

REFERENCE  
PL1713

PROJECT

**LAND OFF  
BLACKMOORFOOT ROAD  
AND FELKS STILE ROAD,  
HUDDERSFIELD**

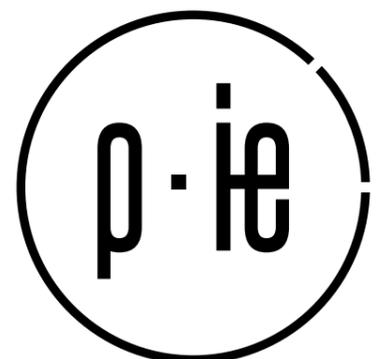
DOCUMENT

**DESIGN AND ACCESS STATEMENT**

CLIENT  
EMPIRE KNIGHT GROUP LTD

STATUS  
PLANNING

DATE  
31/07/20





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# 1

## INTRODUCTION

## 1.1 Scope and purpose

This Design and Access Statement is prepared on behalf of Empire Knight Group Ltd (“the Applicant”) in support of an outline planning application with means of access and all other matters reserved, for the redevelopment of land off Blackmoorfoot Road and Felks Stile Road, Huddersfield. The Statement has been prepared by Planit-IE LLP, with support from Gerald Eve (planning), Waterman Group (engineering) and Croft (transport planning).

The scope of this document is to support:

“Outline application with details of points of access (matters of access, scale, layout, landscaping and appearance are reserved) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/ C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.”

### STRUCTURE OF THE DOCUMENT

The Design and Access Statement is divided into 8 key sections:

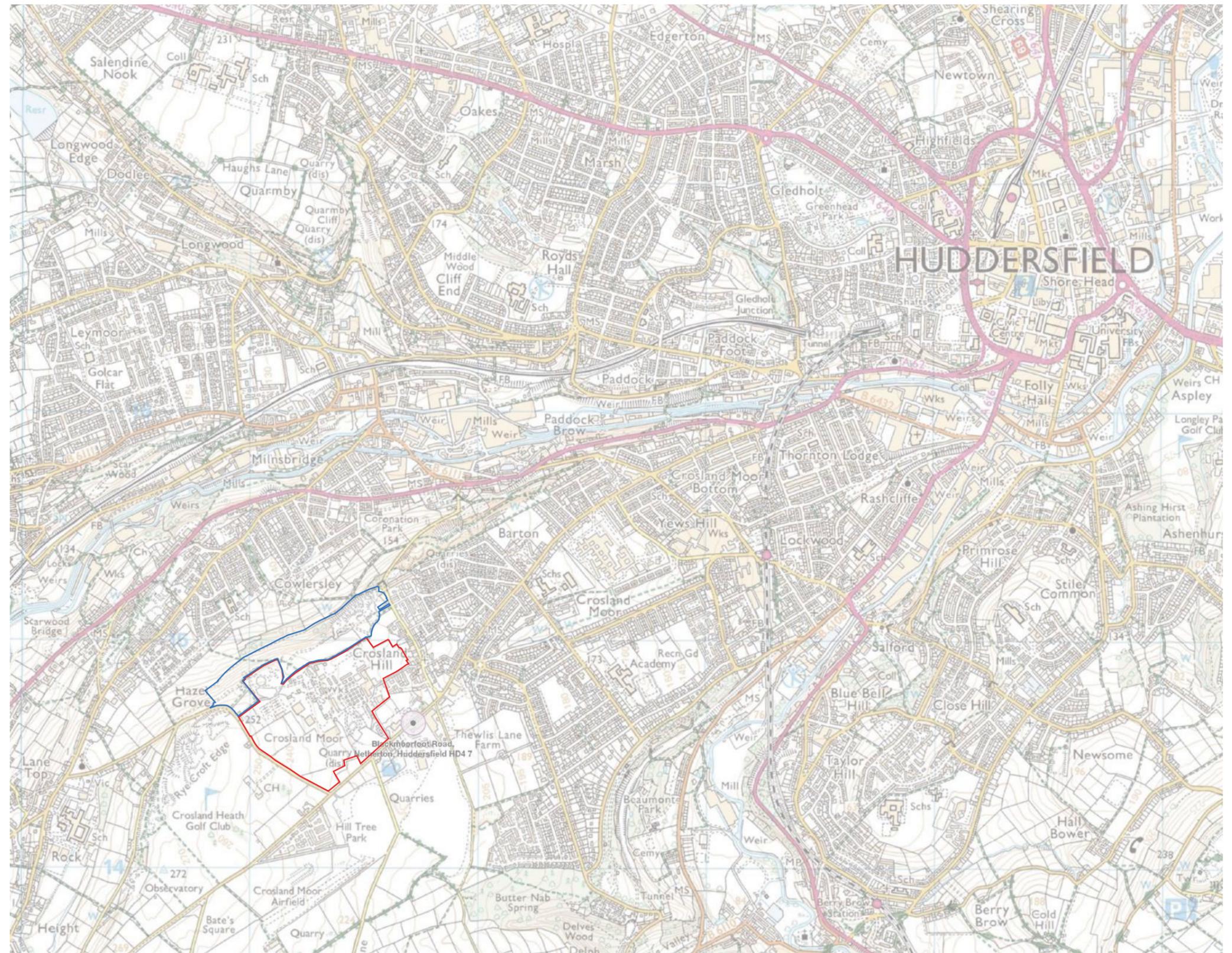
- Wider Site Context;
- Site Considerations;
- Local Distinctiveness;
- Design Development and Drivers;
- The Masterplan;
- Parameters;
- Detailed descriptions of the key streets and spaces;
- Summary.

## 1.2 The site

The site is located approximately 3.5km south-west of the centre of Huddersfield. Huddersfield is a large market town which provides an excellent range of services providing for an extensive retail and commercial catchment. The town has excellent rail links to Manchester, Leeds and Liverpool and also has its own university.

The site lies approximately 6.5km from the M62, which is a significant motorway running west to east across the country, connecting Liverpool to Hull, via Manchester, Huddersfield and Leeds.

The surrounding land uses are mixed, with open fields to the north, residential dwellings to the east, Crosland Heath Golf Club to the west and a natural stone quarry to the south. Blackmoorfoot Road forms the southern boundary of the site and provides direct access into the town centre.



### KEY

- ▭ Application site boundary
- ▭ Green belt land within ownership boundary



# 2

## UNDERSTANDING THE CONTEXT

## 2.1 Planning context

### PLANNING POLICY SUMMARY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the:

- Saved policies of the Unitary Development Plan (1999).

#### Unitary Development Plan (1999)

The Unitary Development Plan (UDP) sets out the Council's policies and proposals for the use and development of land and buildings. The UDP was adopted in March 1999 and in September 2007 the majority of its policies were 'saved' by the Secretary of State for decision making purposes.

Within the UDP, the majority of the site is unallocated although parcels of land to the north east and south west / west are allocated as Provisional Open Land (POL). The most northern element of the application site is also allocated situated within the Green Belt.

### OTHER MATERIAL CONSIDERATIONS

The following material considerations are considered to be relevant to the determination of this planning application:

#### Kirklees Local Plan (2019)

The Kirklees Local Plan was adopted in February 2019 and forms the principal Development Plan document. The Local Plan sets out how much new development there should be in the district, where it will go and what policies will be necessary to achieve the strategy.

The Local Plan is split into two sections: the Strategy and Policies Plan and the Allocations and Designations Plan.

The Allocations and Designations Plan sets out the different allocations and designations within the emerging Local Plan, sub-divided into different categories and areas of the district. Under this Plan, the site is allocated for residential development of approximately 700 units - Site reference HS23.

#### National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was adopted in March 2012 and sets out the Government's planning policies and how these should be applied for both plan-making and decision-taking.

The overarching aim of the NPPF is to achieve sustainable development by satisfying the economic, social and environmental dimensions as set out by the Framework (paragraph 7). The NPPF confirms that paragraphs 18 to 219, when taken as a whole, comprise the Government's view of what sustainable development means in practice.

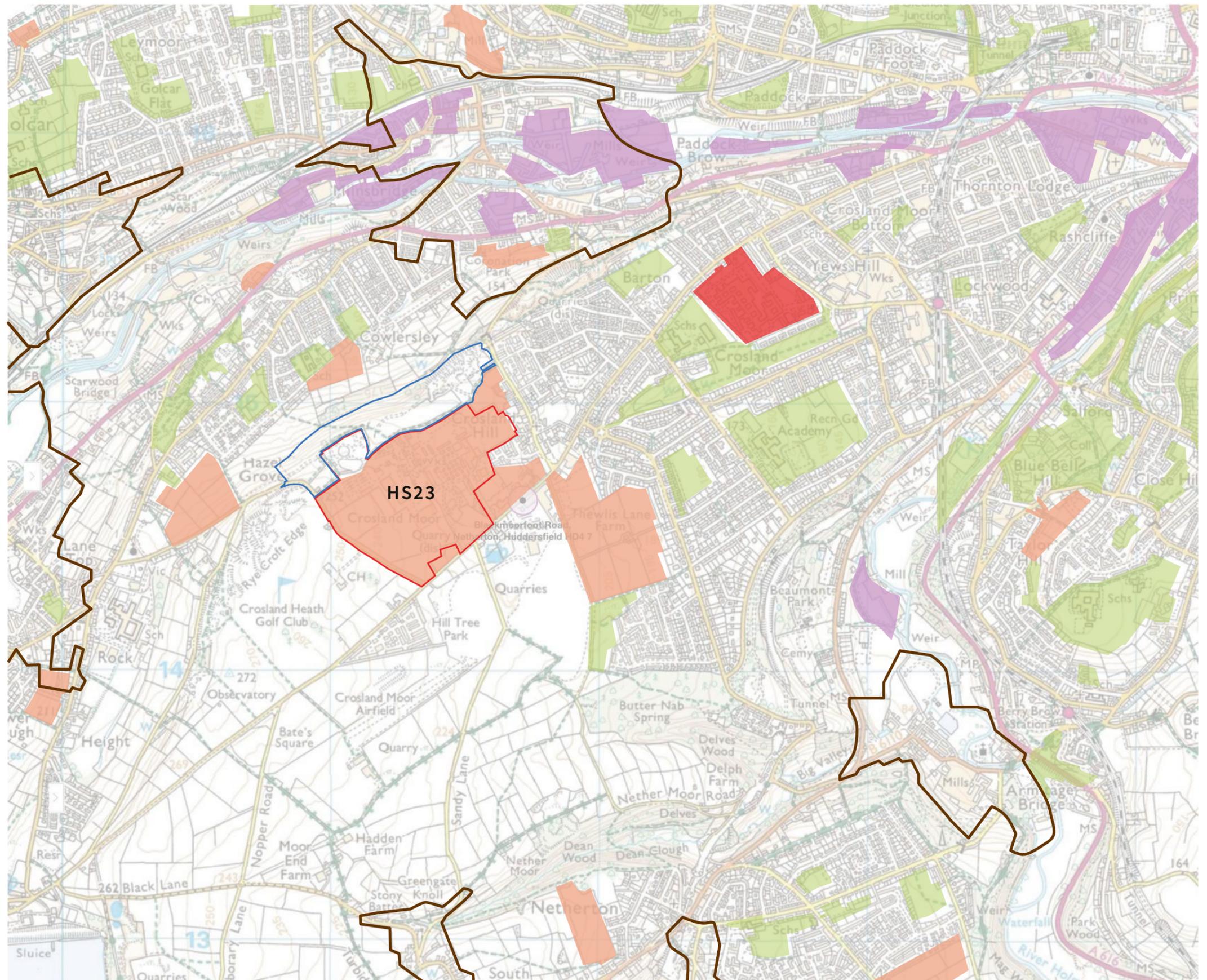
Within the NPPF, there are a number of policies relevant to the site and proposal including the presumption in favour of sustainable development, town centre uses, transport, housing, design, the Green Belt, climate change, the natural environment, the historic environment as well as those policies relating to decision-making.

For further information on the relevant planning policy framework, please refer to the submitted Planning Statement.

### STRATEGIC CONTEXT

The plan adjacent is an extract from the Kirklees Council interactive map and shows the strategic sites, other site allocations and designations as per the draft Local Plan. The plan identifies the site as MX1930.

- KEY**
- Application site boundary
  - Green belt land within ownership boundary
  - Allocated housing site
  - Allocated mixed use site
  - Priority employment area
  - Urban open space
  - Conservation area



STRATEGIC SITES, OTHER SITE ALLOCATIONS AND DESIGNATIONS (FROM LOCAL PLAN)

SOURCE: KIRKLEES COUNCIL

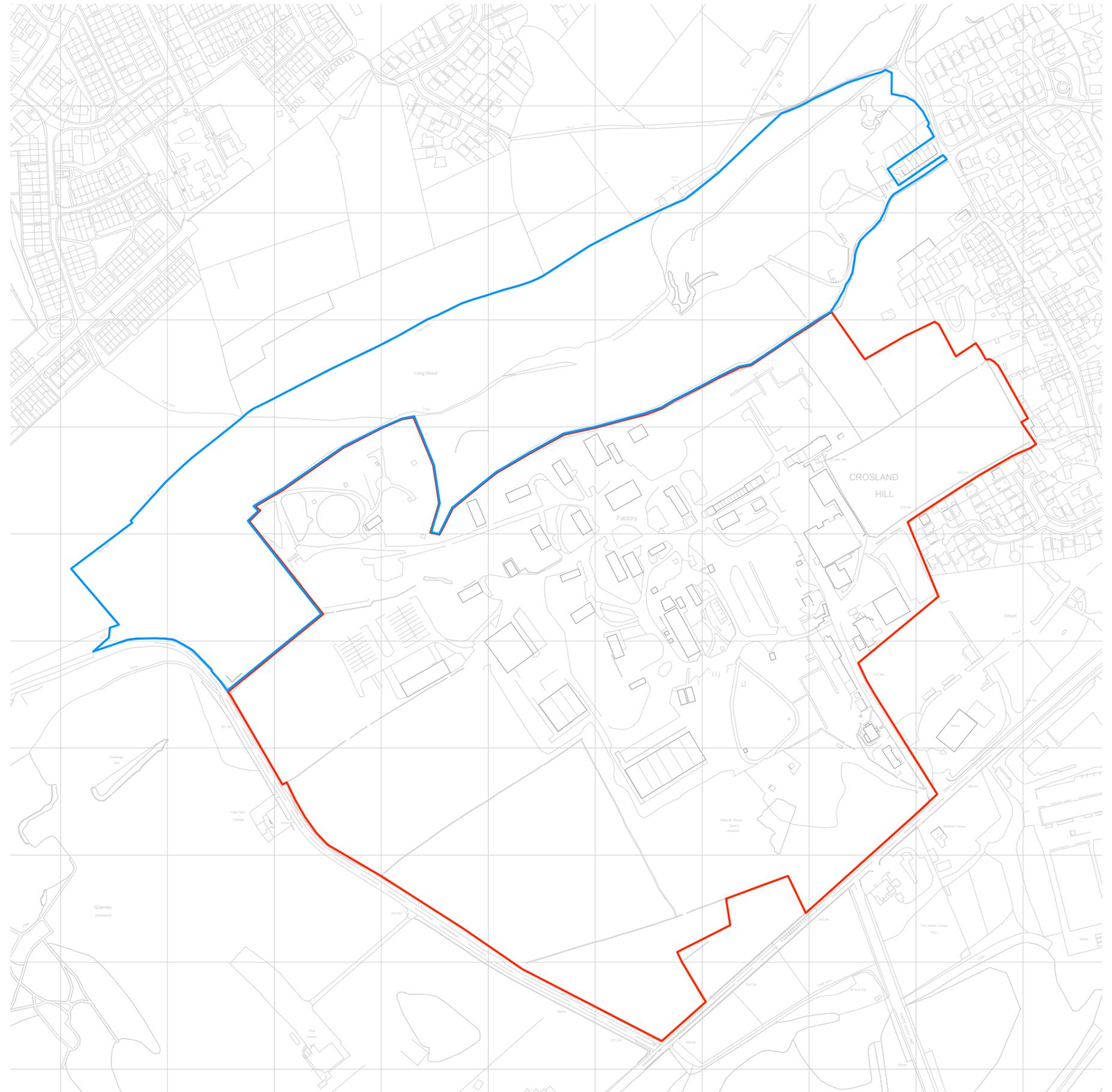
## 2.2 Site overview

The application site measures approximately 29.3 hectares and is bound by open fields to the north, residential dwellings associated with Crosland Hill to the east, Blackmoorfoot Road to the south and Felks Stile Road to the west. The site is made up of three distinct areas comprising an industrial firework storage and distribution compound, an area of agricultural land to the west and a series of small-scale agricultural fields to the east. To the north of the application site, there is an area of approximately 12.2 hectares of green belt land which falls within the Applicant's wider land ownership but does not form part of the proposed application site.

The site has an elevated nature and a variable topography due to natural gradients, old quarry sites and man-made platforms as part of the fireworks factory. There is a fall in levels of approximately 50 meters from west to east across the site.

The western and southern edges of the site are bound by Felks Style Road and Blackmoorfoot Road respectively. The latter provides a direct connection into the centre of Huddersfield, which is approximately 3.5km away.

The application site has no nature conservation designations, however the area of green belt land within the ownership boundary provides an opportunity to connect the site to the wider natural environment, improving biodiversity and enhancing green infrastructure within the area.



**KEY**

- ▭ Application site boundary
- ▭ Green belt land within ownership boundary



3  
—  
SITE ANALYSIS

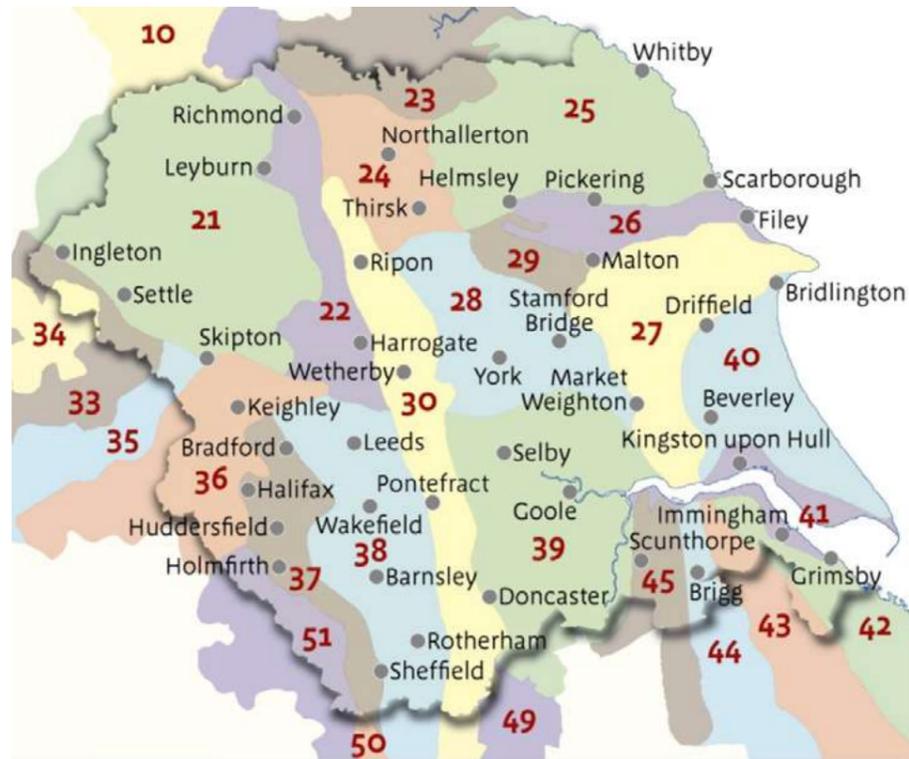
## 3.1 Landscape character - national / county level

The Yorkshire Southern Pennine Fringe National Character Area (NCA) is a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the lowlying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east.

The area is characterised by:

- A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.
- Sandstones and gritstone beds of Millstone Grit (Namurian) age underlying smooth hills and plateaux in the west. These are overlain in the east by beds of sandstone, siltstone and mudstone of Coal Measures age.
- Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.
- Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.
- Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.
- Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.
- Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.
- Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.
- Industrial wealth revealed in magnificent civil architecture in town centres, notably Bradford, Halifax, Huddersfield and Sheffield, and several stately homes with designed parklands.
- Evidence of bronze-age and Roman habitation still present on uplands, and old packhorse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.
- Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.
- Several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.
- Small patches of fragmented priority habitats providing important refuges locally for wildlife. Grassland mosaics are particularly important in supporting waders and the twite that breeds on adjacent moorland areas; lowland woodland is also an important feature.
- In places a dense network of roads and urban development, with many road, rail and canal routes crossing the NCA, and a high density of footpaths throughout.

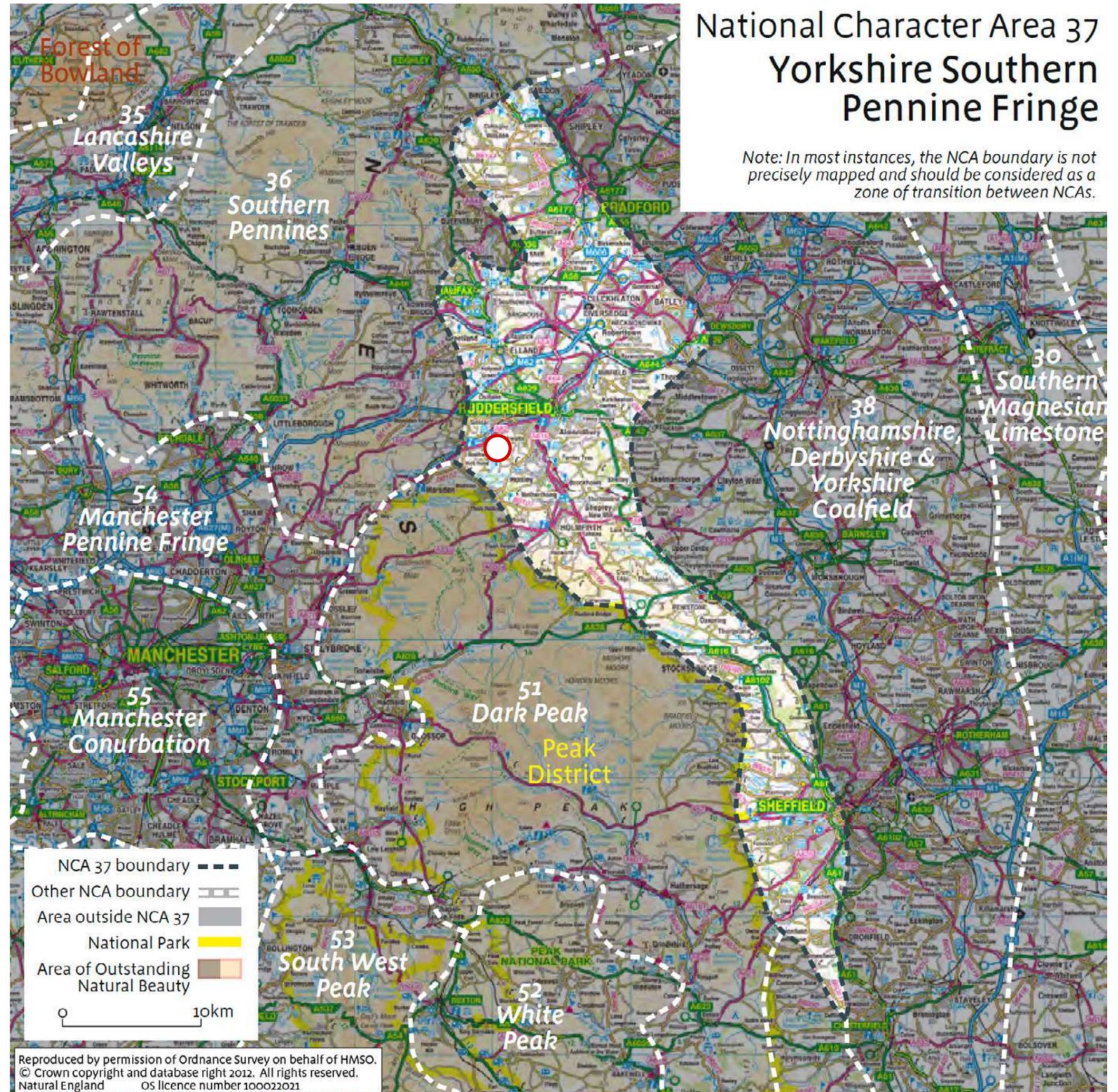
LANDSCAPE CHARACTER - NATIONAL/COUNTY LEVEL



SOURCE: NATURAL ENGLAND

# National Character Area 37 Yorkshire Southern Pennine Fringe

Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.



SOURCE: NATURAL ENGLAND

## 3.2 Landscape character - regional

The Kirklees District Landscape Character Assessment, undertaken in July 2015, identified 19 separate Landscape Character Types across the district, of which the site is identified as being within the Type LCA E1: Homefirth - Meltham.

The broad characteristics and context associated with the character area can be summarised as:

### Topography, geology and drainage

- Gently undulating plateaux often sloping up to the higher moorlands nearby, ranging from between 150 and 300 metres altitude.
- Landscape underlain by Carboniferous Millstone Grit and sandstone.
- Some slopes deeply incised by valleys, through which small tributaries and springs flow to join the Holme River below.

### Woodland cover

- Mixed semi-natural woodland, scattered trees.

### Land use and field patterns

- Small to medium-scale regular pattern of grassland pastures enclosed by dry stone walls or hedgerows.
- Majority of the fields are improved pastures or managed for silage production.

### Semi-natural habitats

- Amenity grassland, semi-improved grassland, improved grassland, tall ruderal, mixed
- Semi-natural woodland, scattered trees (site ecological importance), dwarf shrub heath and semi Natural broadleaved woodland (local ecological importance).

### Archaeology and cultural heritage

- A strong historic sense of place with traditional Millstone Grit farmhouses and cottages combining with stone wall field boundaries to create a unified local vernacular.
- A large concentration of Listed Buildings associated with the area's small settlements, many of which include Conservation Areas.
- Disused quarries provide evidence of industrial heritage.

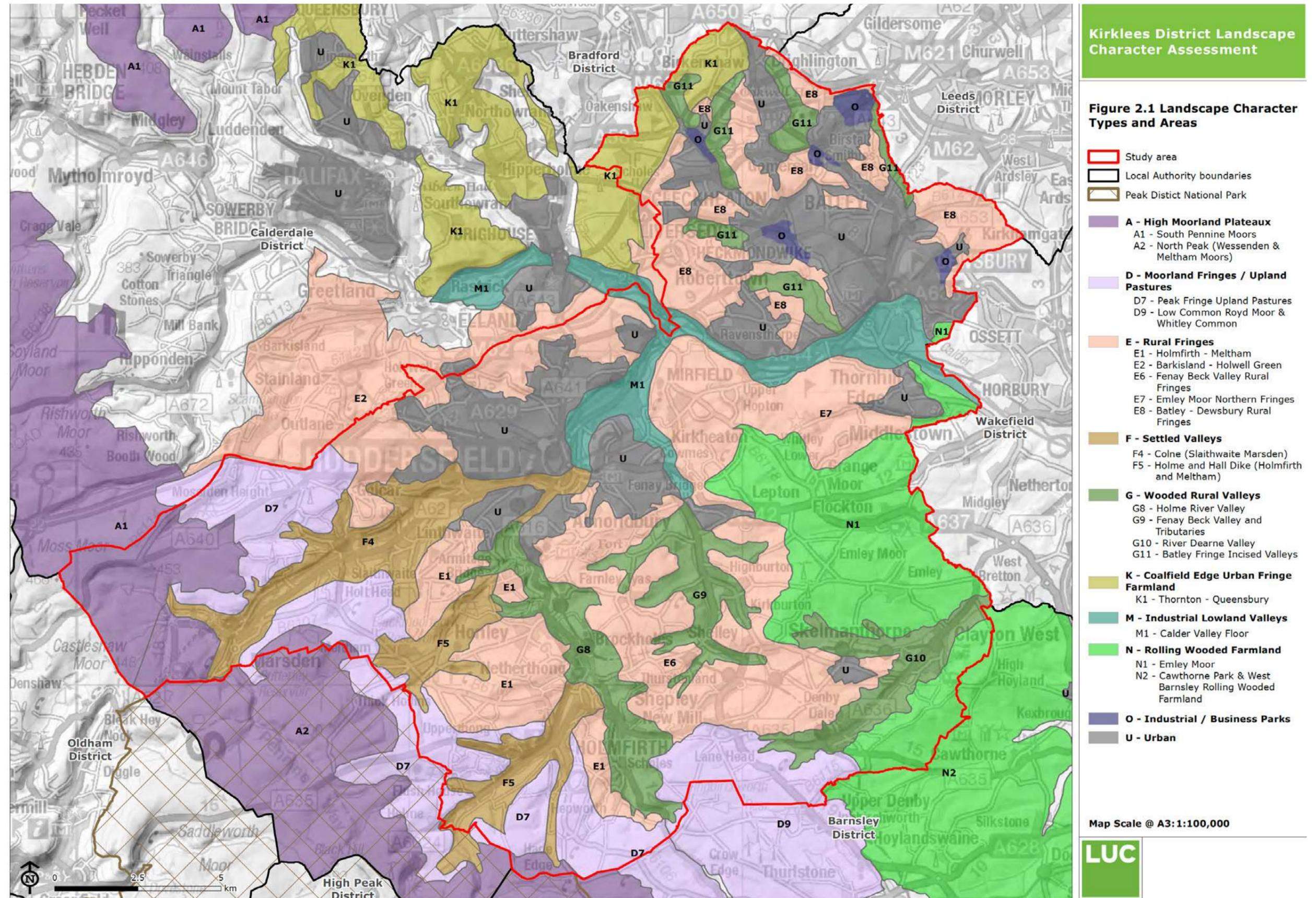
### Settlement and road pattern

- Distinctive settlement character of scattered farms, individual rural houses and groups of dwellings clustered into hamlets and small villages.
- A number of larger settlements also exist (including Scholes, Nethererton Moor, Honley and Netherthong).
- Dense network of minor roads and narrow winding lanes linking to nearby urban centres mainly focused to the east.

### Views and perceptual qualities

- Proximity of the urban centres exerts an influence on landscape character with urban fringe land uses evident in many areas.
- The elevated nature of the landscape affords long views across the valley settlements and beyond, including into Barnsley and Calderdale districts.
- A strongly rural landscape with pockets of relative tranquillity away from the main settlements. This is enhanced in the west due to the proximity and intervisibility with the Peak District National Park.

LANDSCAPE CHARACTER - DISTRICT LEVEL



SOURCE: KIRKLEES COUNCIL

## 3.4 Landscape character - local level

The Council's Landscape Character Assessment 2015, provides a useful baseline document in relation to the site. The document identifies that within the Local Character Profile area LCA E1: Holmfirth – Meltham and is bounded to the northern edge by LCA F4 Colne [Slaitwaite, Marsden] and is in the National Character Area Profile No. 37 - Yorkshire Southern Pennine Fringe.

The document then goes on to divide the site into following landscape types:

### 1. Traditional farming [grazing, silage and hay making]

– which is principally pastoral plateau farmland - mixed agricultural fields, hay and grazing land with occasional groups of broadleaf trees with isolated small trees occasionally on field boundaries. There are tree preservation orders on individual trees, primarily sycamore, within the site, located close to the south and south western boundaries.

The elevated nature of the landscape affords long views across the valley to the north, settlements to the east and beyond, including to the south towards Holmfirth and beyond. There are also traditional farm buildings and associated barns.

The area is accessed for farming, along access tracks and through field gates. There are 2 Public Rights of Way footpaths [numbers HUD/234/40 and HUD/234/50] which abut the site along the northern boundary [outside the site].

In terms of the landscape condition, the area is managed grassland, some in-bye fields used for grazing and others for hay or silage mainly. The condition is good with field boundaries defined by well maintained drystone walls.

The Council's landscape character assessment then goes on to conclude that the local landscape character area is of moderate landscape character and in good condition. There is a case for conserving and strengthening the character of the area and any development should be sympathetic and improve permeability across the site.

**2. Industrial [fireworks factory]** - The key characteristics are an industrial firework factory compound, access roads grass and scrub, with occasional groups of trees and scrub between shed with areas of rough grassland with areas of naturalised vegetation and rose bay willow herb. There appears to be little landscape maintenance to the storage area and outer lying sheds.

There is a very mixed tree and scrub cover across the site with shelterbelts, field boundary trees and extensive belts of native planting to screen the fireworks compound area.

The elevated nature of the landscape affords long views across

the valley to the north, settlements to the east, including to the south towards Holmfirth and beyond however these are intermittent glimpses due to the nature of the screening vegetation bounding the compound.

The area is low quality grass and scrub with an eclectic mixture of office buildings, sheds and storage containers linked by numerous access roads and parking/storage bays

The buildings themselves are a mixture of different coloured brick buildings, garages, pre-fabricated and steel buildings form the head office with a range of steel and concrete storage sheds and metal containers across the compound area.

The area feels separated from the surrounding landscape due to the screening trees and vegetation which surrounds the boundary security fence.

The report goes on to conclude that this local landscape character area is of weak landscape character and in poor condition, mainly due to the unkempt appearance. There is a case for development which could link more closely with the surrounding character of the area, drawing on the quality of the landscape and any such development should be sympathetic to this.

**3. Managed recreational land and small scale agricultural fields** - whilst we agree with the Council's description of character area 1, Traditional Farming; and 2 The Industrial Firework site, we do consider that there is an additional character area in between the Firework site and the village of Crosland Hill. Character Area 3 is essentially a mix of managed recreational land associated with the Fireworks Factory and small-scale agricultural fields used for with grazing, which are bounded by stone walls. A public footpath runs west to east along the southern boundary of the fields which is also defined by a stone boundary wall and trees. The urban influences of the adjacent suburban housing development, and the developed edge of the village add to the enclosed nature of this character area and contribute to the area having a more urban edge and semi rural character. The condition of the landscape is relatively good and the boundary walls are well maintained. It is our view that the landscape sensitivity is a moderate to low.

**4. Green Belt** - Character Area 4, to the north of the Firework Factory, which will remain within the Green Belt, is also a distinct landscape character area. This area is characterized by sloping and undulating land around the upper slopes and crest of Crosland Hill. The area has a number of footpaths running east/west and is currently used as open grazing. There are also areas of exposed bed-rock and a former quarry. The landscape elements are in a good condition with well maintained walls and an area of acid grassland, which has ecological value. The

area is highly visible from the valley bottom and within high ground along the opposite side of the valley. The presence of the former quarry areas whilst providing physical scars on the landscape do provide historical examples of the economic activities of the past and are therefore of some landscape value. Overall, our view is that this landscape character area contains

characteristics of the wider national character area 37: Yorkshire Southern Pennines, which are namely Treeless hill tops with tracts of rough grazing. Our view is that this landscape character area is of a higher sensitivity.



AERIAL SOURCE: GOOGLE MAPS

**CHARACTER AREA 1**



**CHARACTER AREA 2**



**CHARACTER AREA 3**



**CHARACTER AREA 4**

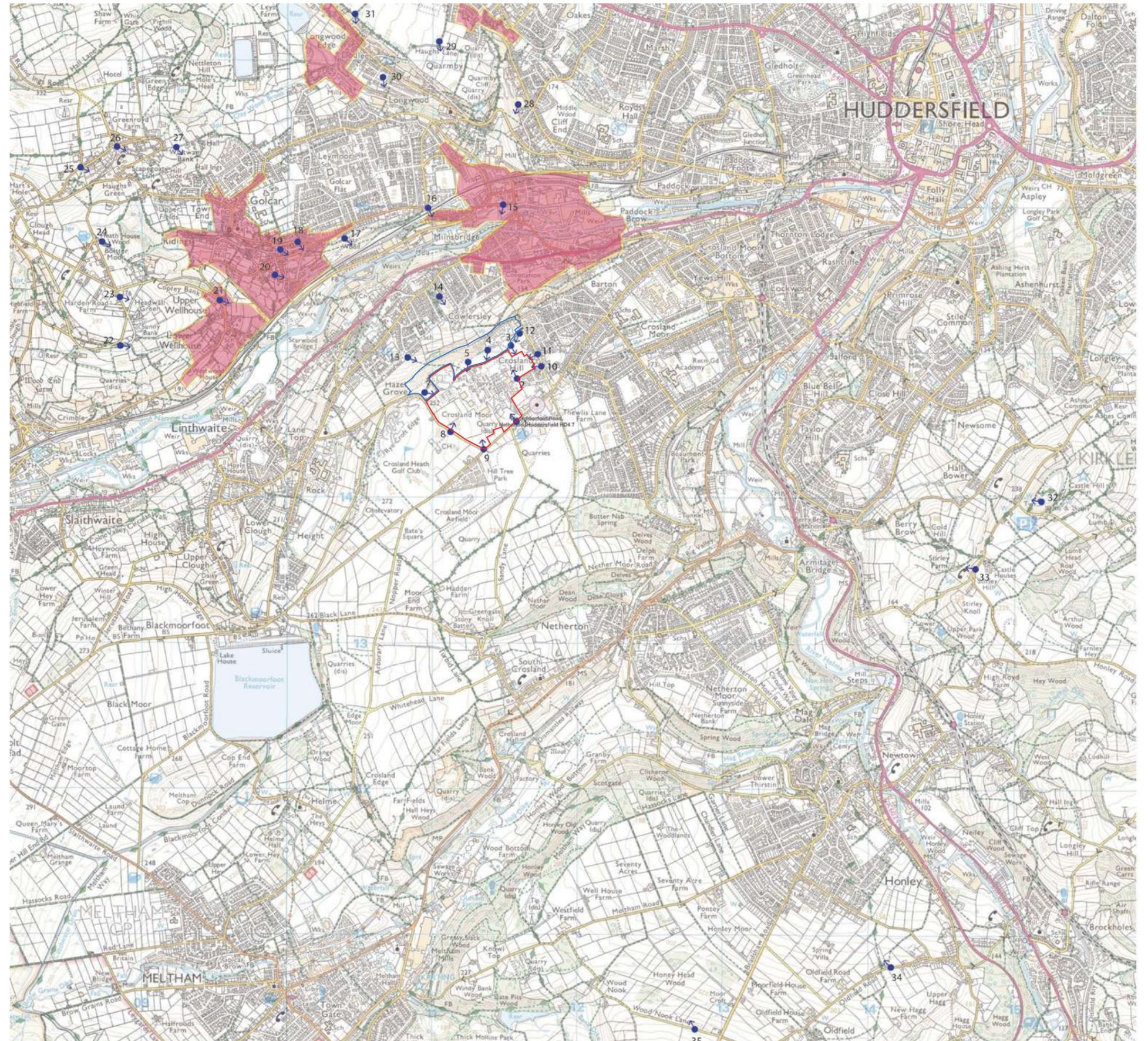


## 3.5 Visual assessment

### KEY POINTS

- 35 view points have been tested in the field.
- Most sensitive visual receptors are the users of the footpath along the northern edge of the site (close up) who are likely to be focused on the landscape.
- There will also be sensitive views from users of the footpaths within the open parts of the village along Quarry Road and Crossland Hill Road, where there are a number of listed buildings in close proximity. Although it should be noted that we do not consider the impact to be significantly more than occurs already from the existing site buildings and adjacent new development.
- Views from footpaths to the north along the base of the valley and also along the higher ground towards Golcar, which will also be sensitive in terms of users of the footpath. However, intervening topography and planting reduces the significance of any impact. Change will be more noticeable around the crest of the hillside along Rye Croft Edge - subject to the proximity of new buildings to the edge, although new planting could be used to mitigate impacts.
- Views from the north-south looking towards the existing barn will also be sensitive to change in terms of development of the north western fields within the site.
- There are a number of distant views from existing footpaths and residential areas, and from with conservation areas. However, change becomes less perceivable along the higher slopes above Longwood and Golcar. Where change is perceivable, particularly within Golcar Conservation Area, mitigation can be introduced to mitigate any impacts on the valley crest, in the form of intermittent planting.
- Kinetic views along Blackmoorfoot Road and Felks Stile Road are less sensitive.

PLAN SHOWING EXTENT OF VIEWPOINTS



Conservation Area

## LIST OF VIEWS

1. View around proposed site entrance - users of footpath along Blackmoorfoot Road
2. Users of closed footpath along southern edge of site
3. Users of closed footpath along northern edge of site
4. Users of closed footpath along northern edge of site
5. Users of public footpath along northern edge of site
6. Users of public footpath along northern edge of site
7. Users of public footpath along northern edge of site
8. Road users/ kinetic views Felks Stile Road
9. Users of footpath along Blackmoorfoot Road
10. View through listed buildings at Farmhouse Court
11. View through gap along Crosland Hill Rd
12. Users of footpath along Quarry Road
13. Users of footpath to nw of site
14. View from users of open space at Josephine Road
15. View from users of footpath in scar lane (Milnsbridge Conservation area)
16. Users of footpath along Botham Hall Road
17. Users of footpath below Scar Lane
18. View from users of footpath along Knowl Lane (Conservation area)
19. View from Rockfold
20. Users of the footpath along Station Road (Conservation area)
21. Kinetic view from Copley Bank Road (Conservation area)
22. View from users of footpath along Sunny Bank Road
23. Kinetic view along Slades Road
24. Users of the footpath along Heath House Lane
25. Users of footpath along High Street
26. Users of open space along High Street
27. Kinetic view along Holin Hall Lane
28. Users open space, Quarnby Road
29. Users of footpath along Haughs Lane - limited visibility
30. Users of footpath along Percival Street
31. Users of footpath along Longwood Edge Road
32. View from Castle Hill
33. View from Hey Lane / Park Lane
34. View from Oldfield Road
35. View from Wood Nook Lane

### KEY VIEWS OF THE SITE



4. USERS OF FOOTPATH ALONG NORTHERN EDGE OF SITE



10. GLIMPSED VIEW THROUGH LISTED BUILDINGS AT FARMHOUSE COURT



20. USERS OF THE FOOTPATH ALONG STATION ROAD (CONSERVATION AREA)



27. KINETIC VIEW ALONG HOLIN HALL LANE

## 3.6 Heritage

The site also does not contain any designated heritage assets (e.g. Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, and Historic Battlefields) but the eastern edge of the site is within the setting of five listed buildings (ranging from Grade II\* to Grade II).



**KEY**

-  Application site boundary
-  Green belt land within ownership boundary
-  Listed building
-  Conservation area

### 3.7 Site history



1800s Crosland Moor was used for quarrying the tough underlying sandstone known as 'rough rock', for building local farms and cottages. In 1891 Standard Fireworks was set up by James Greenhalgh in Huddersfield.



Due to an explosion, in 1910 Standard Fireworks moved to the Crosland Moor site. During WWI the factory produced munitions for the war effort - predominantly charging hand grenades.



In the inter-war period production increased, before the factory was once again geared towards the war effort in WWII.



After WWII Standard became a household name, and its Crosland site the 'fireworks capital of Europe'.



In 1998 Standard was bought out by BlackCat, a chinese fireworks firm. Production ceased in Huddersfield but fireworks are still tested, repackaged and distributed from the warehouses.

**KEY**

-  Woodland
-  Buildings
-  Hard Standing
-  Quarries
-  Stone Walls
-  Firework Testing Site

1887



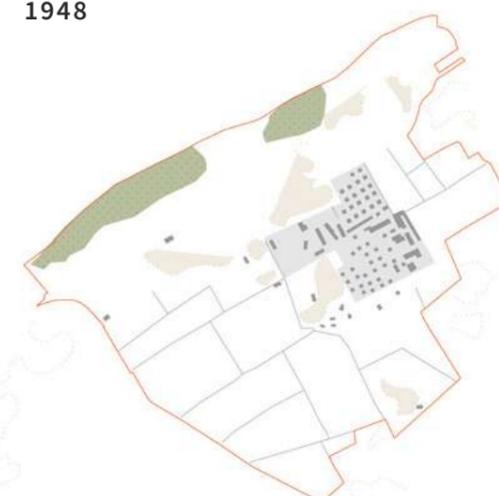
1904



1929



1948



TODAY



### 3.8 Land use and facilities

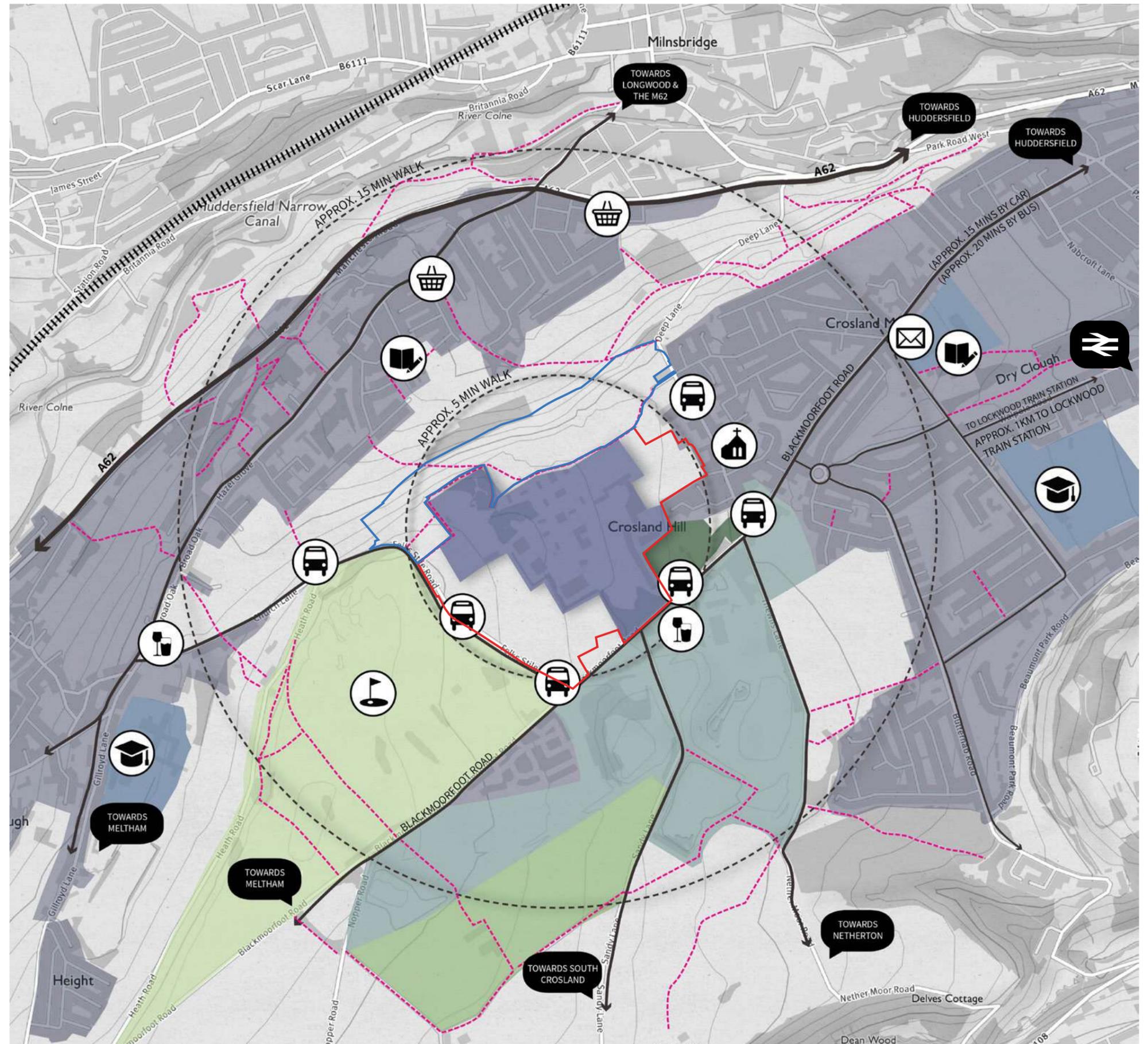
Although the site lies on the edge of the built up area of Huddersfield, there are a number of existing community facilities within walking distance of the site.

There are two existing primary schools within walking distance and two secondary schools just beyond 15 minutes walk from the site.

Existing shopping facilities are located to the north of the site, down the hill within Cowlersley.

Huddersfield city centre is approximately 3.5 km, north eastwards and is best accessed along Blackmoorfoot Road. Several buses serve this route.

The surrounding countryside and existing footpaths are easily accessible from this location.



- KEY**
- Application site boundary
  - Green belt land within ownership boundary
  - Existing development
  - Fireworks factory site
  - Crosland Moor Airfield
  - Quarry
  - Golf course
  - Caravan park
  - PRoW
  - Road
  - Pub
  - Golf
  - High school / academy
  - Shop
  - Primary school
  - Church
  - Post office
  - Bus stop
  - Train station

### 3.9 Access and movement

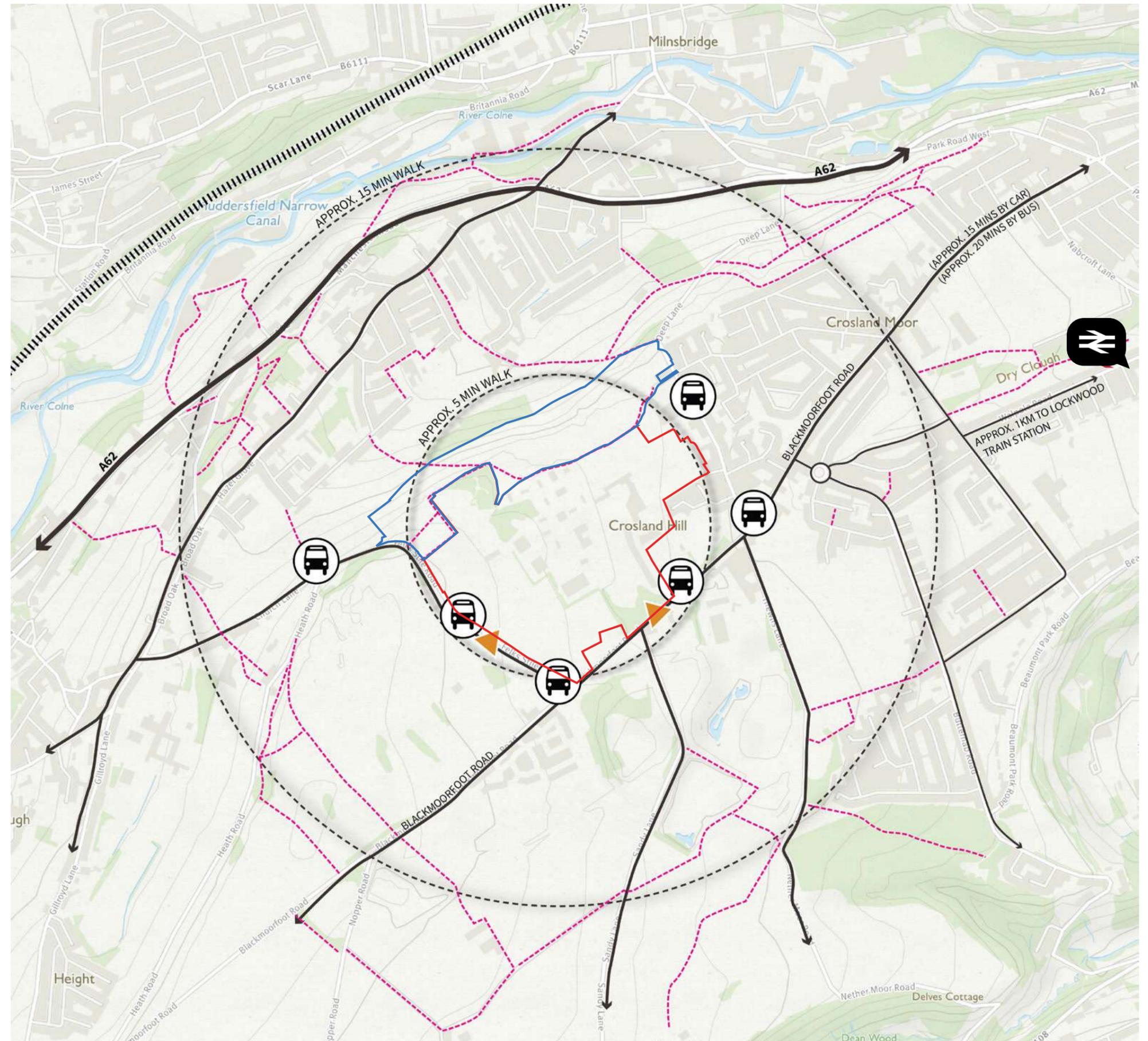
The site is located approximately 3.5km south-west from the centre of Huddersfield. Blackmoorfoot Road, which runs along the southern boundary of the site, provides a direct route into the town centre and is serviced by the 389 and 393 bus services.

Lockwood train station lies approximately 2km to the east of the site, providing connectivity into the centre of Huddersfield and to Sheffield. There is also a train station in the centre of Huddersfield which provides excellent rail links to Manchester, Leeds and Liverpool.

The site is approximately 6.5km from the M62, which is a significant motorway running west to east across the country, connecting Liverpool to Hull, via Manchester, Huddersfield and Leeds.

There are currently no public routes through the site, however the site abuts a number of Public Rights of Way (PRoW) footpaths. Two are accessed via Felks Stile Road to the west (ref. HUD/234/30 and HUD/234/40). These subsequently merge with PRoW ref. HUD/234/20 and PRoW ref. HUD/234/50, all of which run along the northern boundary of the site, providing easy access to an extensive network of footpaths.

There are two potential vehicular access points to the site; one off of Felks Style Road and one off of Blackmoorfoot road, opposite the Sands House pub.



- KEY**
- Application site boundary
  - Green belt land within ownership boundary
  - PRoW
  - Road
  - ▲ Potential site access point
  - Train station
  - Bus stop

### 3.10 Ecology

An ecological assessment has been prepared and submitted in support of the application.

The Assessment notes that the areas of most ecological importance on-site are a small area of dwarf shrub heath and areas of semi-natural broadleaved woodland.

Detailed fauna surveys indicate the presence of the following protected species:

- One active outlier badger sett and two partially used setts;
- A locally important assemblage of bats including one common pipistrelle non-maternity summer roost (peak count 1 bat) and a low/moderate level of commuting and foraging activity; and
- A locally important assemblage of breeding birds.

The results of the tree survey highlight that the site's internal tree cover is predominantly of low arboricultural value with limited amenity function. The site's more valuable stock in terms of maturity and amenity potential is predominantly contained to the site boundaries that adjoin Blackmoorfoot Road and Felks Stile Road.

For further information on the ecology of the site, please refer to the Ecological Assessment prepared by Tyler Grange.

**KEY**

-  Survey area
-  Class A tree cover
-  Class B tree cover
-  Class C tree cover
-  Dwarf shrubs
-  Grassland
-  Tall ruderal
-  Hard standing
-  High bat roost potential
-  Low bat roost potential
-  Stone wall
-  Reptile mat locations
-  Partially used outlier badger sett
-  Badger latrine
-  Active outlier badger sett
-  Sightings of amber conservation status birds



## 3.11 Drainage & flooding

The Site to be developed is identified as lying in Flood Zone 1 on the Environment Agency's flood maps, land assessed as having an annual probability of flooding of less than 1 in 1000 (<0.1%). Overall, the site is considered to be at low risk of flooding from various potential sources.

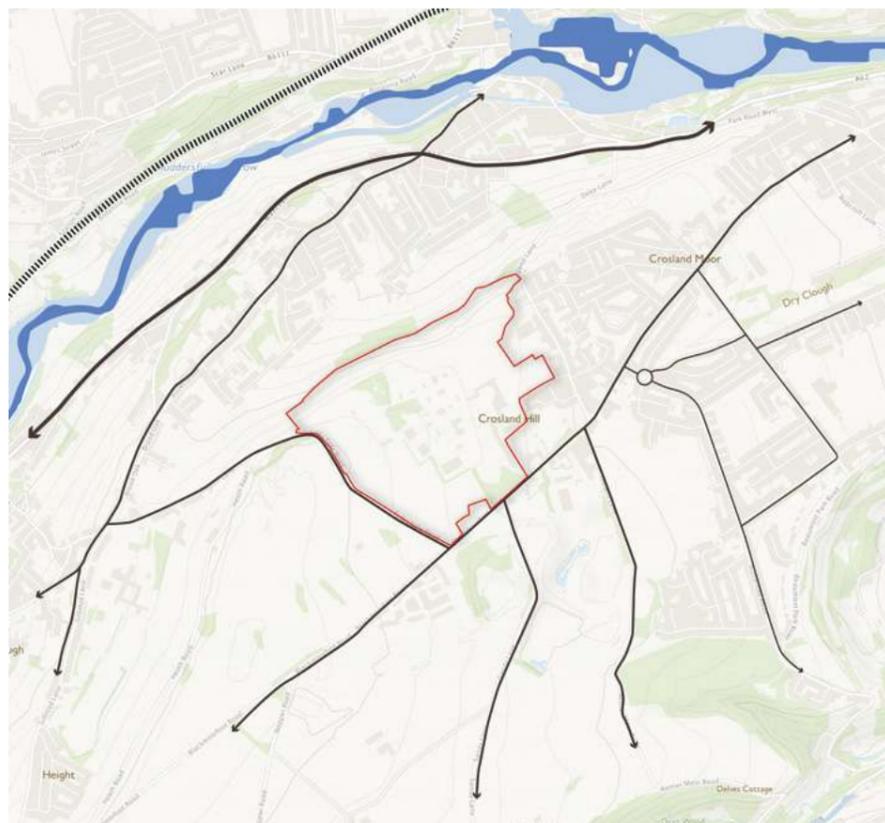
There are no watercourses or ponds situated on or within close proximity to the site.

A review of initial underlying ground conditions has identified soak-away based techniques are unlikely to be feasible as the primary source for surface water disposal.

The Flood Risk and Drainage Strategy Report, produced by Waterman Group, concludes that the development is not at risk of flooding and will not increase flood risk at the site or elsewhere.

For a full analysis please refer to the Flood Risk and Drainage Strategy Report.

### RIVER FLOODING



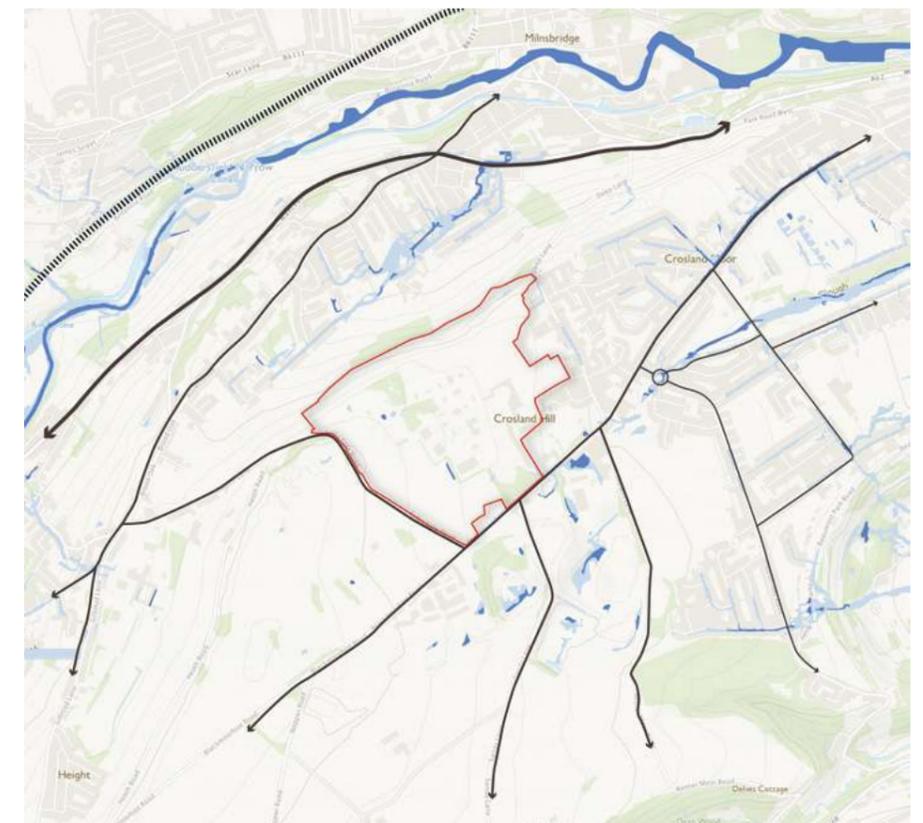
SOURCE: ENVIRONMENT AGENCY

### RESERVOIR FLOODING



SOURCE: ENVIRONMENT AGENCY

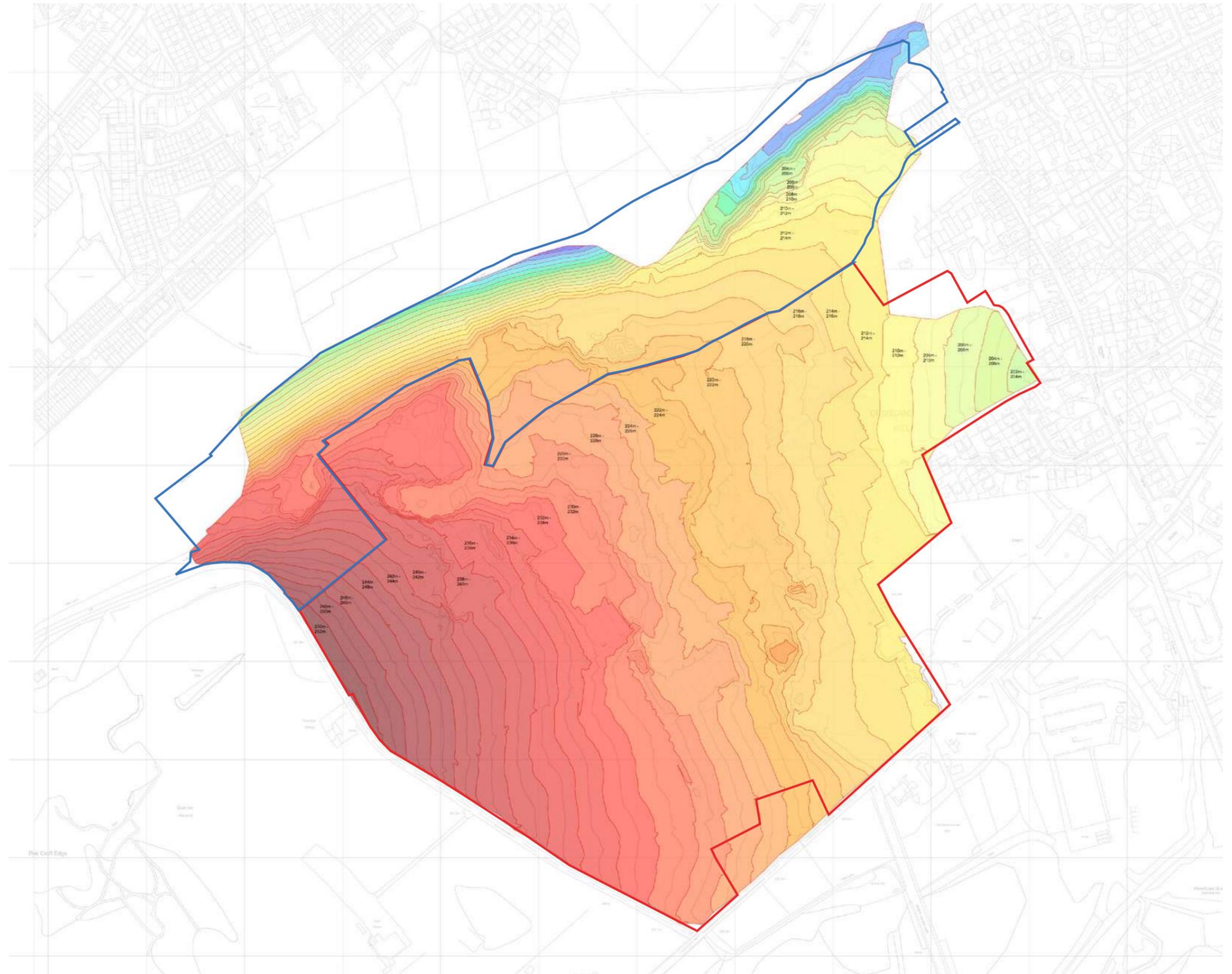
### SURFACE FLOODING



SOURCE: ENVIRONMENT AGENCY

## 3.12 Topography

The site has an elevated nature and a variable topography due to natural gradients, old quarry sites and man-made platforms as part of the fireworks factory. There is a fall in levels of approximately 50 meters from west to east across the site. To the north of the site, within the area of green belt land, the land falls away steeply to form a valley edge.



### KEY

<span style="color: red;">▭</span> Application site boundary	<span style="color: #f4a460;">▭</span> 218m - 220m
<span style="color: blue;">▭</span> Greenbelt land within ownership boundary	<span style="color: #f09224;">▭</span> 220m - 222m
<span style="color: #4682b4;">▭</span> 190m - 192m	<span style="color: #e67e22;">▭</span> 222m - 224m
<span style="color: #00bfff;">▭</span> 192m - 194m	<span style="color: #d35400;">▭</span> 224m - 226m
<span style="color: #00ffff;">▭</span> 194m - 196m	<span style="color: #c9584c;">▭</span> 226m - 228m
<span style="color: #00ffcc;">▭</span> 196m - 198m	<span style="color: #e74c3c;">▭</span> 228m - 230m
<span style="color: #00ff00;">▭</span> 198m - 200m	<span style="color: #e91e63;">▭</span> 230m - 232m
<span style="color: #90ee90;">▭</span> 200m - 202m	<span style="color: #f06292;">▭</span> 232m - 234m
<span style="color: #76ff00;">▭</span> 202m - 204m	<span style="color: #f08080;">▭</span> 234m - 236m
<span style="color: #66ff00;">▭</span> 204m - 206m	<span style="color: #f06292;">▭</span> 236m - 238m
<span style="color: #54ff00;">▭</span> 206m - 208m	<span style="color: #e91e63;">▭</span> 238m - 240m
<span style="color: #42ff00;">▭</span> 208m - 210m	<span style="color: #c43a71;">▭</span> 240m - 242m
<span style="color: #30ff00;">▭</span> 210m - 212m	<span style="color: #a1887f;">▭</span> 242m - 244m
<span style="color: #18ff00;">▭</span> 212m - 214m	<span style="color: #8d6e63;">▭</span> 244m - 246m
<span style="color: #00ff00;">▭</span> 214m - 216m	<span style="color: #704242;">▭</span> 246m - 248m
<span style="color: #00ff00;">▭</span> 216m - 218m	<span style="color: #5d3535;">▭</span> 248m - 250m
	<span style="color: #4b0082;">▭</span> 250m - 252m

### 3.13 Edge conditions

The site has differing edge conditions which must be responded to appropriately. These include:

- The green belt valley edge
- The rural lane (Felks Style Road)
- The back of existing housing areas (around Greystone, Mason Court and Farmhouse Court)
- The main road frontage (Blackmoorfoot Road)

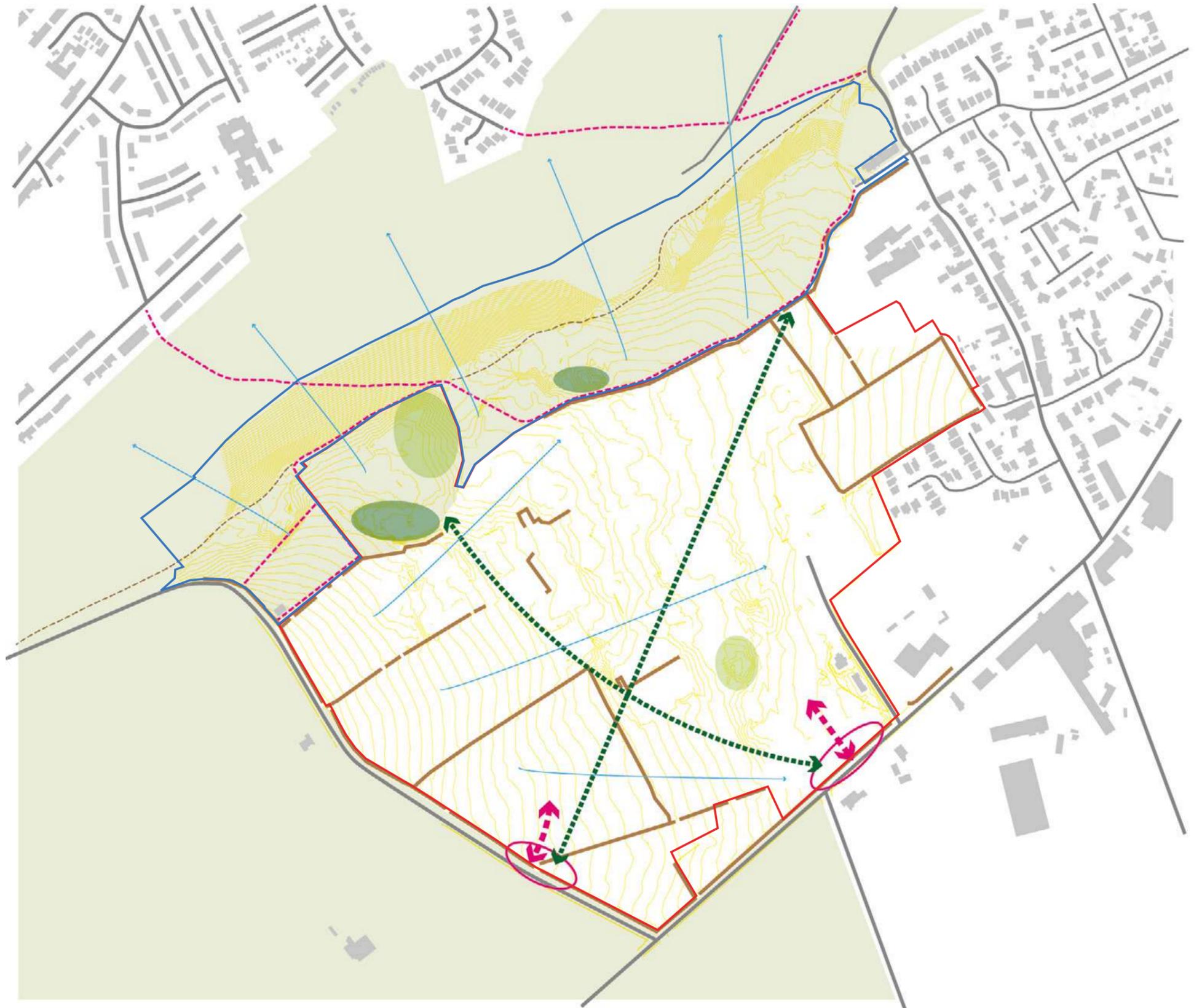
Each edge and its specific requirements must be considered carefully and designed appropriately.



## 3.14 Opportunities and Constraints

### KEY POINTS

- The site topography presents both opportunities and challenges. Development along steep hillsides are a feature of Huddersfield, this site can become an addition to that existing character.
- Disused quarries and existing mounds offer unique and unusual opportunities for public open space and play facilities
- Views in and out of the site are wide ranging. A sensitive design response will minimise the impact of any development seen from across the valley whilst offer magnificent views outwards for new residents.
- A network of footpaths, both existing and new, can open up the site providing access to surrounding neighbourhoods and the countryside beyond.
- Existing site features, tree belts, stone walls, remnants of the factory buildings, disused farm buildings offer the opportunity to retain these features where possible to create a scheme which is truly unique and of its place.
- There is the potential for two access points into the development off Blackmoorfoot Road and Felks Stile Road



### KEY

- Application site boundary
- Green belt land within ownership boundary
- Green belt land
- Existing public footpaths
- Existing areas of high ground (mounds)
- Existing areas of excavated ground (quarries)
- Existing topography
- Existing stone walls
- Potential access into the site
- Potential vehicular access
- Potential footpath connections across the site
- Views out of the site across the valley towards the surrounding countryside



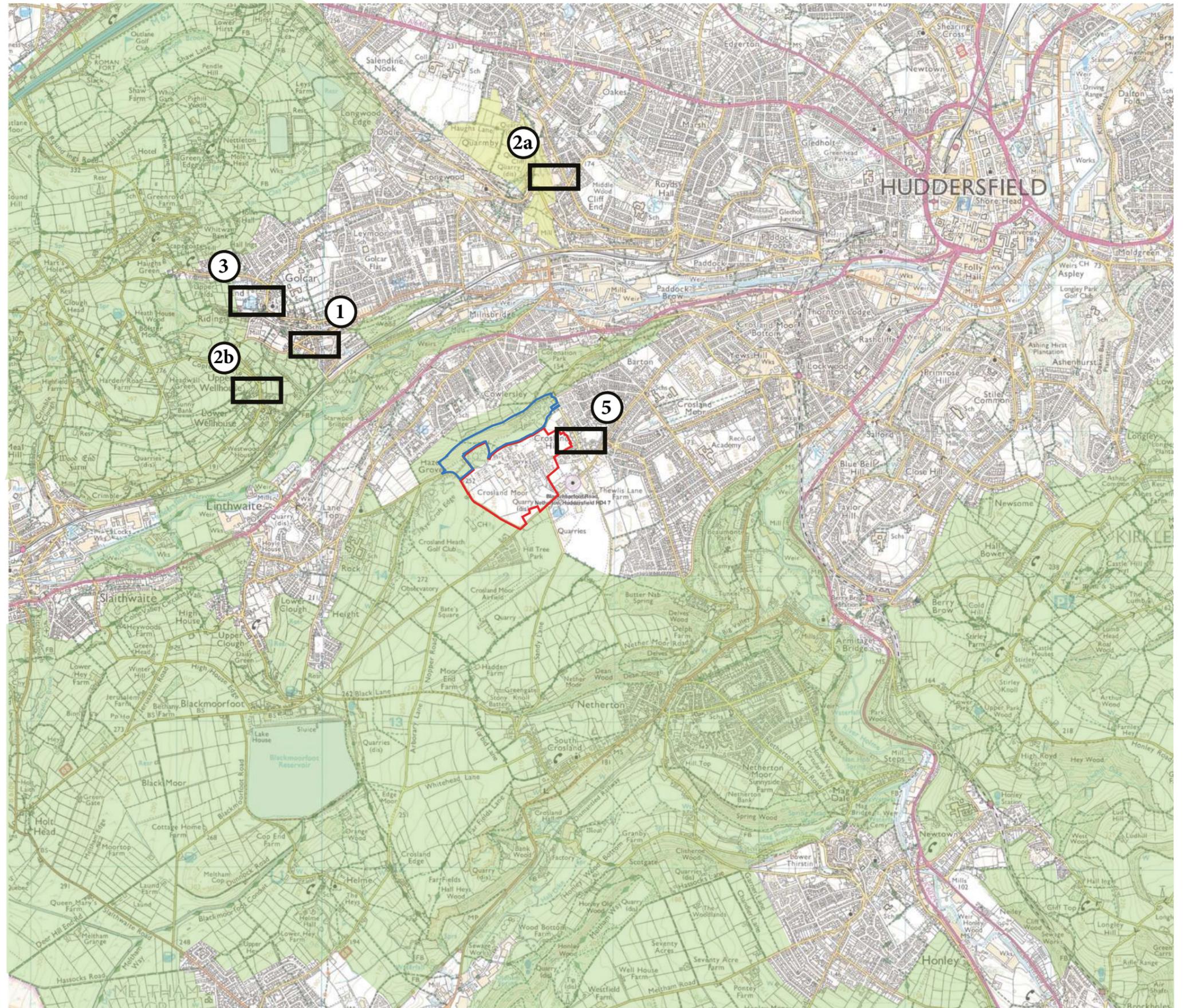
4

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TOWNSCAPE ANALYSIS

## 4.1 Urban grain study

Huddersfield has a very distinctive character, in part due to the dramatic topography on which the town and its surrounding developments have been built. The changing levels result in some very specific urban patterns which can be drawn upon to ensure that the new development sits sensitively and appropriately within its context. The following pages identify a number of distinctive urban patterns which are characteristic of the Huddersfield area and provide reference for the layout of the new development.



**KEY**

- ▭ Application site boundary
- ▭ Green belt land within ownership boundary
- ▭ Green belt land
- ▭ Open space

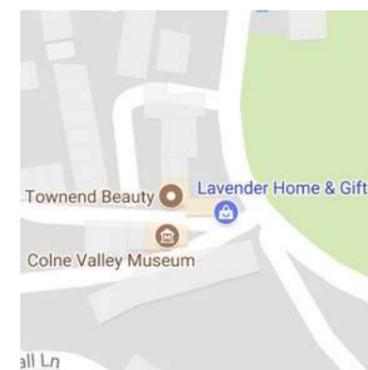
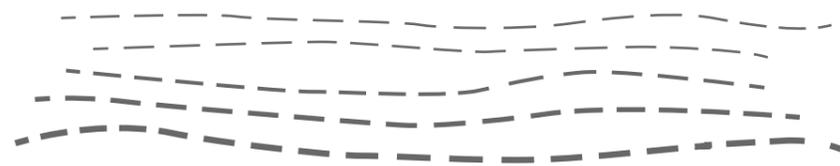
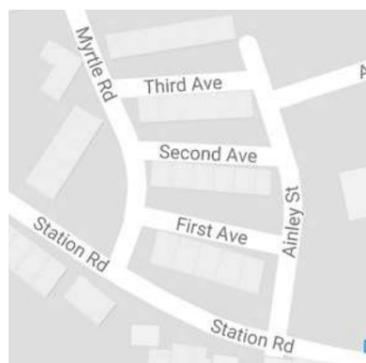
### 1. STEPPED LINEAR STREETS



### 2. URBAN STRATA



### 3. MEWS

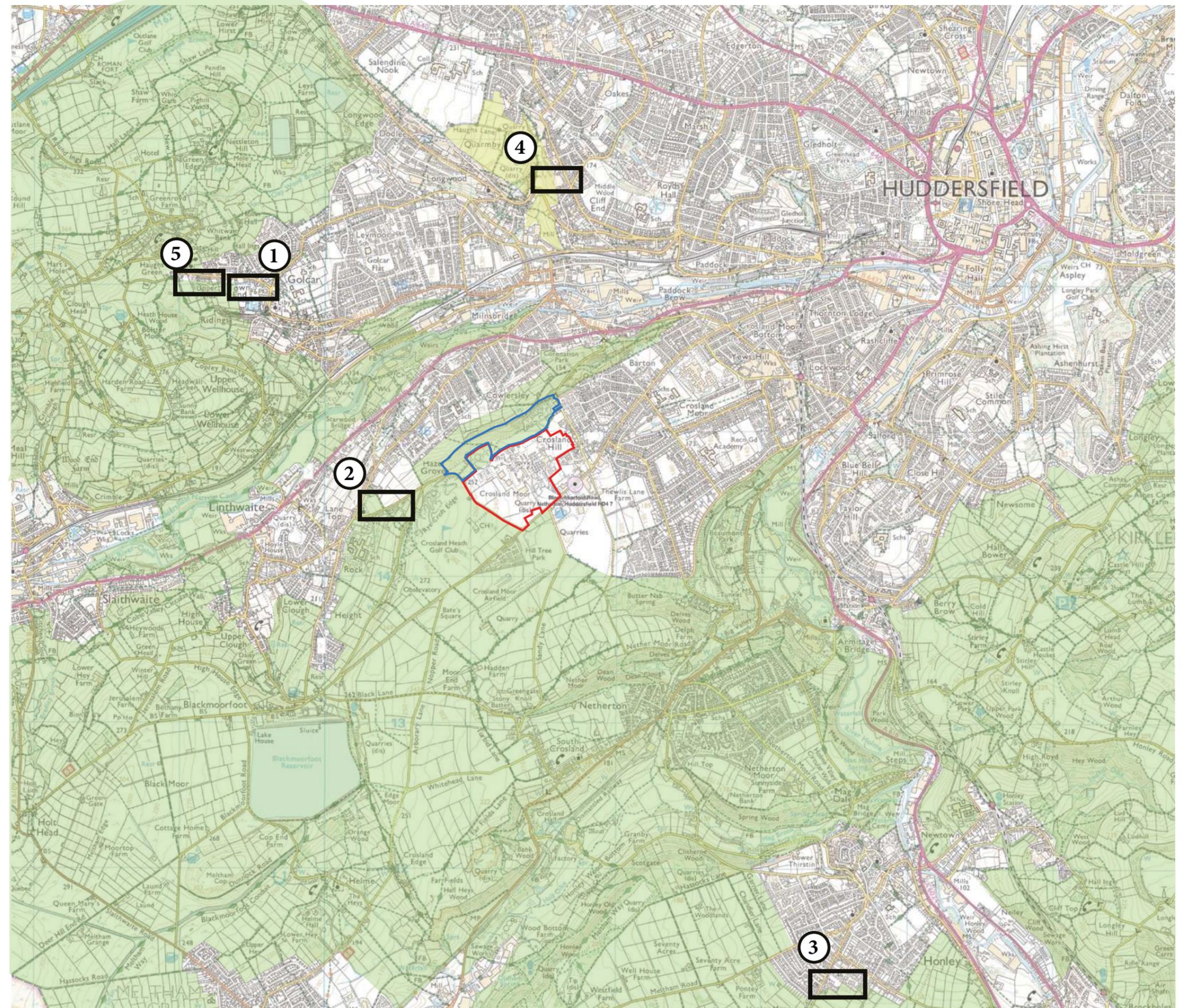


#### 4. COURTYARD CLUSTERS



## 4.2 Edge conditions study

Huddersfield is blessed with an incredible landscape setting. The interface between this landscape and the built form is a very important design characteristic, particularly within this location where much of the site interfaces within the green belt. The following pages identify a number of examples of how the urban-landscape edge has been dealt with within the Huddersfield area.



**KEY**

- ▭ Application site boundary
- ▭ Green belt land within ownership boundary
- ▭ Green belt land
- ▭ Open space

### 1. HIGH STREET, GOLCAR, HUDDERSFIELD



SOURCE: GOOGLE MAPS



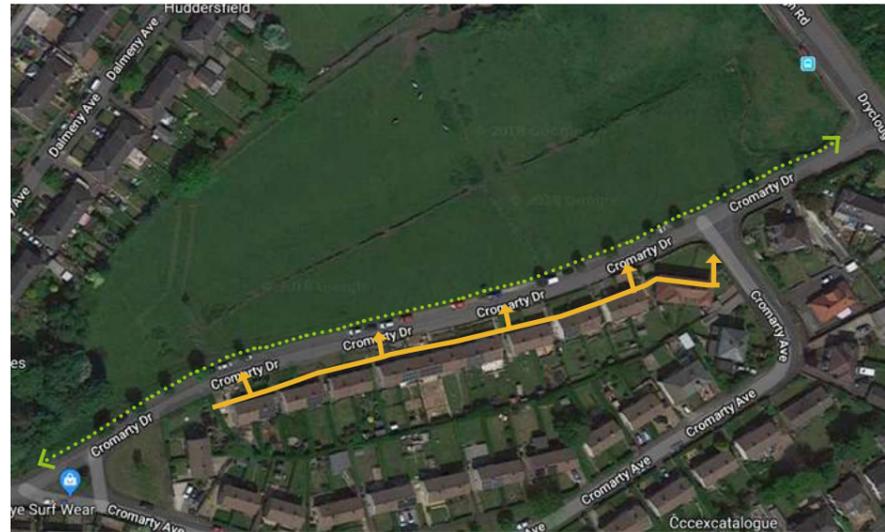
SOURCE: GOOGLE MAPS

- Irregular, fractured urban grain and curvilinear streets prevent the formation of a harsh, linear urban edge.
- Dwellings sit perpendicular to the road, establishing a visual connection between the street and the landscape beyond.
- Dwelling curtilage act as green insertions into the urban edge, softening it's impact on the landscape.

### 2. CROMARTY DRIVE, HUDDERSFIELD



SOURCE: GOOGLE MAPS



SOURCE: GOOGLE MAPS

- Single carriageway lane runs adjacent to the landscape, helping to establish a rural character along the edge.
- A green verge further contributes to the rural character, softening the edge and acting as an informal footpath.
- Dwellings fronting the street are raised, establishing a positive relationship between development and landscape.
- Raised dwellings also provide appropriate levels of enclosure, reinforcing the valley form.

### 3. HONEY HEAD LANE, HONLEY, HOLMFIRTH



SOURCE: GOOGLE MAPS



SOURCE: GOOGLE MAPS

- Cul-de-sacs sit perpendicular to the landscape edge, establishing view corridors along streets to visually connect landscape and development.
- Irregular urban grain and curvilinear streets establish a jagged urban edge, back gardens and pocket green spaces create insertions to further soften the edge.

#### 4. CLIFF CLOSE, HUDDERSFIELD

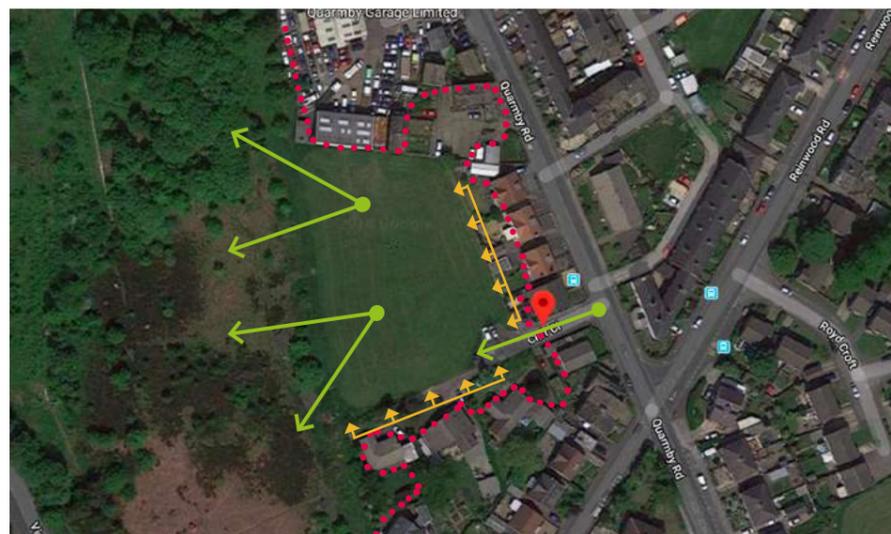


SOURCE: GOOGLE MAPS

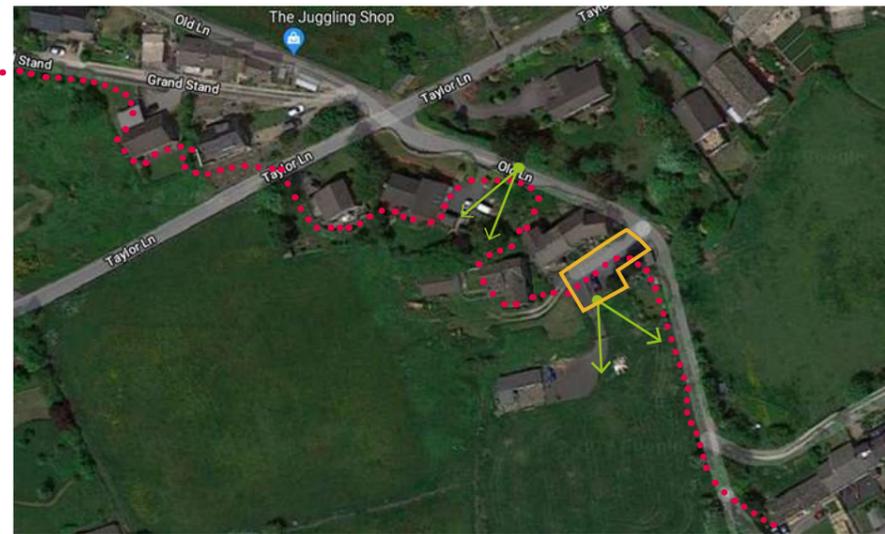
#### 5. OLD LANE, GOLCAR, HUDDERSFIELD



SOURCE: GOOGLE MAPS



SOURCE: GOOGLE MAPS



SOURCE: GOOGLE MAPS

- Pocket green space lies adjacent to the ridge, establishing a viewing platform whilst softening the impact of the urban edge.
- Dwellings lining the primary route front both the street and the space behind, establishing a positive relationship between development and landscape.
- Irregular urban grain and pocket green space prevent the formation of a harsh, linear urban edge.

- Courtyards established to the rear of dwellings along the ridge line create viewing platforms, as well as providing parking facilities.
- Irregular urban grain and dwellings developed perpendicular to the street help soften the urban edge.



5

DEVELOPING THE MASTERPLAN

## 5.1 The vision

Drawing upon the area's existing qualities, the site has the potential to be a distinctive and desirable residential neighbourhood of up to 700 dwellings (plus 70 extra care apartments) set within an attractive landscape with enhanced accessibility to the wider area.

The site's proximity to the green belt and numerous PRow creates an opportunity to introduce a series of attractive green routes through the site, connecting into the wider landscape and encouraging healthy habits such as walking, jogging and cycling for both new and existing residents. The creation of a new green network within the site would also help to enhance biodiversity as well as retain any existing habitats for wildlife around the site. In addition to a proposed new network of green spaces within the application site boundary, there is also the potential for the area of land within the green belt to be enhanced to become a country park in the future. This could include additional planting, improvements to walkways, new seating, signage and wayfinding design.

The site's unique topography provides an opportunity to create interesting areas of public open space, utilising the changes in level to create sustainable urban drainage features and areas for play. On a wider, contextual level, the topography of the site provides an opportunity to create a new urban form that positively and sensitively responds to the distinctive townscape

of Huddersfield.

The site's history as a fireworks factory provides an intriguing narrative to the site which could be used as a valuable place-making tool. Retention or reuse of existing site features such as stone walls, along with place-name references could be used to imbue the new development with a strong identity and sense of place.

The varying edge conditions of the site call for a variety of design responses, providing an opportunity to create a diverse neighbourhood with varying characteristics throughout. The green belt valley edge in particular, requires a sensitive design response, with careful integration of built form and landscape.

The incorporation of an extra care facility will help to promote social diversity within the new development. Carefully considered layout and design will also help to promote social cohesion and healthy lifestyles through the incorporation of public spaces for interaction and activity and attractive, walkable connections out to the wider landscape.

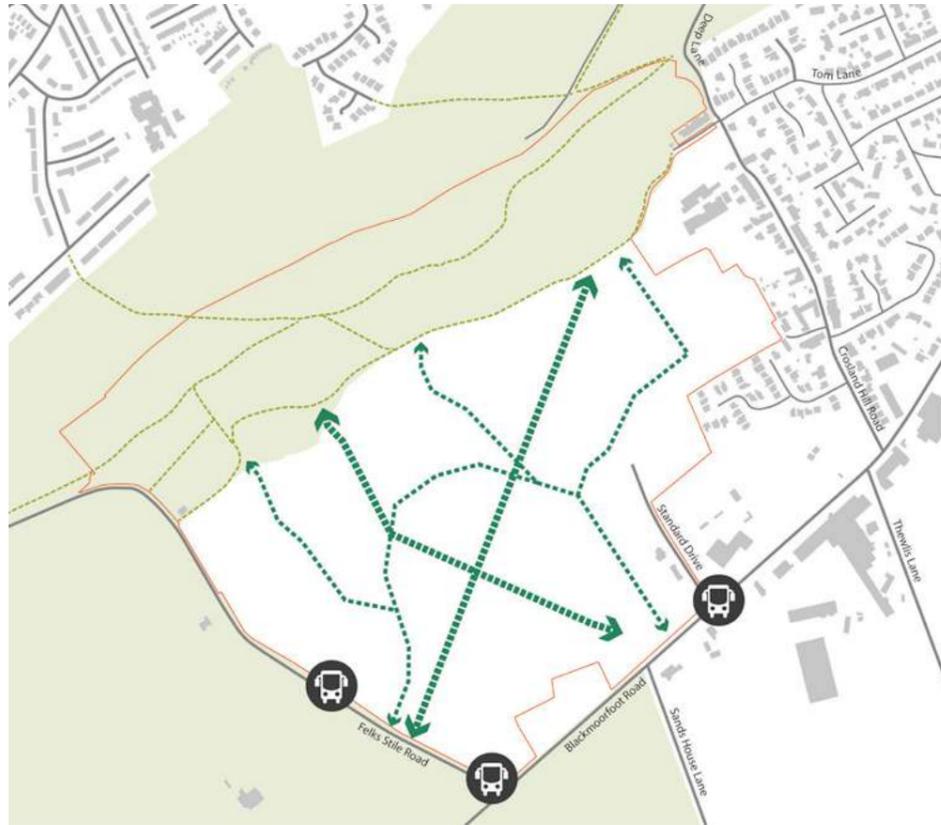
CONCEPT DIAGRAM



## 5.2 Design principles

The following pages set out a selection of design principles which underpin the development of any masterplan options. They provide a vision and direction for the scheme to ensure that a sensitive, successful and well designed masterplan is put forward. Please note that the boundary line shown includes the area of green belt land within the ownership boundary as well as the application site.

### IMPROVE THE CONNECTIVITY OF THE AREA & ENCOURAGE SUSTAINABLE MOVEMENT



- Improve connectivity to existing community facilities including two existing primary schools to the north of the site and shopping facilities to the north of the site
- Take advantage of existing public transport services providing direct access into Huddersfield centre and surrounding areas
- Connect into existing pedestrian and cycle routes, enhancing opportunities for leisure, exercise and play whilst improving the overall connectivity of the area.

### WORK WITH THE EXISTING TOPOGRAPHY & CREATE SUSTAINABLE DRAINAGE



- The topography of the site is quite unique. It is made up of natural gradients, old quarry sites and man made platforms
- The masterplan must work with the existing contours to create developable areas and a successful urban drainage system
- Changes in level can also contribute to interesting areas of public realm and open space.

## CREATE A NETWORK OF GREEN SPACES WHICH ENHANCE THE EXISTING LANDSCAPE



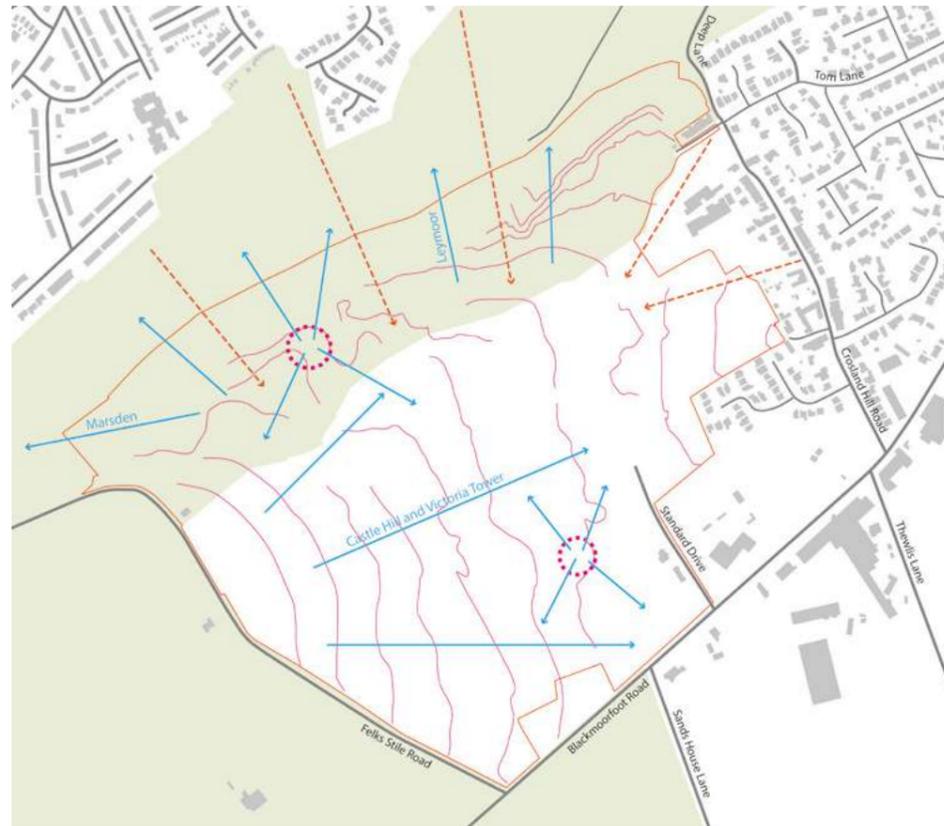
- Improve access to land to the north of the site to form a community parkland area, improving views and access to green space for new and existing residents whilst ensuring that sensitive views back towards the site remain protected and visually attractive
- Community parkland area could include areas for natural play, enhanced pathways for pedestrians and cyclists and improved signage and wayfinding
- Maximise the amount of green space within the site to encourage biodiversity and to retain habitats for wildlife around the site.

## SENSITIVE RESPONSE TO DIFFERING EDGE CONDITIONS



- The site has differing edge conditions which it must respond to. These include:
  - The green belt valley edge
  - The rural lane
  - The back of existing housing areas and;
  - The main road frontage
- Each edge and its specific requirements must be considered carefully and designed appropriately.

**BE MINDFUL OF VIEWS INTO AND OUT OF THE SITE**



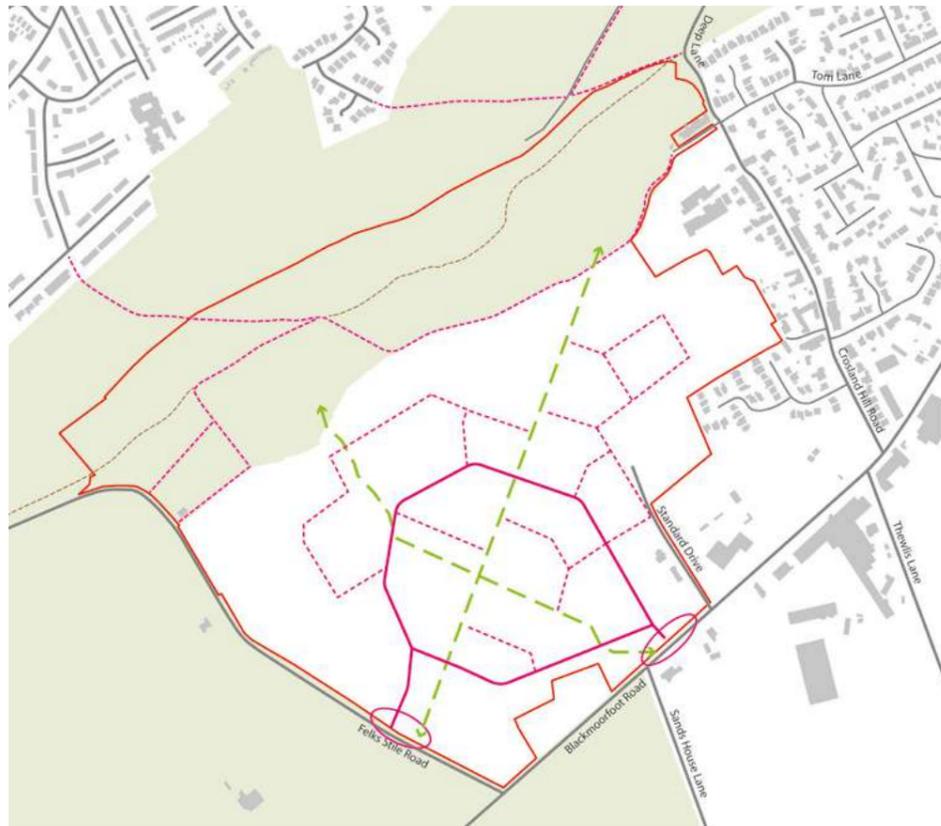
- The site benefits from long ranging views across the valley northwards and south and east towards the surrounding countryside
- Orientation and layout of the development should take advantage of the surrounding views, whilst being mindful of how visible the scheme may be, particularly from the adjacent village along Crosland Hill Road and along the edge of the valley
- Sensitive design, with regards to scale, mass, rooflines and materiality will help to mitigate any issues.

**WORK WITH THE EXISTING SITE FEATURES & THE 'MEMORY' OF THE SITE**



- Some of the existing site features are clear reminders of the site's history and varying land uses. These include:
  - Old quarries and mounds
  - Stone walls
  - Factory buildings, platforms and associated names
- These features could influence the masterplan and help to create a strong sense of place, either through retention and reuse, mimicking alignments, place-name references or reuse of materials.

## CREATE A SUCCESSFUL NETWORK OF STREETS



- New spine road through the development connects into the existing road network, with safe points of access that work in relation to junctions and existing traffic capacity
- Street network through the site must work with the topography and create an accessible grid of connected streets which provide adequate access to homes and connections to the surrounding area.

## DEVELOP CHARACTER AND DENSITY WHICH RESPONDS TO THE PARTICULAR CONDITIONS OF THE SITE



- Utilise the seven previous principles to create a varied and interesting masterplan with different character areas and a strong sense of place.

## 5.3 Masterplan development - option 1

Prior to the submission of this planning application, extensive pre-application discussions and design work has taken place. This has involved a number of meetings with the council, two public consultation events and a presentation to the council's Strategic Planning Committee. The development of the masterplan is broadly outlined on the following pages:

### AUTUMN / WINTER 2017

Two masterplan options were explored with the main differences between the two being in the layout of the development and the approach to green space and levels.

#### Option 1 Key Features:

- A centrally positioned spine road providing looped access through the site from two access points.
- Two gateway spaces located at arrival points into the site; one at Felks Style Road and one opposite The Sands House pub.
- A 'pocket park' approach to green space, with numerous public open spaces dotted throughout the development.
- Provision for a natural play area to be incorporated within the quarry to the north of the site, where the application site boundary overlaps with the green belt.
- Enhanced connectivity to the wider landscape through a network of new pedestrian and cycle paths that tap into the existing footpaths within the green belt land to the north of the site.
- Enhanced connectivity to the adjacent area around Crosland Hill Road via a new pedestrian route running through the centre of the site and through Farmhouse Court.
- An extra care facility of up to 70 apartments for the elderly located on the corner of Blackmoorfoot Road and Felks Style Road.
- Residential blocks provide opportunity for a variety of subtly different character areas to be formed that respond to their position within the plan.



#### SCHEDULE

Net Developable Area = 23 Ha

Open Space Provision = 3.9 Ha within allocation boundary + 14 Ha within Green Belt

Number of units = circa 695

Average density = 30 DPH

3% 5 bed

33% 4 bed

28% 3 bed

16% 2 bed

+ circa 70 Extra Care Apartments (10%)

## 5.4 Masterplan development - option 2

### Option 2 Key Features:

- An extended spine road, reaching further into the site and providing looped access through the site from two access points.
- Two gateway spaces located at arrival points into the site; one at Felks Style Road and one opposite The Sands House pub.
- A 'linear park' approach to green space, with numerous green fingers that run through the development, connecting key spaces and providing enhanced connectivity to the wider landscape. Green fingers also serve to accommodate level changes across the site and could include linear suds features as part of the drainage strategy.
- Provision for a natural play area to be incorporated within the quarry to the north of the site, where the application site boundary overlaps with the green belt.
- Enhanced connectivity to the wider landscape through a network of new pedestrian and cycle paths that tap into the existing footpaths within the green belt land to the north of the site.
- Enhanced connectivity to the adjacent area around Crosland Hill Road via a new pedestrian route running through the centre of the site and through Farmhouse Court.
- An extra care facility of up to 70 apartments for the elderly located on the corner of Blackmoorfoot Road and Felks Style Road.
- Residential blocks provide opportunity for a variety of subtly different character areas to be formed that respond to their position within the plan.



### SCHEDULE

Net Developable Area = 20.3 Ha

Open Space Provision = 6.6 Ha within  
allocation boundary + 14 Ha within green belt

Number of units = circa 675

Average density = 30 DPH

3% 5 bed

33% 4 bed

28% 3 bed

16% 2 bed

+ circa 70 Extra Care Apartments (10%)

## 5.5 Masterplan development - option 3

### Option 3 Key Features:

- Incorporation of a local centre facility of up to 500sqm;
- A change in layout of the masterplan to shift focus of pedestrian movement away from Farmhouse Court and towards the existing PRoW to the north eastern corner of the site;
- Additional buffer planting and a greater offset distance between proposed dwellings and existing properties at Mason Court.
- A readjustment of the green space strategy to include two substantial green links; one connecting the proposed village green to the natural play area and one connecting the extra care facility to the green belt area.

### SCHEDULE

Net Developable Area = 21.5 Ha

Open Space Provision = 7.8 Ha within allocation boundary + 12.3 Ha within green belt

Number of units = circa 700

Average density = 32 DPH

3% 5 bed

33% 4 bed

42% 3 bed

22% 2 bed

+ circa 70 Extra Care Apartments (10%)



## 5.6 Public consultation response

Two public consultation events were previously held at Crosland Hill Methodist Church. The first, on 28th November 2017, was held to showcase the initial proposals and gather feedback on the two masterplan options. The second, held on 23rd January 2018, presented an updated masterplan in response to comments from the first event.

The first event was attended by 128 people. Attendees were given the chance to view the proposals, ask questions to members of the project team and provide comments via the feedback forms.

For a full analysis of the consultation outcome please refer to the Statement of Community Involvement prepared by Newgate Communications. However, a summary of the key concerns raised by the community can be outlined as follows:

- Traffic and access - with particular reference to levels of traffic along Blackmoorfoot Road and the pedestrian access point at Farmhouse Court;
- A lack of local amenities - residents would like to see a proposed convenience store or GP surgery included within the proposals;
- Proximity of proposed dwellings to existing residents at Mason Court;
- A lack of school places within the area and
- Concerns over drainage and possible impact on surrounding development.

Following the first consultation event, comments were taken on board by the design team and a third masterplan was drawn up, which can be seen on the previous page. The main changes made to the masterplan can be summarised as follows:

- Incorporation of a local centre facility of up to 500sqm;
- A change in layout of the masterplan to shift focus of pedestrian movement away from Farmhouse Court and towards the existing PRoW to the north eastern corner of the site;

- Additional buffer planting and a greater offset distance between proposed dwellings and existing properties at Mason Court.
- A readjustment of the green space strategy to include two substantial green links; one connecting the proposed village green to the natural play area and one connecting the extra care facility to the green belt area.

The revised masterplan was presented to stakeholders and the local community at a second consultation event on 23rd January 2018, which was attended by 93 people.

An outline planning application was subsequently submitted on 5th March 2018. However, planning permission was refused on the grounds of viability and density. As such, a fourth masterplan has been drawn up incorporating a higher density of development proposed by the council, totalling up to 770 units.

A further public consultation exercise has subsequently been carried out prior to the resubmission of the outline planning application. This includes:

- An online stakeholder preview session for local councillors and Member of Parliament with project team members in attendance;
- Preparation of a dedicated consultation website including survey and feedback form;
- A press release circulated in the Huddersfield Examiner advertising the consultation website; and
- A mailshot of leaflets to more than 1,200 homes and local businesses advertising the consultation website, but also including details of an email and Freepost address and information telephone line.

Further information on the public engagement, including responses to the public consultation events, is set out within the supporting Statement of Community Involvement submitted in support of this planning application.





6  
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THE PROPOSAL

## 6.1 Illustrative masterplan

The proposed development will create a new, attractive residential neighbourhood on the site, with a range of new high quality housing, extra care accommodation, a local centre facility and extensive areas of publicly accessible open space.

The proposed neighbourhood is structured around two linear parks providing enhanced connectivity through the development and out to the wider landscape. These green corridors promote pedestrian and cycle movement, encouraging healthy lifestyles whilst also creating valuable habitat links through the site. The green links also provide the potential for extensive new sustainable urban drainage features and offer opportunities for informal play. The linear parks form part of a diverse network of public open spaces structuring the site which also encompass: -

- A village green at the Blackmoorfoot Road entrance to the site;
- A gateway space at the Felks Style Road entrance to the site, fronted by the extra care facility;
- A natural play area within the former quarry site to the north of the site;
- Retention of the existing field to the east of the site, creating a buffer space between the proposed development and the existing dwellings along Crosland Hill Road;
- A series of smaller pocket park spaces which offer opportunities for informal play;

In addition to these public open spaces, the area of green belt land to the north of the site has the potential to be enhanced through additional planting, improvements to public footpaths, seating and wayfinding design. Such improvements do not currently form part of the formal proposals but could be considered in the future as development progresses

The proposed development will also include a range of community facilities, including: -

- Potential financial contribution towards highway junctions, where necessary.
- Potential financial contribution towards public transport enhancements, if required.
- A local centre facility up to 500sqm, which could be a convenience store, a GP surgery, a community centre or similar, subject to market demand.
- An extra care facility providing up to 70 apartments for the elderly.

The proposed development has varying character areas in response to the existing edge conditions of the site. The character is generated through sensitive design considerations with regards to housing density and typology, street design, threshold treatments, materiality and landscape design.

Broadly speaking, low density, larger, detached properties are concentrated along the northern and western edges of the site along with an informal landscape character, whilst higher density terraced properties are located within the central and southern area of the site complementing a more formal landscape character. This transition from higher density/formal layout to lower density/informal layout creates a variation in character across the site, which would be particularly apparent when moving along the green links.

The illustrative masterplan has been divided into several character elements. These include:

- The green links
- The green belt edge
- The rural lane interface
- Community spaces
- Typical residential block
- Internal courtyard block

Further details of these can be found in the Character & Appearance chapter of this document.

### INDICATIVE DEVELOPMENT SCHEDULE

	Ha	%
Application site boundary	29.3	
Green belt land within ownership boundary	12.2	
<b>Total site area</b>	<b>41.5</b>	
Open space within application site boundary	7.8	
Open space within green belt	12.2	
<b>Total open space</b>	<b>20</b>	
Open space ratio		48.2
<b>Net developable area</b>	<b>21.5</b>	
Unit schedule	No.	%
4 bed	162	23
3 bed	308	44
2 bed	208	30
Apartments	22	3
<b>Total</b>	<b>700</b>	<b>100</b>
Extra care apartments	70	
<b>Total units</b>	<b>770</b>	



**MASTERPLAN KEY**

- 1. Main vehicular access
- 2. Spine road
- 3. Village green
- 4. Existing pub
- 5. Local centre facility
- 6. Arrival space
- 7. Community parkland area provides recreational resource
- 8. Natural play area
- 9. Linear park providing enhanced connectivity to wider landscape
- 10. Linear park providing enhanced connectivity between village green and natural play area
- 11. Pedestrian connection to surrounding area
- 12. Existing stone walls retained
- 13. Existing field retained as buffer between Crosland Hill Road and new development
- 14. Community square
- 15. Pocket park
- 16. Extra care facility