, and linking to the exiting footway at the eastern extent of the site boundary. The proposal will include parking spaces in accordance with the Council's parking standards and one designated cycle space per dwelling.
- There will be access from the site to the existing area of public open space via a footpath link located to the northern boundary of the site. An existing footpath connects the playground to Moorlands residential area and the footpath network leading to Scholes Moor Road.
- Landscaping is proposed throughout the scheme to provide a buffer to the existing residential properties and transition to the openness of the countryside.
- A financial contribution will be proposed towards local school and education improvements at Scholes Junior & Infant School and Holmfirth High School.
- A financial contribution will be proposed towards improvements to the existing public open space area to the north of the site to the benefit of existing and proposed new residents.