



Proposed Planning, Design & Access Statement
 For the Residential Development
 At
 New Hey Road,
 Salendine Nook,
 Huddersfield

Prepared by Devcom Limited
 On
 Behalf of Termrim Construction

May 2018

Introduction

Devcom Limited have been instructed to prepare a Reserved Matters Application for a residential development at Land off New Hey Road, Salendine Nook on behalf of their Clients Termrim Construction who are providing the dwellings for Yorkshire Housing. The application comprises a layout for 23 dwelling units with associated car parking, access, and landscaping. The properties will all be shared ownership.

This Planning, Design and Access Statement includes a description of the development site and planning history, an evaluation of the context of the site, an appraisal of all relevant planning policies. It provides explanation of the design rationale behind the proposed scheme.

The requirement for a Design and Access Statement is a response to the national drive towards high quality, sustainable design which is reflected in the National Planning Policy Framework (The Framework). This document has been prepared in accordance with the requirements of Circular 01/2006 - Section 3: Design and Access.

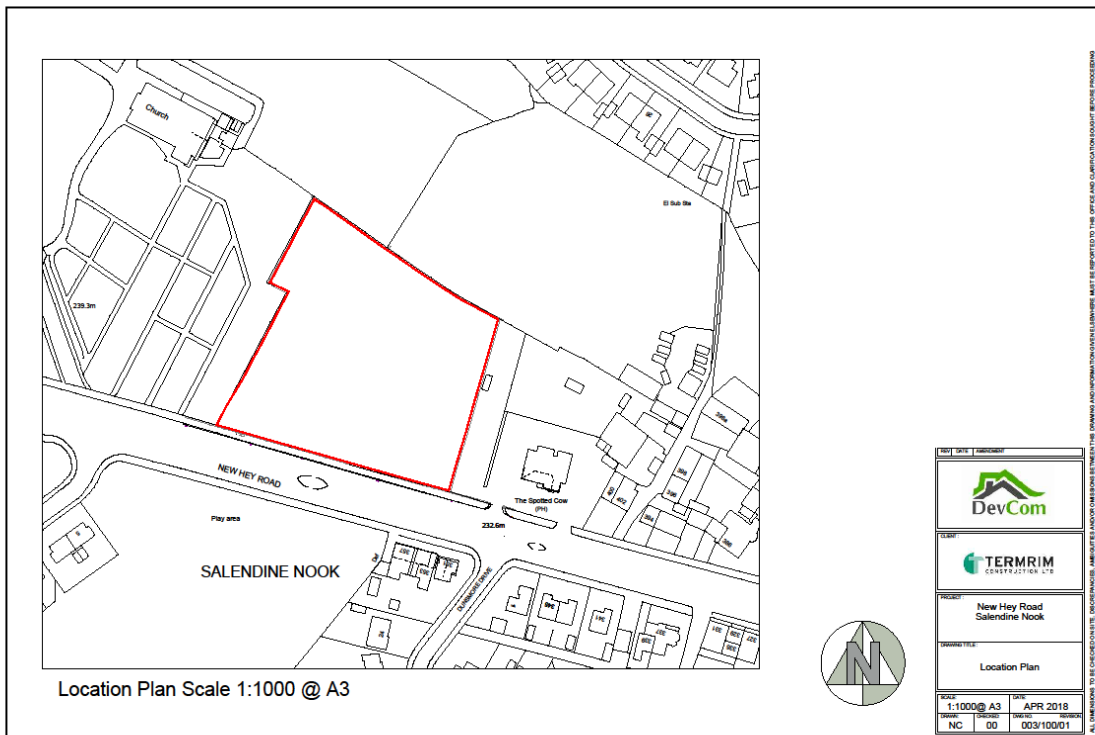
This document should be read in conjunction with the following technical reports and surveys undertaken in support of this Application:

- Road Safety Audit (Paragon Highways Ref 1469 May 2018)
- Arboricultural Survey & Method Statement (Quants Environmental Ref 1096 Rev 1 April 18)
- Ecological Impact Assessment (Whitcher Wildlife Ltd Ref 180319 March 2018)
- Phase 2 Ground Investigation Report (MDJA Ref 3798 March 2018)
- Noise Survey (ENS Ref NIA/7897/18/7687/v5 NEW HEY ROAD 28.04.18)
- Topographic Survey (CT Surveys Ref 4086LR/1 Rev 1 March 2018)
- Flood Risk Assessment (Dudleys Ref 1472 Rev 1 May 18)

Chapters

The Planning, Design and Access Statement has been set out under the following format:

- Chapter 1: Local Context - including background information on the site and surroundings, contextual images of the site and its surroundings, current public transport information, local services and infrastructure and any relevant planning history.
- Chapter 2: Policy Context - including the framework, the adopted Unitary Development Plan & the local development framework background documents & supporting Housing Land Availability Assessment SHLAA.
- Chapter 3: Vision - an outline of the vision for the site.
- Chapter 4: Conclusion - concluding remarks about the Planning application.



Location Plan

Chapter 1 Local Context

Site and Surroundings

The site is 0.614 Hectares / 1.52 Acres & is located on the northern side of the A640 New Hey Road which is the primary route through Salendine Nook. This area of Huddersfield is situated approximately 3.5km north west of Huddersfield Town Centre. New Hey Road connects with the major road network where it meets the M62, 1.3m north west of the application site. Despite this urban structure, the area maintains a sense of openness and the presence of greenspace creates an appealing setting for existing residential development. The natural scar of Longwood Edge provides some distant views across the Colne Valley from sections of New Hey Road.

Though this area was once a part of the textile trade route, it is now predominantly residential in character. Prior to the 20th century, the area was primarily defined by agricultural fields and associated farmsteads. In addition, weaver's cottages, local pottery dwellings and small quarries were scattered across the landscape. A cluster of community buildings focused around the application site area, including the Baptist church, allotments and a Public House. More substantial residential developments began to cluster along New Hey Road from the 1930's onwards and the area had adopted a suburban residential feel by the 1980's.

The application site was open, undeveloped land until it became a cricket ground in the early part of the 20th century. The cricket ground was turned into tennis courts in the 1930s and there are remnants of hard surfacing associated with the tennis court present on the site today.

There is a strong mix of residential types and tenures throughout the area. In close proximity to the site, the properties fronting New Hey Road are predominantly stone built. The plan form is typically simple and a mixture of terrace, semi-detached and detached properties create an uneven building line and interest and variety to the street. Local stone is a common build material and terraces occupy small clusters. There is evidence of traditional weaver's cottages with workshop entrances further away from the site. West of the site, there is a 3/4 storey apartment development which has been constructed in reconstituted stone.

The residential buildings are modest in size and construction. They tend to adopt a simple plan form and symmetry to openings. Chimneys to gable ends and heads and cills are common vernacular features on the stone-built properties. There are series of 1970's semi-detached brick-built dwellings located opposite the application site. These benefit from private driveways and garages and are void of detailing.

Properties have a mixture of roof treatments and are predominantly slate or grey concrete roof tiles. Residential units tend to adopt a limited set back. They front the street and are clearly defined by a low boundary stone wall. The surrounding residential areas vary in age and style of construction. Distinctive local stone is commonly used with some white and cream rendered properties. Projecting gables, dormers and chimneys set to the gable end are a common vernacular feature and there is a mixture of roof treatments, including slate and terracotta concrete tiles. Those properties that do not abut the edge of pavement, tend to be set back with a low stone boundary wall defining the edge of the plot.

The southern boundary of the site is defined by a high stone wall which runs the length of the New Hey Road frontage. On the opposite side of the Road there is a community playing field and children's playground. A small, redundant strip of scrubland associated with the Spotted Cow Public House defines the site's eastern boundary and currently provides access onto the site via a break in the stone wall. The former Spotted Cow Public House is now vacant, and the building has been subjected to fire damage in the past. The northern boundary of the site is defined by a low stone boundary wall and trees. There are a few gaps in the wall providing access to an open steep sided field up to the rear of residential properties. Salendine Nook Baptist Chapel, its associated landscape features and cemetery is located immediately west of the site and occupies higher ground to that of the site. This is a Grade II Listed Building which was built on land belonging to Joseph Morton in 1793. The Chapel was rebuilt and enlarged several times in the 19th Century. The Morton family were the principle leaders of the Baptist community in Huddersfield. The building is an imposing structure with many additions. It is constructed of hammer dressed stone with ashlar dressings and an ashlar pitched slate roof. Chapter 2 of this statement provides an assessment of impact that the proposed development is likely to have on this heritage asset.

The site itself is currently unutilised and is overgrown. There is a substantial amount of litter and remnants of fallen trees across the space. There is evidence of some desire lines across the site used by surrounding residents, however, there are no formal Public Rights of Way over the site. A section of concrete occupies the centre of the site resulting from the former tennis courts which occupied the site historically. The land slopes slightly downwards from here towards the eastern boundary.



Photograph of the site



Photograph to the rear of the site

Public Transport

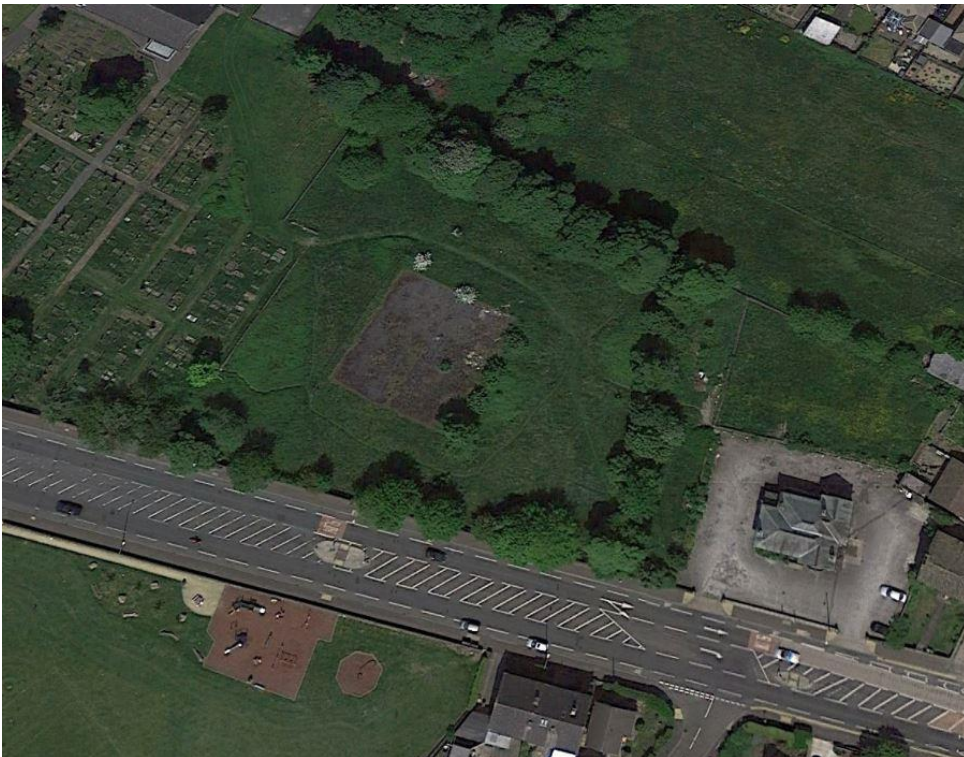
The site is situated along a primary bus route into Huddersfield Town Centre. This route is served by direct buses running at 8-minute intervals into the town centre within a 10-16-minute journey time. The following services operate along this route: 370, 371, 372, 537 and 901. There is a bus stop located just outside the site on both sides of the road.

New Hey Road also benefits from a cycle way which runs the length of the road into the town centre.

The nearest railway station runs out of Huddersfield. This train station offers a range of connections to all the major cities in the north, including Hull, Manchester, Sheffield, and Leeds. The station is accessible via bus, bike or car.

Distribution of Local Services and Infrastructure

Salendine Nook benefits from a range of local facilities and services, including a post office, small local supermarket, schools and colleges, a recreation area and equipped children's play area, a variety of small local shops and businesses, a surgery, a garage, a hair salon and some allotment sites. The application site is ideally placed to offer a sustainable living environment where residents will be able to access all the local amenities they require within walking distance of the site. The local centre, as allocated in the development plan, is situated within 230 meters of the application site.



Google Earth Image of the site

Planning History

A Previous Outline Planning Application for 22 units was submitted for the site Reference Number 2015/60/90452/W. The outline application was submitted for approval of the layout & access with all other matters reserved. The application was refused due to the impact on the Mature Trees, Communal Parking Areas, Flood Risk & Ecological Issues. The submitted layout with the outline application was withdrawn during the appeal process & the development was approved solely based on the access to the site. Appeal Ref APP/Z4718/W/15/3140324

There have been other recent residential developments along this part of New Hey Road. The adjacent site has recently been granted Planning Approval for the Demolition of the Spotted Cow public House & erection of 32 dwellings Ref 2017/93846. There have also been other developments demonstrating the suitability of this corridor to accommodate residential development and the sustainable credentials of the area in terms of transport links, facilities, infrastructure and services.

A development by Bellway Homes located west along New Hey Road was granted permission in 2005 (Reference number: 2005/95290) and is now constructed and occupied. This 2/3 storey scheme provides a mix of 38 apartments and 8 town houses. The entire scheme is served via a single point of access onto New Hey Road and is designed around two mews style shared surface courts off a central turning head. Parking for the scheme is to the rear with some integral garages and heavy use of parking courts. There is limited landscaping present to the appearance of the built form. The buildings are constructed of reconstituted stone with heads and cills, banding detail and projecting gable ends. This application sets a useful point of reference for the proposal site.

Another residential development has been constructed closer to the site at Moor Hill Court. This is a 3/4 storey apartment scheme which has also been designed to create a central parking court to serve the properties. The properties are, like the Bellway Homes scheme, constructed of reconstituted stone, with a gable end feature, heads, cills and banding.

This Reserved Matters application has been brought forward in response to pre-application consultation that has taken place through both formal pre-application channels and discussions with Local Planning Authority Officers. The Highways Department has been consulted and have not raised any major concerns about the scheme in terms of the principle of accessing the site from New Hey Road. Environmental Health Services and the LA Tree Officer have been consulted as part of the pre-application process and the plans submitted reflect the comments that they provided. In addition, the pre-application response letter dated the 8th February 2018 Ref 2018/20014, has been referenced throughout the design process and the resulting design therefore adheres to the planning policies outlined in the development plan.

Chapter 2 Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that regard be had to the development plan for the purposes of determining planning applications and that determination must be made in accordance with that plan unless material considerations indicate otherwise.

For the purposes of this application, the Development Plan comprises of the Kirklees Unitary Development Plan (UDP, 1999, as saved in 2007) and relevant Supplementary Planning Documents. Following the withdrawal of the Kirklees Core Strategy, the UDP remains the basis for planning decision making, although, it is given limited weight where there are inconsistencies with the National Planning Policy Framework

National Planning Policy Framework ('The Framework')

The National Planning Policy Framework (The Framework) was published in March 2012. This replaces the previous selection of national planning policy guidance and statements together with some circulars and a number of letters to Chief Planning Officers and is referred to as 'The Framework'. The Framework provides guidance for local planning authorities and decision makers both in drawing up plans and as a material consideration in determining applications.

Paragraph 6 of the Framework states that 'the purpose of the planning system is to contribute to the achievement of sustainable development'.

Paragraph 7 defines the scope of sustainable development and includes economic, social and environmental dimensions. These dimensions are not mutually exclusive and should be considered together in order to achieve sustainable development solutions.

Paragraph 12 of the Framework reiterates the provisions of S38 (6) of the Planning and Compulsory Act 2004, whereby proposed development that accords with an up to date development plan should be approved and proposals that are in conflict with the development plan should be refused, unless other material considerations indicate otherwise. Therefore, in principle, the application proposal is in accordance with the development plan as it is allocated for housing through site specific allocation H8.60 and promotes development in a sustainable location.

Paragraph 14 of the Framework states that at the heart of the NPPF is a 'presumption in favour of sustainable development'. In terms of decision taking this means approving development proposals that accord with the development plan without delay, unless material considerations indicate otherwise.

There is also a presumption in granting planning permission for proposals where the development plan is absent, silent or relevant policies are out of date. It is considered that the principle of development in this location is in accordance with the Development Plan and on that basis planning permission should be granted.

The Framework provided some transitional arrangements set out in paragraph 215 which allowed decision takers to give full weight to policies adopted since 2004 for a 12 month period, even if there is a limited degree of conflict with the Framework. This 12month transitional period has now passed and therefore although the Local Plan was saved in 2007, it is considered that the amount of weight that can be attributed to it is limited.

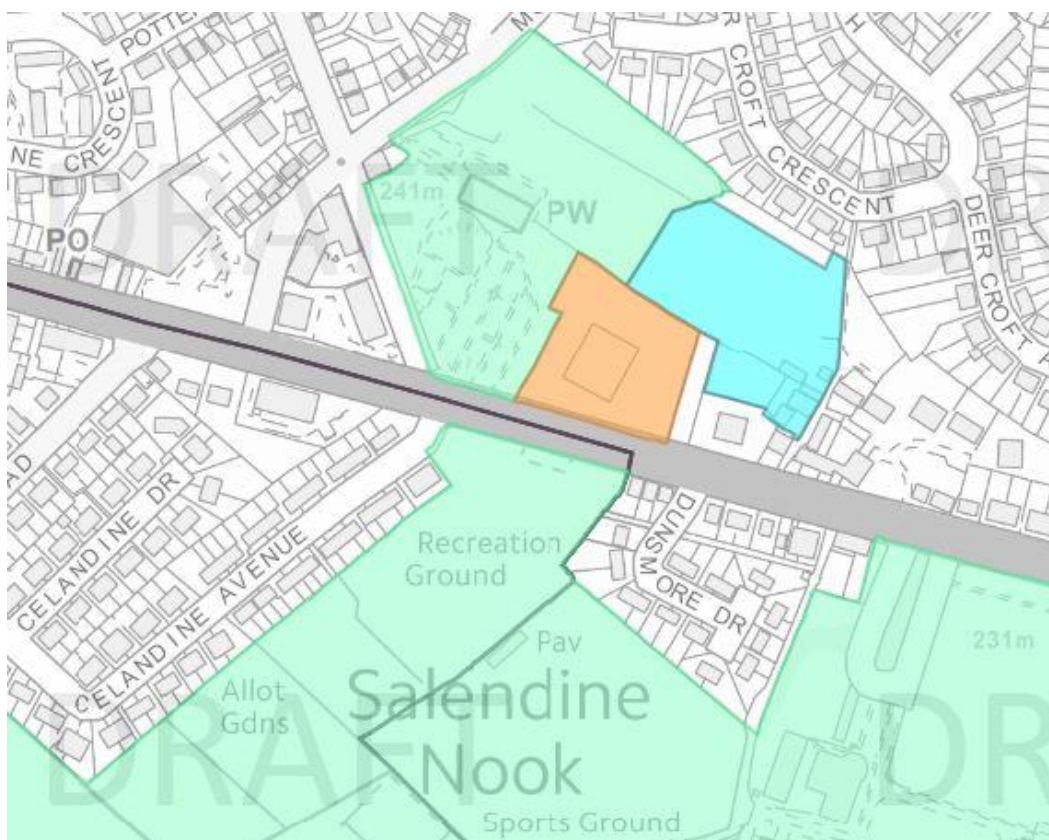
Paragraph 47 of the Framework requires Local Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years-worth of housing against their housing requirements with an additional buffer of 5%. As described below, Kirklees has a significant undersupply and therefore, in line with paragraph 49 this proposal should be seen in the context of a presumption in favour of sustainable development.

The Framework outlines the importance of instilling high quality design through the planning process. It emphasises that good design is a fundamental component of achieving sustainable development.

Paragraph 58 provides greater detail, encouraging decision makers to promote development which will:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- produce visually attractive as a result of good architecture and landscaping.

Section 12 of the Framework deals with the historic environment. Paragraph 131 states that, in determining planning applications, LPA's should take account of the desirability of new development making a positive contribution to the local character and distinctiveness of the area. Further, paragraph 132 states that when considering the impact of the proposed development on the significance of a designated heritage asset, development within its setting should be considered. It is determined in commentary at the end of this chapter that the level of harm that the proposed development would cause on the setting of the listed Chapel would be negligible and would not outweigh the benefits of the development which will make a positive contribution to the local character and distinctiveness of the area.



Extract of Draft Kirklees Local Plan

Proposed Residential Use

The case to bring the application site forwards for residential development is supported by both National and Local Policy Context. The principle for housing development on this site has been set by its allocation in the UDP as housing site H8.60. In addition, Kirklees have published their Annual Monitoring Report (2012/13) for housing supply. This report demonstrated a severe shortage in the Council's five year housing land supply at 2.45 years. Therefore, in line with paragraph 49 of the Framework, where the LA cannot demonstrate a five year housing land supply, relevant policies in the Local Plan should be considered out of date. Given that the site is allocated for housing, the general principle for its development has been established in any case and should be brought forwards in support of improving the housing land supply position in the Local Authority now.

The site specific allocation is for land adjacent to the Baptist Church, New Hey Road and promotes the use of this site for approximately 24 dwellings. The application proposal is for a scheme of 23no. 100% Affordable shared ownership dwellings has therefore been considered through the plan making process as an appropriate density for the site. Further, Policy H1 of the UDP supports development which improves the housing supply in the district by providing land to meet the requirements for a range of house types.

Policy H10 of the UDP and the Affordable Housing SPD (2012) promotes the provision of affordable housing in new development and suggests that, through negotiation, due consideration should be given to the local affordable housing needs in the area. The applicant is aware that there is a demonstrable need for affordable housing in the area and the proposed layout has been designed to incorporate a mix of 2-3bedroom properties.

Residential Amenity

National and local policy requires future development proposals to demonstrate good design. The UDP reiterates the importance of achieving good standards of design and emphasises the need to give careful consideration for equal access opportunities to buildings and spaces. Policy BE1 encourages all development to contribute to a built environment which:

- creates or retains a sense of local identity;
- is visually attractive;
- promotes safety;
- promotes a healthy environment; and
- is energy efficient.

In addition, Policy BE2 supports new development that is designed so that:

- It is in keeping with surrounding development
- The topography of the site is taken into account
- Satisfactory access to the highway network can be achieved
- Existing and proposed landscape features are incorporated part of the proposal

These basic tenets of good design are essential components that have been adhered in developing a layout which makes a positive contribution to Salendine Nook. Amenity standards for the application site are established in Policy BE12. The minimum separation distances have consequently been adhered to in designing the scheme layout. UDP Policy BE23 is also relevant to the scheme. It seeks to promote future development which considers the safety and security of built form through the incorporation of crime prevention measures into the scheme.

The application site has been supported for housing through the plan making process due to its sustainable location along a transport corridor and its proximity to the local centre and its shops and services. Policies in relation to local centres in the UDP have been superseded by national direction in the Framework. Paragraph 70 supports future development that ensures an integrated approach to considering the location of housing, economic uses and community facilities and services.

Trees and Landscaping

The application site benefits from being well connected to the transport network and urban edge of Huddersfield, whilst retaining a semi-rural feel due to its setting in close proximity to an area of High Landscape Value and the Green Belt. There are also pockets of local recreational urban greenspaces in close proximity to the site. Though the relevant policies in the UDP have not been saved, the principle of ensuring the setting and appearance of this network of green spaces are protected and enhanced has been adhered.

The landscape setting of the site is an important asset to the scheme and has, where practicable, been retained and enhanced. UDP Policy NE9 supports the retention of mature trees. The submitted scheme design is the result of a series of iterations and discussions with the Local Authority Tree Officer to ensure that the redevelopment of the site adheres to this policy as much as is practical to do so.

Below is an extract of the Kirklees Tree Preservation Order plan for the area. The Extract indicates a number of mature trees that are to be protected & the layout has been produced to retain all TPO's trees.



Extract of the Kirklees Tree Preservation Order Plan

Impact on Heritage Assets

Salendine Nook Baptist Chapel, its associated landscape features and cemetery are located immediately west of the site. The Chapel is a Grade II Listed Building and therefore, due regard must be had for its setting in bringing forwards a scheme for the site. UDP policies have not been saved in protection of such heritage assets, however, the Framework protects the setting of listed buildings by requiring new development to avoid harming the heritage asset or causing its alteration through development within its setting.

There is a green buffer between the proposal site and the Chapel. This feature, coupled with the graveyard, provides the setting of the Chapel. The site is separate from this setting with the green buffer, vegetation screening and a sense of distance from the Chapel. The proposal site is not therefore read as a part of the Chapel surroundings. The orientation of the Chapel towards Moor Hill Road provides a natural understanding of the building as being part of the built form to the north west rather than towards the proposal site. The steep sided bank to the north and the change in levels from the Chapel to the site provide a further sense of separation between the listed building and the site. The proposed layout has considered the impact of views from the listed building.

The Moor Hill Court apartment development is located within the primary setting of the listed Chapel and this demonstrates that the setting has the capacity to accommodate a 4 storey imposing development without causing undue harm to the listed building. This development is located within 55 metres of the main entrance to the Chapel at the same ground level, whilst the site is some 80 metres from the rear elevation and sits on lower ground beyond a green buffer and the grounds associated with the Chapel. Therefore, it is not considered that any significant harm will be caused to the setting of the listed building.

During pre-application discussions, the setting of the Chapel has not been identified as a potential constraint to development and, in fact, there is a need to bring this redundant, overgrown site back into positive use. Currently, the site erodes, to a minor extent, the heritage value of the Chapel's setting due to its overgrown and redundant features. Future development would, therefore, represent benefits in providing a sustainable development on the site to serve the local housing market whilst improving the setting of the heritage asset by reusing the existing redundant site. These benefits outweigh any harm caused to the setting of the listed Salendine Nook Baptist Chapel, although, as stated above, the harm to the setting is negligible.

Therefore, in line with paragraph 133 of the Framework, the negligible harm that this proposed development would cause to the setting of the listed Chapel is outweighed by the benefit of bringing this redundant site back into productive use.

Access and Parking

It is understood that development of this site will be supported through UDP Policy T1 should it demonstrate a scheme design that prioritises the needs of all sections of the community. This can be achieved by encouraging a shift away from the car, promoting a safe transport network, and locating new development where access to public transport is good. The application site is ideally positioned to benefit from its proximity to a public transport corridor and the scheme design will seek to connect to the excellent existing vehicle and pedestrian movement network to create a sustainable, well-connected development.

Pre-application consultation confirmed with the highways officer that the site is considered a sustainable location. UDP Policy 10 which encourages new development that does not place unacceptable pressure on the existing highway network. The safety of the proposed road network must complement the appearance of the development whilst meeting relevant highway safety standards.

The level of provision sought for parking in the scheme is set by the Council's parking standards outlined in Appendix 2 of the UDP. The Pre-application consultation confirmed the car parking and cycle parking requirements for the site. We have allowed for 2 spaces for 2-3 Bedroom dwellings. 1 visitor space per 4 residential units.

Chapter 3 Vision

The reserved matters application seeks Planning Permission for a residential scheme comprising 23no. dwellings, associated carparking, access & landscaping. The scheme will be 100% affordable shared ownership dwellings, provided for Yorkshire Housing & will be fully HQI compliant

8no. 2 bedroom 4 person semi-detached / terraced homes

15no. 3 bedroom 5 person semi-detached / terraced homes

The development seeks to provide an efficient use of this site which occupies a sustainable location within a primarily residential area. The site is currently unused and represents an underutilised parcel of land on this key route into Huddersfield. The scheme has been brought forwards to maximise the opportunity to contribute to the local housing needs and housing supply deficit in the area whilst also contributing to the quality and character of built form along New Hey Road.

The proposal includes provision for 46 no. parking spaces within off-street private spaces. The layout allows sufficient maneuverability within the site and parking spaces for each property are clearly defined from the private amenity space in the development. This demonstrates that the site has capacity for 23 dwellings and can incorporate parking into the design so as not to dominate the street scene.

The submission reflects the contextual response that has been developed for the site. The overall scale, building orientation, housing mix and layout respect the character and built form of the local area. The overall design of the proposed development has been prepared with reference to national and local design policies.

Pre-Application Advice

Formal pre-application advice was sought for this scheme early in the design process. This was in the form of written comments and a meeting involving the Planning Officer, Urban Design and Tree Officer and Highways Officer. The case officer and other consultees were supportive of the principle for residential development on the site. The subsequent pages of this Statement demonstrate how the proposed layout has evolved in response to issues and comments raised by both the officers and following receipt of specialist reports. In particular, the scheme layout has been adjusted in light of further information on the location of protected trees and following comments from Highway Road Safety Audit.

Amount

The area currently benefits from a wide range of dwelling types, including single family detached properties, semi-detached and terraced dwellings and flats for young professionals and the elderly. In line with national and local planning policy, the proposed layout seeks to contribute towards this housing mix to support the needs of the local area. Therefore, the layout comprises dwellings to provide 2 and 3 bedrooms. Directing development towards family sized dwellings is a response to the prevailing character of the area and the local housing demand which accords with the principles outlined in criteria 4 of Building for Life 12 (BfL12). The proposed layout equates to a density of 37 dph which accords with local planning policy and the pre-application response which accepts this is efficient use of the land and is reflective of the local context. The density and housing mix represented by this layout was deemed appropriate by the Local Planning Authority (LPA).

The site is in close proximity to local services and facilities and is well served by public transport, therefore, the provision of an additional 23 dwellings in the area will not cause undue pressure on local infrastructure. The site has been allocated for housing through the plan process and its UDP Housing Allocation indicates potential for 24 dwellings on the site.

Layout

Following Local Authority comments, sub-consultant input the layout has been prepared to ensure the protected trees to the north of the site are retained. The driving design principle for this scheme was to create a layout to accommodate the majority of the protected trees along the northern & Eastern boundaries. To accommodate for the TPO'd trees the scheme allows for a public open space to be created along the rear boundary, this creates sufficient space on the site for some of the trees to be retained.

The proposed site layout reflects the location of the site on New Hey Road. A single access point into the site with properties appropriately addressing the road. The internal estate road is designed to allow sufficient maneuverability for emergency and service vehicles. The properties lining the eastern boundary of the site present a common building line to the internal access road and provide enclosure and definition along the street. They appropriately back onto the land adjacent to the former public house which presents a stone wall and unused land beyond. The dwelling orientation towards the street with definition between public and private space retain a sense of uniformity across the site as a whole and ensures that Secured by Design principles are embedded into the scheme.

The majority of the existing stone wall on New Hey Road will be retained and an attractive frontage will be presented, properties 1-6 will be detailed as dual fronted. Designing the plots 1-6 to be dual fronted allows the access & parking to these dwellings to be set back from the site entrance & comply with the Road Safety Audit.

The layout also demonstrates close consideration of the setting of Salendine Nook Baptist Church and its grounds as outlined in chapter 2 of this report. The Baptist Chapel occupies higher ground to that of the site and is well screened itself. There is a parcel of land between the site boundary and the chapel grounds providing separation between the development site and the listed building. With the surrounding greenspace, this does provide an attractive setting for the site. The properties along the western boundary of the site have been orientated so not to overlook or over dominate the church. Views of the Church would not be interrupted by the presence of development on this site given the topography of the land in this part of Salendine Nook.

Each of the proposed properties have benefited from private residential amenity space provided within the curtilage of the site.

Appearance

Reference has been made to the surrounding local vernacular and the following have been identified and will form the elevational treatments:

- Walling to be Marshall's Cromwell weathered Pitched face artificial stone to be used throughout the development
- Roofing Dark Grey concrete tiles with a thin leading edge would be a sensitive roof material.
- Windows to be white UPVC
- Fascias & Soffits to be white UPVC
- External treatments - Stone walls are prevalent in the area and where possible, the existing stone walls around the site will be retained, repaired and incorporated into the design.

Scale

The existing townscape presents a wide variety of property scales. In the immediate vicinity, the majority of residential properties are 2 storeys in height, whilst there are 4 storey flats and some 3 storey town houses in the area. Therefore, given that the area accommodates relatively wide range of building scales and densities, there is some flexibility in the scale of development, however, the intention is to create a welcoming, family orientated development which would lend itself to 2 storey elements across the scheme.

Landscaping

As part of the design process, revisions were made to the indicative plans to ensure that advice contained in the Arboricultural Report and from the LA Tree Officer, were reflected in the final scheme design. Where possible, trees along the southern boundary have been retained or replaced to present an attractive frontage with some buffering onto New Hey Road.

The development should be defined along its southern and eastern boundaries with reinstated stone walling. Public and private space should be clearly defined throughout the scheme using low level planting. The layout incorporates space for each dwelling to benefit from private amenity space which can be accessed from the main living area of properties and is capable of accommodating a shed for external storage. The proposed layout adheres to the amenity standards established in the UDP under Policy BE12. The scheme does not create any overlooking or privacy issues.

Access and Parking

Access to the site has been designed to offer a mix between a traditional estate road and a shared surface mews style courtyard. As demonstrated by the supporting Transport Statement, this layout offers capacity for refuse vehicles to manoeuvre. The swept path analysis prepared in support of this application shows that a refuse vehicle of 11.6m in length can manoeuvre around the estate road. The access point for the site has been demonstrated to be safe and appropriate with minimum visibility splays being achieved in both directions. This accords with the advice in MfS2 Section 10 and the pre-application advice offered by the Highways Officer. The Applicant is aware that works to create a central hatched right turn lane into the site is required.

The only plan that was approved at the previous appeal stage was the Ghost island right turn lane & visibility at the proposed access Drawing Number N-YK-1453-3T-Figure 2 Rev 02. We are proposing to adopt a similar entrance detail including off site works as the previously approved design but modified to suit the current Site Layout & Road Safety Audit.

The proposed Layout offers streets that are well defined, accessible and offer opportunities for social interaction. This is in accordance with the good design criteria established in Building for Life 12 which encourages strong spatial enclosure of the street.

Car parking spaces have been located to allow ease of access to each of the properties and the 46 private spaces offered meets with the car parking standards outlined in Appendix 2 of the UDP. We have allowed for 2 spaces for 2-3 Bedroom dwellings. 1 visitor space per 4 residential units.

Single driveways have been designed to be a minimum of 3m wide by 5.5m long
Double driveways have been designed to be a minimum of 5m wide by 5.5m long.

Chapter 4 Conclusion

This Planning, Design and Access Statement has been prepared by Devcom Limited, on behalf of our Clients Termrim Construction who are providing the development for Yorkshire Housing, in support of the Reserved Matters Application for 23 dwelling units at Land off New Hey Road, Salendine Nook. The Application comprises a layout for 23 shared ownership dwellings with associated car parking, access, and landscaping.

The application site has been an open, undeveloped, underutilised parcel of land for many years. Its location offers an opportunity to create a sustainable living environment where residents will be able to access all the local amenities they require within walking distance of the site. The local centre, as allocated in the development plan, is situated within 230 metres of the application site and pre-application consultation with the Highways Officer confirmed that the site is sustainable with good bus services.

This Application has been brought forward in response to pre-application consultation that has taken place through both formal pre-application channels and discussions with Local Planning Authority Officers.

The application proposal is in accordance with the development plan as it is allocated for housing through site specific allocation H8.60. The application site is ideally positioned to benefit from its proximity to a public transport corridor and the scheme design will seek to connect to the excellent existing vehicle and pedestrian movement network to create a sustainable, well-connected development.

The scheme for 100% Affordable shared ownership Housing has been brought forward to maximise the opportunity to contribute to the local housing needs and housing supply deficit in the area whilst also contributing to the quality and character of built form along New Hey Road.

The case officer and other consultees have been supportive of the principle for residential development on the site throughout pre-application discussions. Local Authority comments, sub-consultant input led to proposed Layout. As part of the design process, revisions were made to the indicative plans to ensure that advice contained in the Arboricultural Report and from the LA Tree Officer, were reflected in the final scheme design. Protected trees have been retained and additional planting has been indicatively shown to enhance to quality of the environment along New Hey Road. The proposed Layout offers streets that are well defined, accessible and offer opportunities for social interaction.

It is considered that this Application will make a positive contribution to Salendine Nook and will support the supply of high quality housing in the area.