



# Land to the East of Leeds Road Design & Access Statement

February 2020

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**Deloitte.**  
Real Estate

re-form

Pell Frischmann  
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DESIGN







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Land to the East of Leeds Road

**INTRODUCTION**

## 1.1 Introduction

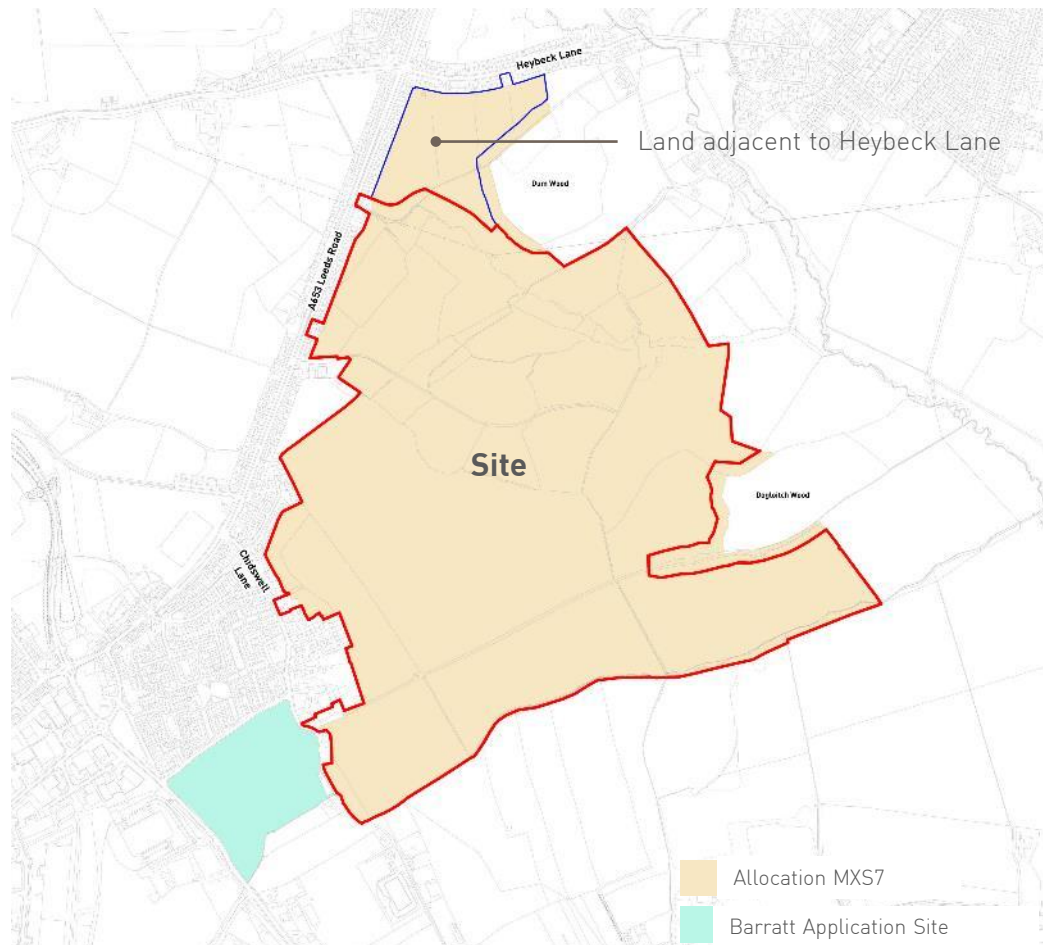
This Design and Access Statement has been developed by Enjoy Design on behalf of C.C. Projects, in support of the outline planning application for the land to the East of Leeds Road Chidswell, Dewsbury ('the Site').

The Proposed Development seeks: "Outline planning application (all matters reserved except access), for the demolition of existing dwellings and the development of a phased, mixed use scheme comprising residential development (up to 1,354 dwellings, including up to 1 hectare of retirement living), employment development, a local centre (comprising A1 / A2 / A3 / A4 / A5 / D1 / D2 uses), primary school, green space, access and other associated infrastructure.

The document has been written in collaboration with the wider design team which consists of specialist 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, reports and Masterplan Framework Document which were submitted as part of the planning application.

For the purpose of a cohesive design this document contains reference to the land adjacent to Heybeck Lane to the northern corner of the Site. This area of land is excluded from the red line boundary and subject to a separate outline planning application however has been a key consideration within the proposals and is included for context only.



## 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. Contextual Appraisal

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 scheme.

### 03. Design and Access Solution

The Design Solution chapter is provided to communicate the history of the design development. The design and access rationale is set out with detail provided in support of the proposed parameter plan drawings.

### 04. Involvement

The outline planning application follows a significant consultation exercise where a number of stakeholders were approached to work with the consultant team and landowner to develop the proposals. The involvement section should be read alongside the submitted Statement of Community Consultation and sets out the detail of the engagement process and its influence on the illustrative masterplan and parameter plans.

### 05. Conclusion

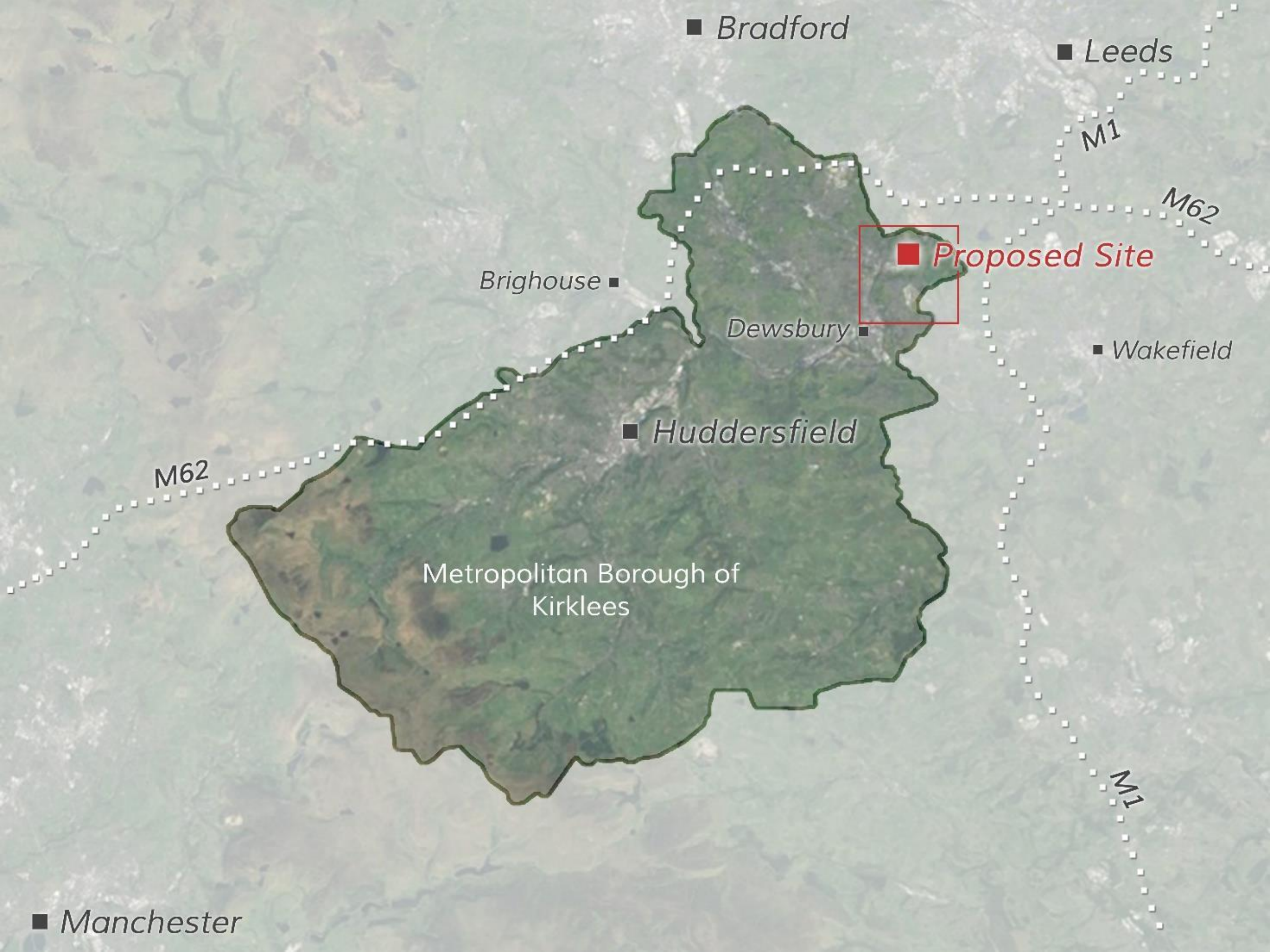
The penultimate chapter covers the proposed design and access conclusions taken from the previous chapters and provides a vision for the scheme.



02

Land to the East of Leeds Road

**CONTEXTUAL APPRAISAL**



■ Bradford

■ Leeds

M1

M62

■ Proposed Site

Brighouse ■

Dewsbury ■

■ Wakefield

■ Huddersfield

M62

Metropolitan Borough of  
Kirklees

M1

■ Manchester

## 2.1 Overview and background

The application Site measures 112.16 Ha and sits to the north of the existing suburban area of Chidswell on the northern fringe of Dewsbury, West Yorkshire. A further 7.05 Ha of the overall Site allocation falls under a separate outline planning application and is referred to as the Site at 'Heybeck Lane' from here on in.

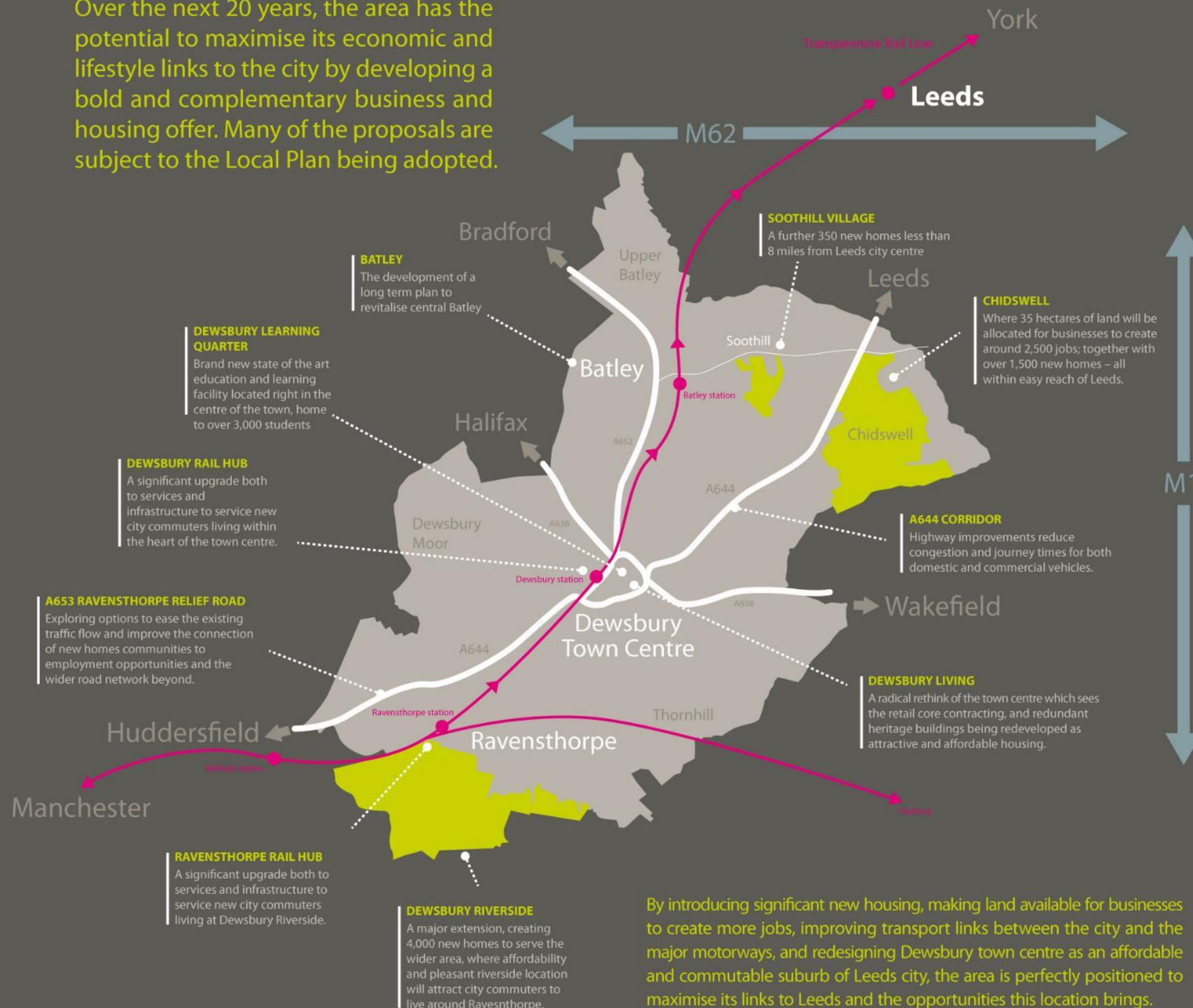
Geographically the Site is strategically located at the north eastern corner of the Metropolitan Borough of Kirklees around 12 miles from Huddersfield and 8 miles from Leeds city centre.

MXS7 was allocated for mixed use housing and employment as part of KLP19 which was adopted in February 2019 and is an integral component of the North Kirklees Growth Zone.

The Site is under the ownership of C.C. Projects, C.C. Projects are listed as the applicant.'

# 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.

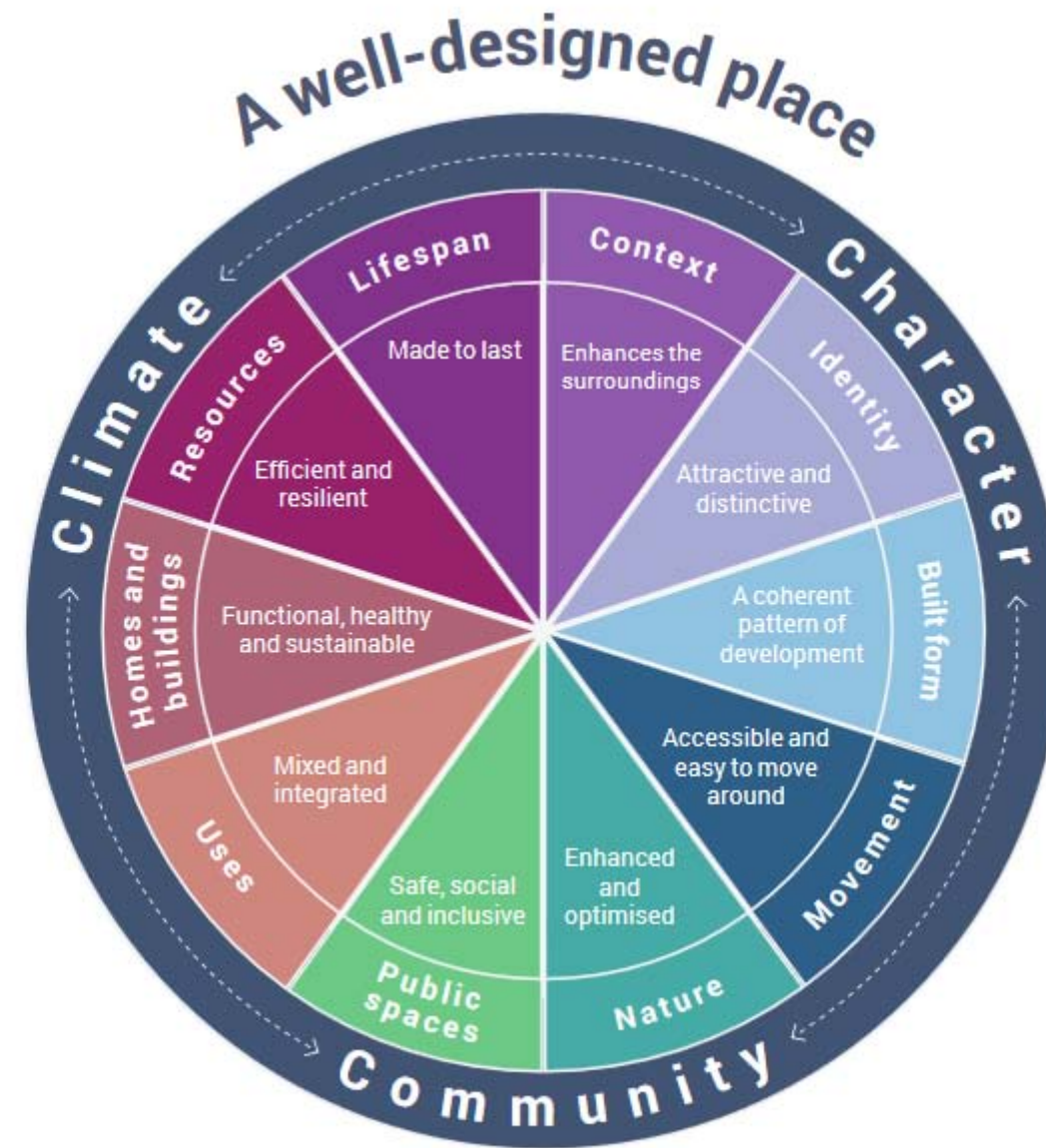
Kirklees Council are committed to unlocking the potential of the area in conjunction with the Leeds City Region's ambitious plan to develop the northern powerhouse in West Yorkshire.

KLP19 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 KLP19 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.

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



*The ten characteristics of well-designed places*

## 2.3 Planning Policy

The illustrative plans and the parameter plans submitted as part of the application package have, along with detailed analysis of the Site and its context and stakeholder consultation, been informed by relevant planning policy. The following section summaries the national and local level design and access related policy and guidance which has been considered during the development of the proposals. Please refer to the Planning Statement that supports this application for further information regarding planning policy and guidance and how it relates to the Proposed Development.

### National Policy and Guidance

#### National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies and how these are expected to be applied. The overarching aim of the NPPF is to help achieve sustainable development. With specific regard to design and access considerations, the NPPF identifies the following:

- Chapter 8 of the NPPF Promoting healthy and safe communities explains that development should promote social interaction and should be safe and accessible, reducing crime and the fear of crime. Proposals should also encourage and support healthy lifestyles through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.
- Chapter 9 of the NPPF Promoting sustainable transport requires proposals to promote walking, cycling and public transport, and states that patterns of movement, streets, parking and other considerations should be integral to the design of schemes.
- Chapter 12 of the NPPF Achieving well-designed places states that good design is key to sustainable development and contributes to creating better places in which to live and work. It explains that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting.

#### Planning Policy Guidance (PPG)

The PPG is a collection of live documents which bring together planning guidance on various topics in one place. The PPG stresses the importance of good design and states that plan-makers and decision-takers should always seek to ensure high quality design through creating places, buildings or space that work well for everyone, look good, last well and will adapt to the need of future generations.

The PPG identifies at Reference ID: 26-006-20191001 and 26-007-20191001 the importance of producing masterplans, particularly at the outline planning application stage, in order to set a vision and implementation strategy for a development.

#### The National Design Guide

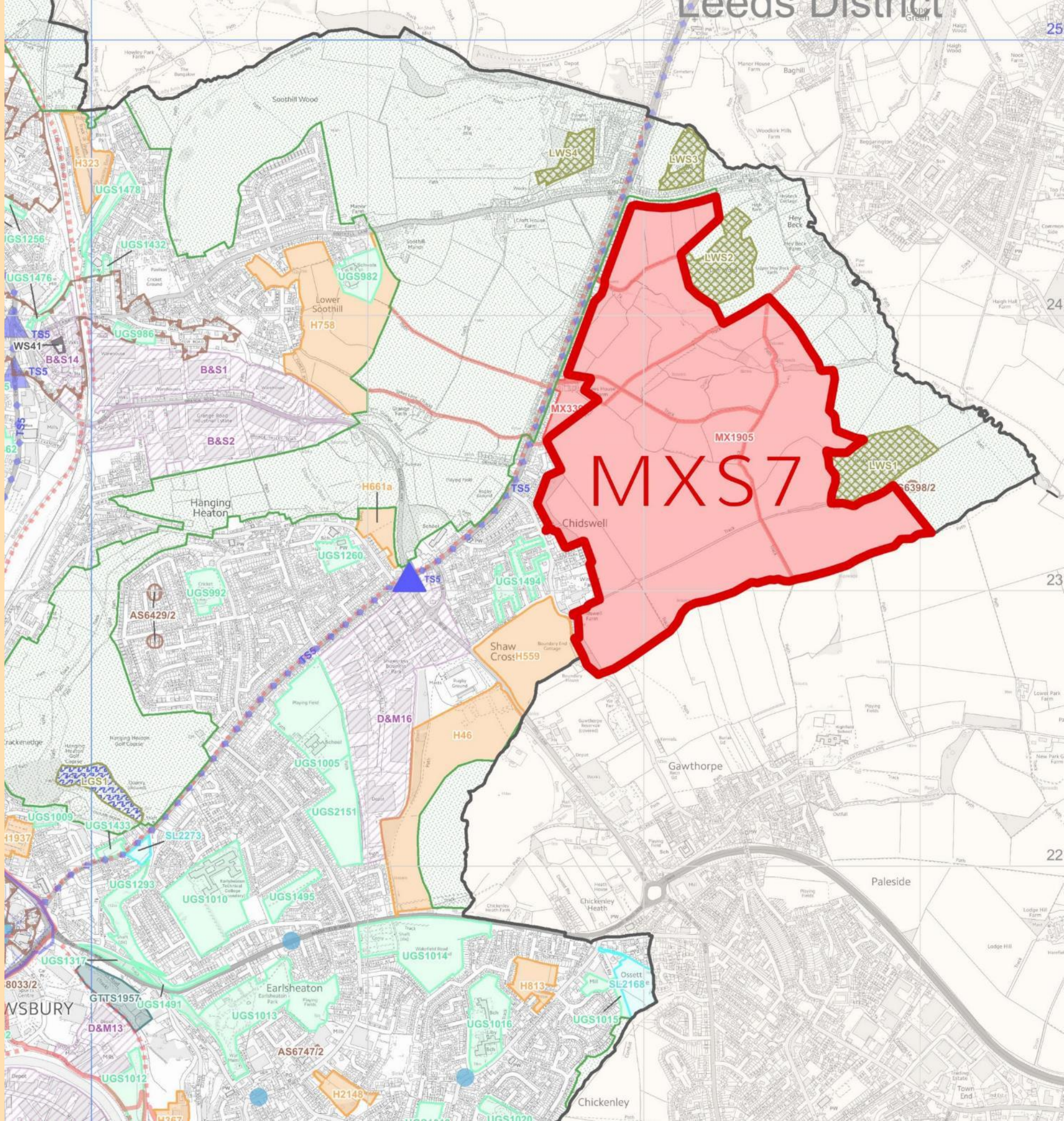
The National Design Guide (adopted in October 2019), sets out the characteristics of well-designed places and demonstrates what good design means in practice. It identifies ten characteristics of well-designed places: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

**Site MXS7**

Local Plan ID	MXS7
Site address	Land east of, 932-1110 Leeds Road, Shaw Cross/Woodkirk, Dewsbury
Ownership	Private
Gross site area (Ha)	120.78
Net site area (Ha)	114.59 - UK BAP Priority Habitat removed from the developable area
Constraints	<ul style="list-style-type: none"> <li>• Third party land required for access</li> <li>• Multiple access points required</li> <li>• Public rights of way cross the site</li> <li>• Additional mitigation on the wider highway network may be required</li> <li>• Power lines cross the site</li> <li>• Multiple watercourses cross the site</li> <li>• Air quality issues</li> <li>• Noise source near site</li> <li>• Odour source near site</li> <li>• Potentially contaminated land</li> <li>• Part of the site lies within a UK BAP priority habitat</li> <li>• Site is within the Wildlife Habitat Network</li> <li>• Part of the site contains a Habitat of Principal Importance</li> <li>• Site is close to an archaeological site</li> <li>• Part/all of the site is within a High Risk Coal Referral Area</li> </ul>
Allocation	Mixed use - housing and employment
Indicative capacity: Housing	1,535 dwellings
Indicative capacity: Employment (sq.m)	122,500
Reports/commentary	<ul style="list-style-type: none"> <li>• Transport Assessment</li> <li>• Travel Plan</li> <li>• Flood Risk Assessment</li> <li>• Drainage masterplan required</li> <li>• Air Quality Impact Assessment</li> <li>• Noise assessment</li> <li>• Odour assessment</li> <li>• Contamination report (Phase 1)</li> <li>• Ecological Assessment</li> <li>• Predetermination archaeological assessment</li> </ul>

	<ul style="list-style-type: none"> <li>• Health Impact Assessment</li> <li>• Coal Mining Risk Assessment</li> </ul>
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Other site specific considerations	<ul style="list-style-type: none"> <li>• Landscape character assessment has been undertaken for this site which should be considered in the development masterplan/site proposals.</li> <li>• This location is identified in the Leeds City Region Strategic Economic Plan and in the Kirkstall Economic Strategy and the site will play a key role in helping transform Dewsbury. Proposals should indicate how the place shaping strengths, opportunities and challenges can be addressed through reference to policies in the Local Plan, the Dewsbury Strategic Framework and other regeneration and urban renaissance strategies and initiatives.</li> <li>• The provision of a new 2 form entry primary school will be required on this site</li> <li>• The provision of secondary school places will be monitored and delivered to meet demand as new housing is delivered during and beyond the plan period.</li> <li>• Early Years and Childcare provision will also be required relating to this allocation</li> <li>• This site requires the provision of multiple access points and will need to be carefully phased to ensure it complies with other policies in the Local Plan regarding transport. Access to HS47 will be provided as part of this allocation, including no left turn onto Chidswell Lane and the provision of a new roundabout at the junction with the B6128 (Owl Lane)</li> <li>• Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas</li> <li>• Adjacent to cycling network</li> <li>• Additional mitigation on the wider highway network will be required. Development of this site has the potential for a significant impact on the Strategic Road Network. Measures will be required to reduce and mitigate that impact. The transport assessment will need to demonstrate that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to contribute to additional schemes identified by Highways England and included in the Infrastructure Delivery Plan (IDP) or other appropriate schemes. If development is dependent upon construction of a committed scheme, then development will need to be phased to take place following scheme opening.</li> <li>• In accordance with LP13 (part a, paragraph 4) the creation of a new local centre commensurate with the scale of growth proposed will be supported, subject to the sequential test and impact assessment</li> <li>• A masterplan is required for this site to be prepared in accordance with policies in the Local Plan</li> <li>• A buffer will be required to protect the ancient woodlands at Dum Wood and Doglitch Wood</li> </ul>
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## Planning Policy (continued)

### Local Policy

#### The Kirklees Local Plan

The Kirklees Local Plan (KLP19) sets the spatial vision, objectives and strategic growth for Kirklees to 2031. The Site falls within an allocation for mixed use housing and employment development within KLP19 (Site reference MXS7), which was adopted in February 2019. The requirements for the allocation, which also includes the smaller Heybeck Lane Site which is subject to a separate planning application, are detailed opposite and have been fundamental in the formulation of the proposals.

In addition to the above, the following key policies within KLP19 have provided design guidance:

- Policy LP24: Design expects development to be accessible, high quality, safe and sustainable. Development should also provide a high standard of amenity for future and neighbouring occupiers.
- Policy LP28: Drainage states that there is a presumption that Sustainable Drainage Systems will be incorporated into new development design.
- Policy LP30: Biodiversity and Geodiversity explains that the council will seek to protect and enhance the biodiversity and geodiversity of Kirklees and provide net biodiversity gains through good design.
- Policy LP32: Landscape states that proposals should be designed to take into account and seek to enhance the landscape character of the area.
- Policy LP47: Healthy, active and safe lifestyles explains that the Council will create an environment which supports healthy, active and safe communities and reduced inequality. This will be enabled by (inter alia) increasing access to green spaces.
- Policy LP63: New open space requires new housing development to provide or contribute towards new open space or the improvement of existing provision in the area.

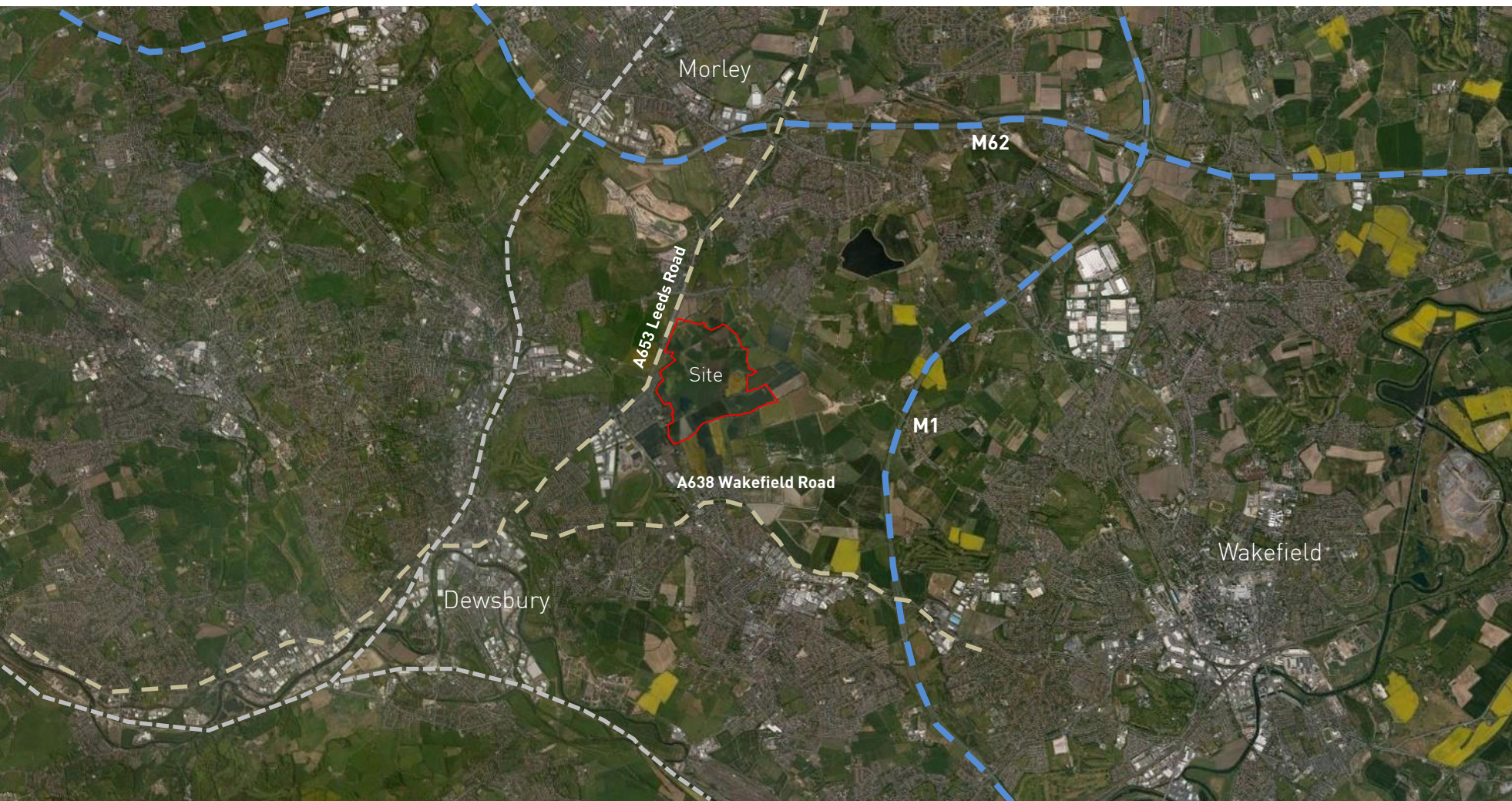


**Leeds City Region**

## 2.4 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 Borough 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.





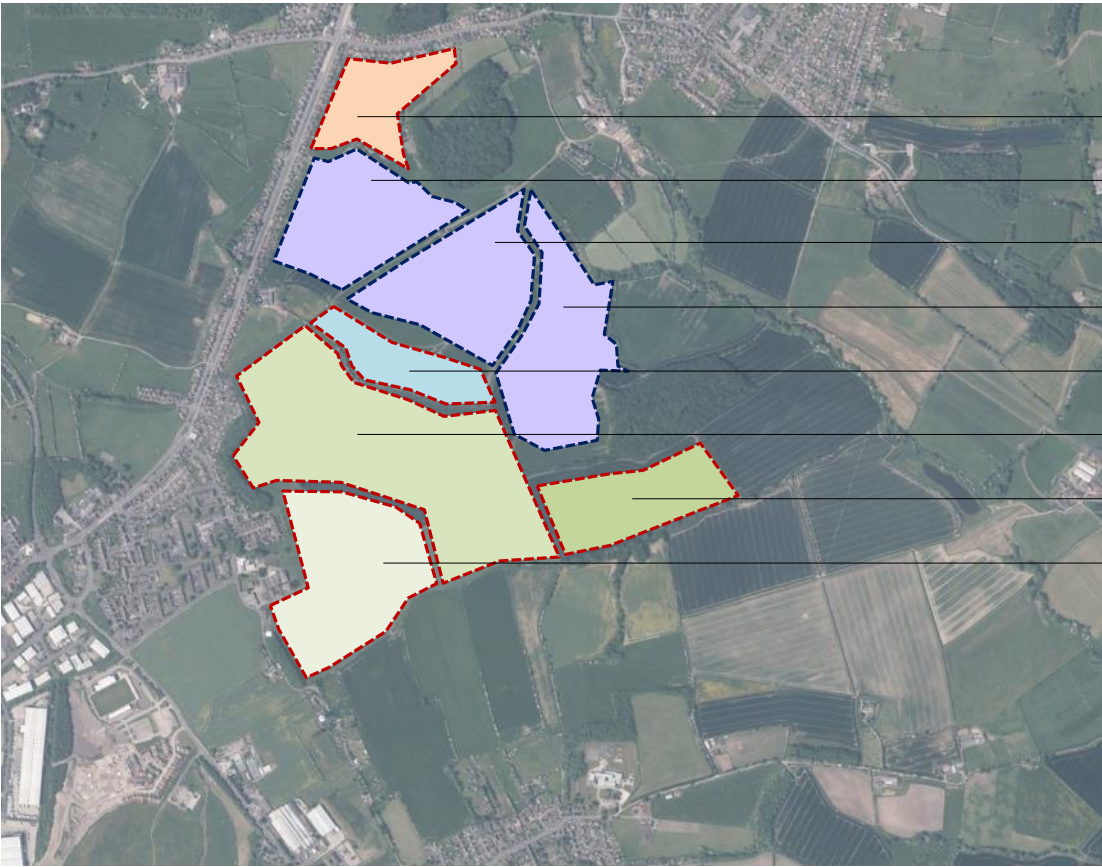
Dogloitch Wood

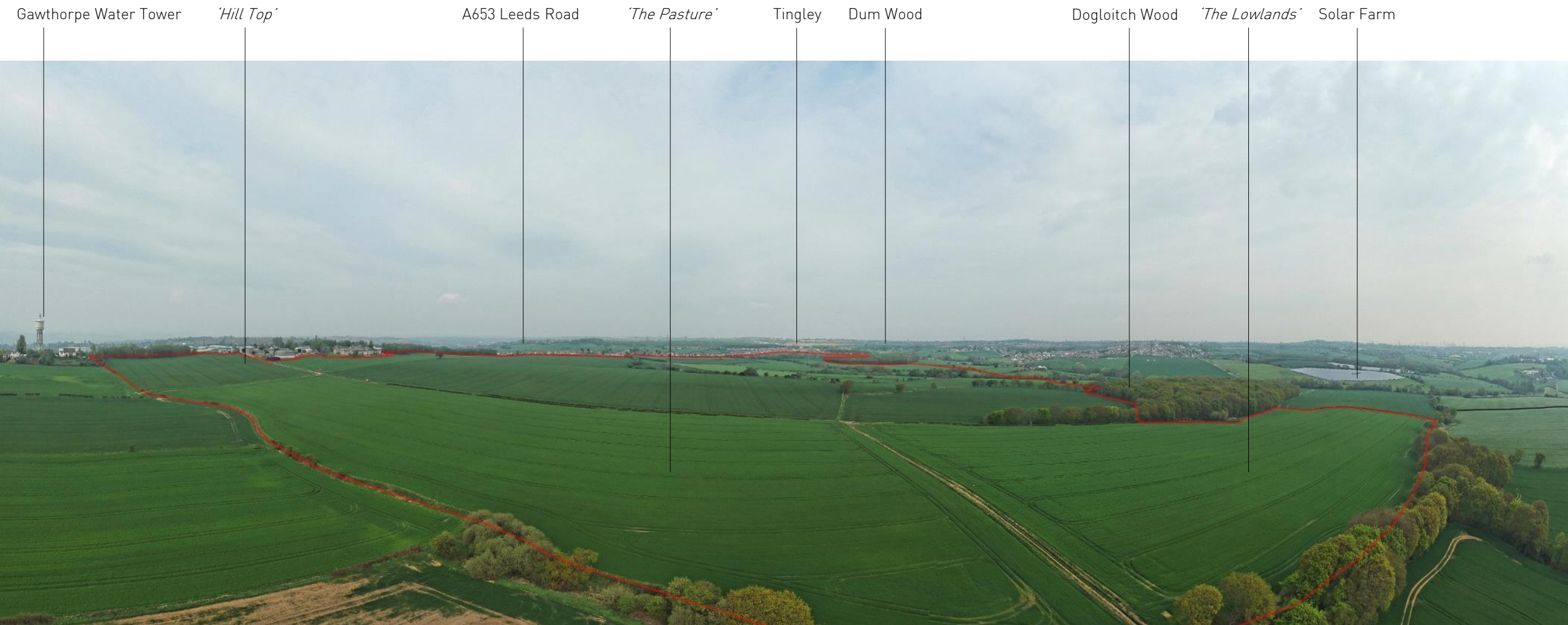
## 2.5 Site Characteristics

The Site is generally of rural and semi-rural character with a perimeter of suburban housing present along the 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.

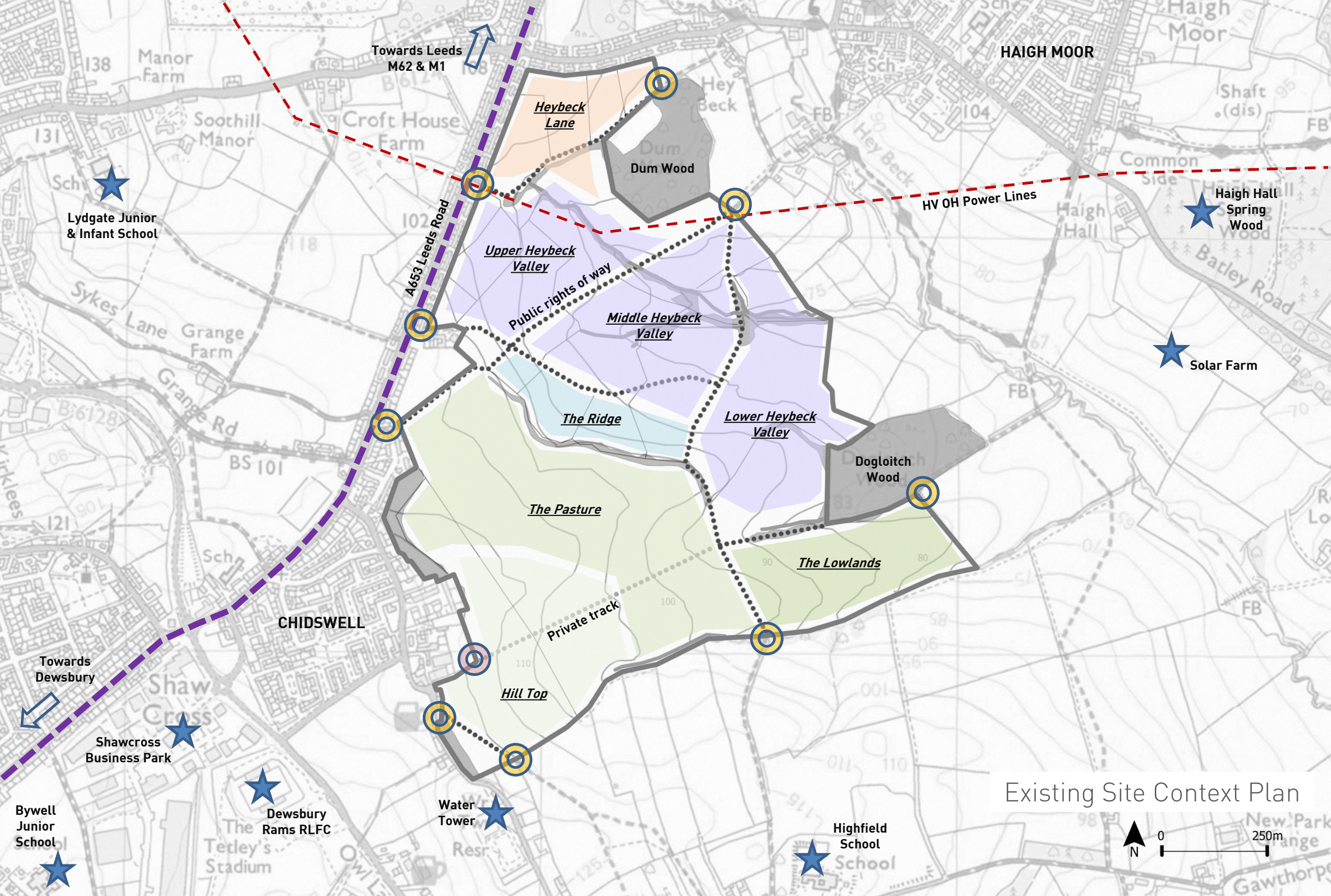
The Site is generally undulating and falls to Hey Beck which sits centrally adjacent Dogloitch Woods.

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 and also within the supporting Masterplan Framework Document.

- 
- The Site has been subdivided into the following character areas:
- Heybeck Lane (subject to a separate outline planning application)
  - Upper Heybeck Valley
  - Middle Heybeck Valley
  - Lower Heybeck Valley
  - The Ridge
  - The Pasture
  - The Lowlands
  - Hill Top



Site Boundary Aerial, view North



Existing public access into Site

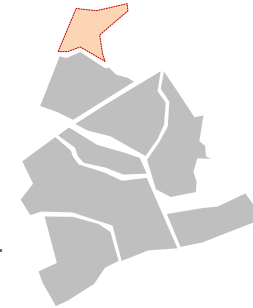


Existing private access into Site

*Subject to separate outline planning application*

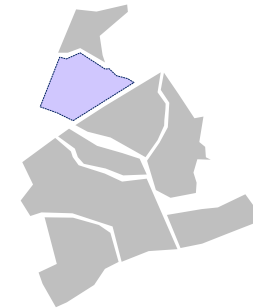
### 01. Heybeck Lane

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 parcel offers good connectivity south along established Public Rights of Way.
Proposed land use:	Residential.



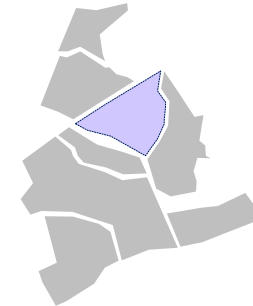
### 02. Upper Hey Beck Valley

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



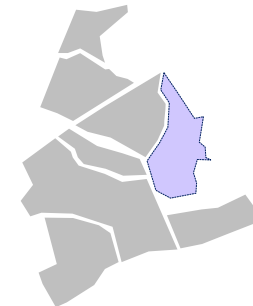
### 03. Middle Hey Beck Valley

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 parcel is bounded to the east and west by existing Public Rights of Way.
Proposed land use:	Employment.



### 04. Lower Hey Beck Valley

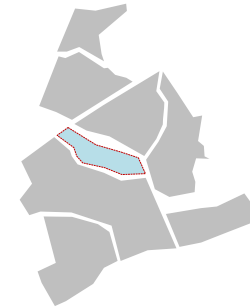
Topography:	Lowest section of the proposed employment land, cross fall west to east.
Location:	Eastern boundary of the Site.
Aspect:	Views east and west along valley, strong views north towards Baghill.
Flora and fauna:	Intensive agriculture / crops with a number of established tree belts.
Geographical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



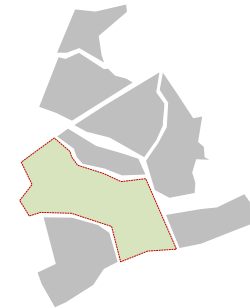
# Character Areas

**05. The Ridge**

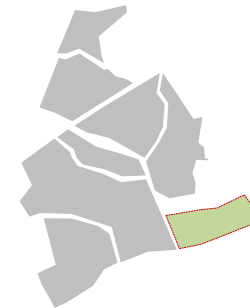
Topography:	Sharp ridge in the landscape which runs east to west.
Location:	The heart of the Site.
Aspect:	Strong views along the ridge looking north and east.
Flora and fauna:	Established tree belt / hedgerows which line the length of the ridge.
Geographical features:	A significant fold in the landscape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

**06. The Pasture**

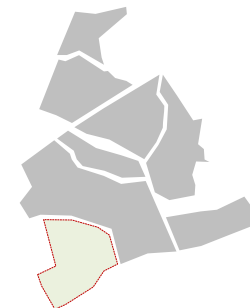
Topography:	Undulating with an underlying fall towards the north east.
Location:	Central within the proposed residential land use, spanning east to west.
Aspect:	Views north into Hey Beck valley and south from the south eastern boundary.
Flora and fauna:	Intensive agriculture / crops with limited existing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

**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 parcel 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 parcel is served by two Public Rights of Way to the north / west.
Proposed land use:	Residential.

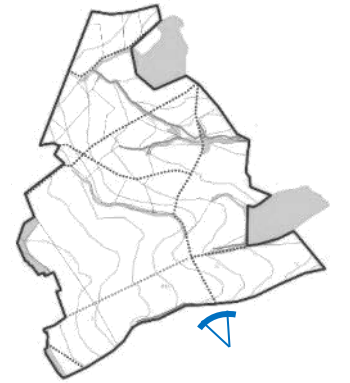
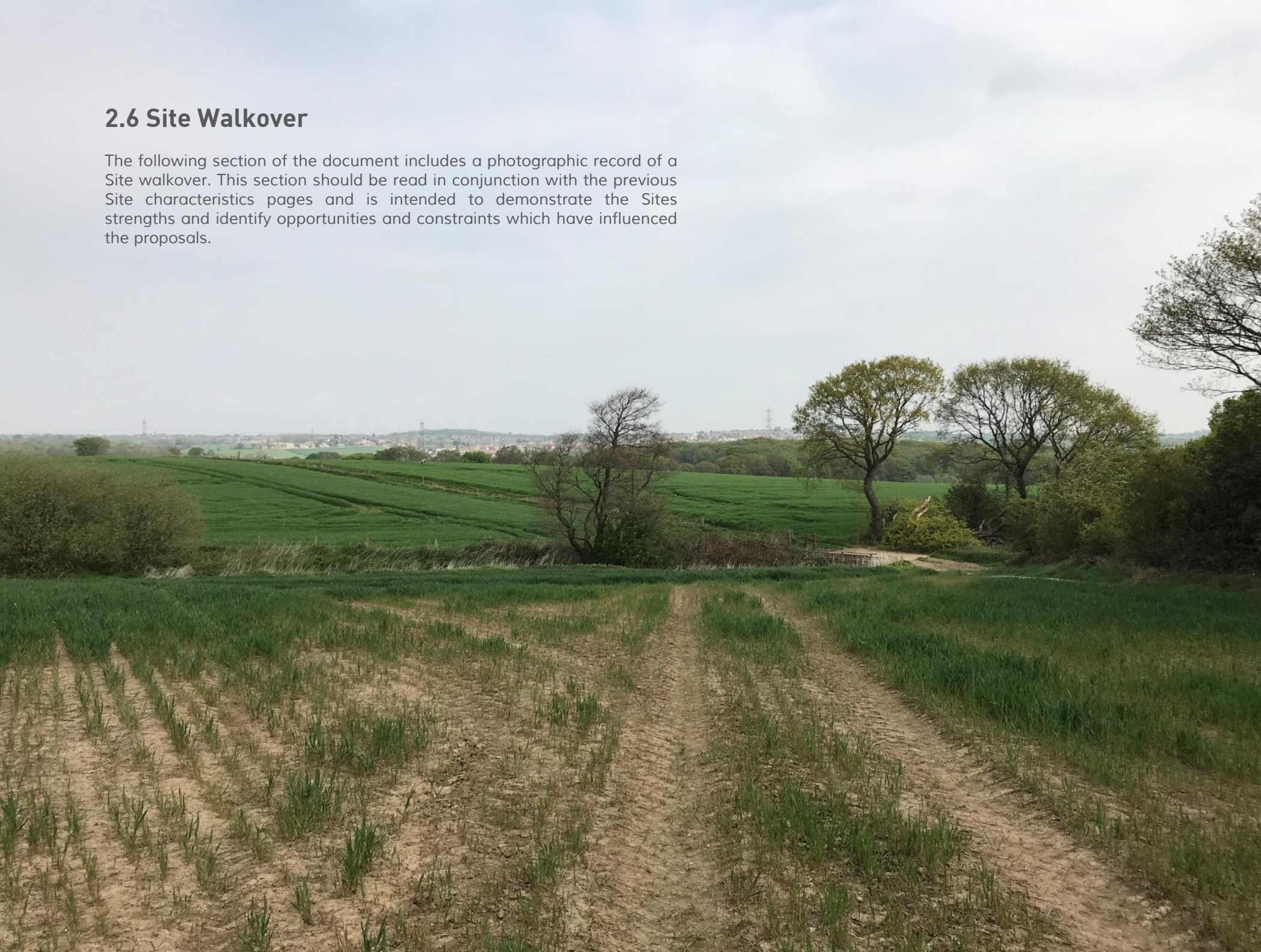
**08. Hill Top**

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 parcel is the southern gateway into the Site from Owl Lane abutting existing Broadfield Farm buildings and Huntsman public house.
Proposed land use:	Residential.

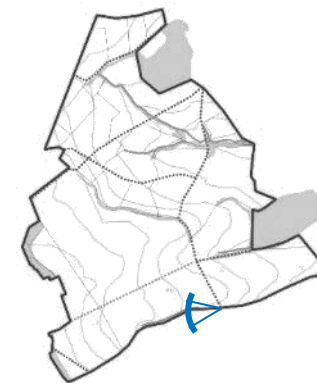


## 2.6 Site Walkover

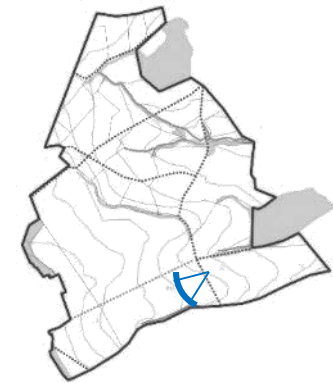
The following section of the document includes a photographic record of a Site walkover. This section should be read in conjunction with the previous Site characteristics pages and is intended to demonstrate the Sites strengths and identify opportunities and constraints which have influenced the proposals.



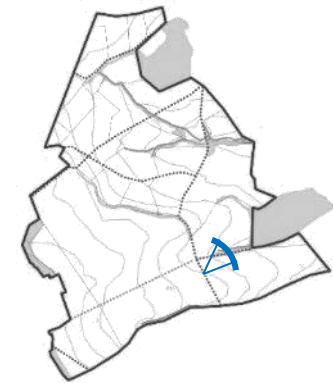
Approach to Southern boundary.



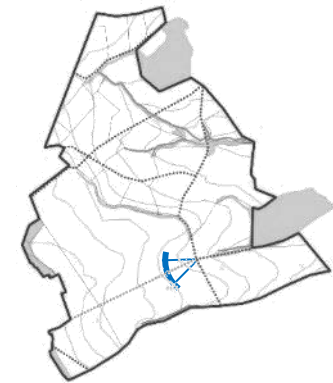
Southern Site boundary condition.



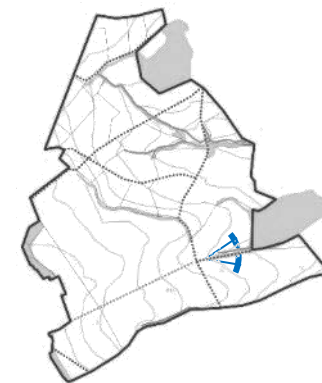
View south-west towards the water tower from the Public Right of Way.



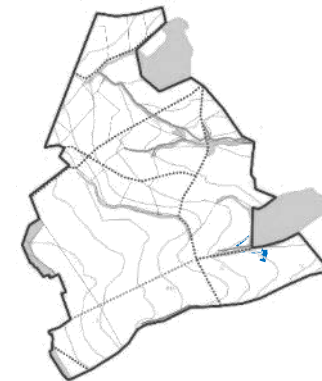
View north-east towards Dogloitch Wood from the Public Right of Way.



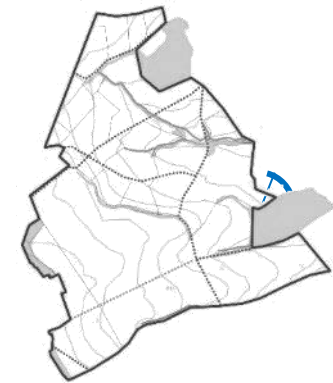
View westwards up the private track from the Public Right of Way.



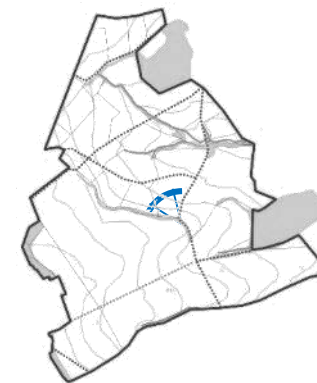
View eastwards down the Public Right of Way towards Dogloitch Wood.



View eastwards along the water course and Public Right of Way adjacent to Dogloitch Wood.



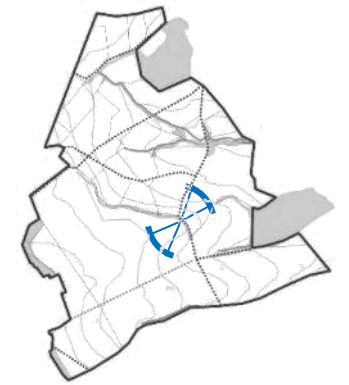
View from outside the Site boundary northwards within Dogloitch Wood showing the drystone wall boundary condition



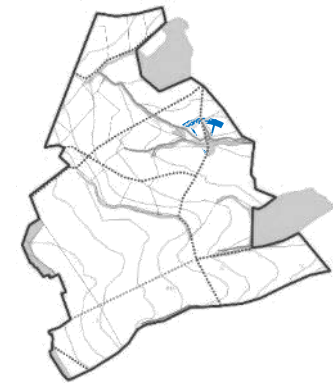
View northwards from the ridge, centrally positioned on the Site.



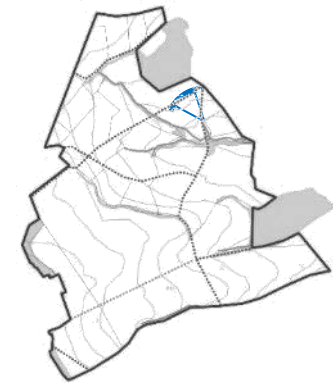
View north east down from the ridge, with Dogloitch and Dum Wood visible on the left and right.



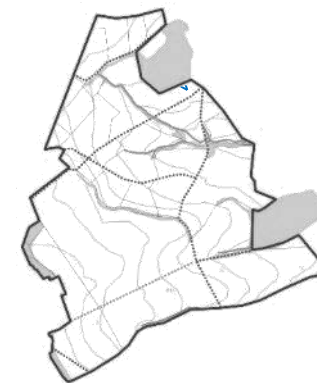
Views south west up from the ridge, with the water tower located centrally.



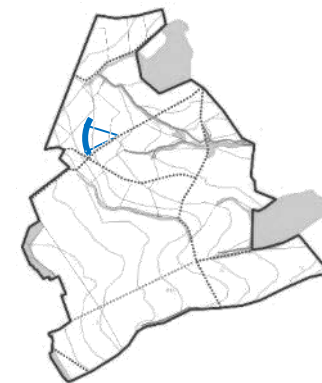
Native shrubs and trees lining Hey Beck.



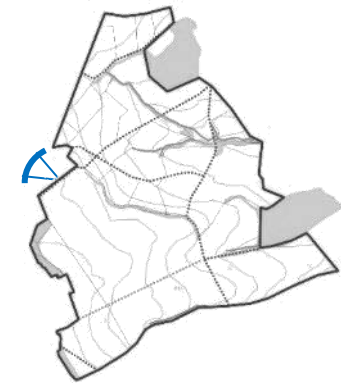
Overhead HV power lines situated on the Site and adjacent to Dum Wood.



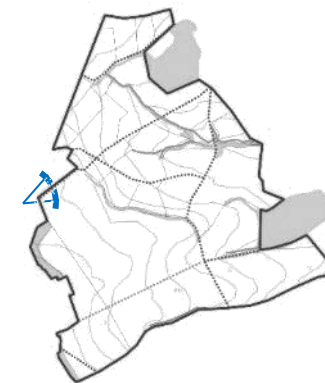
Footpath into Dum Wood from the south.



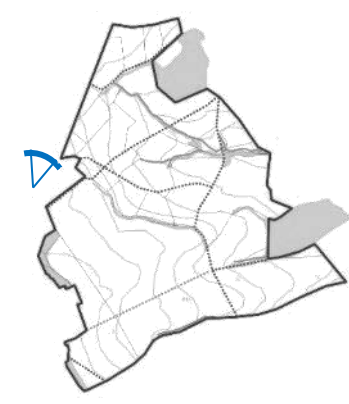
View westwards along the Public Right of Way heading north and view up towards Lees House Farm and the A653.



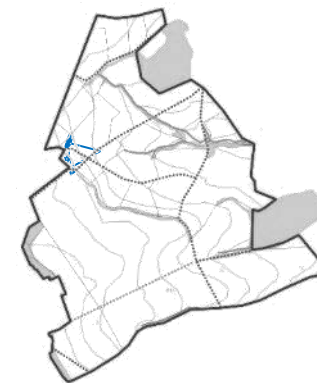
Rear of A653 properties and small parcel of land outside of the Site.



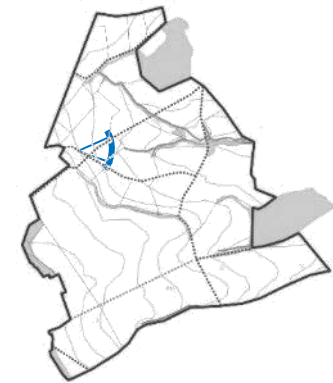
View eastwards towards the Site from a Public Right of Way gateway off the A653.



View north along the A653 (outside of the Site)



View towards Lees House Farm.

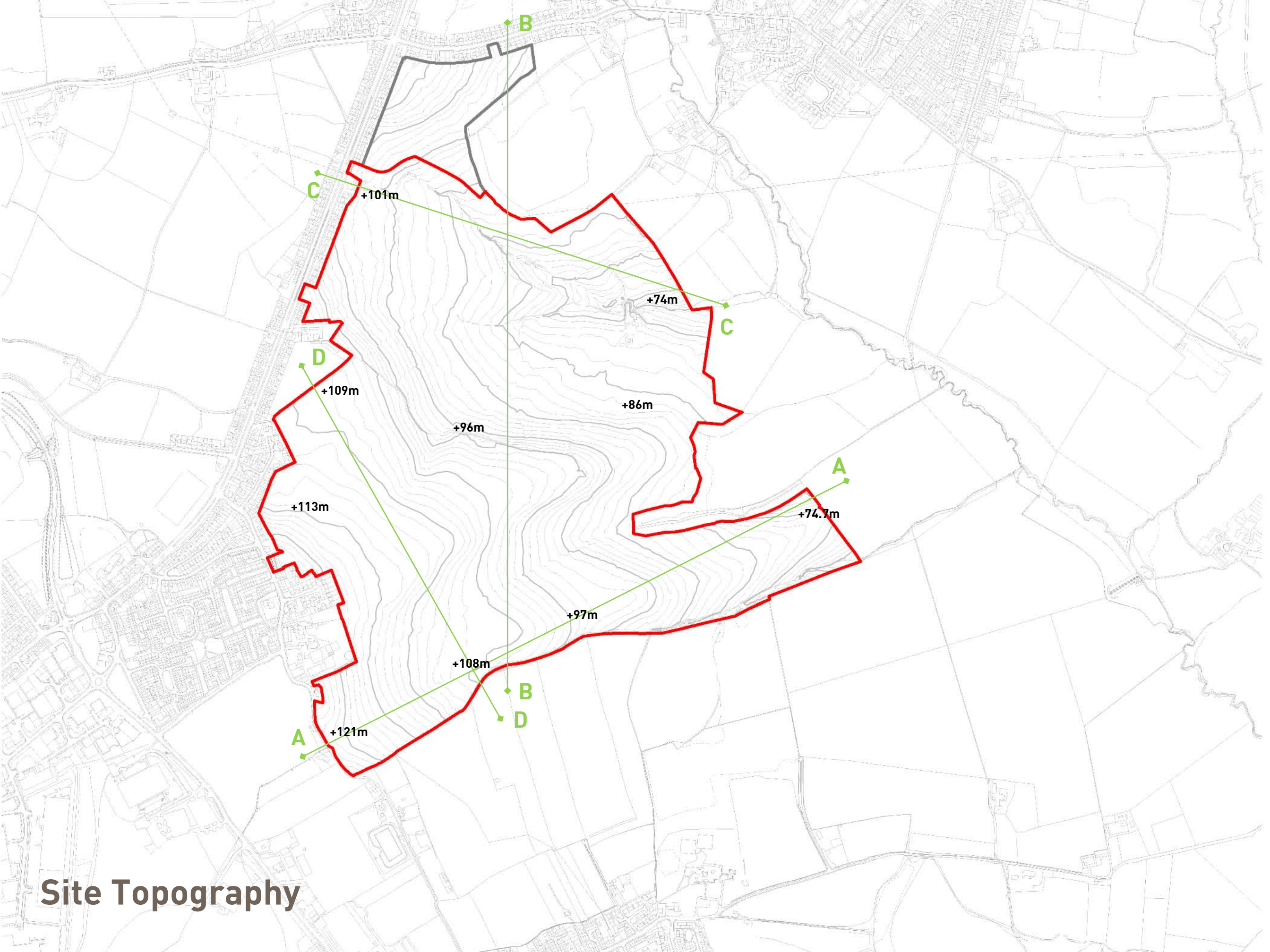


Vista westwards of the Site from the eastern boundary.



## Site Walkover Summary

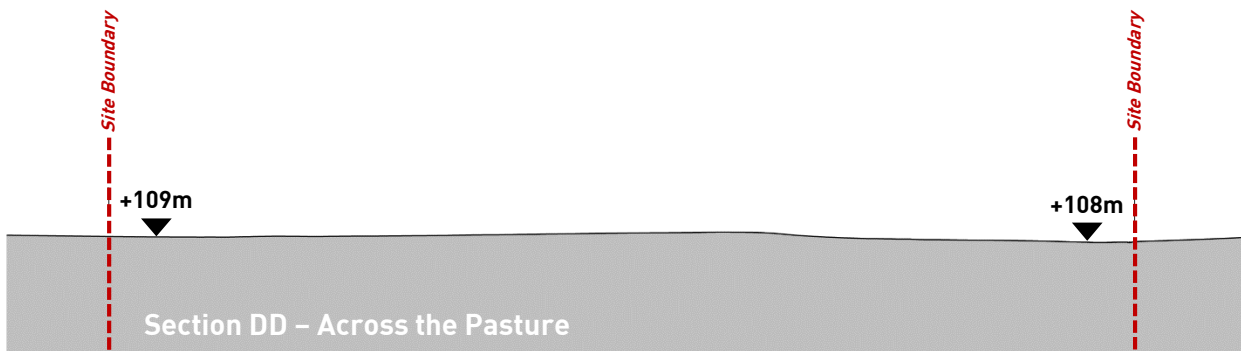
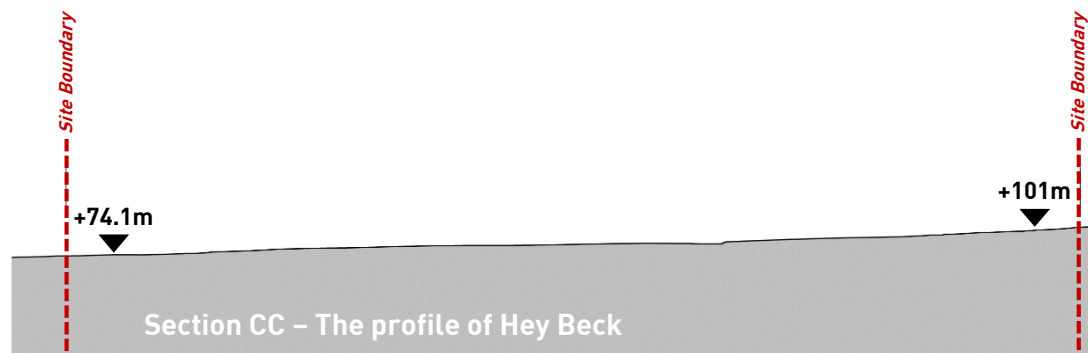
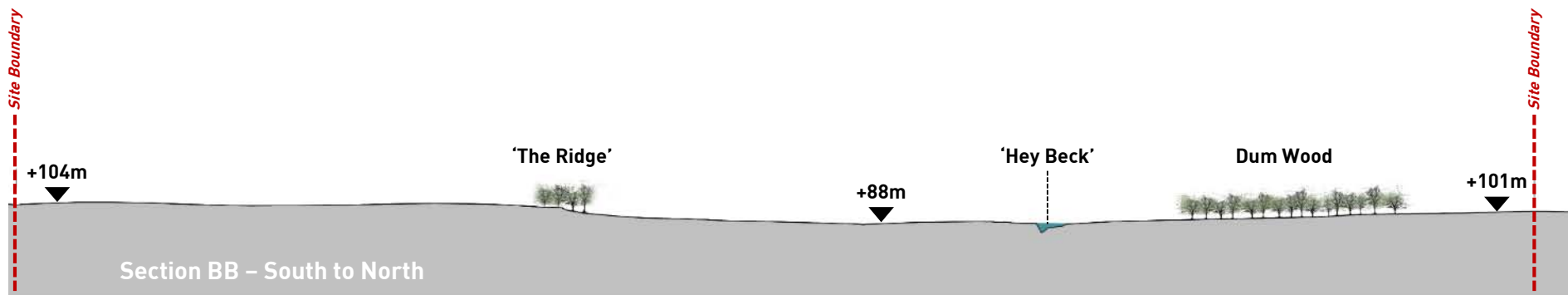
- The Site is predominately arable farm land which is crossed by hedgerows, tree belts, informal tracks, Public Rights of Way and Hey Beck.
- The contours of the Site gently fall to the centre of the Site from both the north and the south west. There is a notable ridge in the landscape.
- The Sites surrounding contours generally climb and as a result the Site is openly viewed from a number of directions.
- The Site has a number of minor watercourses which are typically flanked by native trees and shrubs.
- Partial dry stone walling can be found throughout the Site's boundaries.
- The majority of the Site is very open with few points of geographical interest. The primary interests and view points lie outside of the Site, namely the two woods (Dogloitch and Dum Wood).
- The western and south boundaries are abutted by existing residential properties which vary in era, scale and style.



**Site Topography**

### 2.7 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

Green buffer zone to ancient woodland

Line of existing overhead pylons

Potential wildlife corridor

Allocated mixed use Site

Low point - Sustainable Urban Drainage

Green corridor linking Shaw Cross and Dogloitch Wood

Reinforce / extend existing landscape buffer zone

Green corridor

Distant views across valley to east

Distant views across valley to east

Green buffer zone to ancient woodland

Allocated housing Site

- Highways
- ..... Public Rights Of Way
- Water Course
- Overhead Cables
- ➡ Site Access
- School
- Green corridor

## 2.8 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:

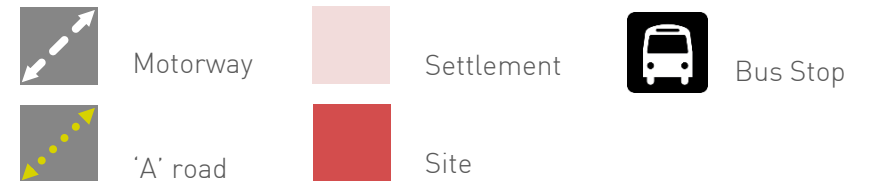
- The Site's existing topographical features, levels and land formation.
- Existing watercourses, swales and streams.
- Existing green infrastructure including the ancient woodlands.
- Infrastructure and services.
- Existing / proposed vehicular and pedestrian access points.
- Distance views and lines 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 development parcels 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



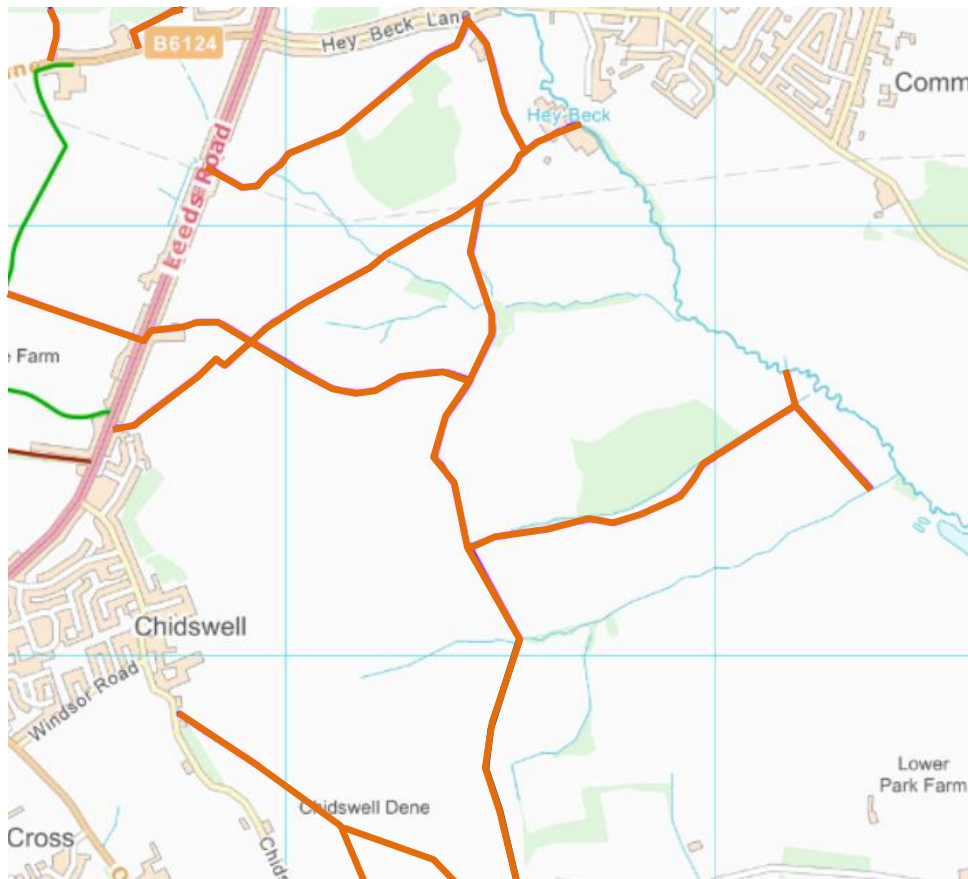
## 2.9 Connectivity and Transport

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.





Morley

Middleton

Tingley

East Ardsley

West Ardsley

Woodkirk

Baghill

Leeds

Kirklees

Sotherhill

Batley

Site

Local Authority  
Boundaries

Chidswell

Hanging Heaton

Wakefield

Gawthorpe

Dewsbury

Chickenley

Ossett

## 2.10 Urban Context

The Site is located on the urban fringe of Dewsbury between the localities of Chidswell (to the south) and Baghill to the north. The south eastern boundary of the Site is also the Wakefield / Kirklees council boundary.

The juxtaposition of the Site with Dewsbury, the A653 and Heybeck Lane provide natural Site access points along the south western, western and northern boundaries creating opportunity for urban connections to the existing communities in Chidswell, Gawthorpe, Baghill and Woodkirk. The location of these connection points was a key consideration when developing the illustrative masterplan and parameter plans.

The Site is typically surrounded by low rise suburban housing consisting of semi-detached, detached and bungalow properties. A number of larger agricultural farm buildings exist to the periphery of the Site, notably Broadfield Farm to the south west off Chidswell Lane.

## 2.11 Social and Economic Characteristics

As previously outlined the Site is integral to the North Kirklees Growth Zone which has the aim of improving wealth and prosperity in and around Dewsbury.

The mixed use nature of the proposals aim to create a diverse local economy through a range of employment uses alongside the two form entry primary school and local centre. The local centre will include a range of ancillary uses to support the local community.

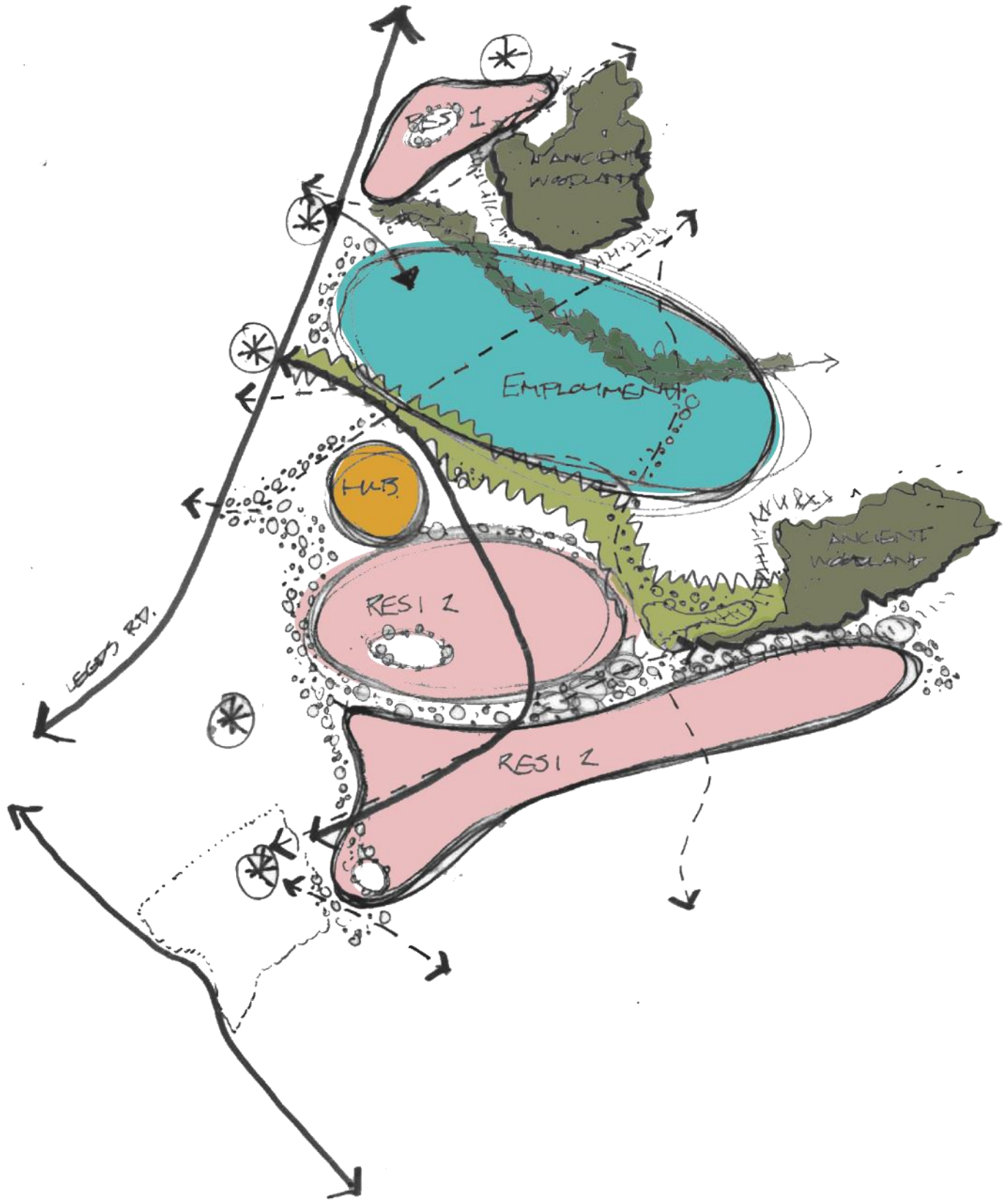
Significant amenity and publically accessible open space is vital to ensuring the success of the scheme and is intended to compliment surrounding facilities such as the Shaw Cross playing fields and Dewsbury Rams Rugby Club.



# 03

Land to the East of Leeds Road

**DESIGN SOLUTION**



### 3.1 Design Overview and Concept

The proposed design solution follows a significant period of design development which involved collaboration with a number of specialist consultants, the landholder and various departments within Kirklees Council.

Monthly design reviews with various local authority departments including highways, landscape and planning formed an integral part of the design process and resulted in the cohesive masterplan that is set out within this document.

Over and above the Site specific considerations set out within KLP19 the design concept was influenced by the following principles:

- Proposed Site access points.
- The existing Site topography.
- Inward / outward views across the existing landscape.
- Parcel orientation and aspect.
- Preserving areas of bio-diversity including the Hey Beck corridor.
- The retention and enhancement of existing green infrastructure including the ancient woodlands, Public Rights of Way and existing hedgerows / trees.
- Key interfaces with the existing urban context and immediate neighbours.
- Maintaining and improving pedestrian connectivity and permeability through the Site.
- Creating a strong identify for the various parcels with adequate sub-division between uses whilst maintaining cross-connectivity.

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 some 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 for the plot 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 illustrative drainage strategy is included later in the document.

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

As prescribed within KLP19 generous landscaped offsets, wildlife corridors and screening belts are proposed within the masterplan. More detail on the design mitigation strategy is included later in this document and on the Green Infrastructure parameter plan (ref. 18008-00-204).

The final version of the illustrative masterplan demonstrates how the site might come forward in accordance with the parameter plans, subject to detailed design at reserved matters stage.



Parcel reference number	Illustrative number of dwellings
01 (Heybeck Lane) *subject to separate outline application	181
02a	457
03	240
04	277
05	173
06	207
<b>Total</b>	<b>1535</b>

Employment Parcel reference number	Parcel size (Ha)
E01	3.69
E02	5.18
E03	5.33
E04	4.01
E05	2.56
E06	7.85
E07	2.20
E08	1.36
E09	2.53
<b>Total</b>	<b>34.71</b>

### 3.2 Use

The Site is allocated within KLP19 for 'mixed use – housing and employment' development. The application seeks approval as to the principle of residential (use class C3), residential institutions, such as retirement living (C2), employment (use class B1c, B2 and B8 with ancillary B1a) and a Local Centre (use classes A1 / A2 / A3 / A4 / A5 and D1) on the Site.

### 3.3 Amount

The proposed amount of development is set out in the table adjacent which identifies the maximum number of residential units as 1535 of which 1354 units are proposed within the application site. The table opposite reflects the overall allocation requirement as detailed within KLP19.

Although the application does not seek permission for specific dwelling types it is important that the Site provides a broad mix of typologies suited to different tenures. To create a truly diverse community a range of house sizes should be considered within reserved matters applications.

Future reserved matters submissions may include a range of residential typologies including sheltered, retirement accommodation or residential care homes. Flexibility to allow a range of dwelling types has been reflected within the design.

The land parcel associated with the proposed school has been sized at 2ha as advised by council officers in line with the Kirklees standard land take for a two form entry primary school.

The Employment allocation includes a maximum land take of 35Ha with a maximum floor area capacity of 122,500sqm. The Employment plot table opposite provides an overview of the employment parcels identified within the illustrative masterplan. The illustrative masterplan demonstrates that the maximum floor area can be accommodated within the site and how it could potentially be laid out. The Maximum Building Heights parameter plan allows multi-storey employment buildings which provide flexibility to ensure the maximum capacity of 122,500sqm can be met within the proposals.



Type of Open Space	Minimum standard for the amount of new open space			Quality Standard	Minimum Accessibility Standard		Illustrative Masterplan Site (1354 dwellings)	
	Type of Standard	Amount per 1,000 population (hectares)	Amount per dwelling (sqm)	Site Assessment Rating	Type of Standard	Minimum walk time or distance for residents in towns or villages	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	26,322	36,768
Natural/Semi-natural greenspace	Local	2.0	48.6	High	National / Local	15 minutes / 720 metres	65,804	76,458
Amenity Greenspace	National	0.6	14.58	High	National / Local	10 minutes / 480 metres	19,741	32,129
Allotments	National / Local	0.5 per 1,000 households	5	High	Local	15 minutes / 720 metres	6,770	7,675
Children's Equipped/ Designated Play Areas	National	0.25	6.1	N/A	Local	15 minutes / 720 metres	8,259	8,310
Young Peoples' Provision	National	0.3	7.3	N/A	Local	2km	9,884	12,838

## Publically Accessible Open Space

The Publically Accessible Open Space (referred to as P. A.O.S. hereonin) provision within the illustrative masterplan is designed in line with the district wide open space provision standards which are detailed within the adopted KLP19 Strategy and Policies document at table 12 and can be found opposite.

Within the adopted strategy and polices document Policy LP63 – New Open Space sets out the following:

*“...in determining the required open space provision, the council will have regard to the type of housing proposed and the availability, quality and accessibility of open space provision in the area assessed in accordance with the council's district wide open space standards.*

*Open space provided on-Site should be designed to complement existing facilities in the area and to allow for informal children's play through good quality landscape design. In areas where existing provision is sufficient to meet local needs, new open space can be provided on-Site for amenity purposes and to achieve a well-designed scheme. New provision should complement existing facilities in the vicinity and enhance the natural landscape and environment...”*

The table opposite details the proposed P.A.O.S. provision of the application Site. As well as the P.A.O.S. requirements detailed opposite there are a number of areas of additional greenspace provided within the illustrative masterplan, these include the following:

- Multi-Use Games Area – 20 x 40m court provided in the vicinity of the proposed Local Centre
- Wildlife corridor (employment) – 15m wide wildlife corridor along the eastern boundary
- Wildlife corridor / tree buffer (residential) – 15m wide corridor along eastern tip of residential boundary

Paragraph 19.59 of KLP19 Strategy states the following:

*'In determining the nature of open space required, the council will consider the needs arising from the proposed development based on the use and type of housing proposed. Different types of housing proposals will generate different open space needs, for example, family housing will be expected to make provision for children and young people. Whereas, for single bedroom dwellings, sheltered housing and student accommodation the provision of amenity greenspace is likely to be more appropriate.'*





### Masterplan Legend

- \* Proposed site access
- Residential use
- Employment use
- Local Centre
- Primary School
- Potential location for retirement accommodation / assisted living
- \* Internal vehicular connection (no HGV access)
- illustrative Sustainable Urban Drainage (SUDS)  
*\*Refer to outline drainage strategy for further information*
- Parking and drop-off
- 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 = 3.79Ha / 37,913sqm)
- Amenity greenspace (Total provision = 3.57Ha / 35,698sqm)
- Proposed natural / semi natural greenspace (Total provision = 8.04Ha / 80,434sqm)
- Proposed wildlife corridor (Total provision = 1.34Ha / 13,444sqm)
- Existing ancient woodland, trees and hedgerows
- Ancient woodland buffer zone
- Proposed tree planting
- illustrative 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

Public Open Space Provision

### 3.4 Layout

The masterplan provides an illustrative layout for the Site showing how the proposed quantum of development could be accommodated. The final layout will be the subject of assessment at a subsequent reserved matters stage. The illustrative design incorporates the principles of the standalone fixed parameter plans which are provided with the submission for approval and detailed over the page. The parameter plans fix the following elements of the design:

- Development Area and Uses
- Strategic Blue Infrastructure
- Maximum Building Heights
- Strategic Green Infrastructure
- Access

The illustrative layout opposite reflects a period of design development which has involved a number of parties include the landowner, the consultant team and various departments within Kirklees Council. The result is a series of development parcels sculpted around existing and new green corridors, green / blue infrastructure and the Site contours.

The green infrastructure layout focusses on connectivity between the new community and existing surrounding development through the enhancement of existing pedestrian routes. East west connectivity is provided through a series of generous green corridors which are woven into designated play areas to encourage their use. Blue infrastructure provides an environment to encourage biodiversity and an aesthetically pleasing backdrop to communal spaces. Residential parcels offer opportunity for individual plots to be orientated to directly address public open space, promoting natural surveillance and strong lines of sight.

The local centre, primary school and allotments are grouped to create a heart to the development and encourage use by all residents including those within the Heybeck Lane Site and existing surrounding residents. A significant area of publically accessible open space is provided at the western corner of the Site behind the school where an existing Public Right of Way enters the Site from Leeds Road. The intention is to retain the current feeling of arrival from this approach with an open aspect over green space.

The proposed retirement living use has been shown within 'The Ridge' character area due to its proximity to the proposed Local Centre amenities and its accessibility from the spine road corridor. It also benefits from its central location immediately adjacent to a green corridor.

The illustrative employment layout shown is provided as an indication of the potential plot sizes that could feature on the Site. The final layout and unit sizes will be subject to the requirements of local market demand and form the basis of future reserved matters submissions. The employment spine road has been illustratively located to suit the existing topography and sensitively address the existing flora and fauna along Hey Beck.



Areas of publically accessible open space to be well connected to network of pedestrian footpaths and cycleways to promote use and natural surveillance

Layout of fixed play equipment orientated to be open sided along long elevations to address primary dwelling frontages

Soft landscaping areas to allow continuation of sight lines through to neighbourhood play equipment areas with low planting or high tree canopies

Outward facing primary frontages promoting natural surveillance of publically accessible open space

Typical illustrative Publically Accessible Open Space diagram

## Layout

Within the illustrative masterplan publically accessible open space is proposed at strategically important locations within the design including nodal points at the intersection of pedestrian footpaths and cycleways.

Where possible housing plots may be orientated such that primary elevations address publically accessible open space to promote natural surveillance and lines of sight helping creating a sense of safety and reducing the potential for anti-social behaviour. Visual amenity and placemaking is improved through the orientation of rear gardens away from areas of open space. The use of low level and soft boundary treatments also promotes strong lines of sight.





### Parameter Plans

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

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

Sets out the extent of the proposed development parcels.

#### 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 form 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

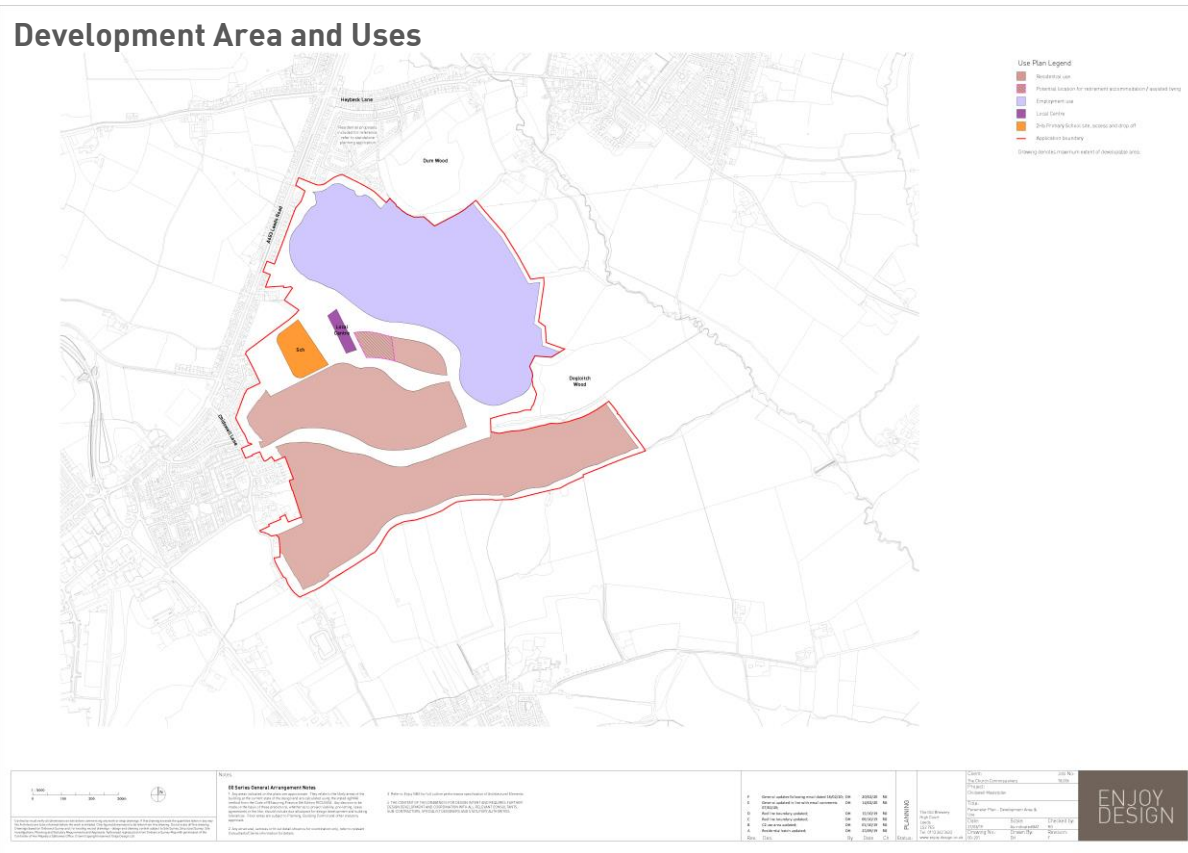
Sets the maximum heights for proposed buildings including dwellings, employment development and the local centre.

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

Outlines the extents of proposed elements of green infrastructure including publically accessible open space, 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.



## 01. 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 public open space.
- Parcel size would suit range of tenancies / C class uses.



## 02. The Pasture

### Characteristics:

- Large undulating / contoured parcel.
- Central parcel providing connectivity through to wider Site.
- Borders a number of public open space areas.
- Residential plots orientated to address public open space.



## 03. The Lowlands

### Characteristics:

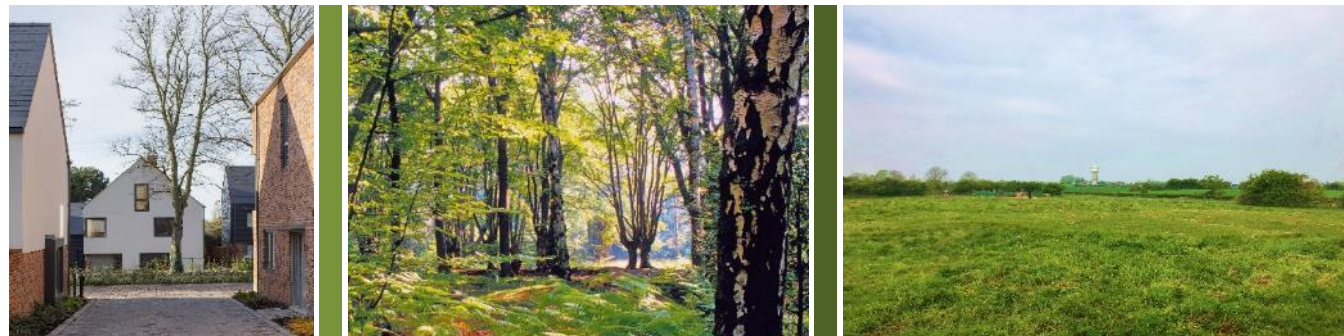
- Surrounded on three boundaries by open countryside and existing woodland.
- Rural in character with strong connections to public open space and amenity greenspace.
- Opportunity for larger plots.



## 04. Hill Top

### Characteristics:

- Highest area of the residential Site with strong views across valley.
- Connected to local centre through adjacent Pasture parcel via green link.
- Central public open space provides heart to the parcel.



## Residential Character Areas

The Site's scale and topography dictate that the residential parcels 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 parcel.
- 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 public open space.

The Ridge is the smallest residential parcel 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 crease in the landscape will ensure the adjacent public open space 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 parcel of land which plays a pivotal role in connecting the wider Site together. A strong east west connection is facilitated through two green fingers of public open space which weave in areas of fixed neighbourhood play equipment.

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 plots.

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 parcel enjoy strong views both north and north east towards the ancient woodlands and beyond.

#### 04. Upper Hey Beck Valley

Characteristics:

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



#### 05. 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 parcel.



#### 06. 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 plots within bowl of the valley.



## Employment Character Areas

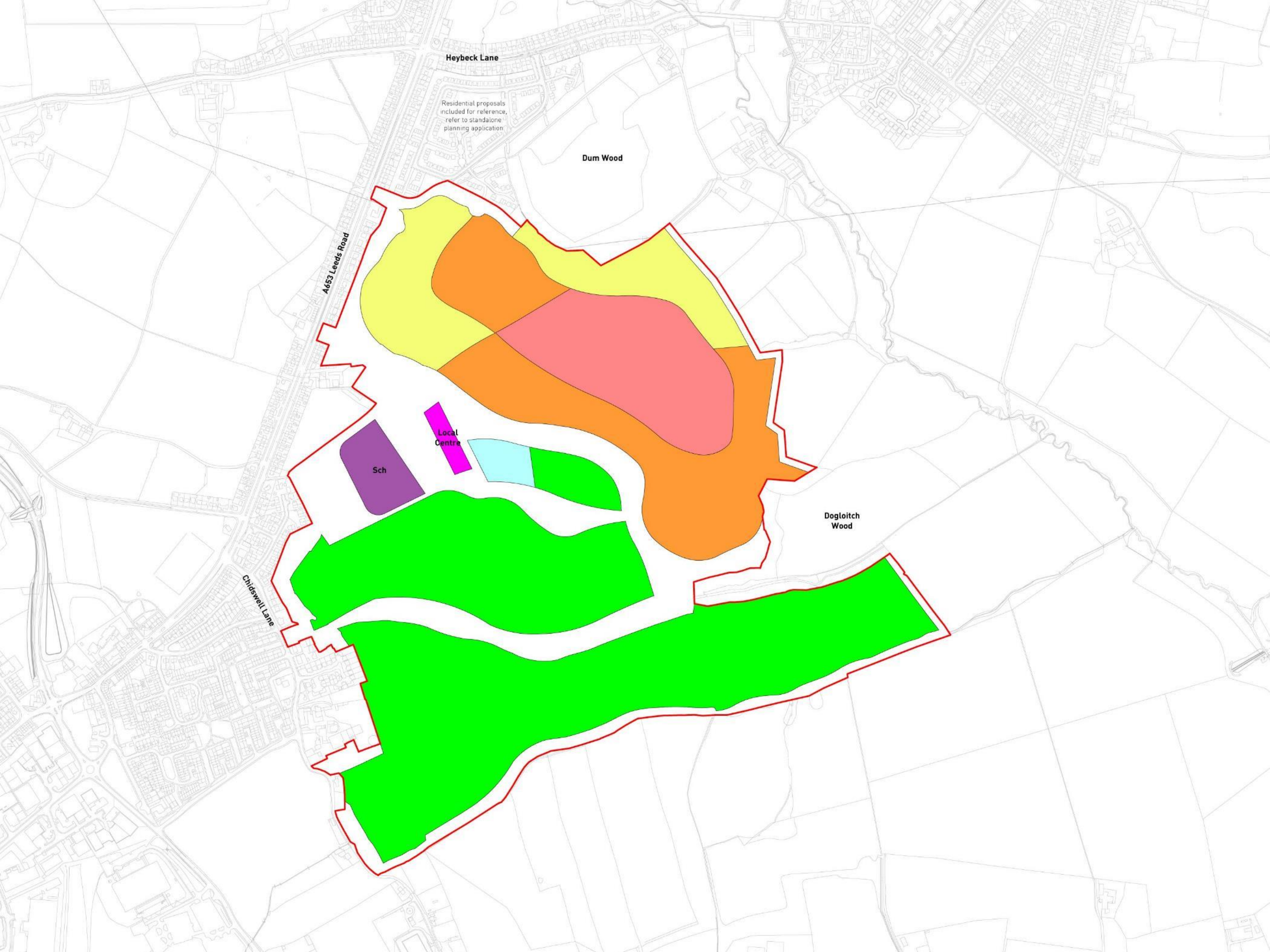
The employment element of the Site offers a number of physical features which define its character as detailed below:

- 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 carve up the Site providing opportunity for strong connections 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 parcel 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 illustrative 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

Residential proposals included for reference, refer to standalone planning application

Dum Wood

A453 Leeds Road

Local Centre

Sch








Dogloitch Wood

Chiswell Lane

### 3.5 Scale

The proposed scale of the development has been set within the 'Maximum Building Heights' parameter plan which should be read in conjunction with this document.

The maximum building heights have been defined as below and are measured from the ground floor internal finished floor level:

-  - 18m maximum building height (employment)
-  - 16m maximum building height (employment)
-  - 15m maximum building height (employment)
-  - 12m maximum building height (residential)
-  - 17m maximum building height (local centre)
-  - 17m maximum building height (residential institution use)
-  - 10m maximum building height (primary school)

The above figures provide flexibility for future reserved matters planning submissions whilst also providing assurance as to the maximum heights of buildings within the development.

Individual plots sizes for both the residential and employment uses are shown illustratively only within the masterplan and are for consideration at a subsequent reserved matters stage.



### 3.6 Landscaping

This section of the document should be read in conjunction with the 'Green Infrastructure' parameter drawing which supports the planning application.

The landscaping design concept has evolved around three design principles which are outlined below:

1. Acknowledgment of the Site's rural character and existing biodiversity.
2. Promotion of strong pedestrian links including the retention of existing Public Rights of Way to improve the Sites permeability.
3. Preservation of the existing ancient woodlands.

The proposed strategic green infrastructure plan seeks to combine the Site's existing strengths with a number of strong features to create a cohesive design approach which incorporates the development into it's context. Sensitive positioned green corridors and buffers provide a soft landscape backdrop for the residential and employment parcels. Green corridors are located to provide corridors for pedestrian movement and experiences whereas green buffers are used to create separation between different land uses and masterplan features.

Native trees and hedgerows have been retained where possible to preserve the existing character of the Site. It is suggested that proposed trees and shrubs should be of native species to strengthen the existing biodiversity.

Generous 20m buffer zones are provided around the perimeter of Dum and Dogloitch Woodlands and a 15m wildlife corridor provides a link between the two.





### 3.7 Appearance

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 which features properties constructed in reconstituted stone 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.

The architectural detailing and appearance of the proposals will be considered as part of a future reserved matters submission and as such is not considered here.



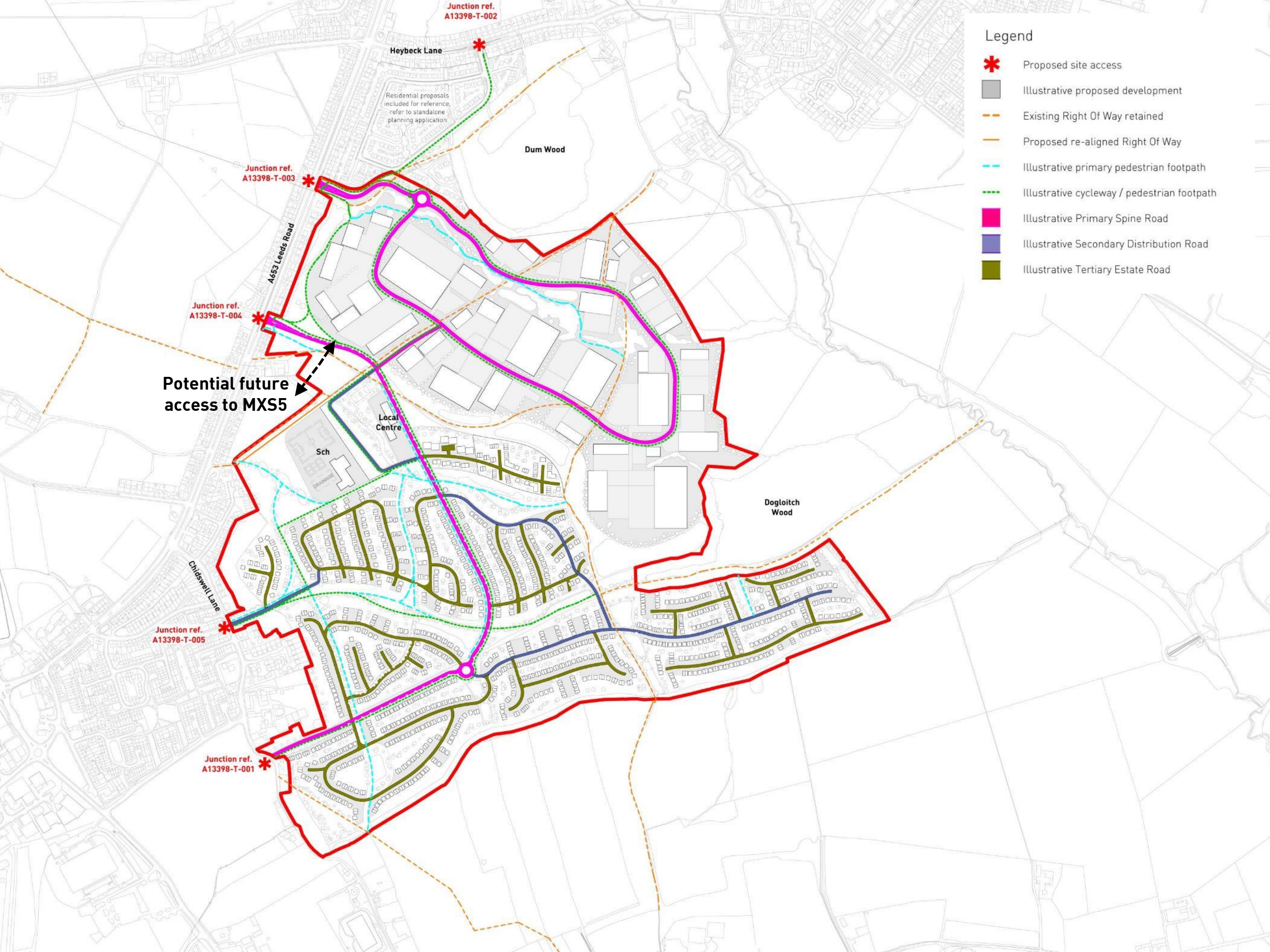
Existing dwellings to Leeds Road



Manor Park properties



Bungalows to Willerton Close



### Legend

-  Proposed site access
-  Illustrative proposed development
-  Existing Right Of Way retained
-  Proposed re-aligned Right Of Way
-  Illustrative primary pedestrian footpath
-  Illustrative cycleway / pedestrian footpath
-  Illustrative Primary Spine Road
-  Illustrative Secondary Distribution Road
-  Illustrative Tertiary Estate Road

### 3.8 Access

This section of the document should be read in conjunction with the 'Access' parameter drawing which supports the planning application.

Excluding the Heybeck Lane Site to the north, the masterplan has four vehicular access points as described below:

**1. Junction reference A13398-T-003**

The northern most access from Leeds Road and provides primary access to the employment Site via a signalised junction.

**2. Junction reference A13398-T-004**

The second access to the Site from Leeds Road is provided via a signalised junction and connects the end of the residential spine road with the A653.

**3. Junction reference A13398-T-005**

A non-signalised 'T' junction is provided off of Chidswell Lane creating access into the south western boundary of the Site.

**4. Junction reference A13398-T-001**

The fourth vehicular access point to the Site is provided to the south off Owl Lane.

The access arrangements for the Site and potential highway impacts have been subject to extensive pre-application discussion between the consultant team, the local highway authority, neighbouring highway authorities and Highways England. In the formulation of the plans, consideration was had for adopted planning policy (notably Policy LP21 'Highways and Access' of KLP19) and the National Planning Policy Framework (notably section 9 'Promoting sustainable development'). For further detail on the proposed highway strategy, please refer to Pell Frischmann's Transport Assessment.

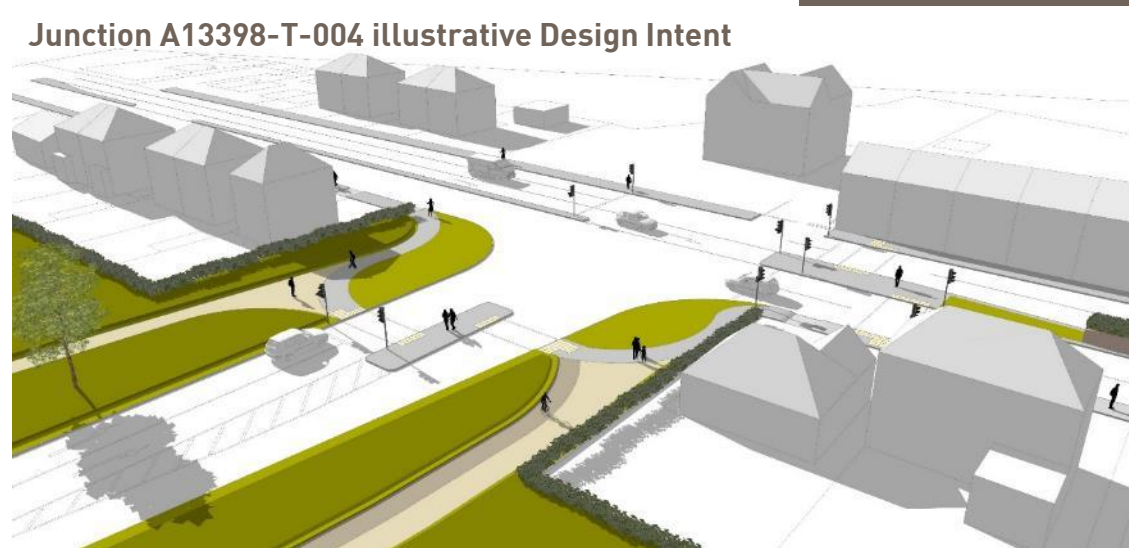
New pedestrian access to the Site will accompany all four of the vehicular access points detailed above as well as the retention of all existing Public Rights of Way subject to minor diversions. The southern boundary of the Site can be accessed on foot from two existing Public Rights of Way. Pedestrian access to the proposed local centre and primary school is provided by the existing P.R.O.W. to the eastern corner which enters the Site from Leeds Road. A further two P.R.O.W's provide access from the west and will be integrated in to the new junction designs along Leeds Road. A number of further formal and informal footpaths enter the Site from the north east and eastern boundaries.

Within the Site two corridors are identified on the Access parameter plan for the proposed employment and residential spine roads. The corridors interconnect a number of the proposed Site access points and will provide the primary vehicular circulation routes within the Site. The final positions of the roads will be determined within future reserved matters submissions.

**Junction A13398-T-003 illustrative Design Intent**



**Junction A13398-T-004 illustrative Design Intent**





View north towards Doglitch Wood

### 3.9 Biodiversity

This section of the document should be read in conjunction with the 'Strategic Green Infrastructure' and 'Strategic Blue Infrastructure' parameter drawings which supports the planning application.

The majority of the Site consists of intensively farmed agricultural land, much of which is laid to crops. A number of significant hedgerows and tree belts cross the Site and provide habitat for existing wildlife. Many of these hedgerows are hawthorn and run alongside existing Public Rights of Way. The illustrative masterplan demonstrates that significant hedgerows can [largely] be retained and integrated into the proposals by encapsulating them within areas of publically accessible open space and amenity grassland.

Hey Beck flows west to east down the valley within the employment Site and in areas is shrouded with existing trees and vegetation. This band of greenery provides a geographical wayfinding feature along the valley which can be used to divide the illustrative land parcels within the employment Site.

There are two areas of ancient woodland that sit outside of the red line boundary and are of utmost importance to the proposals. Dum Wood to the north and Dogloitch Wood to the east provide habitat for a range of existing species and are well used by surrounding residents for recreational purposes. The proposals preserve and enhance the woodlands importance through a generous 20m development offset to their entire perimeter. A proposed 15m wide wildlife corridor will connect the two providing further habitat for native species as indicated on the strategic green infrastructure parameter plan.





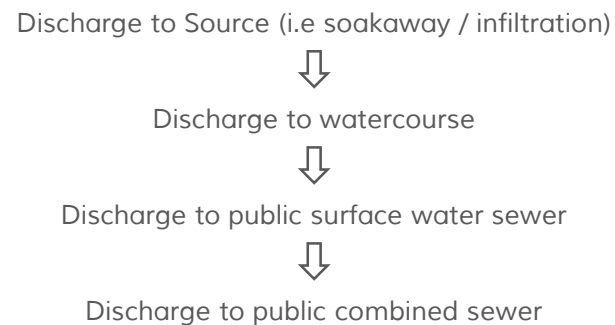
### 3.10 Drainage

This section of the document should be read in conjunction with the 'Blue Infrastructure' parameter drawing which supports the planning application.

The drainage for the Site shall be provided using two separate systems of drainage, there shall be one for the surface water and one for the foul drainage.

#### Surface Water

When considering the surface water design, it is necessary to adhere to the SUDS hierarchy in order of preference. The SUDS hierarchy is as follows:



From the initial geological desktop studies that have been undertaken it has been established that soakaways are not likely to be suitable as a surface water drainage solution for this development however this will be explored in further detail upon the completion of the intrusive ground investigation works. There is however a watercourse that runs across and in the vicinity of the Site, therefore in accordance with the SUDS hierarchy above at this outline stage, it is proposed to discharge the surface water to the watercourse along the boundary of the Site.

When considering the discharge from the Site, the natural overland flow from the greenfield land would be into this watercourse and has been calculated and replicated within the outline proposals. This ensures that the development does not increase the flows into the watercourse.

The flow is controlled by a special flow control manhole which restricts the flow into the watercourse, in this instance it is restricted to 32.4 l/s which is the equivalent greenfield runoff rate for this development. With the flow being restricted then storage is required on Site, this will be provided in a storage tank beneath the ground and can also be provided as attenuation basins for extreme rainfall events to ensure that no properties on or off the Site are at a risk of flooding.

#### Foul Drainage

It has been agreed with Yorkshire Water that the foul drainage can be discharged to the 300mm dia public combined sewer that crosses the Site. This will be undertaken by a new connection and the proposed sewers will be adopted by Yorkshire Water.



### 3.11 Illustrative Plans

Further to the proposed parameter plans a series of additional illustrative drawings are provided within the application for information purposes only. These are intended to give an overview for how other unfixed elements of the design could come forward within subsequent reserved matters submissions.

These plans include:

#### **Illustrative Masterplan**

The masterplan design is based on a combination of the fixed parameter drawings and sets out a 'design intent' for the delivery of the scheme. This includes illustrative housing plots and estate roads along with areas of potential tree planting.

#### **Density**

The illustrative density plan is provided in relation to the residential land parcels and provides an overview of the potential number of plots per hectare that could come forward within subsequent reserved matters applications. The employment density is also set out with a maximum floor space area provided.

#### **Movement**

The illustrative movement plan is provided in addition to the fixed 'Access' parameter plan and provides an illustrative layout for the secondary connections and tertiary estate roads. This plan also identifies the existing Public Rights of Way and potential additional pedestrian and cycle routes.

#### **Phasing and Infrastructure**

The illustrative phasing and infrastructure plan identifies the development parcels and provides an illustrative overview of how the overall masterplan could be delivered in phases. The plot numbers on this plan are attributed to the sequence at which parcels may come forward in the future. This plan is subject to further development and will ultimately reflect the various trigger points for the provision of the primary school and local centre. The layout has been influenced by the outline drainage strategy and the delivery of key infrastructure such as the spine roads and primary school.



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*

### 3.12 Heybeck Lane

Although subject to a separate outline planning application the triangular parcel 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 KLP19 and is proposed to provide 181 of the 1535 dwellings, the illustrative layout for which is displayed opposite.

Due to the Sites location it is of importance 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 and well lit link for residents which runs adjacent to the employment parcel.

The Heybeck Lane Site layout picks up on many of the principles set out within the masterplan 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 public open space 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.

Further detail on the Heybeck Lane Site can be found within the stand alone outline planning application for the Site.

04

Land to the East of Leeds Road

**INVOLVEMENT**



## 4.01 Stakeholder Engagement

A masterplan of the scale of Chidswell inevitably has a significant number of stakeholders. A detailed stakeholder engagement programme has been undertaken throughout the evolution of the design to ensure the masterplan reflects, where possible, the requirements of the groups consulted.

Full details of the pre-application engagement that took place can be found within the statement of Community Consultation that supports the submission.

05

Land to the East of Leeds Road

**CONCLUSION**



**Site Vision**

## 5.01 Conclusion

The outline planning application follows a lengthy design development period during which the design parameters have evolved around the constraints and opportunities of the Site, whilst adapting to meet the requirements of stakeholders where possible.

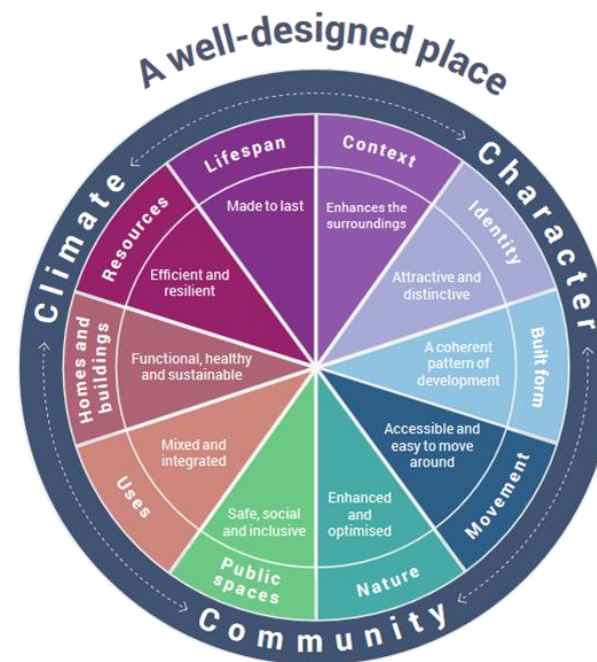
The fixed parameter plans give provide a design framework for future reserved matters submissions, whilst the illustrative masterplan demonstrates that the proposal and uses can be accommodated and how the scheme could come forward. The proposals are based on sound masterplanning principles, whilst seeking to meet the requirements of KLP19 and providing the quantum of development and Site requirements specified by allocation MXS7.

The illustrative masterplan layout draws on the guidance set out within the recently adopted 'National Design Guide' with respect to the design criteria set out opposite. The proposed land parcels adopt a coherent pattern of development which responds to the Site's topography and aspect. Design mitigation measures are embedded within the design to ensure the preservation of green infrastructure assets including the areas of ancient woodland and Hey Beck. Pedestrian and vehicular movement routes are distinctive and easy to negotiate through strong lines of sight and use of open aspect.

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



Extract from 'The National Design Guide' - Ministry of Housing, Communities & Local Government  
Adopted October 2019

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