

Report in support of proposed Residential Development at

Land at Combs Hostel, Hall Lane, Thornhill

July 2018



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1.0_Introduction

This Reserved Matters application seeks approval of the scheme details of the proposed erection of 30 detached dwellings on the site of the former Combs Hostel on Hall Lane, Thornhill, Dewsbury.

It is an advancement of the Outline Approval gained by Kirklees Council - Approval No. 2014/92815 - which was granted in 2016 and seeks discharge of the associated conditions relating to the Reserved Matters:

Condition 1 requires approval of the details of the access, appearance, layout, scale, and landscaping of the site to be obtained from the Local Planning Authority in writing before any development is commenced.

Condition 3 states that an application for the approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the permission - which was dated 25.01.2016 (ie Reserved Matters Approval is required before 25th January 2019).

The applicants purchased the site with the benefit of the original illustrative layout submitted as part of the outline scheme - which has informed the quantum of development - but have the ultimate aspiration to create self-build plots for individual sale. This application is seen as a vehicle to preserve the Approval.

Hall Lane is in Flood zone 1 with low risk of flooding.

2.0_Planning Context

The submitted development proposals have been formed around the following objectives;

The need to provide a high quality design in order to make a positive contribution to the local environment;

The requirement to provide a well designed scheme which creates a high degree of amenity for its occupiers;

The desire to create additional family dwellings in Thornhill in response to Kirklees' housing needs and to help sustain the local community.

2.1 National Planning policy guidance is provided by the National Planning Policy Framework (NPPF).

The principle of the residential use of the site in relation to the NPPF has been established by the original outline and is the founding principle of this application.



2.2 Local Planning policy is provided by the Kirklees Unitary Development Plan (UDP).

The application site is unallocated on the UDP and as above the residential use has been successfully assessed against the salient local policies as part of the previous application.

3.0_Planning Assessment

It is opined that the use of the site for housing is appropriate and will have a positive impact on the immediate vicinity - as the replacement of the derelict hostel building will remove a (recently and repeatedly) fire damaged building from a prominent site, create housing in a desirable location and help to sustain the local community.

The new dwellings are envisaged as traditionally constructed well proportioned family homes to match the local vernacular. Their position on the site ensures that offstand distances exceed Kirklees guidance and maintain the residential amenity of the neighbouring residents and the introduction of a well considered site wide landscape framework (submitted as part of this application) will create a spine to the site and help to integrate the proposal into its setting.

It is strongly believed that the scheme as proposed conforms with local planning policy and will create an attractive addition to the existing housing stock in Thornhill.

4.0_Design

4.1_Use

Although unallocated, the Residential use has been established by the original outline approval which it is opined remains relevant and appropriate.

4.2_Amount

The application site has an area 1.06h and the scheme proposes 30 dwellings.

4.3_Layout

The proposed layout has been strongly influenced by the site constraints, space about buildings and in particular the road network. Two new junctions are proposed onto Hall Lane with a shared surface roadway looping between them - as described by the Highway Engineer details submitted with this application. Well proportioned family homes are then arrayed on both sides with a row of perpendicular dwellings to the short boundaries accessed in part by private drives.

Visitor parking is proposed at the eastern end of the site accessed from the roadway close to the junction with Hall Lane. Conditions attached to the Outline



Approval sought feasibility and costing studies to explore possible improvements to the junction of Hall Lane and Church Lane and the possible creation of an additional access from the site onto the Private Road to the North.

The applicants propose to address these issues once the Reserved Matters are cleared and to provide flexibility within the layout a notional 'zone' has been created which can be interleaved between the proposed plots to allow access onto the private road if considered viable. Similarly a requirement for Public Open Space has also been conditioned which will be resolved in conjunction with the above although the site benefits from a location bounded by a public park with ancient monument to the South and a sports field to the North neither of which seem likely to be developed.

4.4_Scale

The proposed dwelling houses are envisaged as well proportioned family homes. which step down the site to match the natural contours. Accommodation is spread across three levels. with room in the roof ancillary space maximizing the floor area and visually linking the prominent terrace to Church Lane with the more demure properties around Thornhill Farm.

4.5_Landscaping

A structural landscaping scheme is included as part of this application and consists of native trees and hedges designed to provide a framework to the boundaries of the plot - the surrounding and access roads - allowing freedom for individual plots to be developed independently .

4.6_Appearance

The dwellings have been conceived as simple block forms with projecting gables linking through sites to create a notional ridge line stepping from West to East to suit the natural contours. Brick walling is built up with soldier string courses framing full height windows whilst the entrance to each dwelling is marked with a full height glass slot allowing light penetration into circulation spaces. Overhanging artificial slate roofing features propriety rooflights positioned to serve room in the roof accommodation augmented by small scale gable windows where practical. External hardstanding will be formed in permeable paving with wraparound paths leading to areas of external patios located to suit the individual house layouts.

The dwellings will be constructed to secure by design standards with AD_Q doors and windows, habitable rooms will overlook the parking apron and entrances will be fitted with dusk till dawn lighting.

5.0_Climate Change Mitigation

The issue of Climate change will be addressed through the construction of the new dwellings. The proposed envelope will meet the current Building Regulations



in terms of Part L and Thermal Performance and the dwellings will be served by new low nox A-rated boilers to provide both heating and hot water on thermostatic controls. Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware.

Local Contractors and local materials will be used for the works where possible and waste will be recycled as applicable. Recycling provision will also be provided.

Discussions will be held with renewable energy providers to explore possible technologies which subject to funding may be introduced.

6.0_Access

The proposal has been designed to respond to the existing levels. A new shared surface road is proposed with two access points onto Hall Lane with the requisite visibility splays. Each individual dwelling will be provided with a dedicated parking apron to provide space for minimum two vehicles with a defined route leading to a level access into the dwelling.

Internally all doors will achieve a minimum clear width of 800mm in the open position.

Any protection and/or fixed objects on circulation routes will not reduce the effective width of the clear space below 750mm.

The position of all accessible switches and socket points are to comply with the requirements of Approved Document Part M2, Section 8, diagram 29 - set between the zone of 400mm minimum above finish floor level and a maximum of 1200mm above finish floor level.

7.0_Ecology and Environment

The ecological value of the site has been assessed as low - the site is improved grassland - but an Ecological appraisal will be provided at the next stage.

8.0_Walkover Inspection

A walkover inspection of the site has revealed no evidence of subsidence. A Phase I Desk Top Study will be provided at the next stage.

9.0_Incoming Utilities Assessment

The existing property evidences that services are available from the local network immediately outside the site in the highway. Capacity studies will be undertaken as part of the next stage of the design.

10.0_Drainage assessment



The EA's web-based flood zone map shows no evidence of flooding in the immediate area so it is safe to assume that the site is located in Flood Zone 1, with less than 1 in 1000 chance of river flooding.

The site benefits from mains drainage and it is proposed to seek approval from Yorkshire Water to connect to the main foul sewer. Infiltration tests will be undertaken prior to any works on site and subject to satisfactory results soakaways may be employed for surface water.

SUDS will be utilized for the external paved areas in line with DCLG Guidance on the permeable surfacing of front gardens note.

11.0_Affordable Housing

The proposed development exceeds the threshold of residential units and is therefore of a sufficient scale to require an element of affordable housing to be provided in accordance with policy. It is proposed to discuss this element with the LPA as part of the application determination process.

