



# Land to the East of Leeds Road & Heybeck Lane Masterplan Framework

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Land to the East of Leeds Road

**INTRODUCTION**

The Land to the East of Leeds Road is a proposed urban extension which will provide 1535 new homes and create up to 35 hectares of land for employment uses. A new local centre sits at the heart of the scheme and will provide local amenities alongside a new two form entry primary school. The new community will be situated in over 15 hectares of publically accessible open space including allotments and a multi-use games area.

## 1.1 Introduction

This document has been produced by Enjoy Design on behalf of the landowner, the Church Commissioners for England. This masterplan framework is provided to accompany the two separate outline planning applications for the land to the east of Leeds Road Chidswell, Dewsbury. The two planning applications are known as the Land to the East of Leeds Road masterplan and the land off Heybeck Lane and will be referred to by these terms moving forward within the document.

It should be noted that the document provides an indicative design framework which may, at the discretion of future applicants, be reflected within future reserved matters submissions.

The design framework presented within the document are based on the principles set out within the application parameter plans which form the approved architectural element of the masterplan and the Site off Heybeck Lane.

This document has been written in collaboration with the wider design team which consists of specialists consultants in a number of areas including town planning, highways, landscape and ecology.

The document should be read in conjunction with the various other supporting drawings and reports which were submitted in support of the outline planning applications.

## Application team



Land owner

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Architects &  
Masterplanners

**Deloitte.**  
Real Estate

Real Estate & Planning  
Consultants

Pell Frischmann  
Excellence through innovation

Transport Planners

re-form

Landscape Architects



Ecologists

01

INTRODUCTION



## 1.2 Document Structure

The document is broken down into five chapters which provide detailed information in relation to the following areas:

### 02. Masterplan Overview

This chapter provides an in depth appraisal of the Site's contextual identity and sets out the foundations for the proposed design solution including the opportunities and constraints which have influenced the proposed design.

### 03. Masterplan Framework

The indicative Site layouts are an amalgamation of a series of parameter plans which set a design framework from which future reserved matters submissions will be based. Chapter 03 communicates the design rationale behind the parameter plans and demonstrates how the illustrative masterplan has evolved including the emergence of individual character areas.

### 04. Design Aspirations

Chapter 04 looks in further detail at the design aspirations for the proposed land uses and provides indicative design concepts for the character areas.

### 05. Character Areas

This chapter provides detail on the eight character areas identified within the Site and includes an overview of each areas existing characteristics and the opportunities that they present.

### 06. Appendices

The final chapter includes a summary of the supporting information which should be read in conjunction with this document.



## 1.3 Vision

The vision for the Site is to create a vibrant new community for north Kirklees set sensitively within the context of a semi-rural Site on the fringes of a number of major regional settlements. The Site's strategic location at the intersection of two national motorways will help encourage inward investment into the employment element of the Site, it is hoped this will create a diverse mix of occupiers stimulating the local economy in Dewsbury.

It is the intention of the design that the rich context of the Site be harnessed within the masterplan to ensure the rural character is articulated through well proportioned greenspaces encapsulating existing green infrastructure including prominent hedgerows, tree belts and existing watercourses.

Given the Sites scale, movement and circulation will play a pivotal role in the success of the community. The strong network of existing Public Rights of Way will be retained and supplemented with new footpaths and cycleways many of which will be independent of highways within elements of green infrastructure helping to connect publically accessible open spaces (refer to as P.A.O.S. from hereon in) ensuring their use by new and existing surrounding residents. A series of new vehicular gateways will be provided into the Site from the surrounding highway network creating diverse connections to surrounding main roads and the national motorway network.

The proposed local centre will ensure that crucial new amenities are provided for use by new and existing residents helping to reduce journeys to facilities which are further afield. The local centre will be complimented by a multi-use games area and two form entry primary school with supporting external play spaces set in over 15 hectares of P.A.O.S. with car free connectivity to surrounding housing.

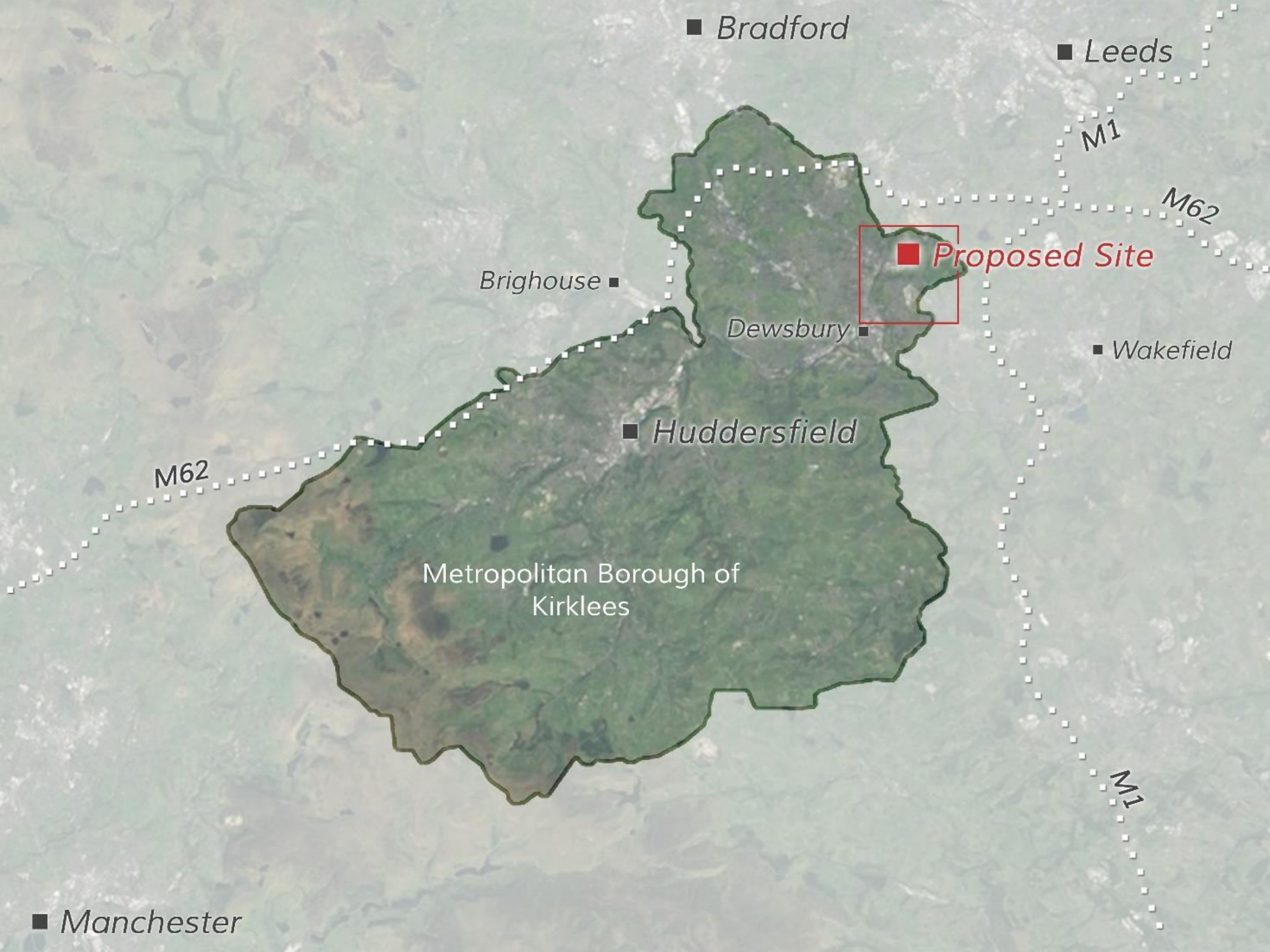
Intensive agricultural land use contributes very little to the biodiversity of an area however the Site does contain a number of pockets of vegetation and tree copse' which add character and provide habitat for local species. Many of these existing habitats are preserved within the design including the sensitive retention of the existing ancient woodlands namely Dum and Dogloitch Woods. Generous 20m development offsets will create a buffer ensuring they aren't encroached upon and are preserved for the enjoyment of future generations. Further design mitigation measures including green buffers and wildlife corridors will encourage cross migration of species between the woodlands and beyond.

The ultimate vision for the Site is to create a thriving neighbourhood which encompasses the existing communities at Woodkirk and Chidswell providing a prosperous, sustainable new environment to live, work, learn and play.

# 02

Land to the East of Leeds Road

## **MASTERPLAN OVERVIEW**



■ Bradford

■ Leeds

M1

M62

■ Proposed Site

Brighouse ■

Dewsbury ■

■ Wakefield

■ Huddersfield

M62

Metropolitan Borough of  
Kirklees

M1

■ Manchester

## 2.1 Overview and background

The 120.78 hectare Site sits to the north of the existing suburban area of Chidswell on the northern fringe of Dewsbury, West Yorkshire.

Geographically the Site is strategically located at the north eastern corner of the Metropolitan Borough of Kirklees around 12 miles from Huddersfield and 8 miles from Leeds city centre.

mxs7 was allocated for mixed use housing and employment as part of the Kirklees Local Plan which was adopted in February 2019 and is an integral component of the North Kirklees Growth Zone. The Site's inclusion within the Kirklees Local Plan follows historic proposals for a range of uses on Site.

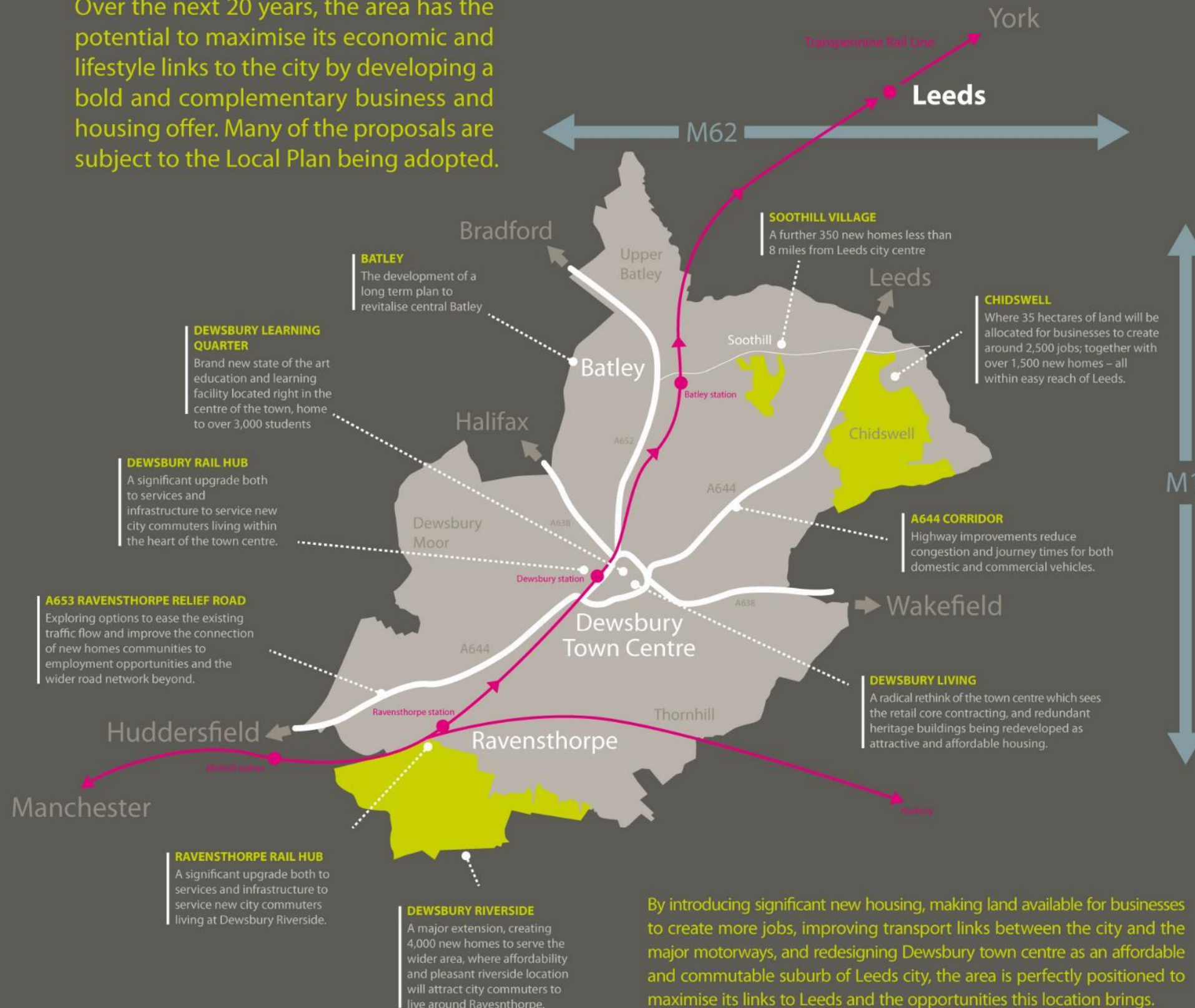
The land, in its entirety, sits under the ownership of the Church Commissioners for England.

# 02

## MASTERPLAN OVERVIEW

# North Kirklees Growthzone <sup>2030</sup>

Over the next 20 years, the area has the potential to maximise its economic and lifestyle links to the city by developing a bold and complementary business and housing offer. Many of the proposals are subject to the Local Plan being adopted.



## 2.2 North Kirklees Growth Zone

The North Kirklees Growth Zone or NKGZ forms part of the wider Kirklees economic strategy for the area and is aimed at providing targeted economic growth through to 2030 and beyond.

Kirklees Council are committed to unlocking the potential of the area in conjunction with the Leeds City Region's ambitious plan to develop the northern powerhouse in West Yorkshire.

The Kirklees Local Plan forms a key component of the proposals and seeks to:

- Deliver at least 1,730 homes per year in order to deliver a total of 31,140 homes in Kirklees over the current plan period till 2031.
- Support business growth and increase employment opportunities in accordance with the Kirklees Economic Strategy through the provision of roughly 95 hectares of employment land including a new major strategic employment Site in Chidswell.
- Revitalise the urban centre of Dewsbury.
- Improve opportunities for training, learning and skills improvement to support the Kirklees Economic Strategy.

The Site which forms part of the Local Plan allocation mxs7, forms a key component of the wider NKGZ vision. Further detail on the Local Plan allocation can be found chapter 2.3 Planning Policy. The allocation seeks to provide up to 35 hectares of employment land to support new and growing businesses whilst also providing 1535 new homes, a new local centre, two form entry primary school and amenity greenspace.

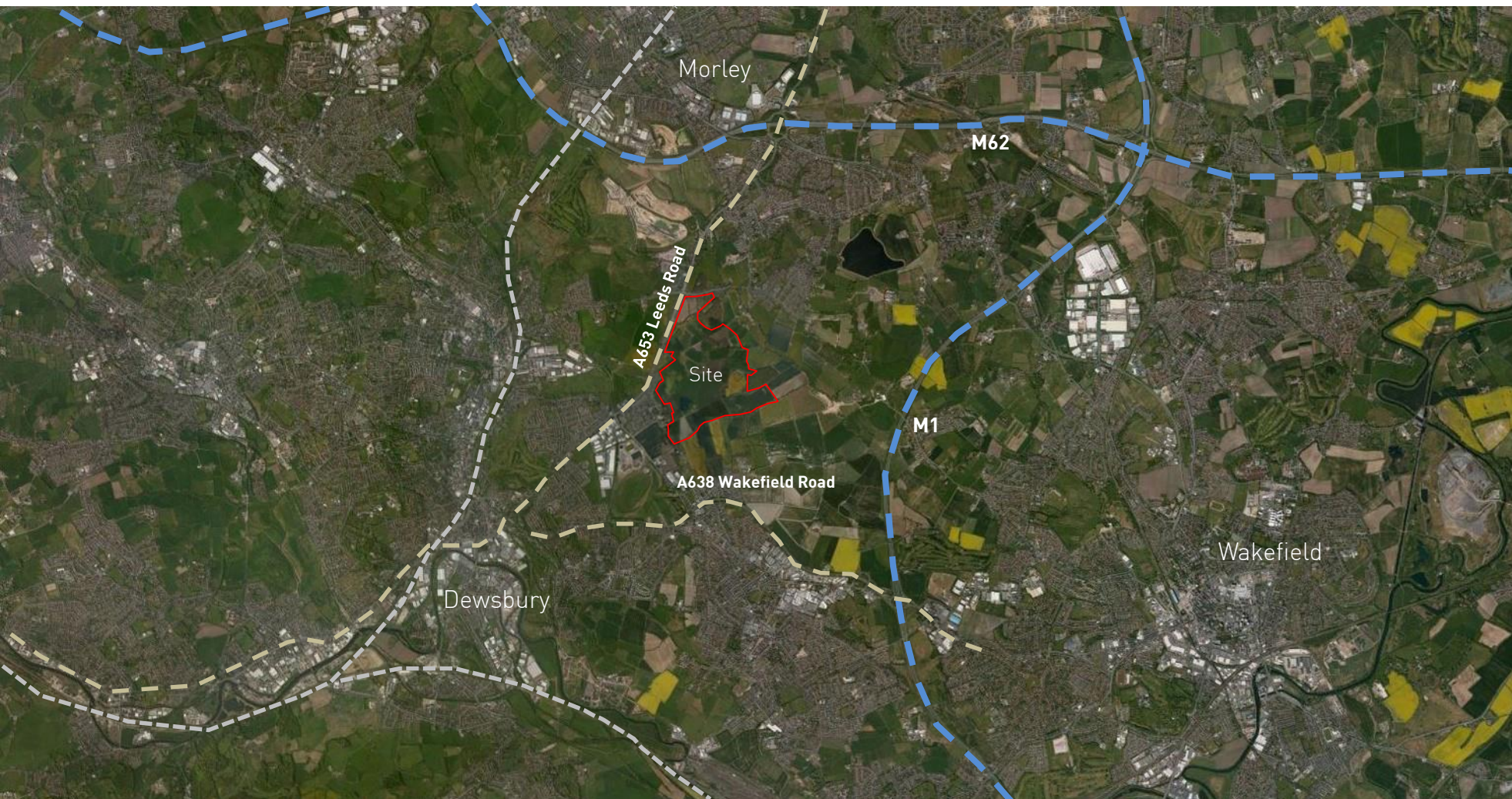


**Leeds City Region**

## 2.3 Site Location

The Site is located at the northern extremity of Kirklees and interfaces with both Leeds and Wakefield's administrative boundaries. The Site is located to the east of the A653 Leeds Road dual carriageway, which is a strategic corridor between Dewsbury and Leeds adjoining the A638 Wakefield Road to the south and Junction 28 of the M62 motorway to the north. The Site's geographic proximity to the national motorway network is of strategic significance and will enable vehicular connectivity to the wider northern powerhouse region and beyond.

The Site is wholly within the administrative boundary of Kirklees Metropolitan District Council Dewsbury town centre is located approximately 2 miles south west of the Site with Wakefield 3 miles east and Leeds around 8 miles north east.





Dogloitch Wood

## 2.4 Site Characteristics

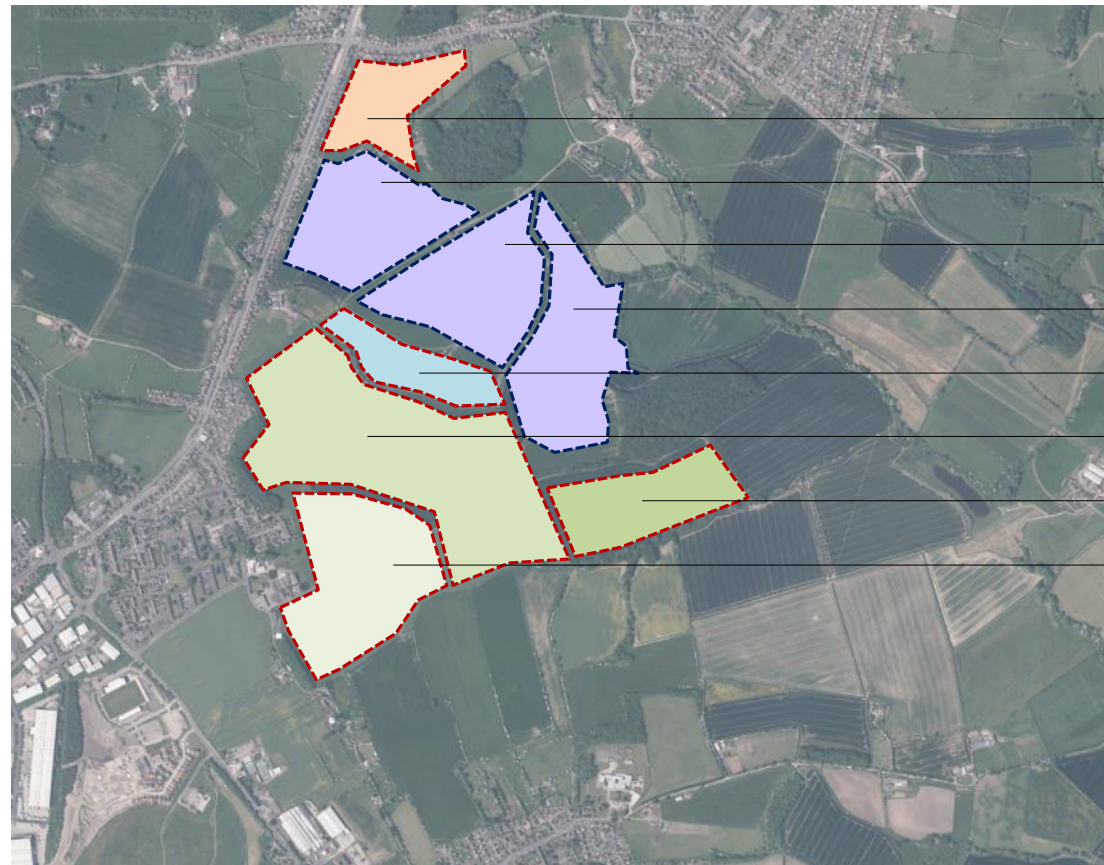
The Site is generally of rural and semi-rural character with a perimeter of suburban housing present along the northern, western and south western boundaries. The historic land use to the majority of the Site is intensive agriculture linked to a number of surrounding farms and smallholdings.

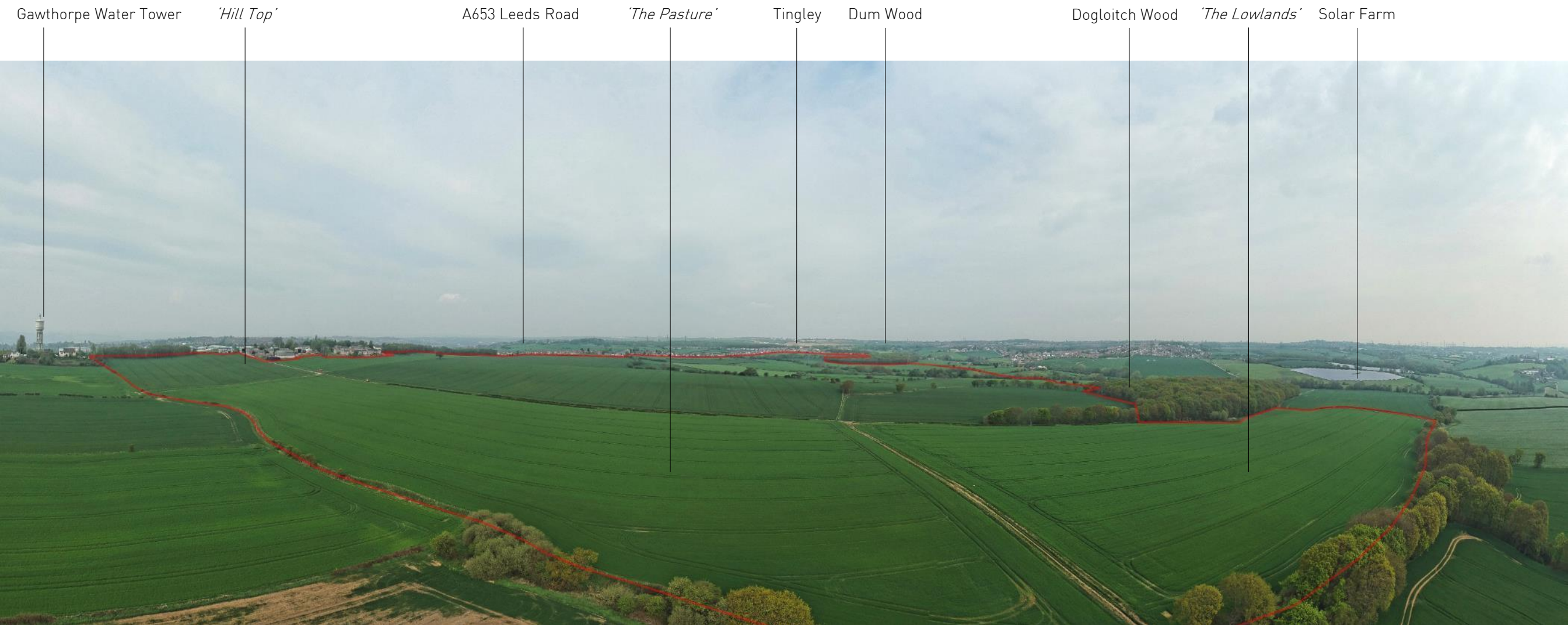
The Site is generally undulating and falls to Hey Beck which sits centrally adjacent Dogloitch Wood.

For the purpose of analysis the Site has been characterised into a number of smaller areas which each have their own identity, these characteristics have informed the proposed design solution which seeks to acknowledge the different geographical and natural features of the Site through the creation of individual character areas. More detail on the character areas is provided later in this document.

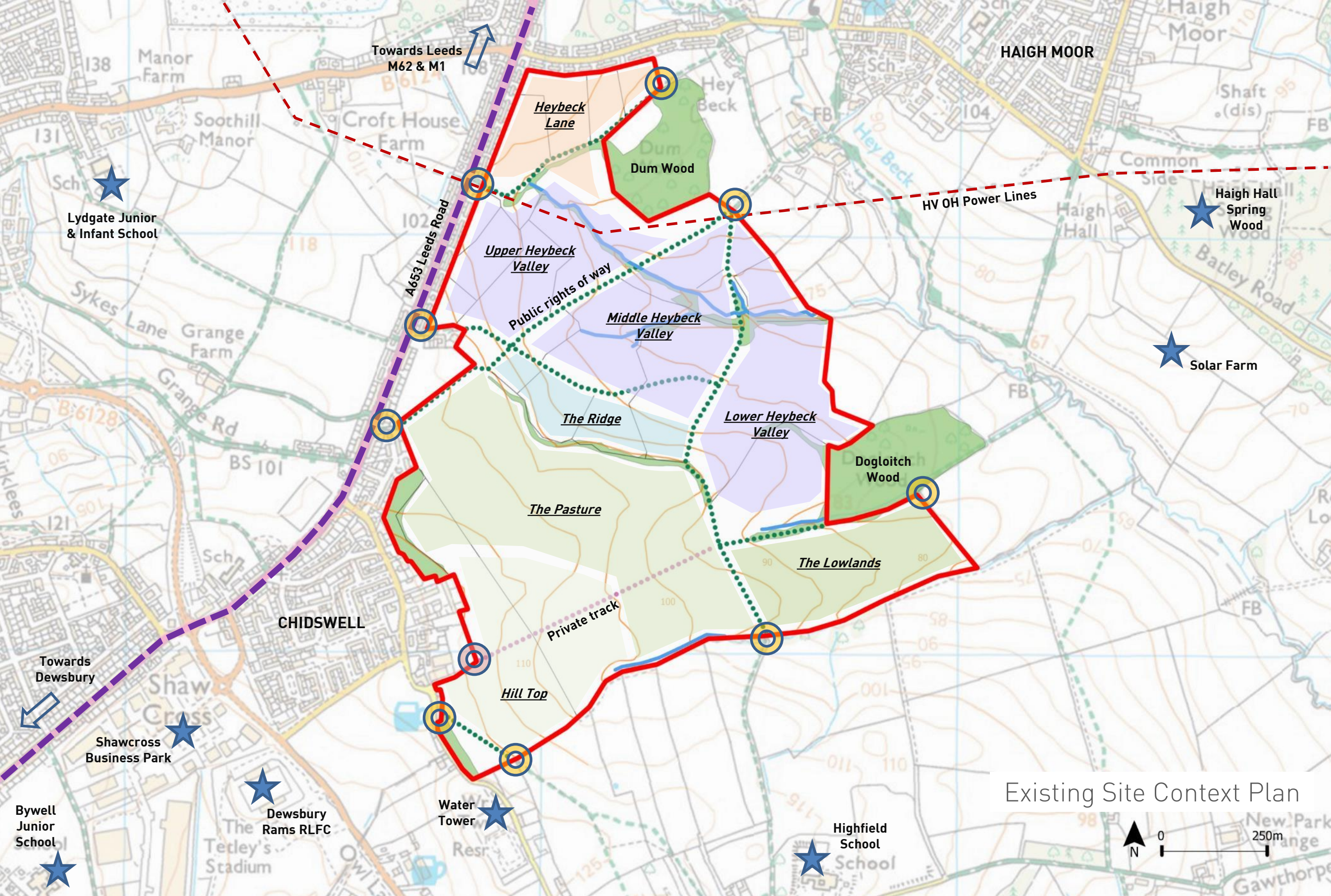
The Site has been subdivided into the following character areas:

- Heybeck Lane
- Upper Heybeck Valley
- Middle Heybeck Valley
- Lower Heybeck Valley
- The Ridge
- The Pasture
- The Lowlands
- Hill Top





Site Boundary Aerial, view North



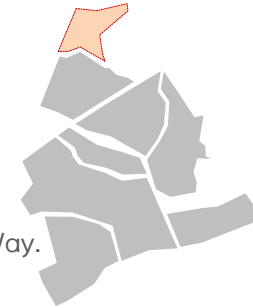
Existing Site Context Plan



-  Existing public access into Site
-  Existing private access into Site

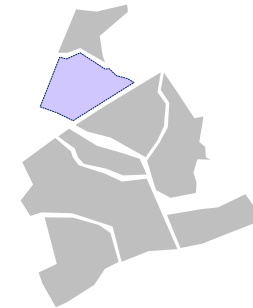
### 01. Heybeck Lane

Topography: Sloping to the south east.  
Location: North eastern boundary against Leeds Road / Heybeck Lane.  
Aspect: Strong views south into Hey Beck Valley.  
Flora and fauna: Agriculture / crops sub-divided by existing hedgerows.  
Geographical features: Adjacent the existing Dum Wood ancient woodland.  
Other: The character area offers connectivity south along the existing Public Rights of Way.  
Proposed land use: Residential.



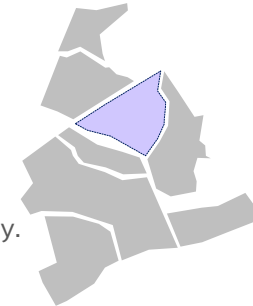
### 02. Upper Hey Beck Valley

Topography: Level / gentle sloping to the south east.  
Location: Western boundary against Leeds Road.  
Aspect: Views south east over lower Land to the East of Leeds Road.  
Flora and fauna: Agriculture, crops and scrub with tree copses and established hedgerows.  
Geographical features: Emergence of Hey Beck, overhead electricity pylons.  
Other: Abuts existing residential development along Leeds Road.  
Proposed land use: Employment.



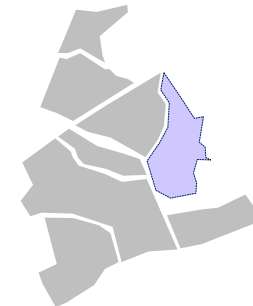
### 03. Middle Hey Beck Valley

Topography: Sloping to the south east.  
Location: Central to the Site.  
Aspect: Views towards Hill Top and the water tower to the south.  
Flora and fauna: Intensive agriculture / crops with an established tree belt along Hey Beck.  
Geographical features: Northern corner of Site sits adjacent Dum Wood ancient woodland.  
Other: The character area is bounded to the east & west by existing Public Rights of Way.  
Proposed land use: Employment.



### 04. Lower Hey Beck Valley

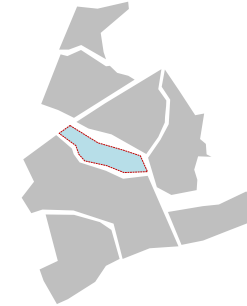
Topography: Lowest section of the proposed employment land, cross fall west to east.  
Location: Eastern boundary of the Site.  
Aspect: Views east and west along valley, strong views north towards Baghill.  
Flora and fauna: Intensive agriculture / crops with a number of established tree belts.  
Geographical features: South edge of character area flanks Dogloitch Wood ancient woodland.  
Other: An established Public Right of Way connects the Site to the south.  
Proposed land use: Employment.



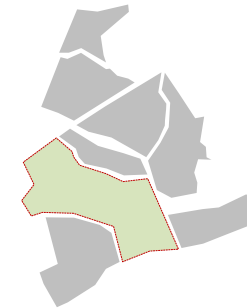
# Character Areas

**05. The Ridge**

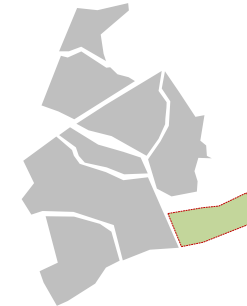
Topography:	Sharp ridge in the landscape which runs east to west.
Location:	The heart of the Site.
Aspect:	Strong views along the ridge looking north and east.
Flora and fauna:	Established tree belt / hedgerows which line the length of the ridge.
Geographical features:	A significant fold in the landscape between steeper contours to the north and more gentle slopes to the south.
Other:	The character area includes a number of existing informal footpaths.
Proposed land use:	Local centre / residential

**06. The Pasture**

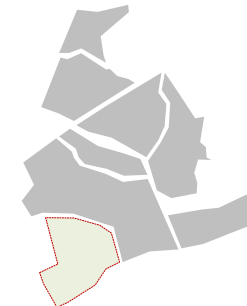
Topography:	Undulating with an underlying fall towards the north east.
Location:	Central within the proposed residential land use, spanning east to west.
Aspect:	Views north into Hey Beck Valley and south from the south eastern boundary.
Flora and fauna:	Intensive agriculture / crops with limited existing trees and hedgerows
Geographical features:	Open expanse of farmers fields, an interface with Dogloitch Wood to the east.
Other:	Abuts existing residential, existing tree belt to the western boundary.
Proposed land use:	Residential / P.A.O.S.

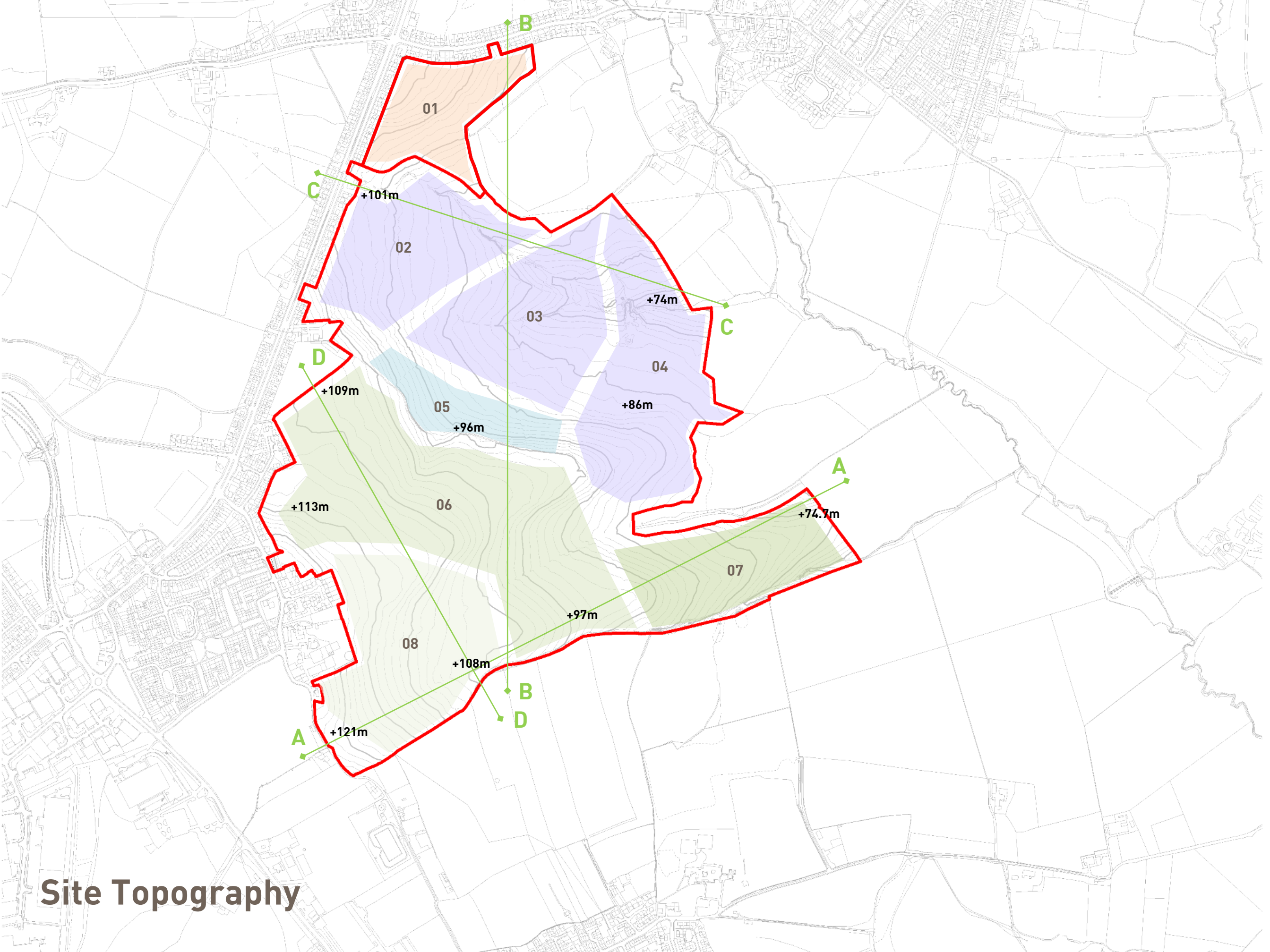
**07. The Lowlands**

Topography:	Sloping from west to east, lowest point of the Site along the eastern boundary.
Location:	Eastern rural edge of the Site.
Aspect:	Open views to the east further into the valley.
Flora and fauna:	The character area is flanked by Dogloitch Wood to the north with an established tree belt to the southern boundary.
Geographical features:	Sloping topography, bounded by trees to northern and southern boundaries.
Other:	The character area is served by two Public Rights of Way to the north / west.
Proposed land use:	Residential.

**08. Hill Top**

Topography:	Site high point with general slope to the north east.
Location:	South western corner of the Site.
Aspect:	Strong views to the north / north east / east and south.
Flora and fauna:	Existing tree belt to the south western boundary, broken hedgerows to south.
Geographical features:	Existing Gawthorpe water tower to the south (outside of red line boundary).
Other:	The character area is the southern gateway into the Site from Owl Lane abutting existing Broadfield Farm buildings and Huntsman public house.
Proposed land use:	Residential.

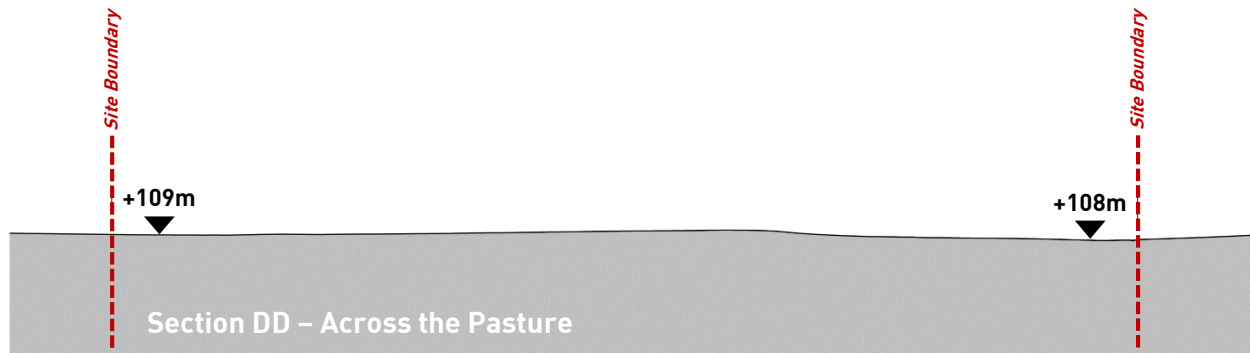
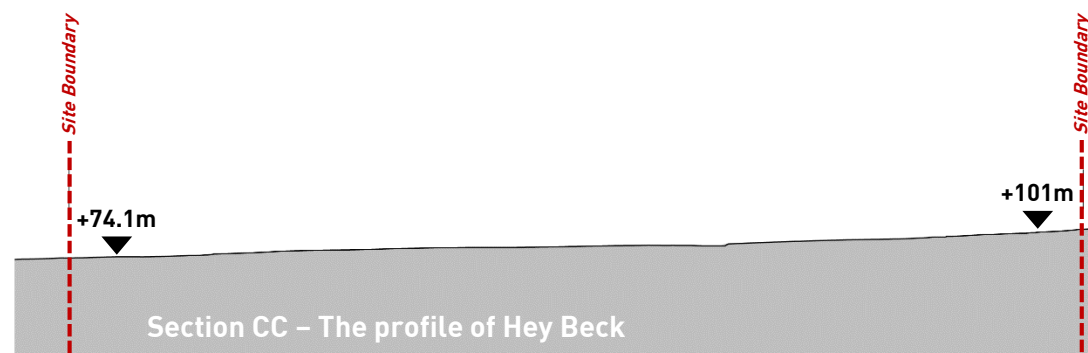
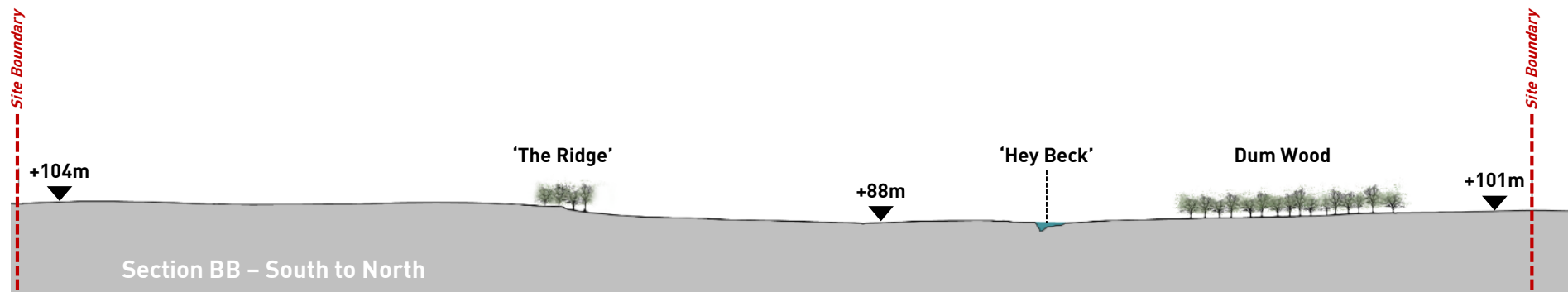
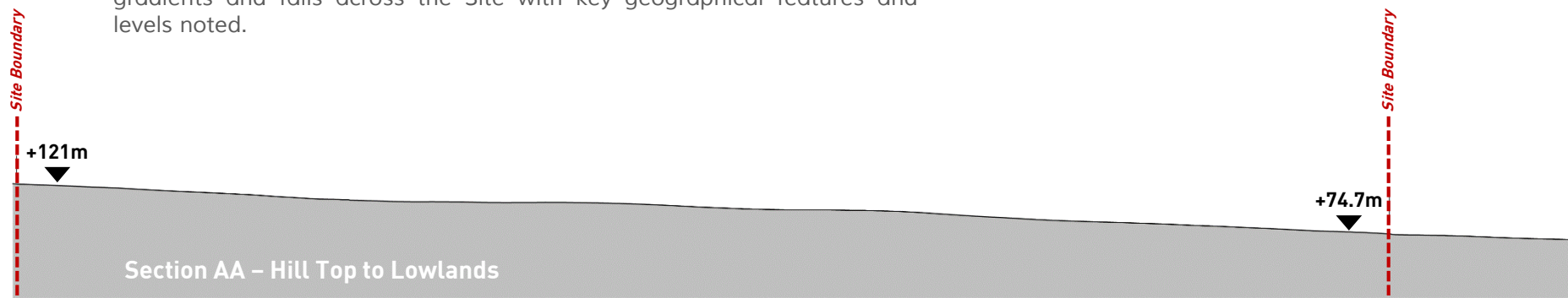




**Site Topography**

### 2.5 Topography

The below Site sections have been produced to clearly identify the key gradients and falls across the Site with key geographical features and levels noted.





Public sewer easement

Allocated mixed use Site

Reinforce / extend existing landscape buffer zone

Allocated housing Site

Green buffer zone to ancient woodland

Line of existing overhead pylons

Potential wildlife corridor

Green buffer zone to ancient woodland

- Highways
- Public Rights Of Way
- Water Course
- Overhead Cables

- ➡ Site Access
- School
- Green corridor

Croft House Lane

Heybeck Lane Site

Dum Wood

Windsor

Haigh Hall Spring Wood

Hey Beck

Low point – Sustainable Urban Drainage

Green corridor linking Shaw Cross and Dogloitch Wood

Dogloitch Wood

Distant views across valley to east

Distant views across valley to east

Green corridor

Chidswell

Windsor Road

Chidswell Lane

B6124 Soothill Lane

4653 Leeds Road

80 Owl Lane

Batley Road

Shaw Cross

+125m

+100m

+100m

+100m

+67m

+83m

+125m

125m

## 2.6 Constraints and Opportunities

In order to develop a balanced design an extensive analysis of the existing Site and its contextual setting was undertaken. An in depth appraisal recorded the opportunities and constraints of the Site and focussed on the following areas:

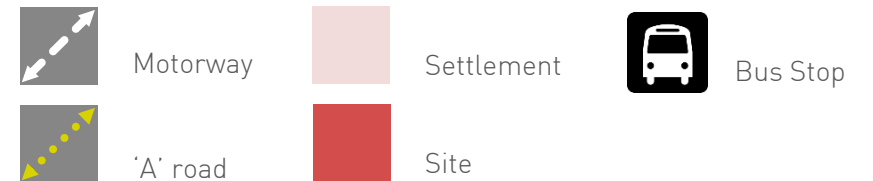
- The Site's existing topographical features, levels and land formation.
- Existing watercourses, swales and streams.
- Existing green infrastructure including the ancient woodlands.
- Infrastructure and services.
- Existing / proposed vehicular and pedestrian access points.
- Distance views and lines of sight.
- Existing land uses and surrounding buildings / dwellings.
- Surrounding development proposals and Site allocations.
- Sun path analysis and natural shading.
- Site permeability and recreational analysis.

The diagram opposite summarises the contextual appraisal and highlights the following constraints and opportunities which were taken forward within the design proposals:

- The extensive network of Public Rights of Way which dissect the Site provide an opportunity to provide pedestrian connectivity in to the Site.
- Community facilities such as the new primary school / local centre should be located to serve the existing, surrounding community as well as new residents.
- The existing hedgerows and tree belts which cross the Site should be retained where possible within green corridors to enhance wayfinding, preserve biodiversity and add character to the design.
- The ancient woodland, namely Dogloitch Wood and Dum Wood, should be preserved and offered a development buffer within the proposals to protect them for future generations.
- There are strong long range views both in to and out of the Site which should be addressed within the orientation of character areas and through design mitigation measures.
- Hey Beck provides a natural landscaped amenity space which should form a green spine through the Site.
- Existing vehicular access to the Site is limited to gated tracks from Leeds Road and Chidswell Lane.



# Site Connectivity Diagram



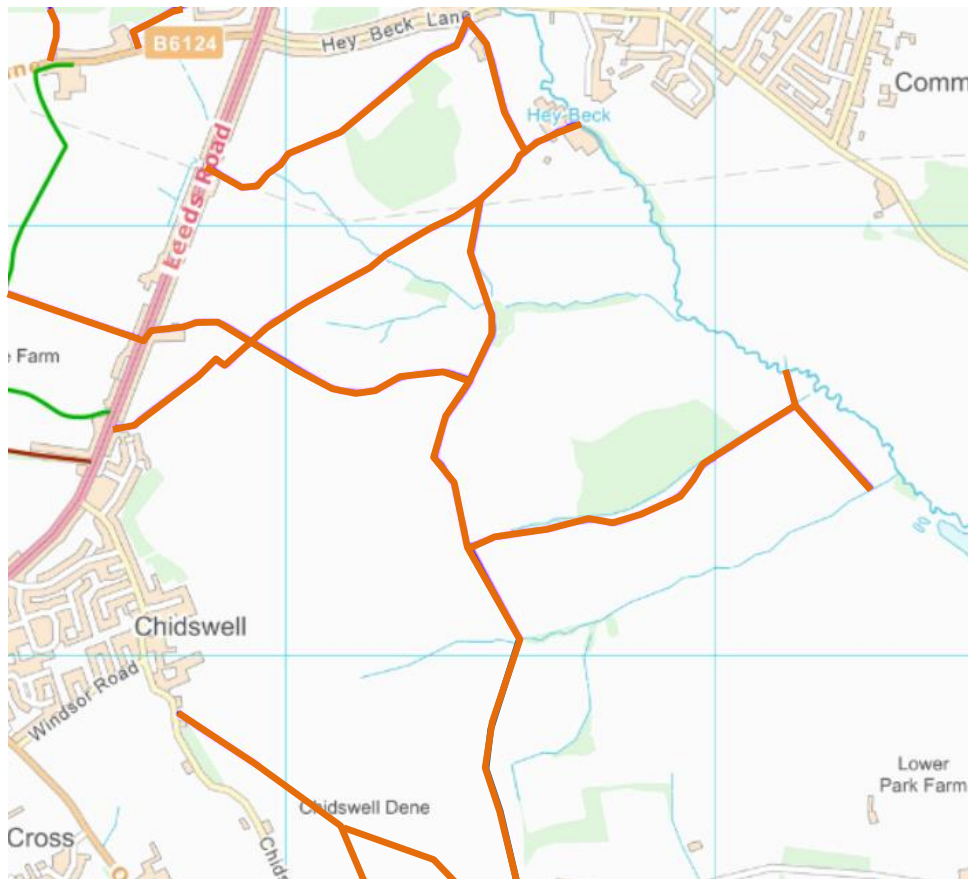
## 2.7 Connectivity and Transport

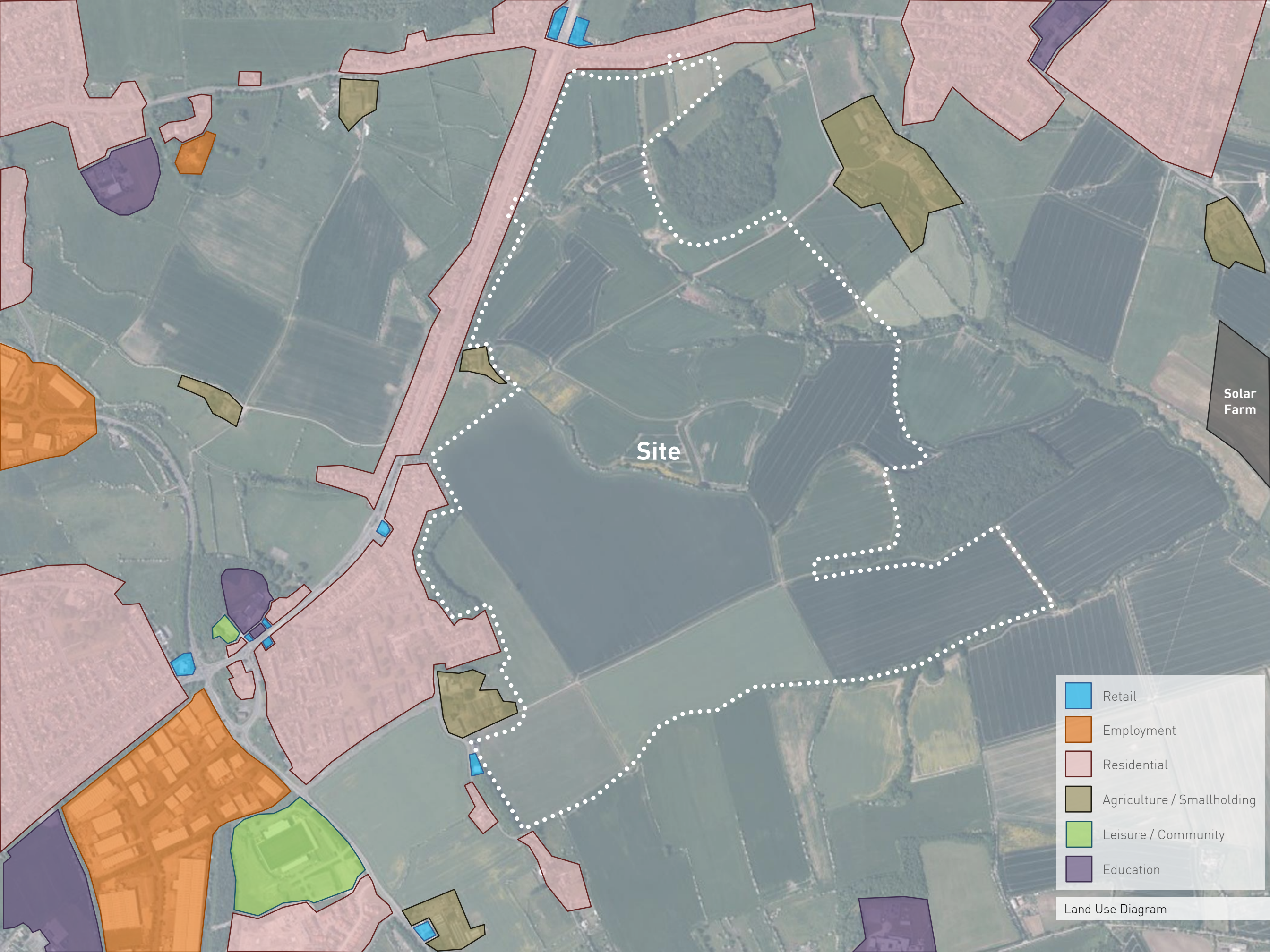
The Site's location at the intersection of two major national motorways offers excellent road links to the Leeds City Region and beyond. The M62 allows access to major ports on the east and west coasts with the M1 offering strong north south connectivity across the country.

The Site is served by the A653 which provides connectivity through Dewsbury to wider Kirklees and to Leeds to the north. The Site is well connected to the local bus network including the 117, 202, 203 and 117 which provide services from the Site to Dewsbury, Huddersfield, Wakefield and Leeds.

The adjacent A653 is subject to a wider highways improvement scheme, M2D2L, which has the aim of reducing congestion and improving travel times between Mirfield, Dewsbury and Leeds. An improved connection to Dewsbury train station also forms part of the proposals. The early phases of the scheme are due to be delivered by 2021.

On a micro scale pedestrian permeability through the Site will be essential to ensuring its success. A network of Public Rights of Way currently dissect the Site providing footpaths as identified in orange below, it is the intention that all Public Rights of Way will be retained within the proposals with some minor diversions to compliment the design.





Site

Solar Farm

-  Retail
-  Employment
-  Residential
-  Agriculture / Smallholding
-  Leisure / Community
-  Education

Land Use Diagram

## 2.8 Surrounding Land Use

The diagram opposite highlights the existing primary land use within an approximate 1m radius of the centre of the Site. Due to its dominance agricultural land has been excluded from diagram for clarity.

As identified there is a predominance of residential use within close proximity of the Site including a diverse mix of dwelling type from terrace houses up to large detached properties. The A653 corridor is dominated with residential use interspersed with a number of pockets of convenience retail which provide a limited number of amenities for the area. There are a number of Public Houses around the Site including the Huntsman Inn off Chidswell Lane.

Shaw Cross to the south western fringe of the area is dominated by other uses including employment which provides a variety of B class units and is well occupied. The Dewsbury Rams rugby stadium and associated car parking is a focal point for the existing community with other ancillary uses available within the facility. There are also a number of schools and nurseries within close proximity to the Site which provide vital education services for surrounding residents.

Other uses include agricultural buildings and smallholdings typical of an intensively farmed agricultural area. One of which, The Broadfield Farm, immediately borders the Site off Chidswell Lane to the south.



Hill Top Primary Academy

Lydgate Junior & Infant School

Site

Shaw Cross Pitches

Bywell Junior School

Dewsbury Rams Rugby Club facilities

Hill Top Primary Academy

- Existing public greenspace provision
- Existing Public Right of Way

Existing recreational greenspace

## 2.9 Existing Green Space

The Site's current agricultural use provides very limited scope for accessible leisure activities over and above the network of existing Public Rights of Way which are used generally by local residents for dog walking and jogging. The primary recreational greenspace in the area exists at Shaw Cross where playing fields provide three rugby pitches and a basketball court alongside fixed neighbourhood play equipment.

Further to the above facilities a number of primary schools provide playing fields of which some are accessible to the general public for recreation and are spread across a wide area meaning accessibility from the Site would likely be difficult for some users.

A key component of the proposed masterplan is to make the Site more publically accessible for the existing community and provide well proportioned green space to supplement the local provision. The district wide open space provision standards set a benchmark for the quantity of P.A.O.S. required within the masterplan. The required areas are set out within the table below:

Type of Open Space	Minimum standard for the amount of new open space			Quality Standard	Minimum Accessibility Standard	Combined provision between Land to the East of Leeds Road and land of Heybeck Lane	
	Type of Standard	Amount per 1,000 population (hectares)	Amount per dwelling (sqm)	Site Assessment Rating		Requirement (sqm)	Provision (sqm)
Parks & Recreation Grounds	National / Local	0.8	19.44	High	Local 15 minutes / 720 metres 30 minutes travel time of a major park	29,840	39,058
Natural/Semi-natural greenspace	Local	2.0	48.6	High	National / Local 15 minutes / 720 metres	74,601	84,410
Amenity Greenspace	National	0.6	14.58	High	National / Local 10 minutes / 480 metres	22,380	39,267
Allotments	National / Local	0.5 per 1,000 households	5	High	Local 15 minutes / 720 metres	7,675	7,675
Children's Equipped/ Designated Play Areas	National	0.25	6.1	N/A	Local 15 minutes / 720 metres	9,364	9,922
Young Peoples' Provision	National	0.3	7.3	N/A	Local 2km	11,205	12,838



Existing local vernacular

## 2.10 Existing Local Vernacular

The local vernacular surrounding the Site varies significantly in period, style and materiality.

Brick semi-detached properties with stone to the primary elevations, typical of the 1930's, dominate Leeds Road with a number of newer dwellings having been constructed between older plots.

Older stone terraces also feature particularly further south towards Dewsbury centre. Newer developments exist around the Site including Manor Park to the south and Windsor Oval to the north east, properties within these developments are constructed in reconstituted stone and brick with tiled roofs. Pockets of 1980's housing exist nearby including the brick and stone bungalows at Willerton Close to the south west of the Site.

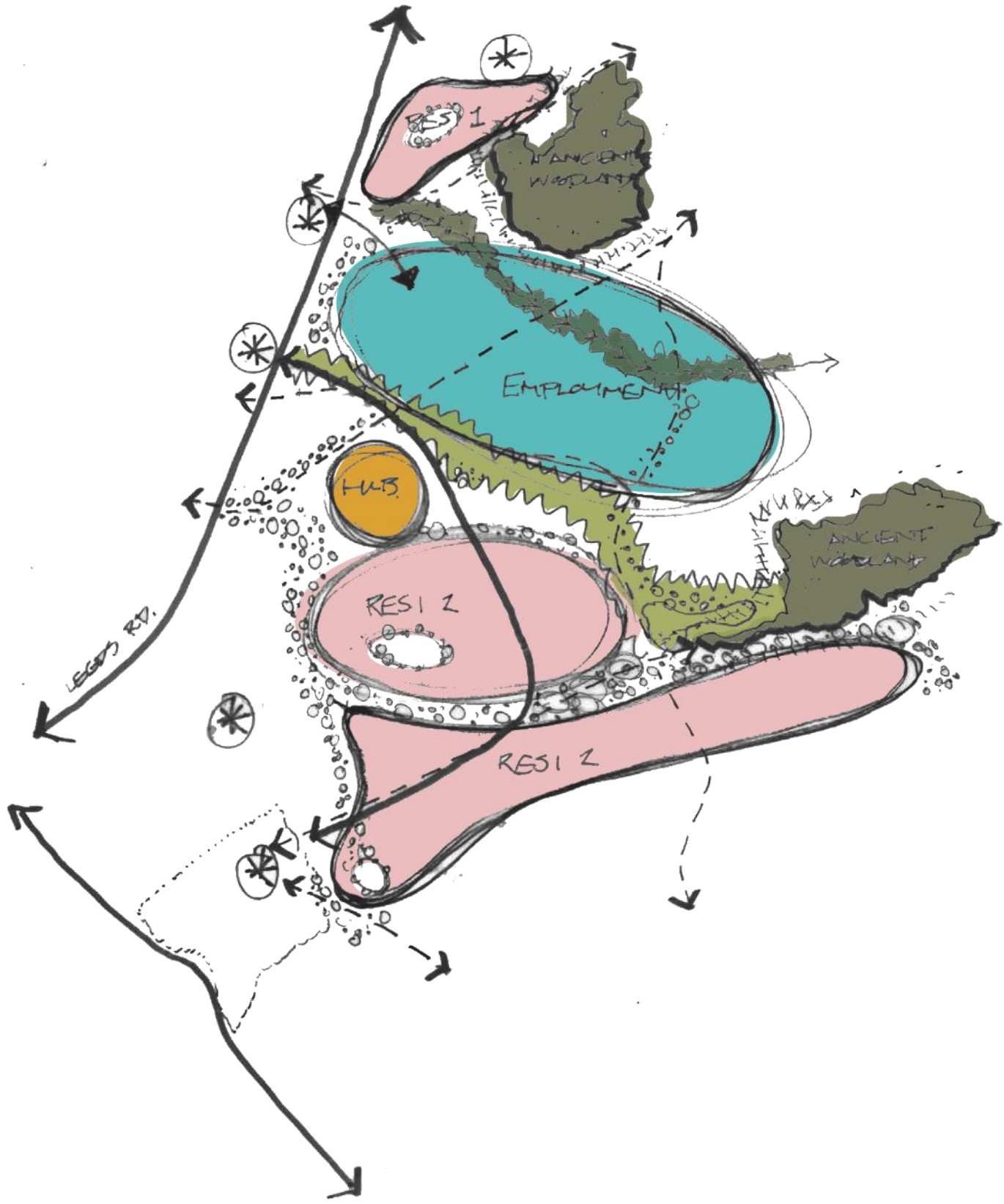
There are a number of farms which surround the Site including Broadfields Farm to the south and Heybeck Farm to the north east. They typically include older stone farmhouses with a series of outbuildings and barns constructed more recently.



# 03

Land to the East of Leeds Road

## MASTERPLAN FRAMEWORK



### 3.1 Design Overview and Concept

The character areas identified within the Site analysis formed the basis for the design concept. The areas were appraised on their individual strengths and opportunities following which identities for the character areas began to emerge. The character area appraisal informed design decisions in the following areas:

- Appropriate land use.
- Orientation and aspect.
- Appropriate levels of publically accessible green space.
- Proposed circulation corridors and green infrastructure.
- Maximum building heights.
- Pedestrian and vehicular nodal points.
- Existing Site features and biodiversity to be retained within the proposals.
- Interfaces with the existing urban context and immediate neighbours.

The zoning sketch included opposite was an early iteration of the design which set out the overall strategy based upon the aforementioned design criteria.



## Design Concept Development

The diagrams opposite show a selected number of the various masterplan design iterations and have been included to demonstrate the development of the concept from the early design stages. The fundamental locations of the residential and employment areas have remained consistent to suit access locations, the topography and long ranging views into the Site.

A number of locations for the local centre and school were explored however the location as shown on the masterplan has the following benefits:

- It's location adjacent one of the primary vehicular entrances to the Site will help re-inforce a sense of arrival at the Site.
- The prominent location within the Site plan will ensure strong footfall, creating a sense of ownership and encouraging the use of the facilities.
- Grouping the school with the local centre will help reinforce the community element of this portion of the Site and encourage cross use between the two land uses.
- The location potentially allows it to come forward within earlier phases of construction.

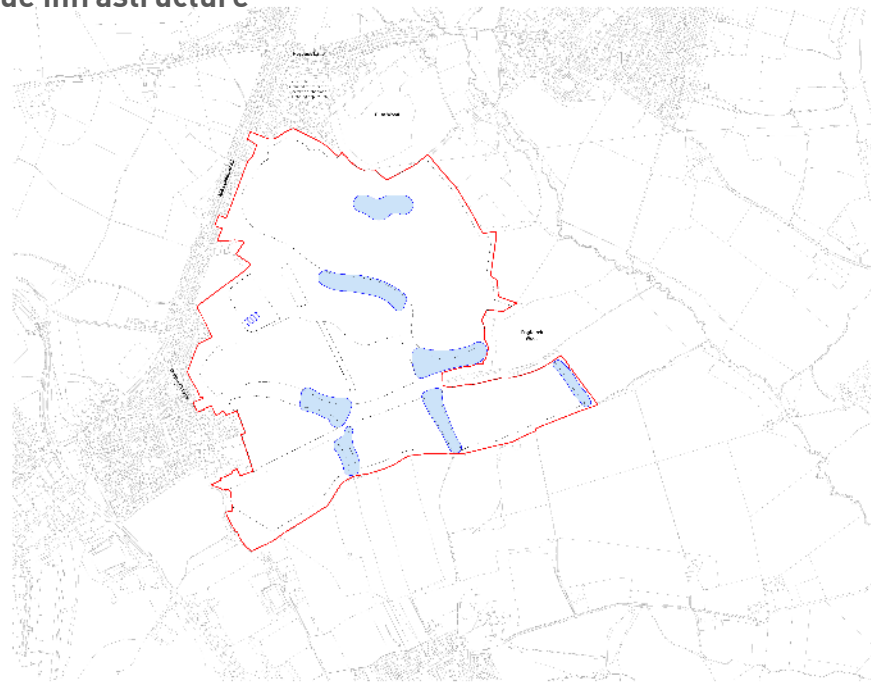
Green and blue infrastructure is of intrinsic importance to the masterplan. Green corridors have been positioned to re-inforce existing watercourses, hedgerows and tree belts to help preserve the Site's rural characteristics.

Blue infrastructure plays an important role in providing natural habitat for biodiversity whilst providing a sustainable urban drainage solution. More detail on the indicative drainage strategy is included later in the document.

The employment character areas have developed organically around an existing web of Public Rights of Way, Hey Beck corridor and existing tree belts. Larger houses have notionally been shown to the centre of the Site towards existing vegetation to aid screening from long range views. Smaller dwellings have been indicatively shown to the western boundary to acknowledge the existing vernacular scale. The final house types will be subject to a further design exercise at reserved matters stage.

As prescribed within the Local Plan generous landscaped offsets, wildlife corridors and screening belts are proposed design mitigation measures implemented within the design.

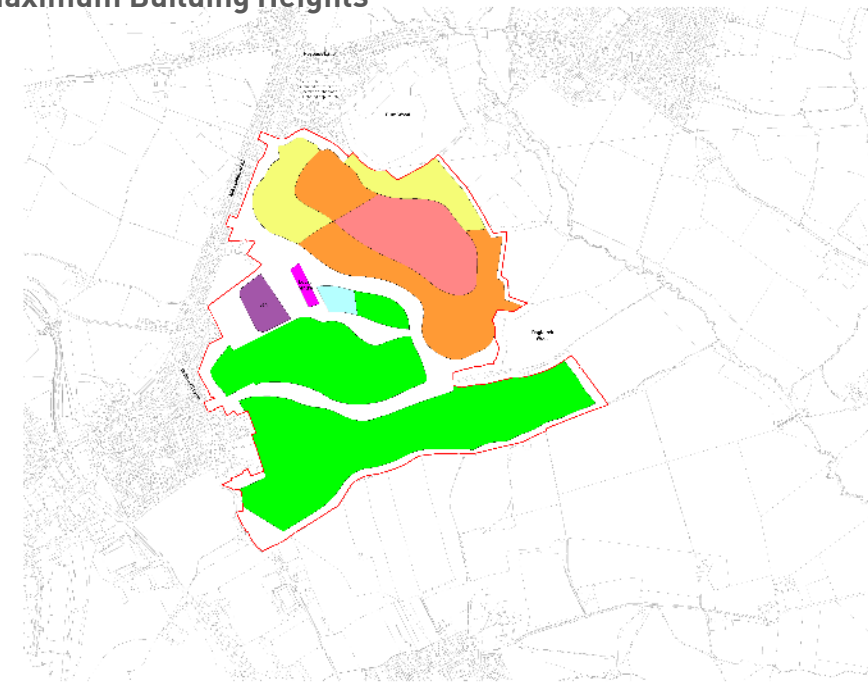
## Blue infrastructure



- Blue Infrastructure**
- Water bodies
  - Drainage paths
  - Site boundary

Scale: 1:1000  
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 Date: [Date]

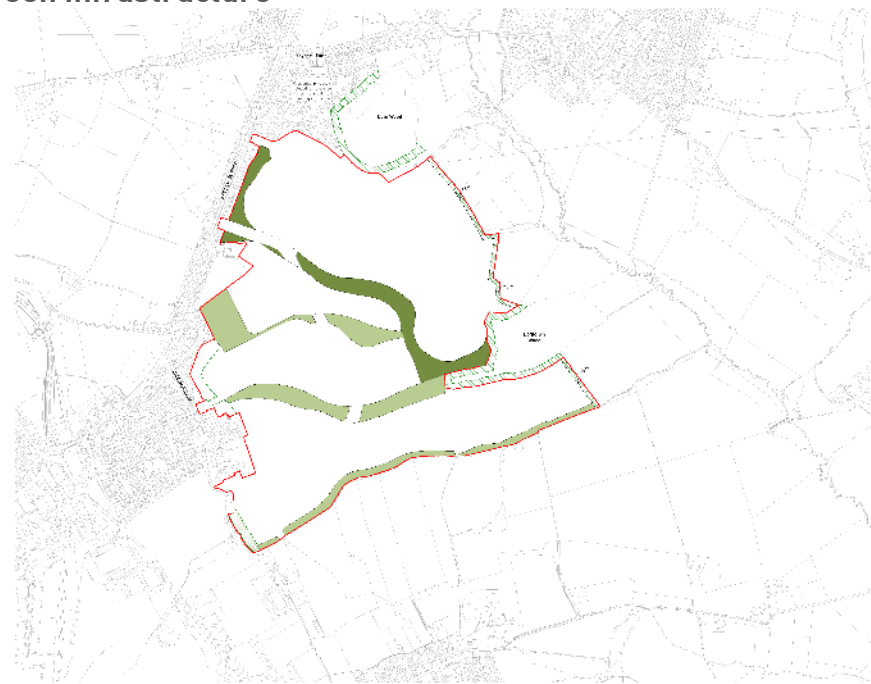
## Maximum Building Heights



- Maximum Building Heights**
- Zone 1 (Orange)
  - Zone 2 (Yellow)
  - Zone 3 (Green)
  - Zone 4 (Purple)
  - Site boundary

Scale: 1:1000  
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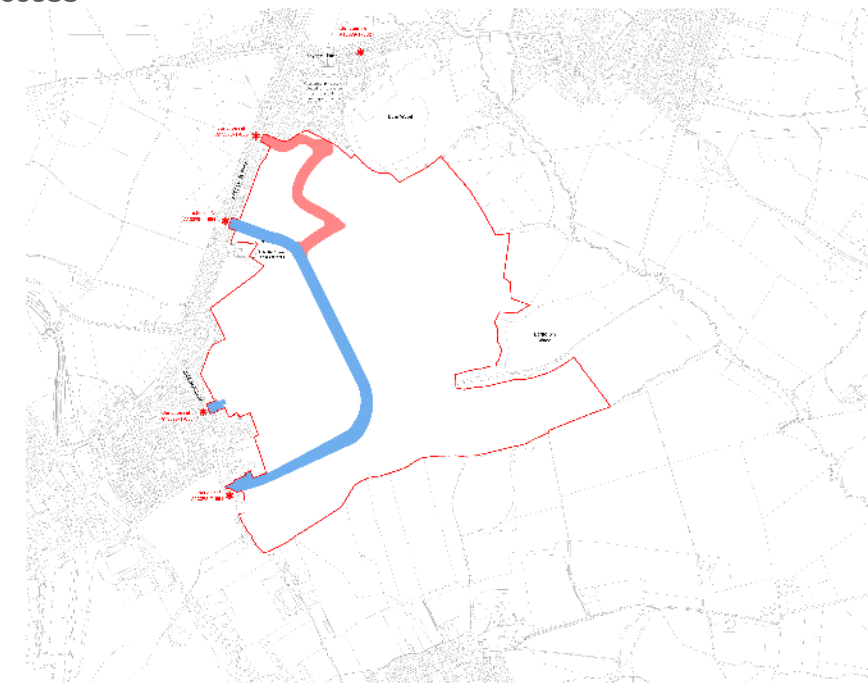
## Green infrastructure



- Green Infrastructure**
- Parks and green spaces
  - Permeable surfaces
  - Site boundary

Scale: 1:1000  
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 Date: [Date]

## Access



- Access**
- Main access route
  - Other access points
  - Site boundary

Scale: 1:1000  
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 Project: [Project Name]  
 Date: [Date]

## 3.2 Fixed Masterplan Components

An integral element of the planning application is the proposed Parameter Plans which set out a design framework of fixed elements for the scheme and provide detail in the following areas:

### Development Area and Uses – drawing ref. 18008-00-201

Sets out the extents of the proposed character areas and their intended uses.

### Strategic Blue Infrastructure – drawing ref. 18008-00-202

Identifies the broad locations for strategic blue infrastructure including sustainable urban drainage ponds and underground attenuation which for the basis for the site's strategic drainage strategy. Swales and localised drainage ponds are excluded from this drawing and will be detailed at a subsequent reserved matters stage.

### Maximum Building Heights – drawing ref. 18008-00-203

Sets the maximum heights for proposed buildings including dwellings, employment development and the local centre.

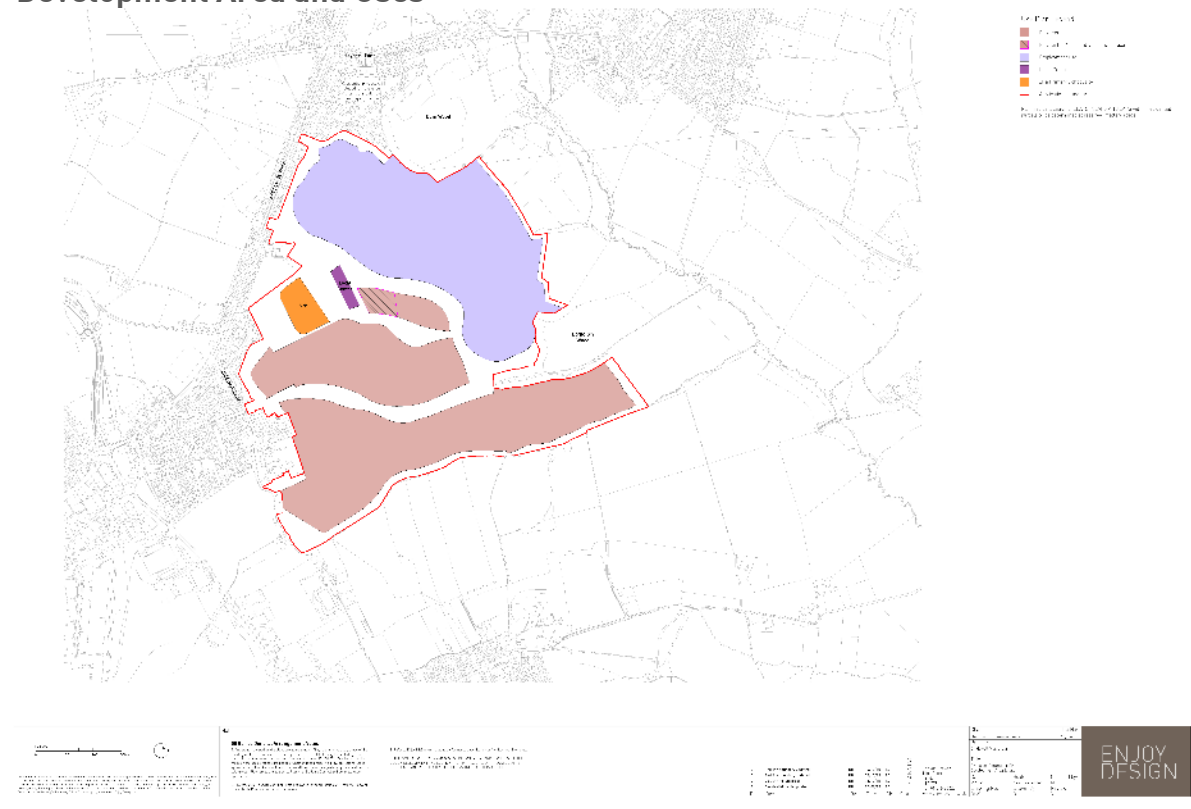
### Strategic Green Infrastructure – drawing ref. 18008-00-204

Outlines the extents of proposed elements of green infrastructure including P.A.O.S., green design buffers and mitigation measures.

### Access – drawing ref. 18008-00-205


Identifies the Sites vehicular access points and spine road corridors. It also identifies a potential future vehicular connection point to the adjacent MXS5 allocation.


### Development Area and Uses





### Masterplan Legend

-  Proposed site access
  -  Barratt Homes proposals
  -  Residential plot
  -  Employment use
  -  Local Centre
  -  Primary School
  -  Potential Residential Parcel to contain Retirement accommodation
  -  Internal vehicular connection (no HGV access)
  -  Indicative Sustainable Urban Drainage (SUDS)  
\*Refer to outline drainage strategy for further information
  -  Parking and drop-off
- Public Open Space Provision**

  -  Allotments (Total provision = 0.76Ha / 7,675sqm)
  -  Multi Use Games Area (MUGA) (1no. 20 x 40m)
  -  Public Open Space, Equipped Play Area, total provision as below:  
4no. Neighbourhood Equipped Area for Play (NEAP)  
5no. Locally Equipped Area for Play (LEAP)  
4no. Locally Area for Play (LAP)

***NEAP, LEAP & LAP total area = 0.99Ha / 9,922sqm***

  -  Young Peoples Provision (Total provision = 1.28Ha / 12,838sqm)
  -  Parks / recreation grounds (Total provision = 2.98Ha / 37,913sqm)
  -  Amenity greenspace (Total provision = 3.57Ha / 35,698sqm)
  -  Proposed natural / semi natural greenspace (Total provision = 8.04Ha / 80,434sqm)
-  Existing ancient woodland, trees and hedgerows
  -  Ancient woodland buffer zone
  -  Proposed wildlife corridor
  -  Proposed tree planting
  -  Indicative residential gardens
  -  Existing TPO to be removed
  -  Proposed application boundary
  -  Land under applicants ownership
  -  Proposed primary link road
  -  Right of Way route (refer to stand alone drawing for additional details)
  -  Existing watercourse
  -  Proposed cycle route
  -  Proposed secondary road

### 3.3 Indicative Masterplan

Although indicative the masterplan design does include a series of fixed elements which are outlined in 3.2 Fixed Masterplan Components. The parameter plans build a design framework with a series of layers which, when overlaid, set out the outlines of the individual land character areas identified in the indicative masterplan drawing. Their positioning within the Site are justified by the design constraints and opportunities presented and analysed earlier within this document.

# 03

## MASTERPLAN FRAMEWORK



Heybeck Lane

Easement for existing foul sewer

Leeds Road

Designated Area for Play

*Dum Wood*

*For wider site proposals refer to stand alone outline planning application*

### 3.4 Heybeck Lane

Subject to a separate outline planning application the triangular character area of land off of Heybeck Lane has been integral to the wider Site's layout and design. The Site forms part of the wider housing allocation within the Local Plan and is proposed to provide 181 of the 1535 dwellings, the indicative layout for which is displayed opposite.

Due to the Sites location it is important that a strong physical connection is created to provide access to the proposed local centre. This is facilitated by the green buffer detailed on the 'Green Infrastructure' parameter plan. It is the intention that this will contain a combined pedestrian and cycle route ensuring a safe link for residents which skirts the adjacent employment land.

The Heybeck Lane Site layout picks up on many of the principles set out within the framework including the following:

- Retention of existing tree belts and native hedgerows within landscaped corridors.
- Provision of a 20m green buffer around Dum Wood ancient woodland.
- Centrally located P.A.O.S. allowing Site wide access by all residents.
- The retention of existing Public Rights of Way ensuring the continuity of the existing connectivity provided across the wider Site.
- Minimisation of cul-de-sac type street arrangements.

# 04

Land to the East of Leeds Road

## **DESIGN ASPIRATIONS**



## 4.1 Overview

The following chapter sets out some of the potential design aspirations which may be adopted within the proposals. The design aspirations vary according to the proposed land use and are sub-divided as follows:

### **Residential**

This sub-section covers the five residential character areas including Heybeck Lane.

### **Employment**

The employment sub-section provides the design aspirations for the three Hey Beck Valley employment character areas.

### **Local Centre**

The Local Centre is a key nodal point within the masterplan and will be instrumental to creating a cohesive design.

### **Primary School**

The design for the two form entry primary school is key to creating an assessable, enjoyable environment for learning.

### **P.A.O.S.**

Many of the greenspaces within the masterplan will have their own character which will be influenced by a range of characteristics including aspect, topography, biodiversity and accessibility, this sub-section provides concepts on how some of these areas may come forward in the future.

# 04

## DESIGN ASPIRATIONS



## 4.2 Residential

The residential character areas may have very different identities which are influenced by their immediate geographical surroundings. With this in mind a series of core design principles may be incorporated helping to create a series of common themes for the new neighbourhoods.

These core principles may include the following:

- Primary elevations of dwellings affronting P.A.O.S. helping to promote natural surveillance and strong lines of sight discouraging anti-social behaviour.
- Estate roads orientated to suit the existing Site topography promoting outward aspect from dwellings.
- Strategic tree planting of native species to increase dwelling privacy, promote biodiversity and break down the visual appearance of the development when viewed from afar.
- Avoidance of cul-de-sac arrangements removing dead ends and encouraging pedestrian through flow.
- The use of shared surfaces particularly along tertiary estate roads to improve the visual appearance of public urban realm.
- Avoidance of hard boundary treatments through dwelling orientation helping to increase the feeling of openness and encourage the use of greenspace.
- The use of the Sites vernacular materials in a contemporary manner acknowledging the build context surrounding the Site whilst creating a new identity for the masterplan.
- The creation of delicate interfaces with existing green infrastructure, hedgerows and tree belts helping to dovetail the proposals into the existing landscape.



## 4.3 Employment

The employment zone is broken down into three character areas which are divided by their position along Hey Beck. The character areas are bounded by the existing Public Rights of Way which will provide strong cross connectivity between the employment character areas and the residential to the north and south.

The employment character area design principles may include the following criteria:

- Primary elevations orientated to address the employment spine road and primary vehicular and pedestrian approaches maximising business exposure and placemaking.
- Larger buildings may be located more centrally within Middle Hey Beck Valley to create a sense of hierarchy within the development.
- Existing Public Rights of Way are to become integral pedestrian arteries through the Site with dwellings being offset to retain the existing character of the footpaths.
- Green 'breakout' spaces could be integrated along Public Rights of Way and new pedestrian footpaths to provide external spaces for recreation and use during lunch times.
- The vehicular spine road forms a single loop which is easily navigable for vehicles easing traffic flow within the Site.
- Primary building frontages may have a common palette of materials with similar contemporary styles helping to create a holistic masterplan and promoting placemaking.
- Existing green infrastructure such as the belt of vegetation along Hey Beck may be sympathetically integrated into the proposals and enhanced through the planting of supplementary native species.
- New pedestrian footpaths should be located to promote natural surveillance and strong lines of Site helping to create a safe environment and discourage anti-social behaviour.
- The character of new footpaths and cycleways may match that of the existing pedestrian infrastructure in terms of planting species and aspect.
- Green buffers and mitigation measures should be planted with native species and building elevations may address green infrastructure within their design to integrate buildings into the landscape.



## 4.4 Local Centre

The Local Centre is arguably one of the most important components of the development and may offer a different architectural identity to that of the employment and residential character areas to ensure its distinctiveness within the wider proposals and promote wayfinding.

Its prominent location within the Site will encourage its use by a multitude of users including the following:

- Primary school employees, pupils and parents during drop off and pick up.
- New residents through the network of new and existing footpaths and when arriving / leaving the development via Leeds Road.
- Existing surrounding residents at Chidswell and along Leeds Road who will be within a 5 / 10 minute walk of the proposed Local Centre and surrounding P.A.O.S.
- Employees at the adjacent employment Site which is well connected to the Local Centre by a number of existing Public Rights of Way.
- New residents at the Heybeck Lane Site which will have a dedicated footpath and cycleway connection to the Local Centre.

The elevations of the Local Centre may include vernacular materials used in a contemporary manner alongside feature contrasting materials such as metal or render to create a distinctive identity. Prominent elevations such as those to the south and east offer an opportunity for the use of feature materials.

Building heights and scale may also be increased to give prominence to the building or cluster of buildings helping to create a sense of hierarchy within the masterplan. The external hard landscaping should be easy to navigate and promote pedestrian connectivity rather than the use of cars with a sympathetic planting and soft landscaping palette to pay reference to the Sites rural context.



## 4.5 Primary School

The two form entry Primary School (including Early Years Provision) design is likely to be developed by the Local Authority / school sponsor. Elevations should be sympathetic to those of the wider masterplan to create a holistic aesthetic and ensure it's visual integration within the proposals. There is further opportunity to create distinctive elevations through the use of feature materials which may be common to those used within the Local Centre elevations.

Its proximity to the new Local Centre should be addressed within the orientation of the building footprint including the location of the main entrance to the Site and building. The building design and external curtilage should be distinct and easy to navigate promoting a sense of safety through the prioritisation of pedestrian circulation over vehicular.

External play spaces should be orientated to south and south westerly aspects to encourage their use with outward facing views over surrounding P.A.O.S. creating distinctive vistas from within teaching spaces. Hard and soft landscaping should be sympathetic to the wider masterplan through the use of common materials and species.

# 04

## DESIGN ASPIRATIONS



## 4.6 Publically Accessible Open Space

The P.A.O.S. will play a pivotal role within the masterplan by stitching all of the character areas together through the use of freeflowing, distinctive public realm.

Fixed neighbourhood play equipment should be located to be accessible for all residents with spaces orientated to address the primary frontages of surrounding dwellings to ensure natural surveillance and promote safety. Tree and shrub planting should be strategic so as not to block lines of Site and create areas out of view with trees being of native species to help integration with retained tree belts.

Where possible dwellings should be orientated to address the proposed green connections and high boundary treatments to individual dwellings may be minimised where possible with lower hedges or knee high rails preferred.

Larger areas of P.A.O.S may retain the character of the rural surroundings of the Site through the retention of existing hedgerows and supplementary planting. Other design features may include areas of informal paths mown into areas of longer native grass, native wildflower planting and rural boundary treatments.

Swales, open waterways and drainage ponds will play an important role in the P.A.O.S design through the creation of natural environments for biodiversity. Water also helps create more dynamic environments which change through the seasons creating stimulating places for the enjoyment of all. Footpaths around water should be distinct and easy to navigate with materials selected to ensure accessibility throughout the year.

Individual items of green infrastructure may come forward alongside the build out of adjacent character areas to promote interim placemaking. The design and theme of individual elements of greenery should reference the character area to which they neighbour.



## 4.7 Streetscape

The general streetscape design will contribute greatly to the overall character of the development and should promote the use of footpaths and cycleways whilst providing the necessary highways infrastructure to service a masterplan of this scale.

The streetscape design falls under a series of sub-categories which are set out below:

- Employment spine road (primary)
- Residential spine road (primary)
- Residential estate roads (secondary)
- Residential estate roads (tertiary)

Subtle differences between the above sub-categories such as roadway widths, tree planting and surfacing will create a sense of hierarchy to the masterplan reinforcing wayfinding principles for vehicles and pedestrians. Cul-de-sac's should be avoided within the design to reduce the requirement for turning manoeuvres for service vehicles.

Streetscapes will be enhanced further through adding variety to house typologies which may include varying elevation heights, proportions and materiality. Taller house types may be considered appropriate around P.A.O.S. with reduced height dwellings around the Local Centre to create prominence and hierarchy.

Tree, hedge and shrub planting will enhance streetscapes alongside the careful selection of hard landscaping materials and street furniture which may be of low maintenance and of timeless design to help future proof the design.

05

Land to the East of Leeds Road

**CHARACTER AREAS**



**Site Vision**

## 5.1 Overview

The identification of character areas within the overall masterplan is aimed to create individual neighbourhoods which have subtle differences which respond to the existing character of the Site. Character areas are intended to differ however carry a common theme so as to create a cohesive masterplan. Examples of the characteristics which may vary could include the following:

- Dwelling typology and size including house sizes and adjacencies.
- Building elevations including material selection and fenestration proportions.
- Building heights and scale may respond differently to suit a location, aspect or sun path to avoid overshadowing.
- Soft landscaping features including planting species and tree heights.
- Hard landscaping materials may retain a common theme with subtle differences in material finish, laying pattern or scale to suit different neighbourhoods.
- Boundary treatments and heights may have subtle variations dependant upon their context.
- Items of fixed neighbourhood play may take up different aesthetics in response to their immediate context, for example those bordering woodland may take on a naturalistic theme.

The character areas have developed in response to the Sites existing strengths as analysed earlier within this document. Geographical features, existing green infrastructure and aspect amongst a number of other characteristics have informed the theming of the character areas.

## 01. Heybeck Lane

### Characteristics:

- High point of the northern element view strong aspect south and south east.
- Adjacency to existing ancient woodland.
- Existing hedgerows and Public Right of Way providing an element of existing green infrastructure.



## 02. The Ridge

### Characteristics:

- Strong views over Hey Beck Valley from top of the geographical fold / ridge in the landscape.
- Existing belt of vegetation to form the foundation for P.A.O.S.
- Character area size would suit range of tenancies / C class uses.



## 03. The Pasture

### Characteristics:

- Large undulating / contoured area.
- Central character area providing connectivity through to wider Site.
- Borders a number of P.A.O.S. areas.
- Dwellings orientated to address P.A.O.S.



## 04. The Lowlands

### Characteristics:

- Surrounded on three boundaries by open countryside and existing woodland.
- Rural in character with strong connections to P.A.O.S. and amenity greenspace.
- Opportunity for larger dwellings.



## Residential Character Areas

The Site's scale and topography dictate that the dwellings vary in character due to a number of physical factors including the below:

- Proximity to existing ancient woodland.
- Topographical features such as the ridge and Hey Beck.
- Existing hedgerows and tree belts which thread through the Site.
- Aspect and views from the character area.
- Connectivity to the wider Site through existing Public Rights of Way.
- Adjacency to existing structures such as the Gawthorpe Water Tower.
- The sun path and shadowing caused by retained Site features.
- Proximity to proposed amenities including local centre, school and P.A.O.S.

The Ridge is the smallest residential character area and due to its proximity to the proposed local centre has the potential to facilitate an alternative residential use such as specialist retirement or sheltered housing. Its position at a ridge in the landscape will ensure the adjacent P.A.O.S. has an unique feel which will be further reinforced through the retention of existing hedgerows and trees.

The centre of the residential land hosts the Pasture, a character area which plays a pivotal role in connecting the wider Site together. A strong east west connection is facilitated through two green fingers of P.A.O.S. which weave in areas of fixed neighbourhood play equipment. There is potential for a higher density of development here, particularly around P.A.O.S.

The Lowlands are cited at the eastern tip of the Site and are flanked with existing green infrastructure to three boundaries including the ancient Dogloitch Wood to the north. The parameter plans allow for a lesser density in this area with the potential for larger dwellings.

Hill Top is by its very nature positioned at the highest topographical point of the residential land and can be geographically located from afar by the adjacent Gawthorpe Water Tower. The character area enjoy strong views both north and north east towards the ancient woodlands and beyond.

## 05. Hill Top

### Characteristics:

- Highest area of the residential Site with strong views across valley.
- Connected to local centre through adjacent Pasture via green link.
- Central P.A.O.S. provides heart to the character area.



## 06. Upper Hey Beck Valley

### Characteristics:

- Open aspect south over lower Hey Beck Valley.
- Flanked by existing tree belt to north and north east.
- Smaller employment units located to western boundary to transition against existing residential.



## 07. Middle Hey Beck Valley

### Characteristics:

- Strong connectivity with wider Site through network of existing Public Rights of Way.
- Heart of Hey Beck Valley with a central belt of existing trees to the centre.
- Potential for larger units towards centre of the character area.



## 08. Lower Hey Beck Valley

### Characteristics:

- Rural fringe of employment Site with proposed wildlife corridor running along the eastern boundary.
- Southern adjacency to existing ancient woodland.
- Potential to incorporate larger dwellings within bowl of the valley.



## Employment Character Areas

The employment element of the Site offers a number of physical features which define its character as detailed below:

- Hey Beck follows the fall of the land from north west to east and is flanked by a strong line of existing vegetation and trees.
- The topography falls from north west to south east creating views down through the valley.
- The ancient woodlands bound the northern and south eastern elevations providing the potential for connectivity between the two.
- The existing overhead electricity pylons cut through the Site and provide a distinctive human geographical feature.
- Pockets of existing hedgerows and trees sub-divide the land but vary in quality and importance.
- A network of Public Rights of Way connect the Site providing opportunity for strong links to the residential and local centre to the south.

Upper Hey Beck Valley has a more gentle fall and currently features open grassland with a pocket of protected trees to its northern tip. A Public Right of Way serves the north of the character area from the ancient woodland. The character of the Site lends itself to small and medium sized building footprints particularly along its western fringe adjacent the existing properties to Leeds Road.

The centre of the Site, Middle Hey Beck Valley, is flanked to the north by the Public Right of Way which links the proposed local centre to Baghill to the north east. The existing tree belt along Hey Beck is one of the main geographical features and is proposed to be reinforced through additional landscaping within the indicative masterplan. There is the potential for larger building footprints in this region of the Site, particularly to the centre.

The eastern boundary of the Site falls north to south and provides an opportunity to create a wildlife corridor linking the two areas of ancient woodland. This 15m wide corridor is picked up within the Green Infrastructure parameter plan and also provides visual screening of the development from long range views to the east. Lower Hey Beck Valley sits in the bowl of the Site with the potential for a large, sustainable urban drainage pond to encourage biodiversity.



Heybeck Lane

# 05

## CHARACTER AREAS

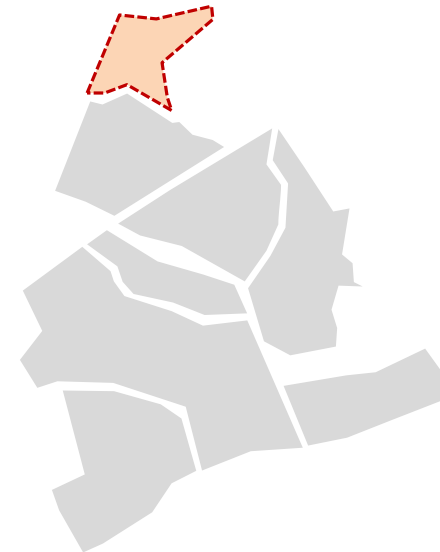
### 5.2 Heybeck Lane

Heybeck Lane sits at the north western extremities of the Site and enjoys strong views over the Heybeck Valley. This self contained character area will be well connected to the wider masterplan through a dedicated pedestrian footpath and cycleway which skirts the adjacent employment land.

The proximity of the area to existing properties along Leeds Road and Heybeck Lane offers an opportunity to use a sympathetic material palette which may consist of brickwork, render or reconstituted stone with tiled roofs with reduced height houses adjacent boundaries with existing housing.

The character area benefits from a central P.A.O.S. which is likely to include an area of fixed neighbourhood play equipment provided for use by Heybeck Lane residents as well as existing surrounding residents. The character of the P.A.O.S. may be influenced by a series of existing hedgerows and trees which encapsulate the area and would create a sense of enclosure whilst paying reference to the Sites agricultural past.

The proximity of the Site to Dum Wood provides a woodland setting for dwellings to the southern boundary. The orientation of primary elevations for individual houses may address the ancient woodland helping to capture and retain the character.



Heybeck Lane	
<b>Location</b>	North western extremities of Site
<b>Key frontages</b>	South east boundary against the ancient woodland
<b>Proposed P.A.O.S.</b>	Central area of P.A.O.S. accessible for all residents
<b>Design Aspirations</b>	Embrace the ancient woodland setting through house orientation, sympathetic material selection and planting of native species
<b>Density</b>	Density to suit proposed unit count of 181 houses
<b>Building Heights</b>	12m (three storey plus roof) to central areas 10m (two storeys plus roof) to northern and western boundaries
<b>Materiality</b>	Use of vernacular materials which feature along Leeds Road and Heybeck Lane
<b>House Typology</b>	Full range of typologies to be considered to suit aspect and orientation



**The Ridge**

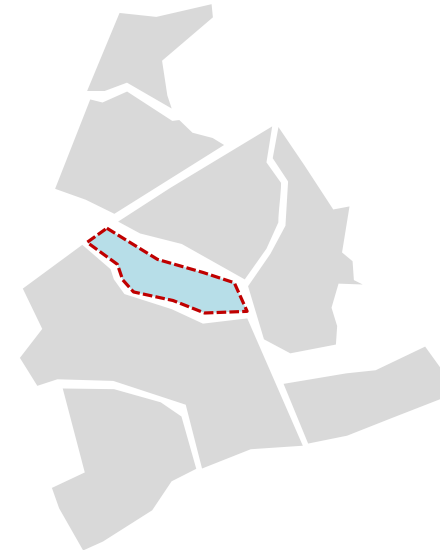
### 5.3 The Ridge

The Ridge is perhaps the most unique of all the character areas with elongated proportions running east – west which offers views down along the valley. It's central location is of strategic importance with the western most tip offering connectivity into with the Local Centre.

The area is well served by the proposed residential spine road which sweeps through the character area. A new public footpath is proposed to provide additional east – west connectivity providing a link to the existing woodland to the south east.

The proposed parameter plans make allowance for the accommodation of alternative residential use classes such as a retirement facility or sheltered housing. It is felt this character area is the most appropriate to host this type of accommodation due to its proximity to local amenities within the Local Centre. This is also reflected within the proposed maximum height parameter plan which will allow for multi-storey buildings to allow for apartment type dwellings.

The prominence of the existing vegetation which runs along the geographical ridge line forms the basis of a distinctive green corridor which may encompass an element of fixed neighbourhood play equipment for use by the wider community and adjacent character areas. The character of this area may retain an element of it's rural past within the supplementary landscaping proposals.



The Ridge	
<b>Location</b>	Central focal point to the Site
<b>Key frontages</b>	Northern interface with the employment zone and southern boundary against geographical ridge
<b>Proposed P.A.O.S.</b>	Green corridor encompassing the existing belt of trees & hedgerow
<b>Design Aspirations</b>	Take advantage of the prominent position at a ridge in the geographical landscape by creating a community with strong links to the local centre
<b>Density</b>	Potential for a higher density with multi-storey units which may house a retirement community
<b>Building Heights</b>	Multi-storey units, potentially up to four storeys in places
<b>Materiality</b>	Predominance of vernacular materials with the ability to introduce feature areas of contrasting materiality to break up larger facades
<b>House Typology</b>	Apartments, duplex apartments, multi-storey dwellings



**The Pasture**

## 5.4 The Pasture

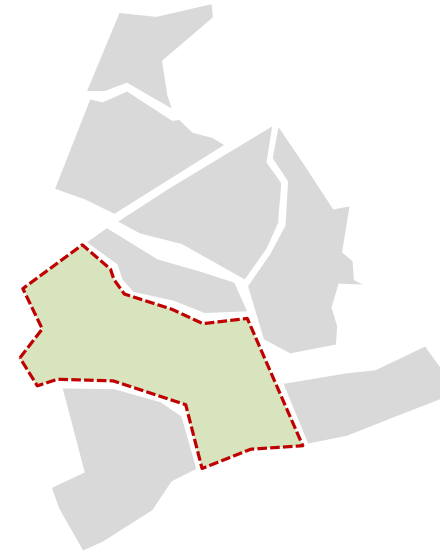
The Pasture sits at the geographical centre of the residential character areas and includes a number of key nodal points which connect the Site. The Pasture is also the largest of the character areas and takes its name from the existing undulating arable farmland which dominates the area.

As there is limited existing vegetation and trees within the character area the design features a distinctive green corridor which includes a series of fixed neighbourhood play equipment installations, tree planting, soft landscaping and drainage ponds. The corridor is one of the primary pieces of green infrastructure proposed within the masterplan and will play an important role in wayfinding and placemaking.

The Pasture's scale creates an opportunity to include a full range of dwelling typologies which vary in height, materiality and density. Central dwellings should address the green corridor of P.A.O.S. helping to integrate it within the wider design. The south eastern boundary includes rural views which may be addressed with the house orientations and dwelling types.

# 05

## CHARACTER AREAS



### The Pasture

<b>Location</b>	Central band through the residential character areas
<b>Key frontages</b>	Key interfaces with the local centre and proposed central green corridor of P.A.O.S. which creates an east – west permeable axis
<b>Proposed P.A.O.S.</b>	Central spine of P.A.O.S. which links the Site with the existing community to the west and Dogloitch Wood to the east
<b>Design Aspirations</b>	A central heart to the development with a clear identity linked to the prominent new band of green space
<b>Density</b>	Mixed density with the potential to increase density around key nodal points aiding wayfinding
<b>Building Heights</b>	Vary up to 12m ridge line
<b>Materiality</b>	Vernacular materiality with potential to introduce more contemporary elements
<b>House Typology</b>	Full variety of house types with potential to create larger houses towards the southern boundary



**The Lowlands**

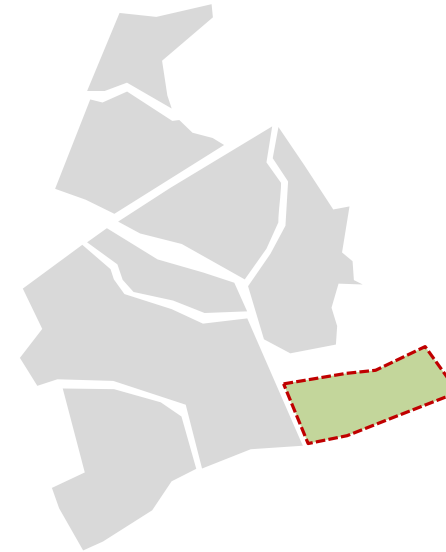
## 5.5 The Lowlands

The Lowlands is, as its name suggests, the lowest character area within the masterplan and has an enviable position of being surrounded on three boundaries by with greenery. The northern boundary offers a 20m development offset around the existing Dogloitch Wood which is a key piece of green infrastructure outside of the red line boundary.

The proximity of the ancient woodland may influence the design of the dwellings and theming of the P.A.O.S. which is indicatively positioned to open out on to the woodland which provides a rich backdrop for the green space. An existing Public Right of Way skirts the southern boundary of Dogloitch Wood and is an important piece of pedestrian infrastructure which will provide a link from The Lowlands north west to the Local Centre, Primary School and further P.A.O.S.

The setting of the character area dictates that there is potential for larger dwellings and reduced density potentially with a more rural aesthetic within the materiality.

The Lowlands will also include an element of Sustainable Urban Drainage which is likely to include a number of drainage ponds which will further diversify the landscape setting and create a habitat for native species.



# 05

## CHARACTER AREAS



### The Lowlands

<b>Location</b>	South eastern extremities of the Site against the rural fringe of the Site
<b>Key frontages</b>	Northern boundary against the existing Dogloitch Wood
<b>Proposed P.A.O.S.</b>	Smaller scale pockets of sensitively designed P.A.O.S which pay reference to the adjacent ancient woodland.
<b>Design Aspirations</b>	Potential for larger houses which are of more rural character. Dwellings may offer outward orientation to address surrounding green infrastructure
<b>Density</b>	Potential for lower density with larger dwellings
<b>Building Heights</b>	Vary up to 12m ridge line
<b>Materiality</b>	Vernacular materials with potential add a rural character to elevations
<b>House Typology</b>	Range of dwelling typologies with potential for larger detached and semi-detached properties



Hill Top

# 05

## CHARACTER AREAS

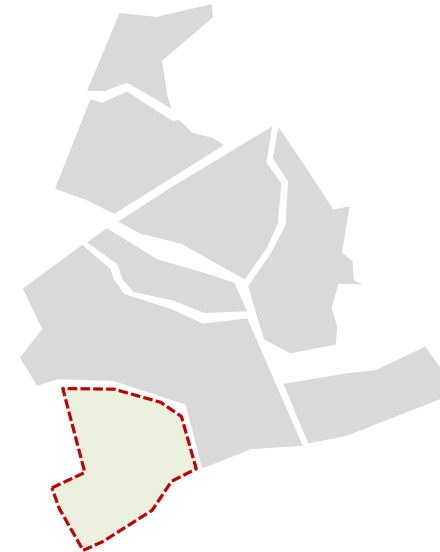
### 5.6 Hill Top

Hill Top is the highest point of the Site and offers a vantage point over the wider masterplan to the north. The Gawthorpe Water Tower exists outside of the red line boundary and acts as a geographical wayfinding feature for the Site promoting views across Hey Beck Valley.

The character area sits at the southern gateway of the Site from Owl Lane against the existing Broadfield Farm. The incoming spine road will offer a landscaped verge with cycleway and footpath which will offer views through the development on arrival at the Site. Tree planting may feature along the spine road providing a soft arrival within the character area.

The northern boundary opens up to the green corridor of P.A.O.S. and creates an opportunity to orientate the primary elevations of dwellings to address green infrastructure. A new pedestrian route is proposed to run north south through the character area providing a direct link to the Local Centre from Public Right of Way which enters the Site along the southern boundary.

The submitted parameter plans allow for a range of densities and house types which could include larger houses with a lower density towards the southern boundary to address the Sites rural fringe.



Hill Top	
<b>Location</b>	Prominent southern high point of the Site
<b>Key frontages</b>	Interface with existing properties along southern boundary Northern boundary against proposed P.A.O.S.
<b>Proposed P.A.O.S.</b>	Bounds central spine of P.A.O.S. which links the Site with the existing community to the west and Dogloitch Wood to the east
<b>Design Aspirations</b>	Potential for range of unit sizes and styles to suit existing neighbouring properties. Primary elevations may address P.A.O.S.
<b>Density</b>	Range of density to provide variety within design
<b>Building Heights</b>	Vary up to 12m ridge line
<b>Materiality</b>	Vernacular materiality with potential to introduce more contemporary elements
<b>House Typology</b>	Full variety of house types with potential to create larger dwellings towards the southern boundary



**Hey Beck Valley**

### 5.7 Upper Hey Beck Valley

Upper Hey Beck Valley is the highest character area within the employment land and includes the emergence of Hey Beck from underground. The area is undulating with a general cross fall to the south east. The immediate boundary with existing properties along Leeds Road justifies buildings of reduced height with potentially smaller footprints.

The final building layout may address the new pedestrian link which connects the adjacent Heybeck Lane residential character area with the new Local Centre providing natural surveillance along its length.

The materiality of elevations may be contemporary with elements of brickwork paying reference to the existing vernacular along Leeds Road.

### 5.8 Middle Hey Beck Valley

The central employment character area is flanked to both the north west and south east by existing Public Rights of Way which connect the Site to the proposed residential to the south and the existing settlement of Baghill to the north.

The centre of the Site offers the potential for larger building footprints to the suit the existing levels with smaller buildings to the north east corner bounding the ancient woodland. There is a strong existing green corridor along Hey Beck which could be delicately integrated within the public urban realm design.

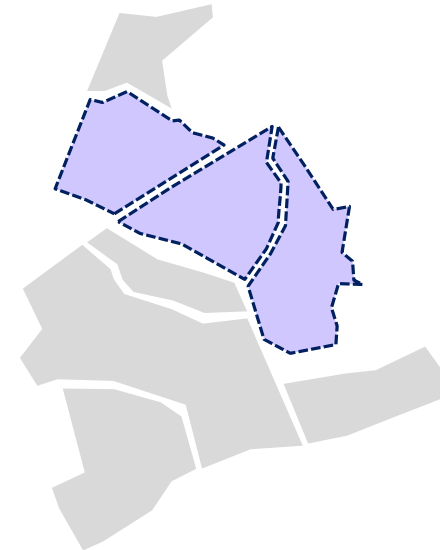
The location at the centre of the employment creates an opportunity for the use of a range of materials whilst primary building frontages should address the employment spine road creating prominence within the streetscape.

### 5.9 Lower Hey Beck Valley

Lower Hey Beck Valley sits largely in the bowl of the Site which is well shielded from long ranging views by the adjacent Dogloitch Wood and a proposed wildlife corridor which follows the eastern Site boundary and connects the two ancient woodlands.

There is potential for larger dwellings within the wider element of the Site with reduced sized footprints to the northern portion of the character area. The Site is well connected to the adjacent residential to the south via an existing Public Right of Way.

Materiality may address the relationship with the adjacent Ridge residential character area with primary elevations being orientated collectively to create a sense of arrival within the development.



Employment	
<b>Location</b>	Central to Site encapsulating Hey Beck
<b>Key frontages</b>	Western boundary interface with existing dwellings along Leeds Road, Eastern boundary addressing long range views from Baghill
<b>Proposed P.A.O.S.</b>	Hey Beck corridor threads through all three character areas providing opportunity for areas of landscaped breakout spaces
<b>Design Aspirations</b>	A contemporary employment Site offering opportunity for a range of occupiers and use types
<b>Density</b>	Up to 122,500sqm employment floorspace
<b>Building Heights</b>	15m maximum to western and north eastern boundaries 16m maximum to southern and south eastern boundaries 18m maximum to central character area
<b>Materiality</b>	May include areas of feature cladding or brickwork to address the local vernacular



06

Land to the East of Leeds Road

**SUMMARY**



## 6.1 Conclusion

This document is provided as a collective of indicative design principles which may influence future reserved matters submissions and follows the design parameters set out within the parameter plans for the East of Leeds Road and the Site at Heybeck Lane.

The series of character areas set a broad framework for future detailed design stages whilst providing flexibility to suit future market trends over the lifetime of the project. The design principles provided are intended to give an indication of how the individual character areas could come forward as a holistic masterplan whilst ensuring the Site's strengths are retained within the proposals.

This document demonstrates the type of development that could be delivered to meet the requirements of the Local Plan allocation mxs7 whilst creating a sustainable new neighbourhood with access to local amenities and publicly accessible open space.

The P.A.O.S. provision within the design is distributed across the Site and encapsulates existing tree belts, hedgerows and existing Public Rights of Way retaining the existing strengths of the Site. The parameters have been set for the delivery of high quality public realm spaces to provide a network of green connections between the various character areas and beyond into the wider network of Public Rights of Way, footpaths and bridleways.

The vision for the Site has always been to integrate the proposals into the existing Site as sensitively as possible whilst creating a new sustainable community and place of work promoting inward investment into the area. The Site's unique location at the crossroads of two national motorways and on the boundary of three local authorities creates a unique selling point for business occupiers helping to stimulate growth in the area.

The proposals for individual character areas will evolve further through the detailed design process and subsequent reserved matters submissions including the development of sensitive designs for the primary school and local centre to meet the needs of the community. The employment buildings will be shaped to meet the requirements of individual occupiers and residential house types will be developed within the character areas promoting further placemaking.

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