REFERENCE
PL1713

PROJECT

LAND OFF BLACKMOORFOOT ROAD AND FELKS STILE ROAD, HUDDERSFIELD

DOCUMENT

DESIGN AND ACCESS STATEMENT

CLIENT	STATUS	DATE
EMPIRE KNIGHT GROUP LTD	**PLANNING**	**10/06/21**

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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:

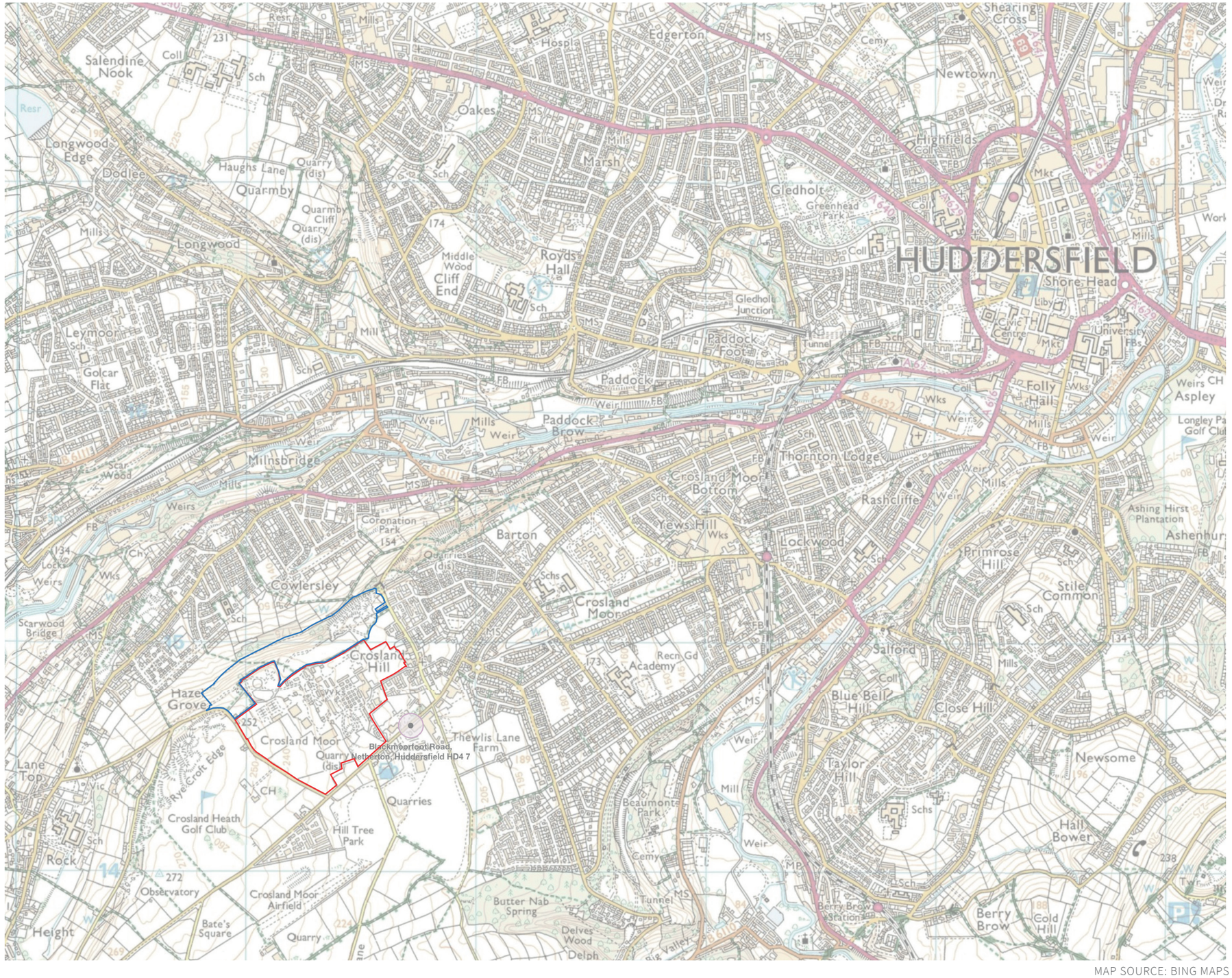
- Wider Site Context;
- Site Considerations;
- Local Distinctiveness;
- Design Development and Drivers;
- The Masterplan;
- Parameters;
- Detailed descriptions of the key streets and spaces;
- Summary.

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

MAP SOURCE: BING MAPS

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.

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.

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.

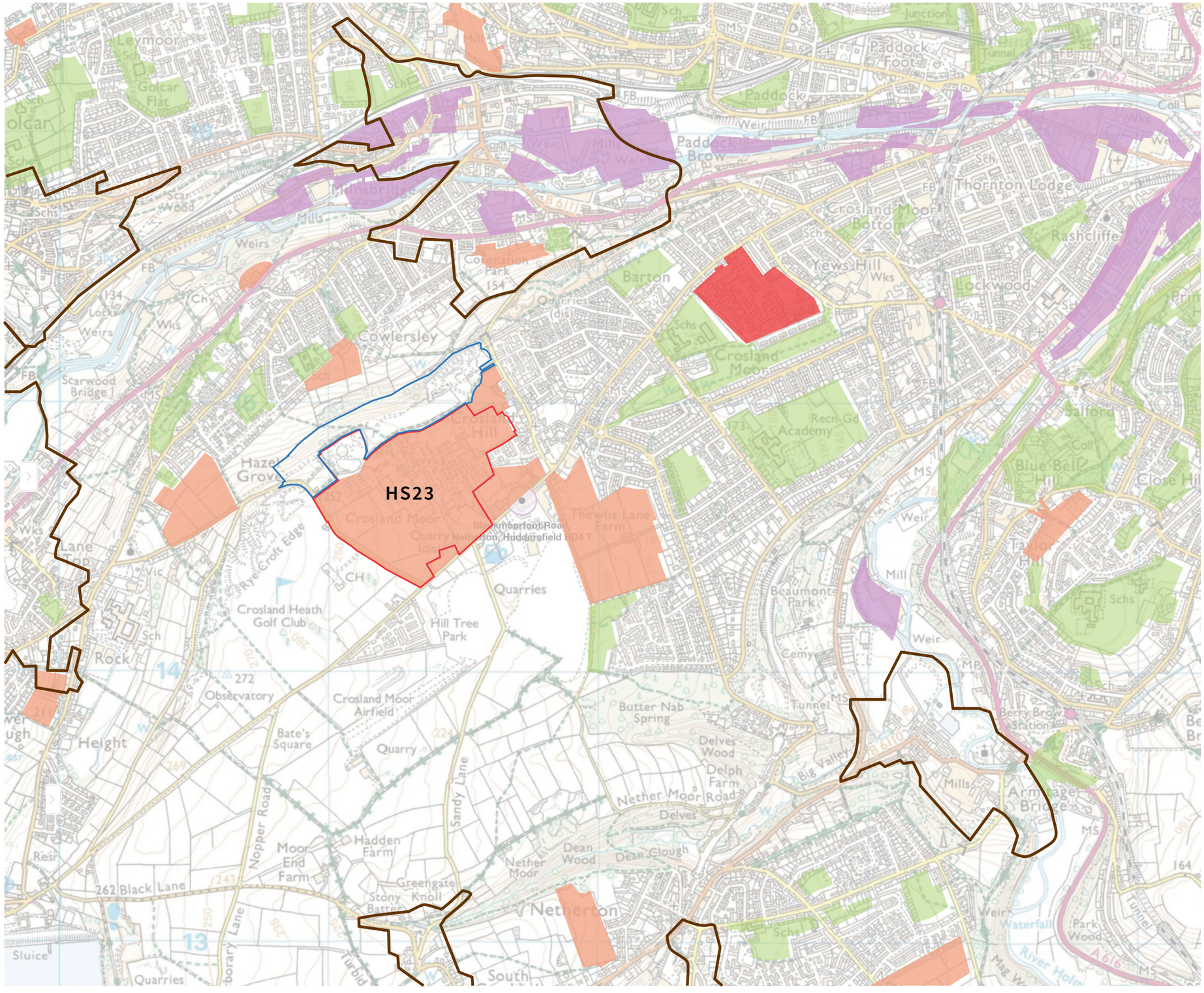
The Allocations and Designations Plan sets out the different allocations and designations within the emerging Local Plan, sub-divided into different categories and areas of the district. Under this Plan, the site is allocated for residential development of approximately 700 units - Site reference HS23.

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

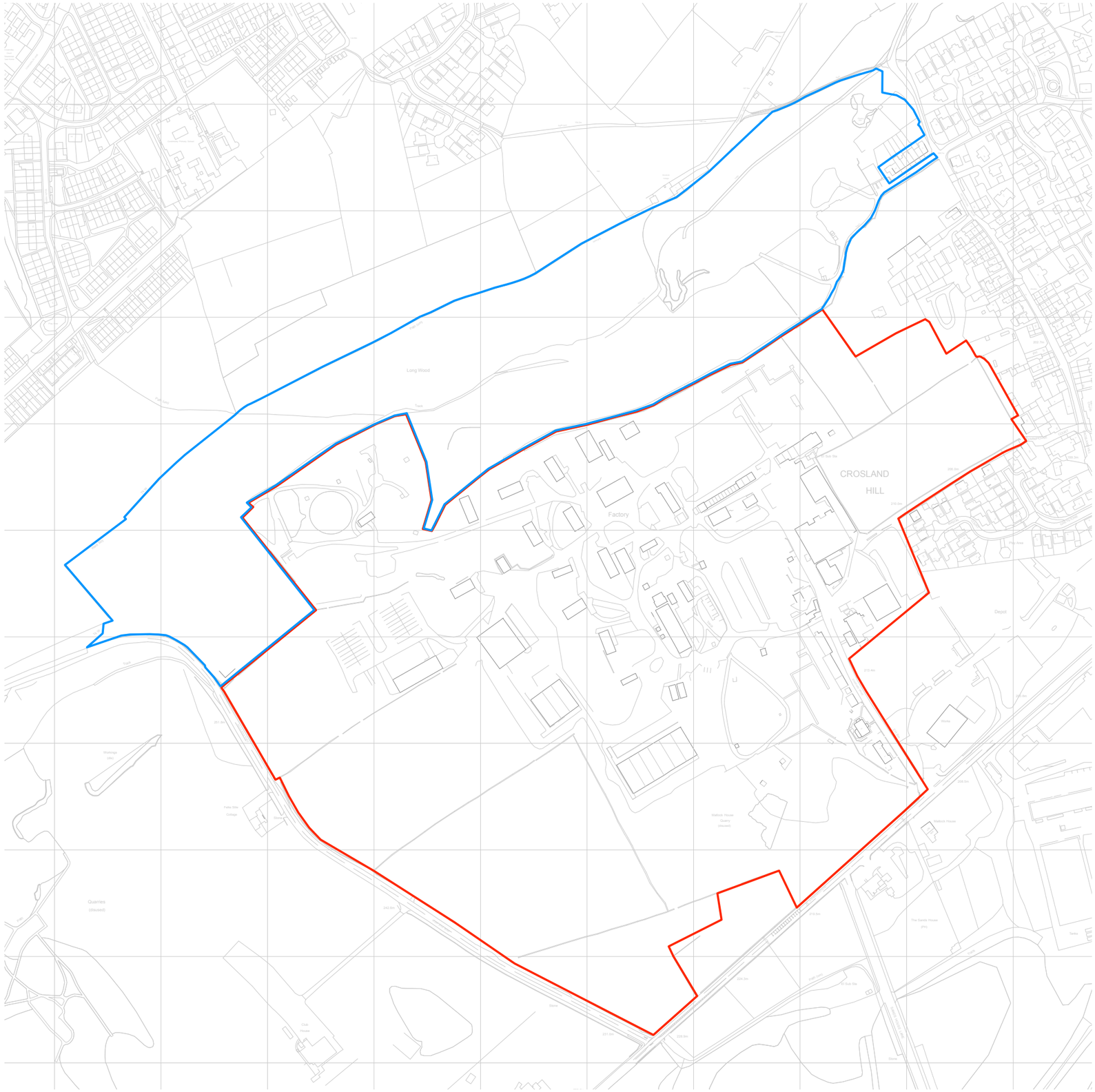
2.2 Site overview

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

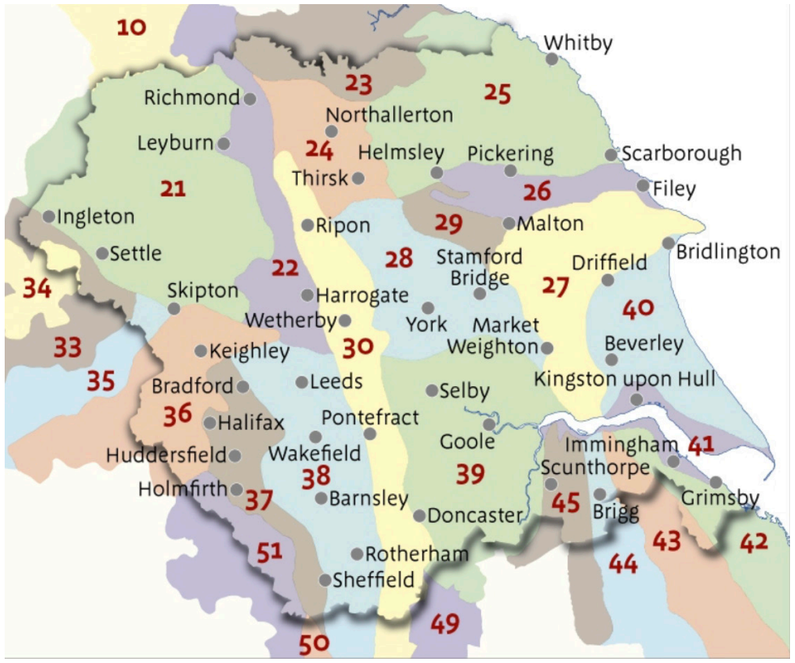
3.1 Landscape character - national / county level

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.

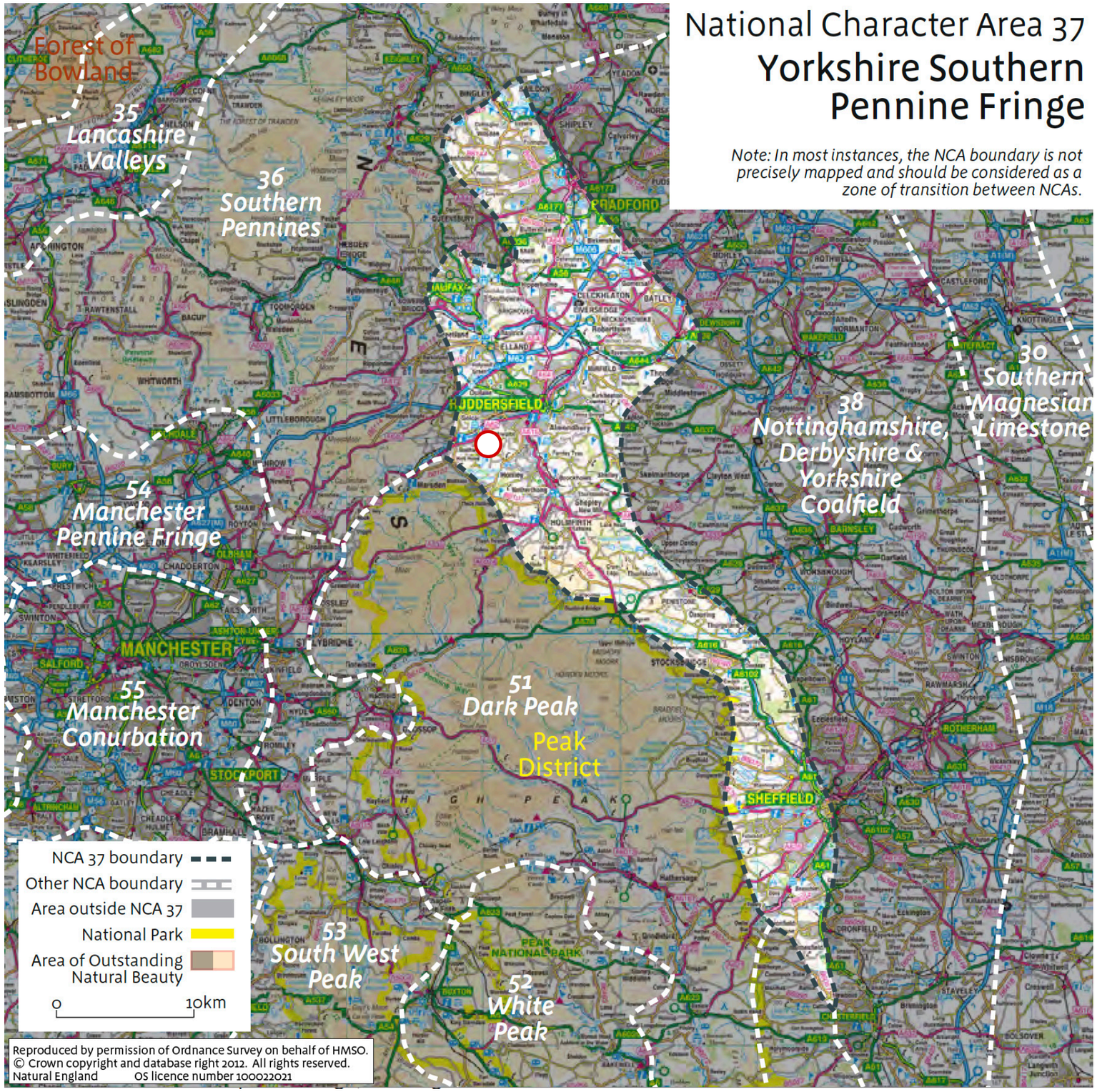
The area is characterised by:

- 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.

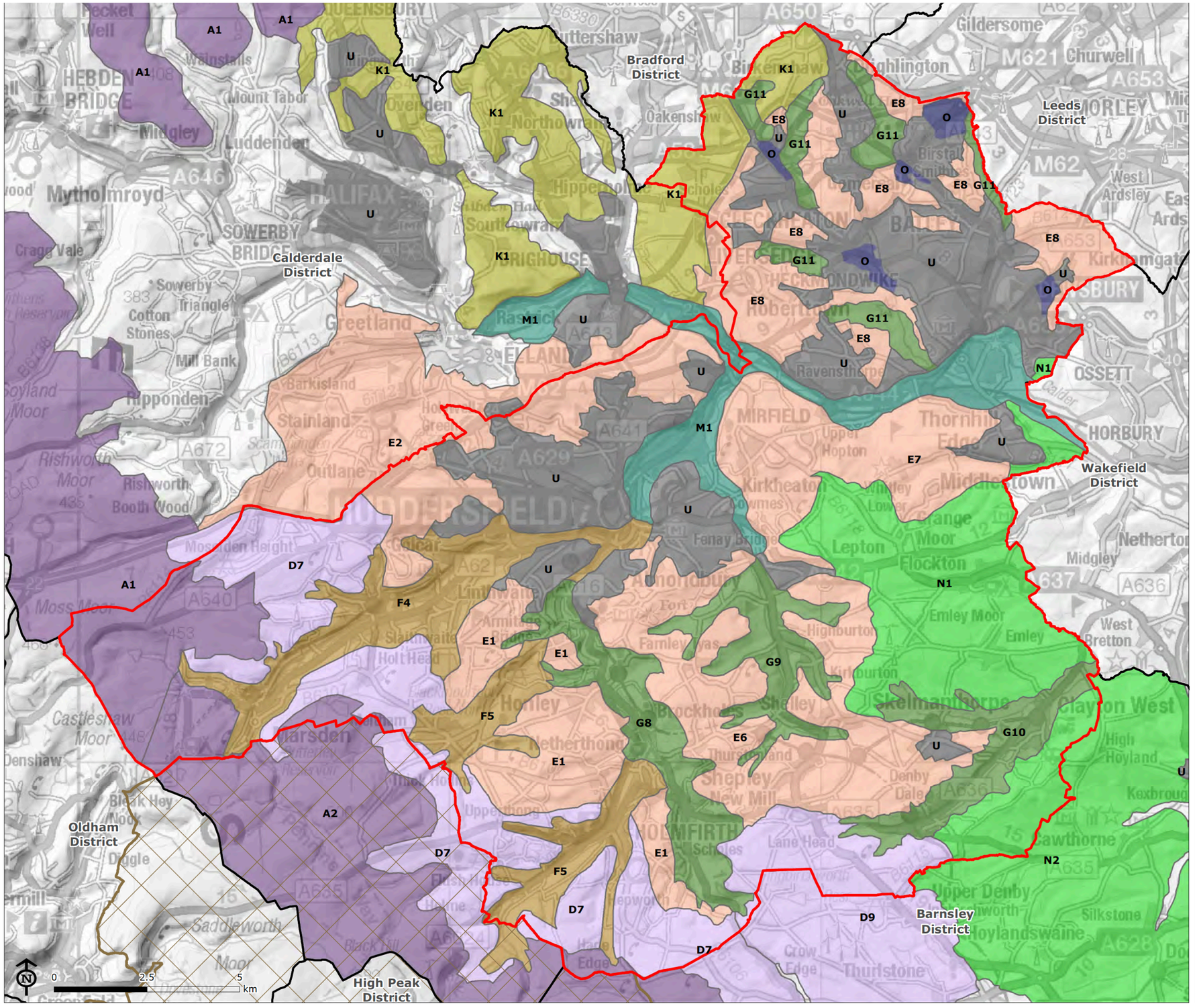
Settlement and road pattern

- 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, Netherton 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



Kirklees District Landscape Character Assessment

Figure 2.1 Landscape Character Types and Areas

- Study area
- Local Authority boundaries
- Peak Distict National Park

A - High Moorland Plateaux
- A1 - South Pennine Moors
- A2 - North Peak (Wessenden & Meltham Moors)

D - Moorland Fringes / Upland Pastures
- D7 - Peak Fringe Upland Pastures
- D9 - Low Common Royd Moor & Whitley Common

E - Rural Fringes
- E1 - Holmfirth - Meltham
- E2 - Barkisland - Holwell Green
- E6 - Fenay Beck Valley Rural Fringes
- E7 - Emley Moor Northern Fringes
- E8 - Batley - Dewsbury Rural Fringes

F - Settled Valleys
- F4 - Colne (Slaithwaite Marsden)
- F5 - Holme and Hall Dike (Holmfirth and Meltham)

G - Wooded Rural Valleys
- G8 - Holme River Valley
- G9 - Fenay Beck Valley and Tributaries
- G10 - River Dearne Valley
- G11 - Batley Fringe Incised Valleys

K - Coalfield Edge Urban Fringe Farmland
- K1 - Thornton - Queensbury

M - Industrial Lowland Valleys
- M1 - Calder Valley Floor

N - Rolling Wooded Farmland
- N1 - Emley Moor
- N2 - Cawthorne Park & West Barnsley Rolling Wooded Farmland

O - Industrial / Business Parks

U - Urban

Map Scale @ A3:1:100,000

LUC

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 [Slaithwaite, 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

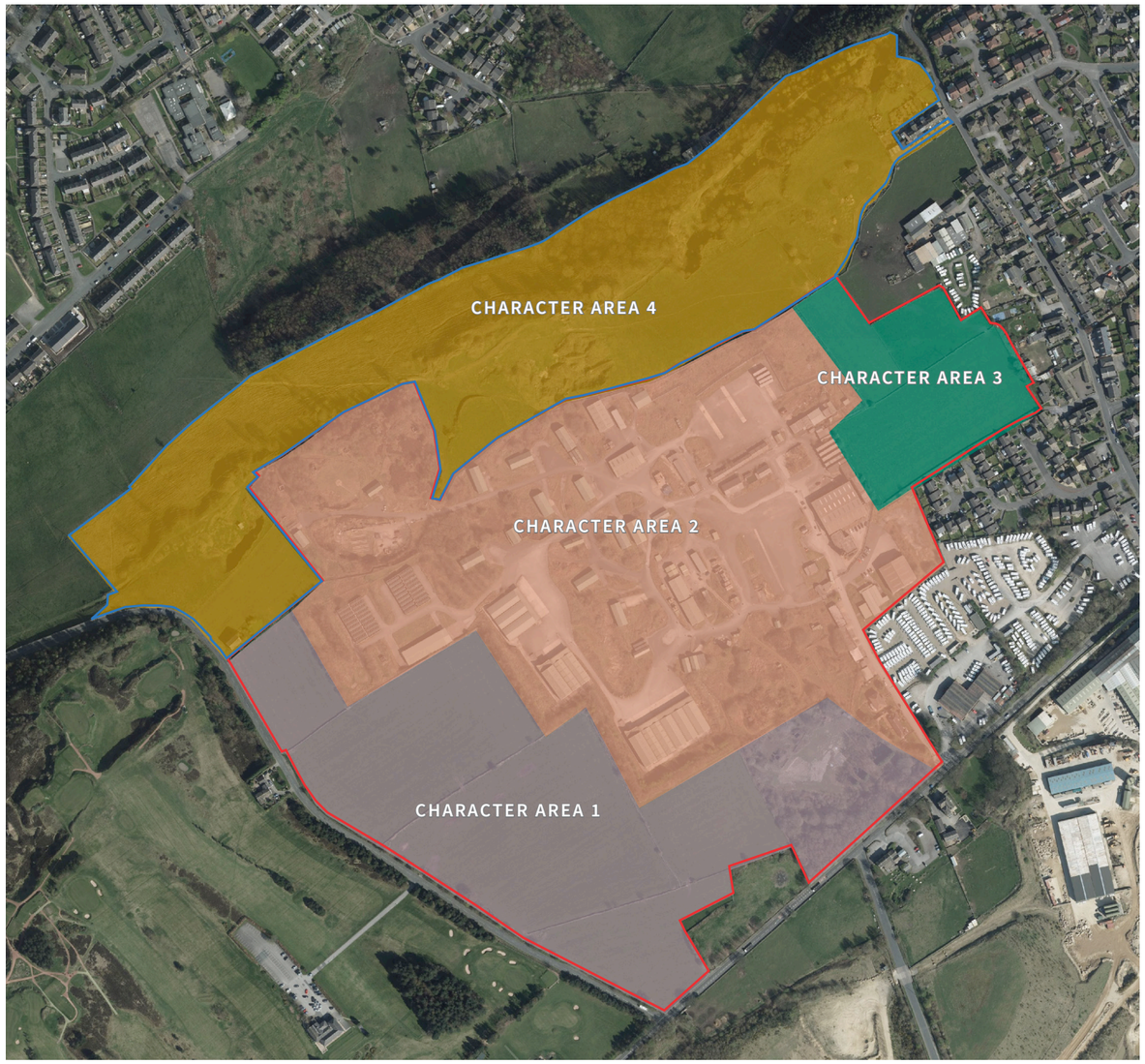
The buildings themselves are a mixture of different coloured brick buildings, garages, pre-fabricated and steel buildings form the head office with a range of steel and concrete storage sheds and metal containers across the compound area.

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 Crossland 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







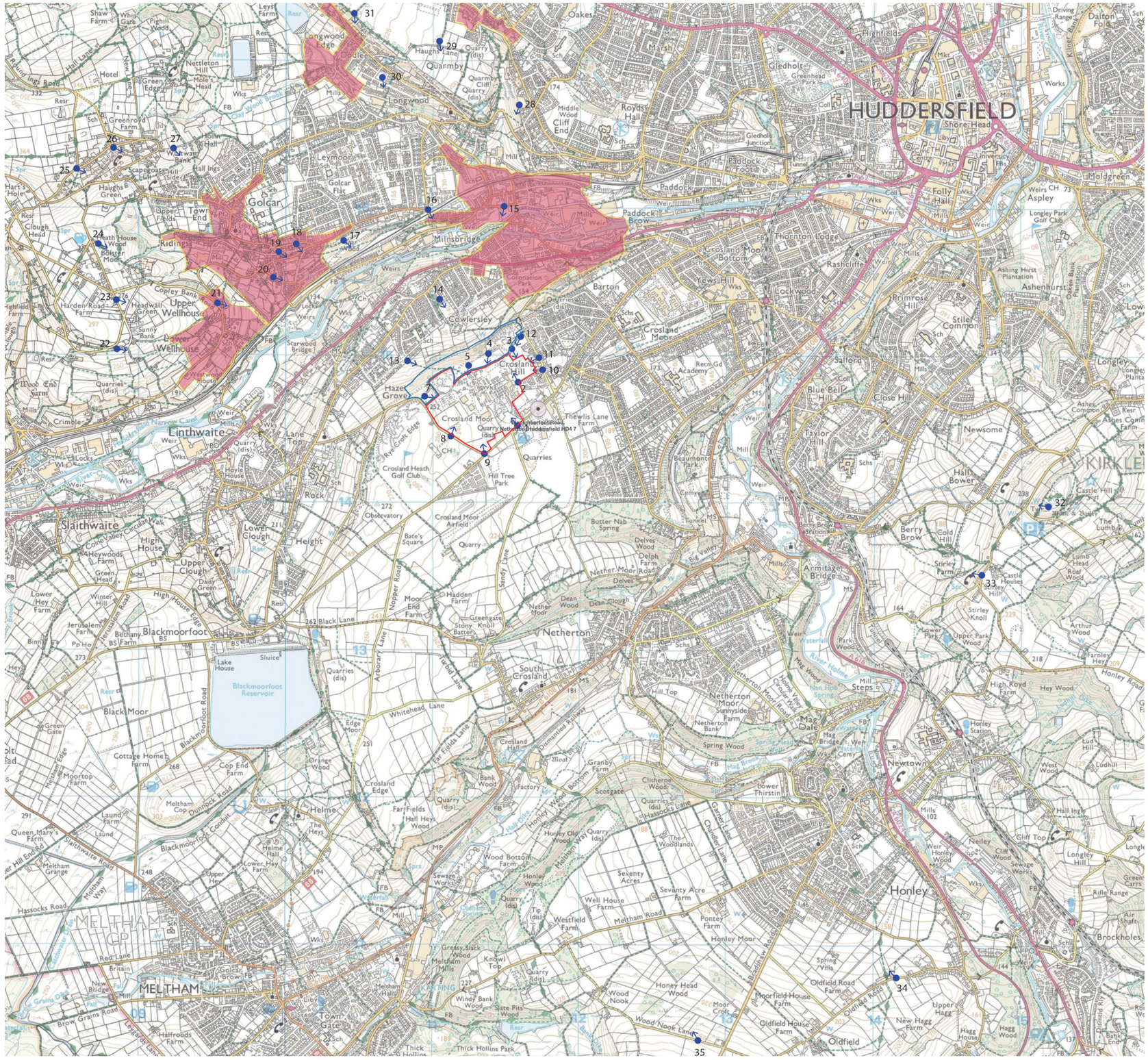
3.5 Visual assessment

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.

Conservation Area

PLAN SHOWING EXTENT OF VIEWPOINTS


HUDDERSFIELD
Golcar
Linthwaite
Slaithwaite
Lane Top
Town Gate
MELTHAM
MELTHAM CP
Helme
Netherton
South Crosland
Crosland Moor
Lockwood
Newsome
Honley
Newtown
Berry Brow
Armitage Bridge
Paddock
Millsbridge
Cowlersley
Leymoor
Longwood
Quarmby
Oakes
Gledholt
Royds Hall
Aspley
Primrose Hill
Ashenhurst
Salford
Blue Bell Hill
Close Hill
Taylor Hill
Castle Hill
Hall Bower
Stile Common
Folly Hall
Moldgreen
Thornton Lodge
Rashcliffe
Barton
Upper Wellhouse
Lower Wellhouse
Blackmoorfoot
Blackmoorfoot Reservoir
Crosland Hill
Haze Grove
Thewlis Lane Farm
Crosland Moor Quarry
Crosland Heath Golf Club
Hill Tree Park
Crosland Moor Airfield
Netherton Moor
Mag Dale
Honley Station
Brockholes
Ashes Common
Kirklees
Dalton Fold
Highfield
Driving Range
Longley Park Golf Club
Ashing Hirst Plantation
Lockwood Bottom
Trews Hill
Recn Gd
Academy
Longley
Longley Hill
Neiley
Cliff Top
Rifle Range
Air Shaft
Castle Hill
Shore Head
Works
Gledholt Junction
Paddock Foot
Paddock Brow
Middle Wood Cliff End
Quarmby Cliff
Haugh Lane
Longwood Edge
Doulee
Leyes Farm
Shaw Farm
White Gate
Pighill Wood
Hall Lane
Resr
Hotel
Netherton Hill
Mole's Head
Green Edge
Greenroyd Farm
Wood Nook Farm
Hollin Hall
Hall Ings
Scapegoat Hill
Haughs Green
Hart's Hole
Upper Fields
Town End
Clough Head
Heath House Wood
Bolster Moor
Ridings
Copley Bank
Harden Road Farm
Headwall Green
Sunny Bank
Wood End Farm
Quarries (dis)
Crimble
Weir
Locks
Narrow Canal
Lower Clough
Upper Clough
High House
Coine Valley
Heywoods Farm
Green Head
Winter Hill
Lower Hey Farm
Jerusalem Farm
Bethany
Pp He
Binn
Hey
Lake House
Sluice
Black Moor
Green Gate
Cottage Home Farm
Cop End Farm
Moortop Farm
Laund Farm
Queen Mary's Farm
Meltham Grange
Meltham Way
Hassocks Road
Red Lane
Britain
New Bridge
Brow
Grains Road
Halfroods Farm
Meltham Cop
Dunnocks Road
Blackmoorfoot Conduit
Meltham Edge
Slaithwaite Road
Upper Hey
Lower Hey Farm
Helme Hall
The Heys
Scarwood Bridge
Westwood House
Wood End Farm
Harden Road Farm
Rye Croft Edge
Hoyle House
Lower Clough
Height
Daisy Green
High House Edge
Jerusalem Road
Bethany
Black Lane
Nopper Road
Moor End Farm
Greenigate
Stony Batter
Hadden Farm
Bate's Square
Quarry
Observatory
Sandy Lane
Arboury Lane
Tubbal Lane
Whitehead Lane
Far Fields
Hall Heys Wood
Edge Moor
Orange Wood
Crosland Edge
Crosland Hall
Dismantled Railway
Granby Farm
Bottom Farm
Scotgate
Clitherne Wood
Lower Thirstin
Hassocks Lane
Garnett Lane
Chandler Lane
Honley Old Wood
Meltham Way
Honley Wood
Wood Bottom Farm
Seventy Acres
Seventy Acre Farm
Well House Farm
Meltham Road
Westfield Farm
Pontey Farm
Honley Moor
Spring Villa
Oldfield Road Farm
Moorfield House Farm
Oldfield House Farm
Oldfield
New Hagg Farm
Hagg House
Hagg Wood
Wood Nook
Wood Nook Lane
Honey Head Wood
Broadstone Road
Windy Bank Wood
Slate Pits Wood
Meltham Mills
Greasy Slack Wood
Know Top
Tip (dis)
Sewage Works
Mill Steps
Spring Wood
Netherton Bank
Sunnyside Farm
Netherton Moor Road
Hill Top
Mag Bridge
Cemy
Lower Park Wood
Upper Park Wood
Stirley Farm
Stirley Hill
Stirley Knoll
Arthur Wood
Farnley Hey
High Royd Farm
Hey Wood
Honley Road
Ludhill
West Wood
Cliff Wood
Honley Wood
Spring Head
Mag Scout
Mag Dale
Hall Ings
Cemetery
Tunnel
Delves
Delves Wood
Delph Farm
Butter Nab Spring
Dean Wood
Dean Clough
Nether Moor
Nether Moor Road
Hill Top
Mag Dale
Mag Bridge
Spring Wood
Netherton Moor Sunnyside Farm
Netherton Bank
Mill Steps
Hall Bower
Castle Hill
Stirley Hill
Stirley Knoll
Upper Park Wood
Lower Park Wood
Arthur Wood
Farnley Hey
High Royd Farm
Hey Wood
Honley Road
Ludhill
West Wood
Cliff Wood
Honley Wood
Spring Head
Mag Scout
Mag Dale
Hall Ings
Cemetery
Tunnel
Delves
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Delph Farm
Butter Nab Spring
Dean Wood
Dean Clough
Nether Moor
Nether Moor Road
Hill Top
Mag Dale
Mag Bridge
Spring Wood
Netherton Bank
Sunnyside Farm
Netherton Moor

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.

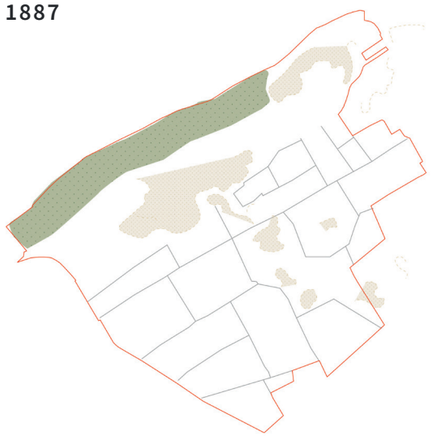
After WWII Standard became a household name, and its Crosland site the 'fireworks capital of Europe'.

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.

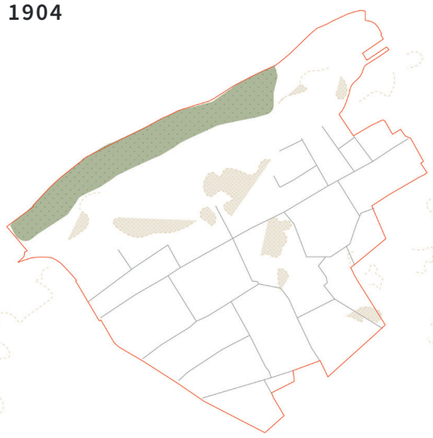
KEY

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

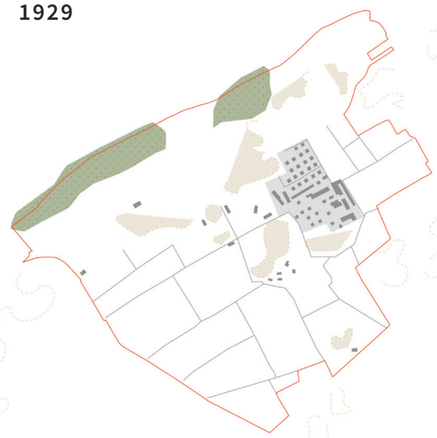
1887



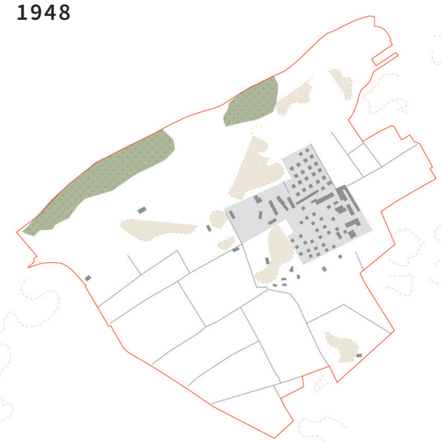
1904



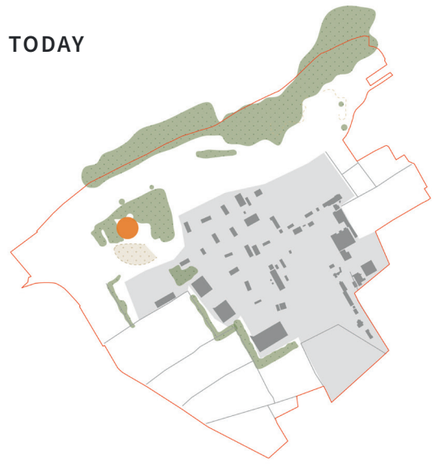
1929



1948



TODAY



3.8 Land use and facilities

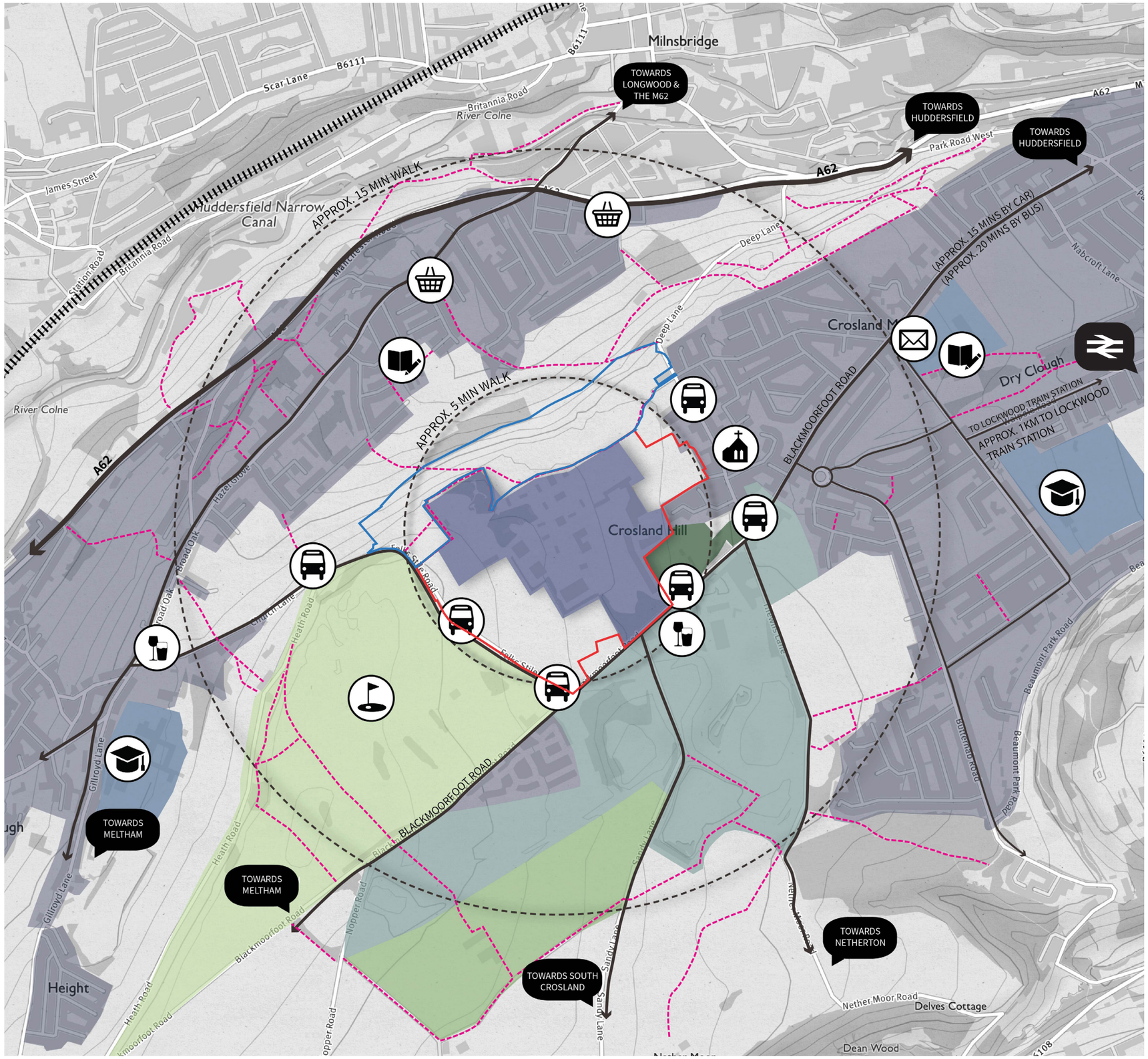
Although the site lies on the edge of the built up area of Huddersfield, there are a number of existing community facilities within walking distance of the site.

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

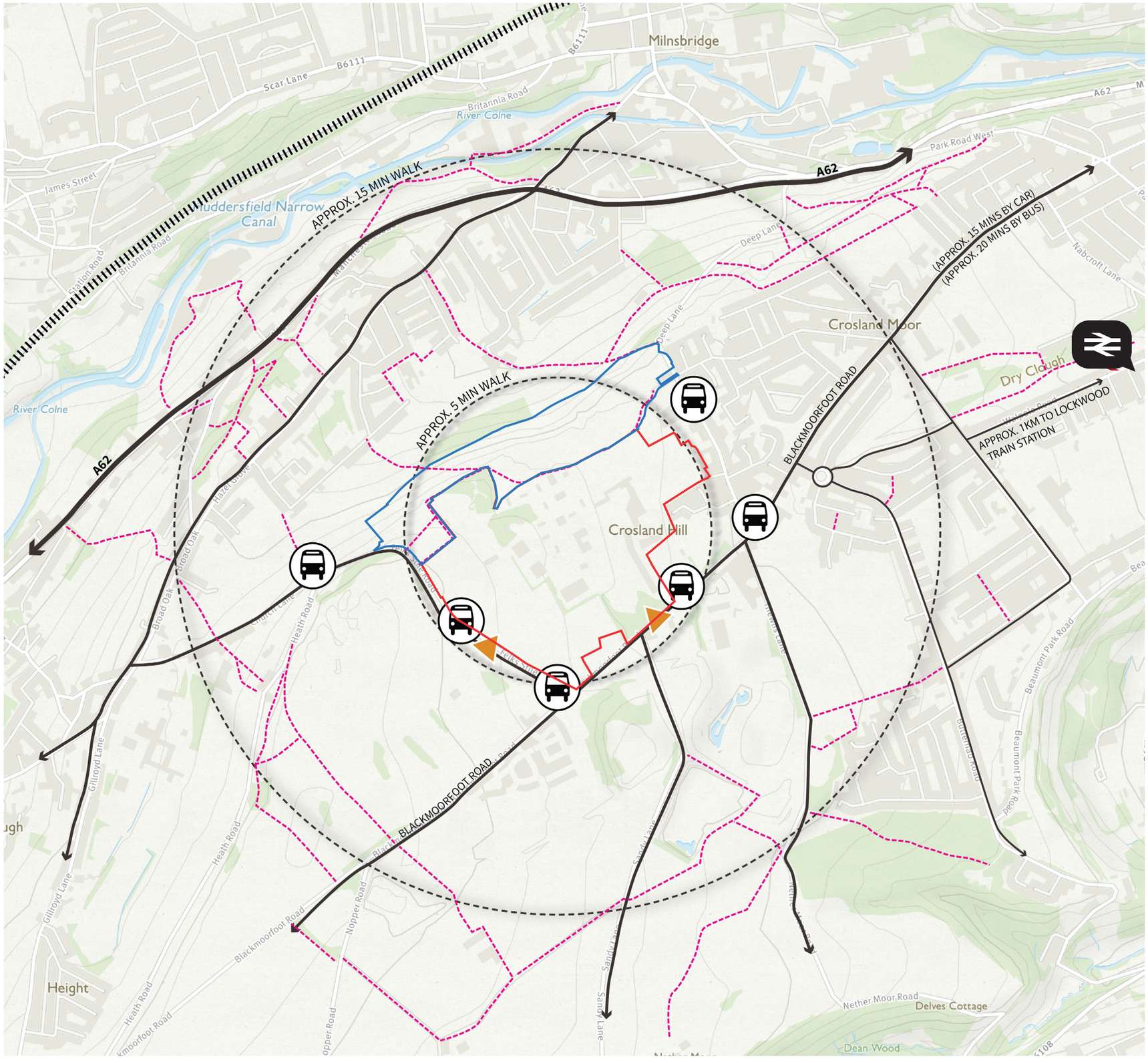
The site is located approximately 3.5km south-west from the centre of Huddersfield. Blackmoorfoot Road, which runs along the southern boundary of the site, provides a direct route into the town centre and is serviced by the 389 and 393 bus services.

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
- 1 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.

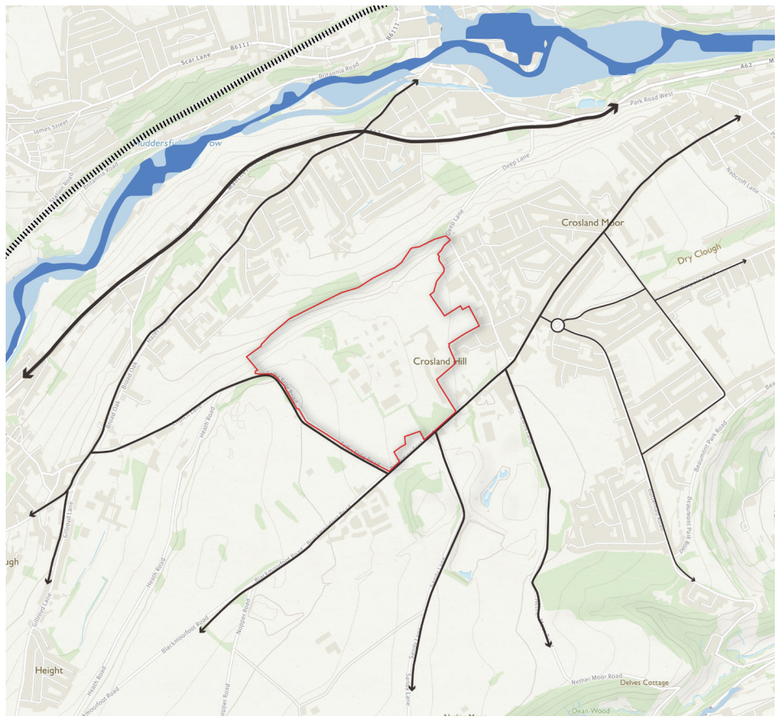
There are no watercourses or ponds situated on or within close proximity to the site.

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



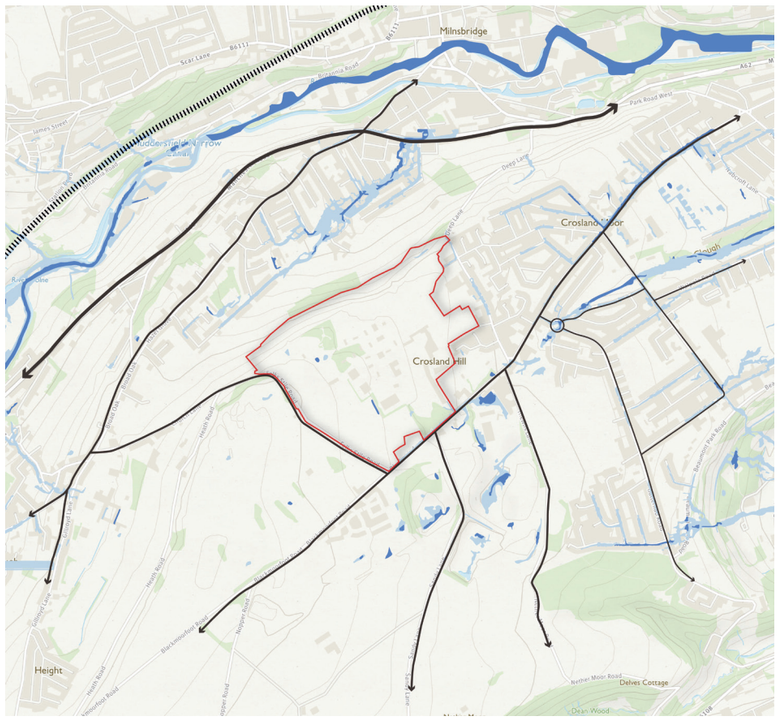
SOURCE: ENVIRONMENT AGENCY

RESERVOIR FLOODING



SOURCE: ENVIRONMENT AGENCY

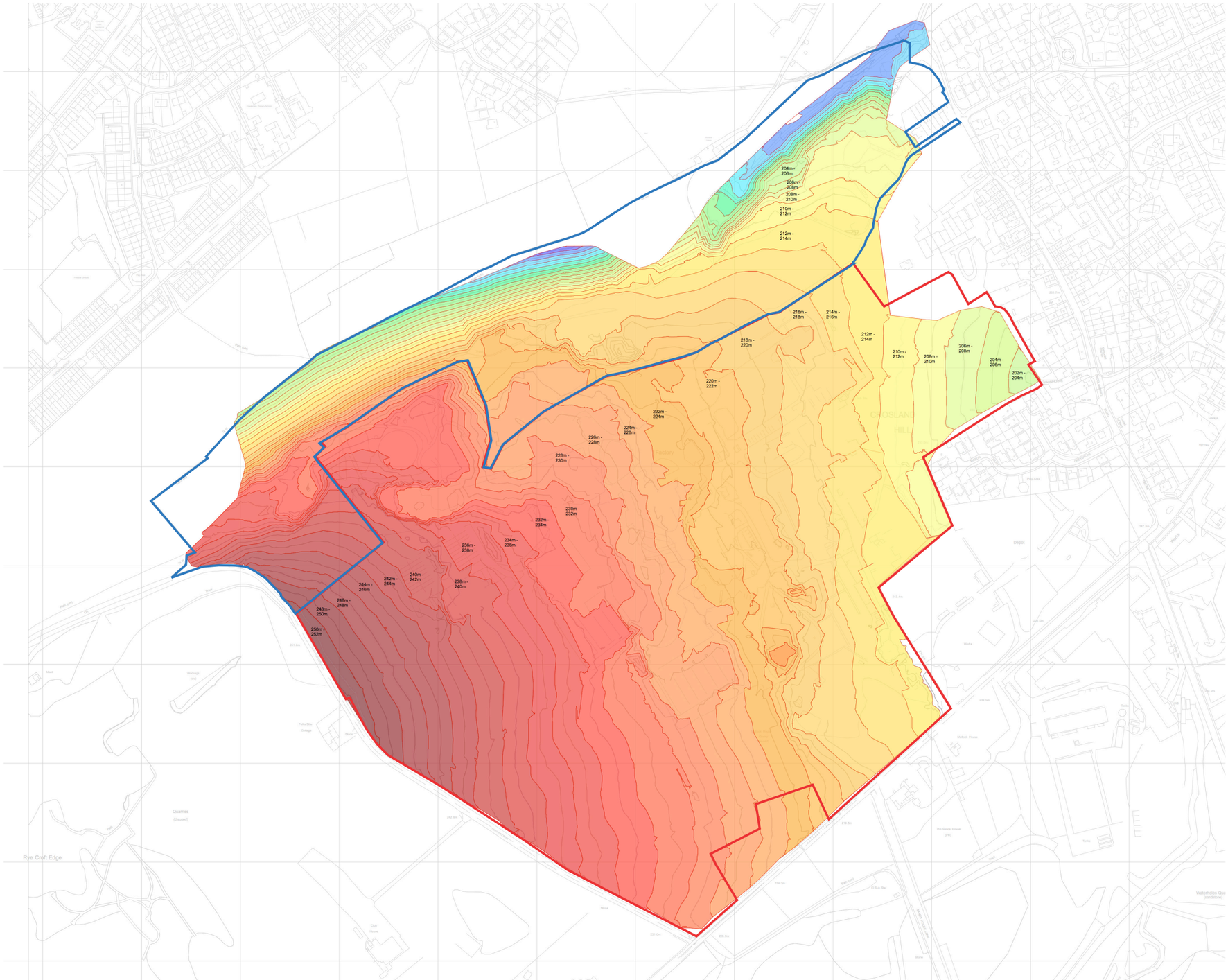
SURFACE FLOODING



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

- Application site boundary
- Greenbelt land within ownership boundary
- 190m - 192m
- 192m - 194m
- 194m - 196m
- 196m - 198m
- 198m - 200m
- 200m - 202m
- 202m - 204m
- 204m - 206m
- 206m - 208m
- 208m - 210m
- 210m - 212m
- 212m - 214m
- 214m - 216m
- 216m - 218m
- 218m - 220m
- 220m - 222m
- 222m - 224m
- 224m - 226m
- 226m - 228m
- 228m - 230m
- 230m - 232m
- 232m - 234m
- 234m - 236m
- 236m - 238m
- 238m - 240m
- 240m - 242m
- 242m - 244m
- 244m - 246m
- 246m - 248m
- 248m - 250m
- 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)

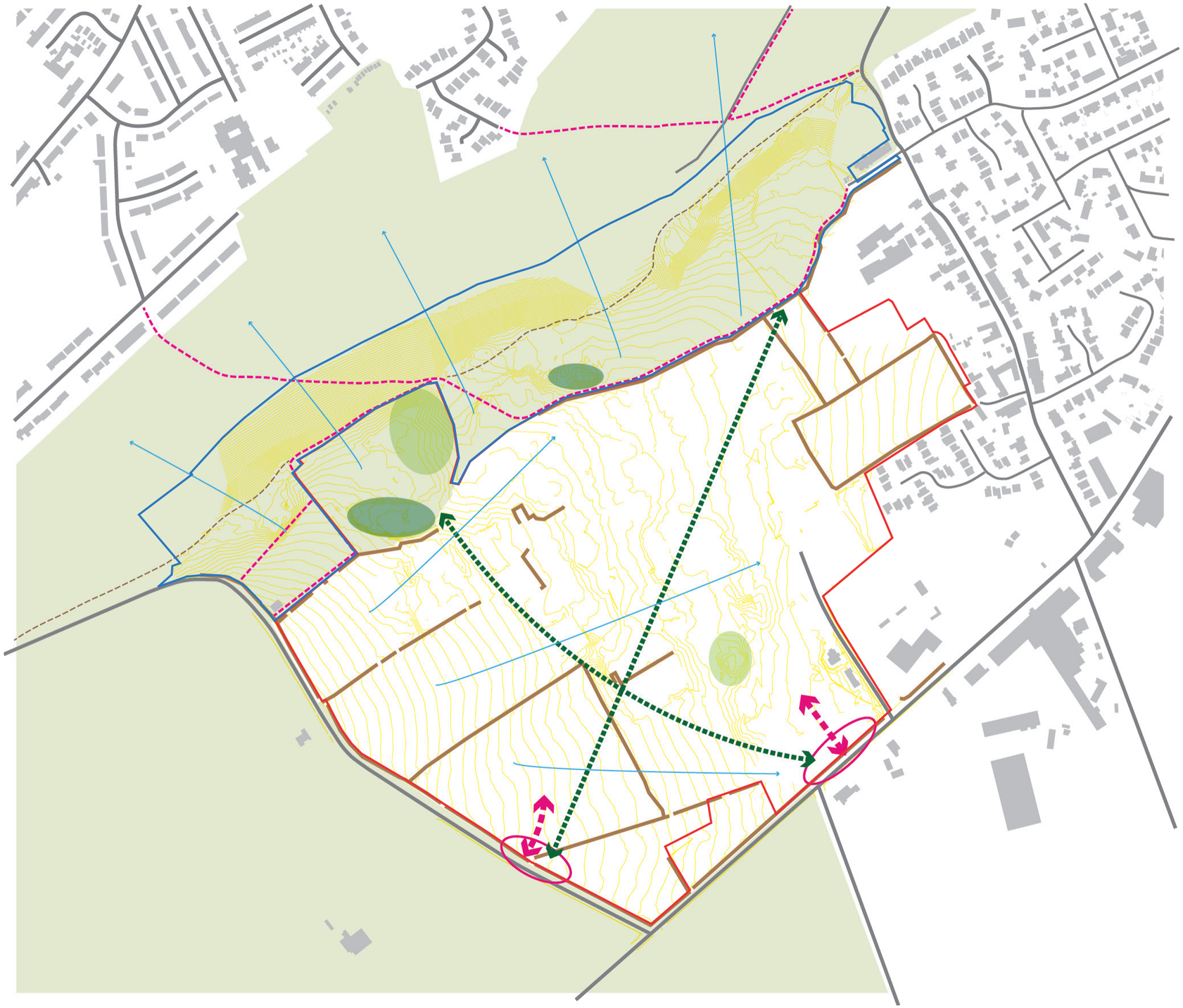
Each edge and its specific requirements must be considered carefully and designed appropriately.



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

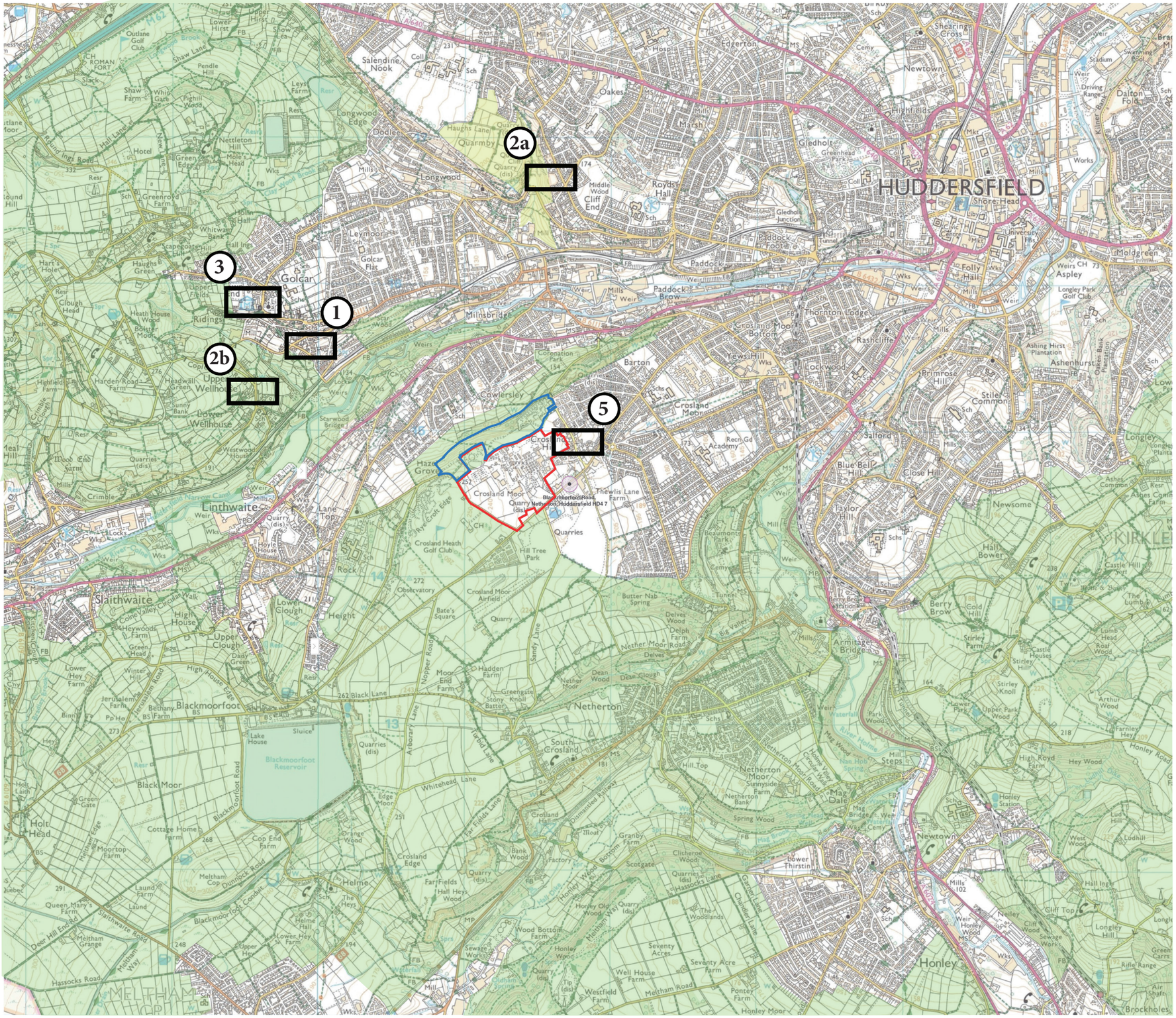
- Application site boundary
- Green belt land within ownership boundary
- Green belt land
- Existing public footpaths
- Existing areas of high ground (mounds)
- Existing areas of excavated ground (quarries)
- Existing topography
- Existing stone walls
- Potential access into the site
- Potential vehicular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

4

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.



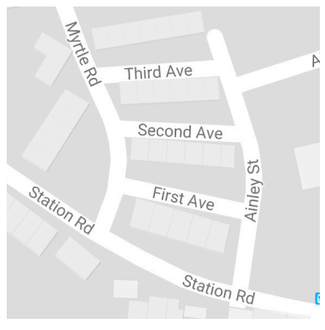
KEY

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

1. STEPPED LINEAR STREETS





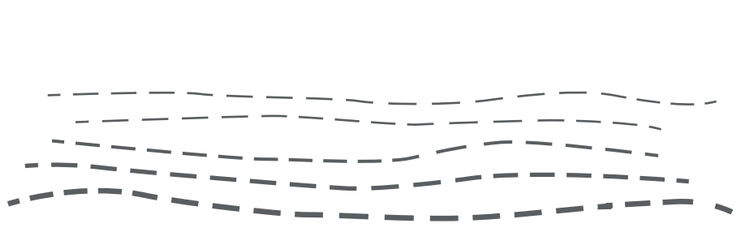




2. URBAN STRATA



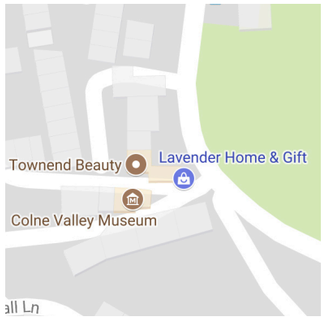




3. MEWS









4. COURTYARD CLUSTERS

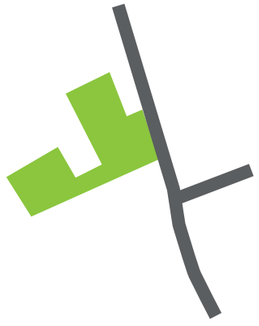






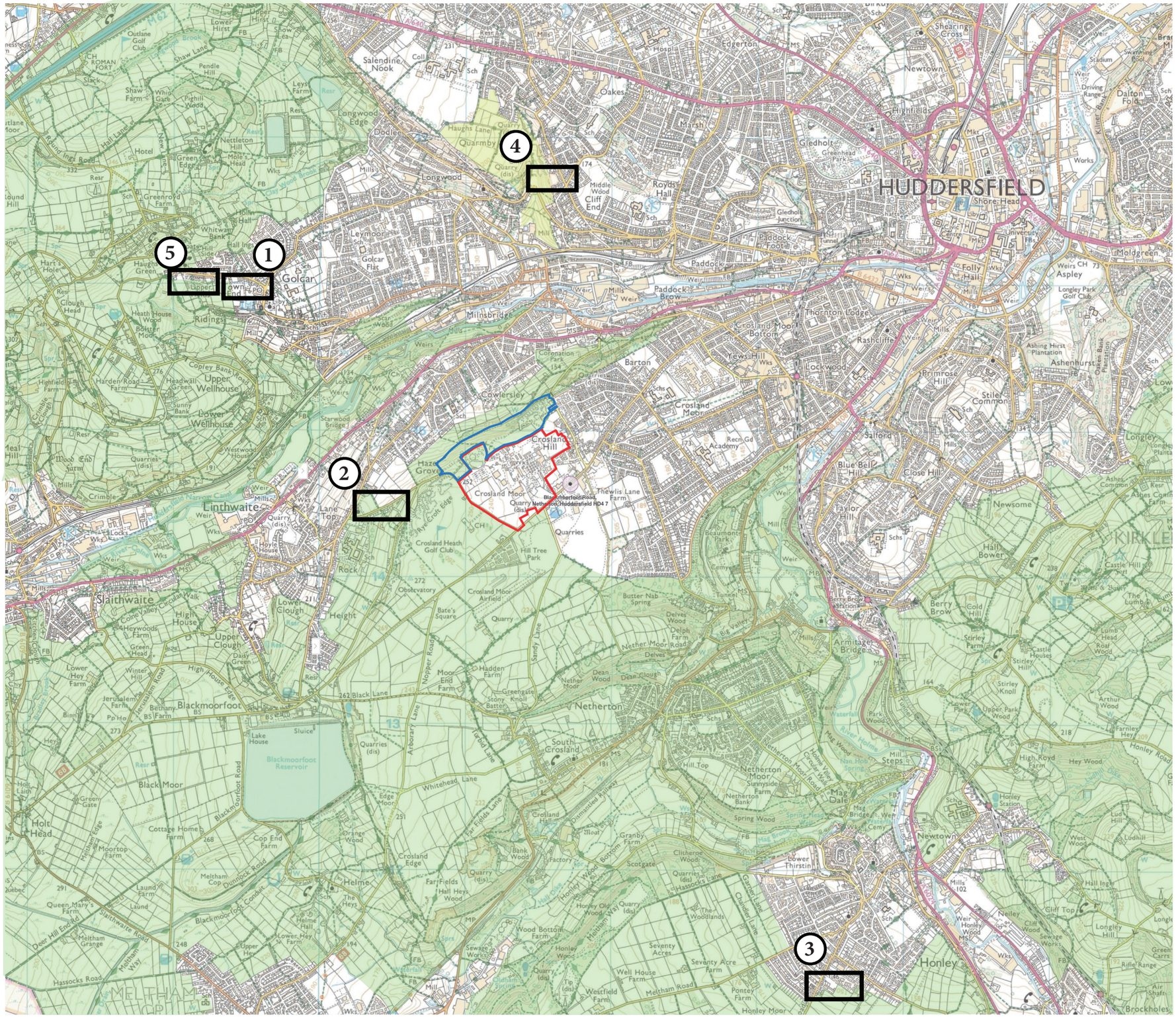






4.2 Edge conditions study

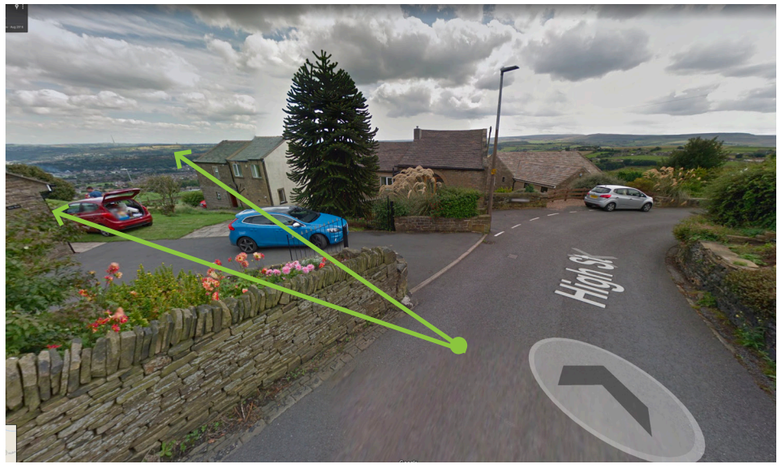
Huddersfield is blessed with an incredible landscape setting. The interface between this landscape and the built form is a very important design characteristic, particularly within this location where much of the site interfaces within the green belt. The following pages identify a number of examples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



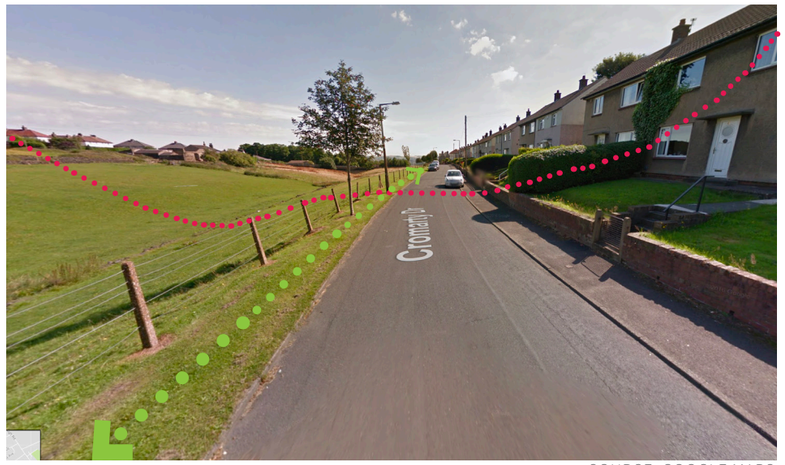
SOURCE: GOOGLE MAPS



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



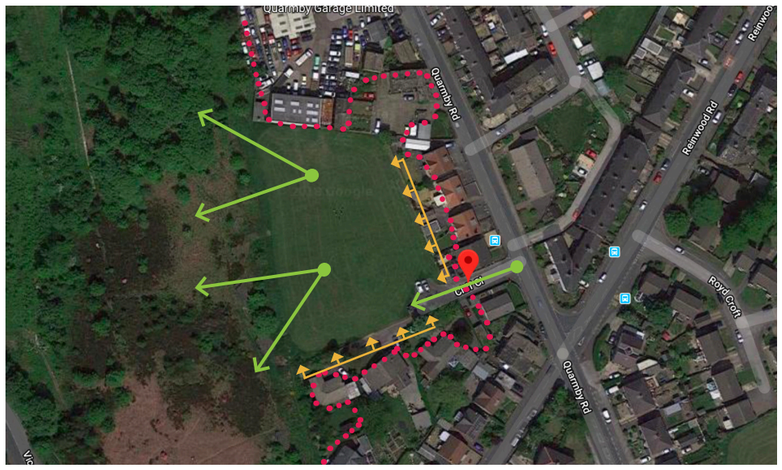
SOURCE: GOOGLE MAPS

- 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



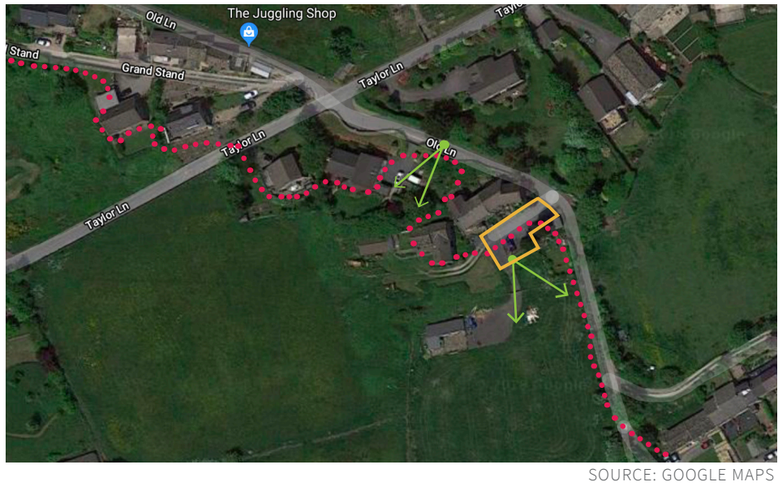
SOURCE: GOOGLE MAPS

- 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.

5. OLD LANE, GOLCAR, HUDDERSFIELD



SOURCE: GOOGLE MAPS



SOURCE: GOOGLE MAPS

- 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.

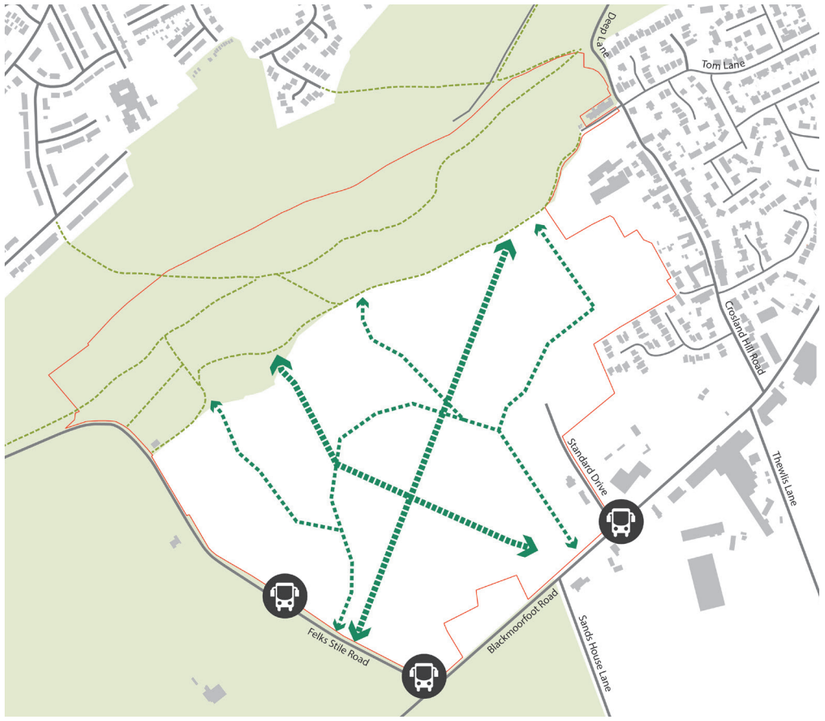
CONCEPT DIAGRAM



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



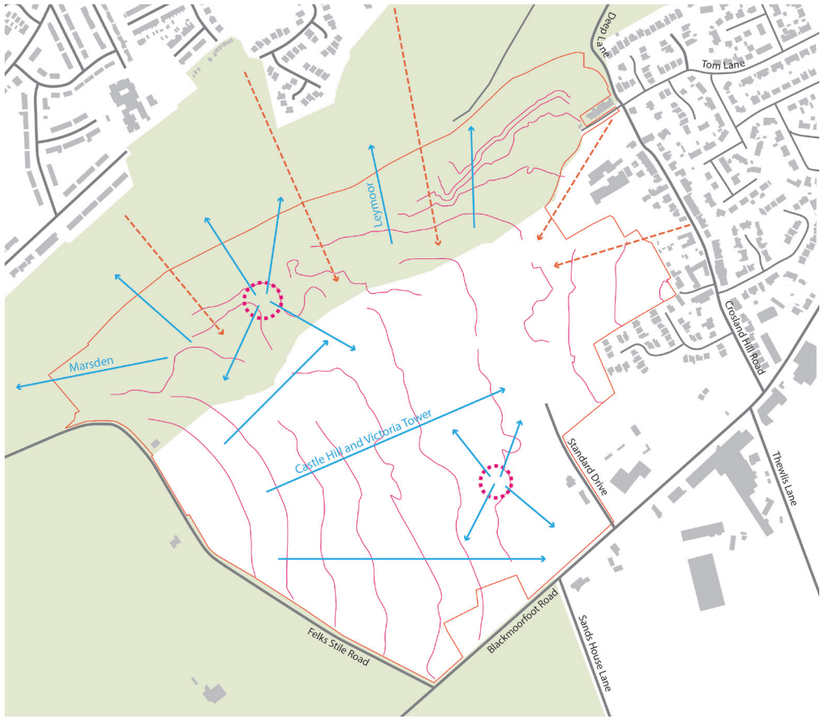
- Improve access to land to the north of the site to form a community parkland area, improving views and access to green space for new and existing residents whilst ensuring that sensitive views back towards the site remain protected and visually attractive
- Community parkland area could include areas 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



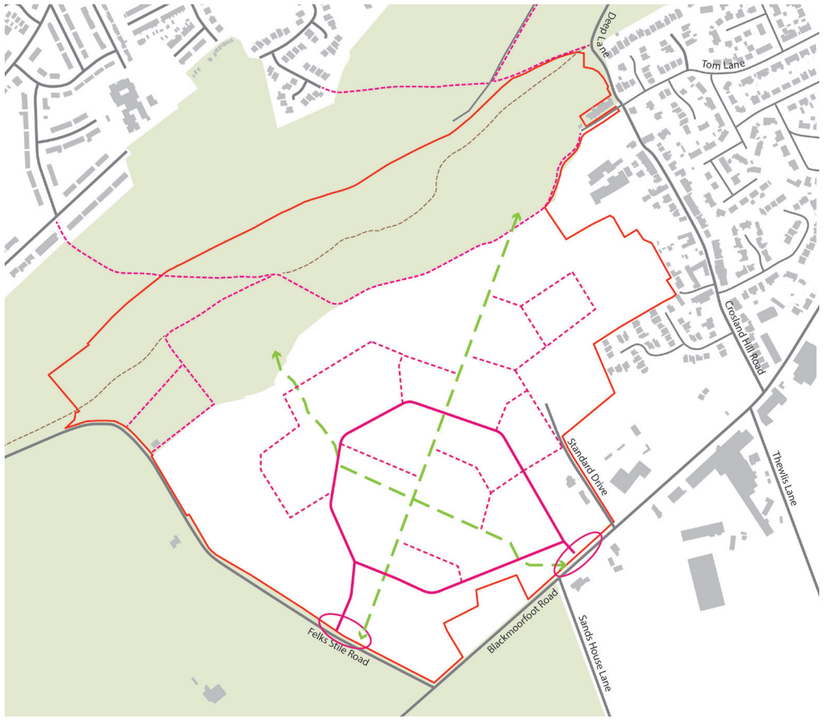
- The site benefits from long ranging views across the valley northwards and south and east towards the surrounding countryside
- Orientation and layout of the development should take advantage of the surrounding views, whilst being mindful of how visible the scheme may be, particularly from the adjacent 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[1]

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

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 areas. These include:

1. Blackmoorfoot Green
2. Felks Stile Edge
3. Valley View
4. Crosland Place

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

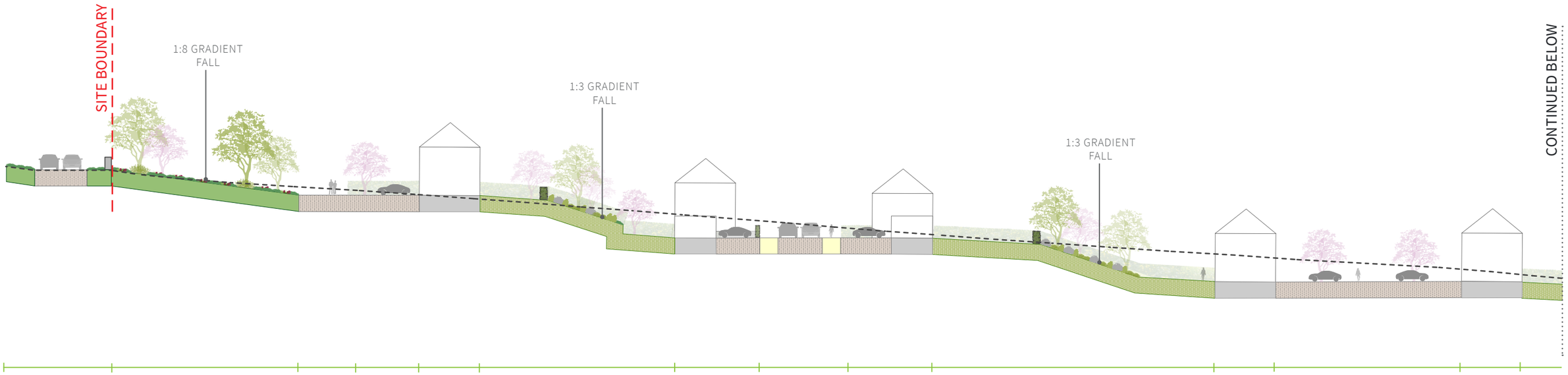


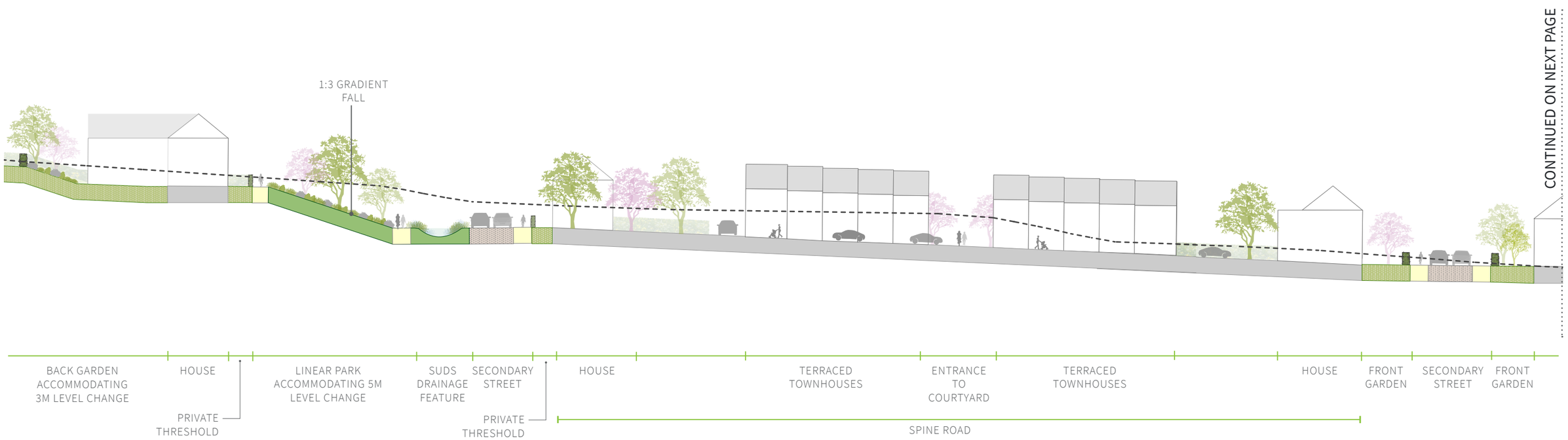
MASTERPLAN KEY

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
17. Existing Felks Stile Barn retained

6.2 Illustrative long site section

SCALE 1:500 @ A3






1:3 GRADIENT FALL
1:3 GRADIENT FALL
1:3 GRADIENT FALL
CONTINUED BELOW
BACK GARDEN ACCOMMODATING 4M LEVEL CHANGE
HOUSE
FRONT GARDEN
PARKING COURTYARD
HOUSE
PRIVATE THRESHOLD
LINEAR PARK ACCOMMODATING 2.4M LEVEL CHANGE
SUDS DRAINAGE FEATURE
SECONDARY STREET
FRONT GARDEN
HOUSE
BACK GARDEN ACCOMMODATING 2.8M LEVEL CHANGE
HOUSE
FRONT GARDEN
SECONDARY STREET
PRIVATE THRESHOLD
1:3 GRADIENT FALL
SITE BOUNDARY
HOUSE
TERRACED TOWNHOUSES
TERRACED TOWNHOUSES
HOUSE
PRIVATE THRESHOLD
SECONDARY STREET
FRONT GARDEN
HOUSE
BACK GARDEN ACCOMMODATING 2.8M LEVEL CHANGE
HOUSE
PRIVATE THRESHOLD
COMMUNAL DRIVEWAY
EXISTING FIELD RETAINED AS BUFFER BETWEEN EXISTING AND PROPOSED DEVELOPMENT

6.4 Development area

Parameter plan 1 shows the overall area proposed for development as well as the extent of the structural open space zone.

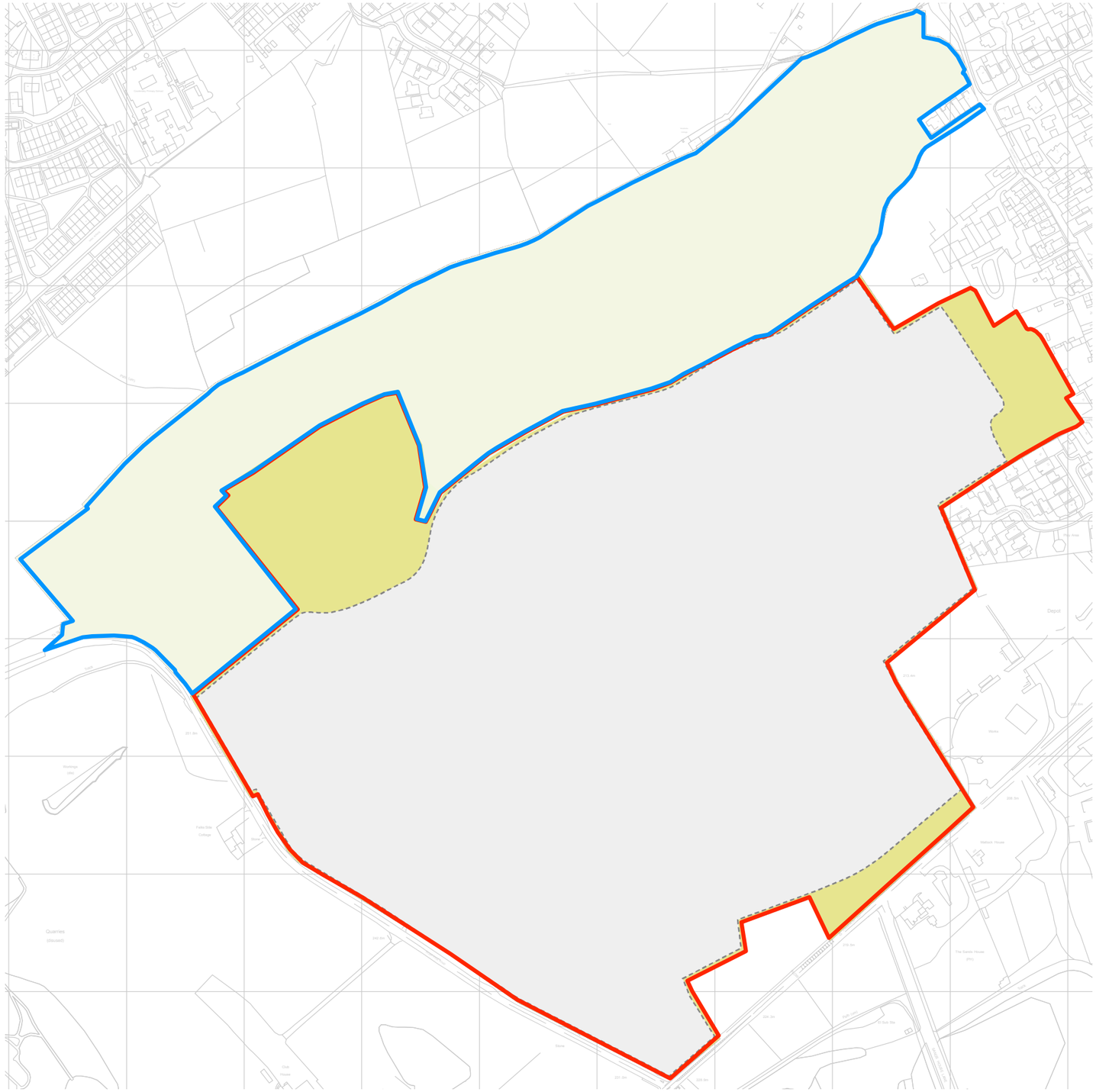
The structural open space zone includes the following:

- Landscape buffer zone at entrance to the site along Blackmoorfoot Road, opposite the Sands House pub
- Landscape buffer zone to the east, between proposed development area and existing dwellings along Crosland Hill Road
- Area of natural play along northern boundary where the application site protrudes into the green belt.

KEY

- Application site boundary
- Green belt land within ownership boundary
- Development area
- Structural open space

PARAMETER PLAN 1



6.5 Land use

Parameter plan 2 shows the suggested locations for different land uses within the planning application site boundary.

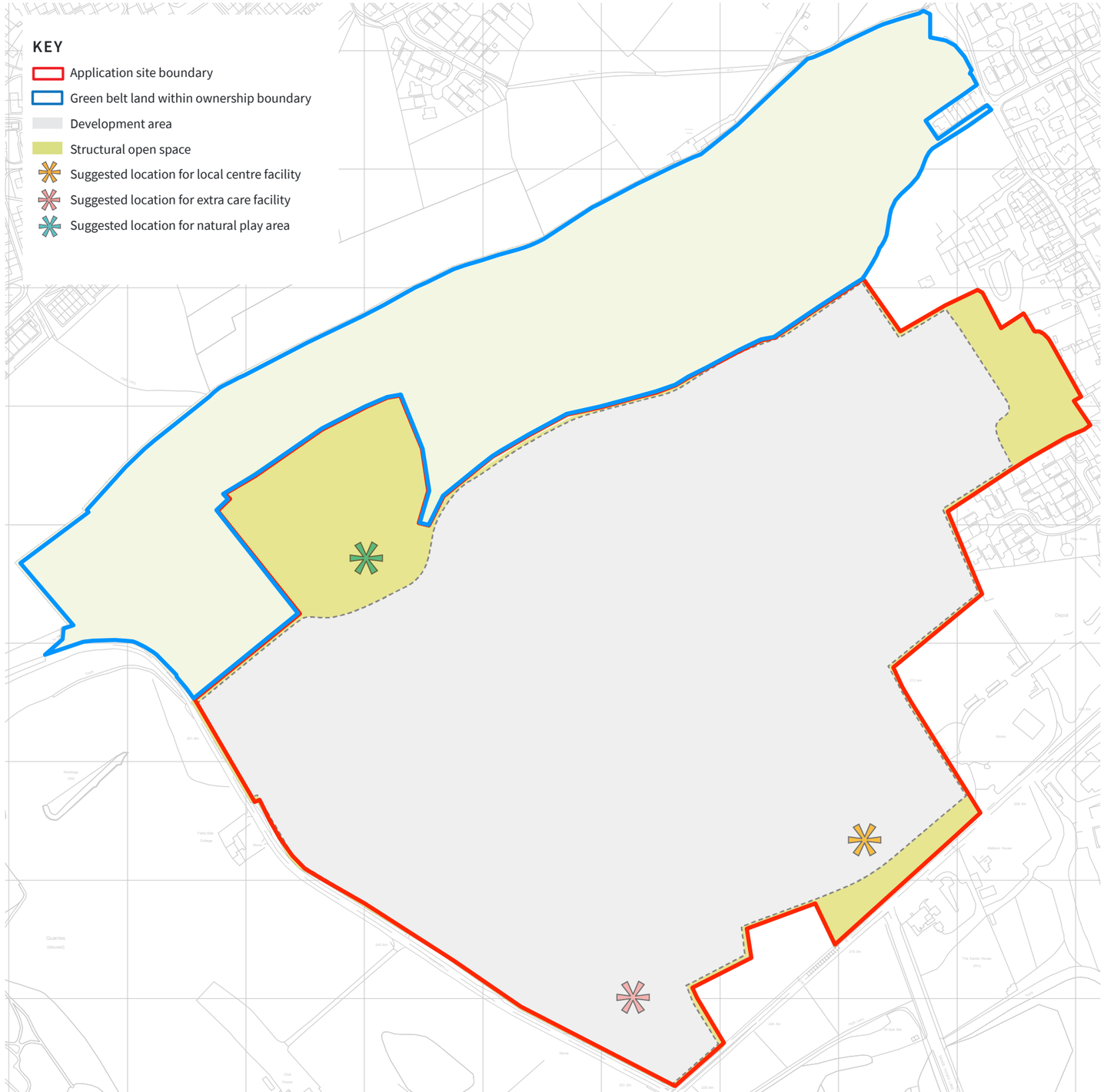
The site is predominantly residential, including an extra care facility providing up to 70 apartments for the elderly.

There is the potential to incorporate some form of local centre at the entrance to the site, opposite the Sands House pub. This could be a retail facility in the form of a small convenience store, a GP surgery or a community centre and would be subject to market demand.

LAND USE STRATEGY



PARAMETER PLAN 2



6.6 Access and movement

A key structuring element of the illustrative masterplan is the proposal of a new primary vehicular route that links the site to Blackmoorfoot Road and Felks Style Road.

More specifically, Parameter Plan 3 establishes two main vehicular access points; one off Blackmoorfoot Road and one off Felks Style Road, along with a primary vehicular route which forms the main spine road through the development. This primary route has the flexibility to accommodate a new bus route through the site, should there be a demand for this in the future.

A Well Defined Street Hierarchy

To help promote these movement patterns across the site, the masterplan indicates a simple street hierarchy of:

- Spine road;
- Secondary streets;
- Tertiary lanes;
- Mews streets.

As indicated on the Access and Movement Strategy diagram on the upcoming pages, these provide a legible and easy to understand network of routes across the site and are complemented by additional footpaths and cycle routes through the open spaces. This would ensure that the proposed development is accessible to local services, public transport and facilities as well as providing easy access to the wider countryside for health, wellbeing and recreational use.

The spine road is currently designed at a high level as a shared surface for cyclists and vehicles, however integration of a segregated cycle lane could be explored at the reserve matters stage. Modal filters could also be integrated to retain permeability for pedestrians and cyclists but eliminate through traffic on some minor roads, to create a low-traffic neighbourhood. Further consideration will be given to street design to ensure adherence to new standards set out in national cycling design guidance document 'LTN 1/20 Cycle infrastructure design'.

Green Street Principles

The integration of Green Streets principles will be explored at the Reserved Matters stage on key routes across the site to realise the multiple benefits, including;

- Improving air quality for community and employee health;
- Improving storm water management and water quality with water sensitive design;
- Encouraging uptake of active travel by creating and connecting attractive green and safe transport routes;
- Strengthening and expanding ecological networks, to support biodiversity and ecosystem resilience;
- Embedding carbon sequestration and resource efficiency into the urban landscape;
- Improving community health and local air quality;
- Mitigating the urban heat island effect;
- Reducing maintenance burden through natural design;
- And enhancing the quality of place.

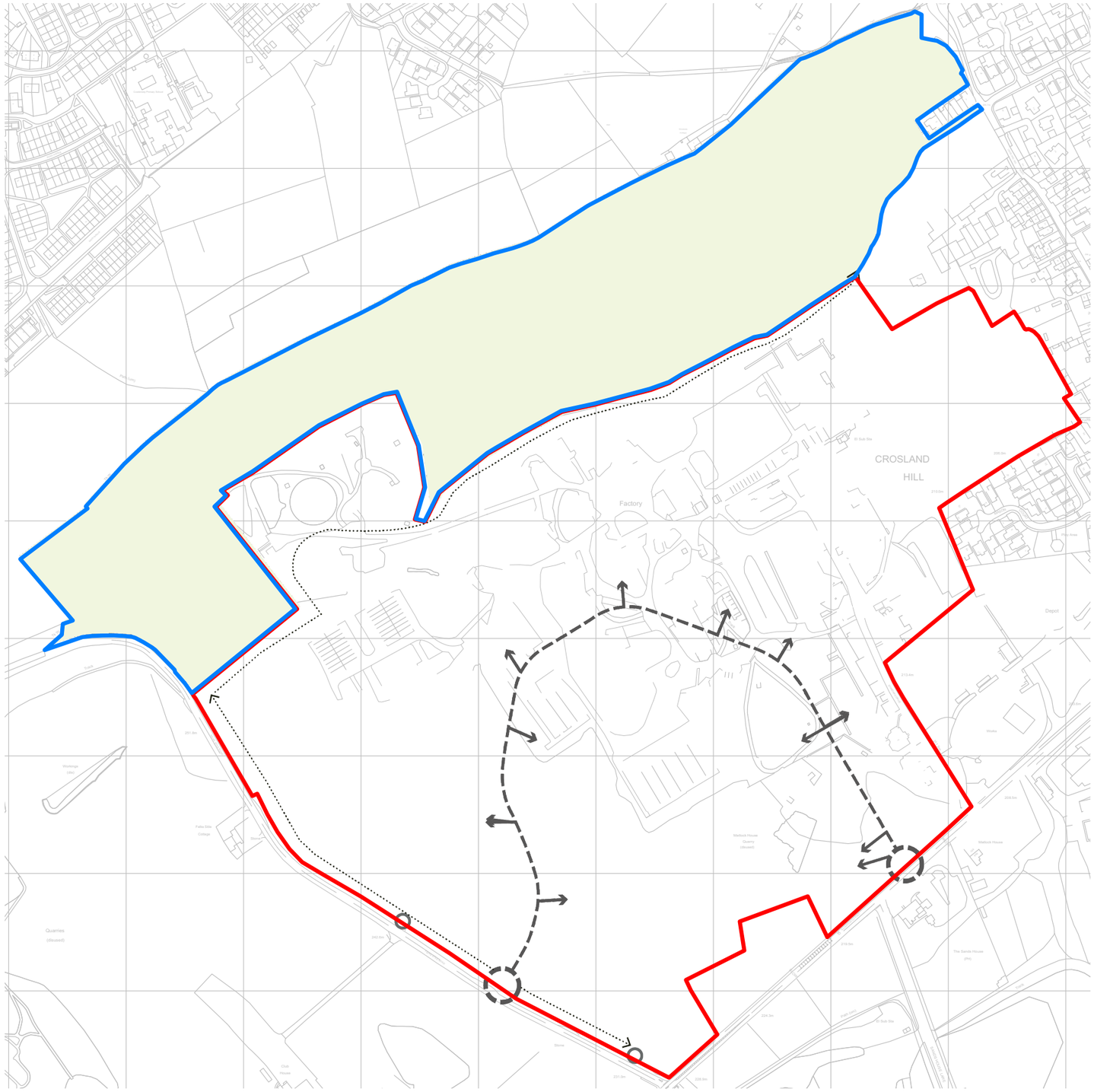
Details will be set out at the Reserved Matters stage relating to appropriate maintenance and management regime for Green Streets to follow best practice for delivery and after care, including adherence to guidance set out in:

- Trees in the Hard Landscapes: A Guide for Delivery
- CIRIA Sustainable Urban Drainage Schemes Manual 2015
- BS8545:2014 – Trees: from Nursery to Independence in the Landscape

The procurement process should ensure the following safeguards are in place to ensure the success of green and blue infrastructure:

- Build in BS8545 into the procurement process to ensure that the trees are grown, bought and managed to a high standard.
- Monitoring process at key stages must be a condition of contract, for example tree pit inspection before the tree is planted is vital.
- Plant or tree failures should be the responsibility of the contractor for up to 5 years.
- Ensure a formative pruning regime is put in place for each tree.

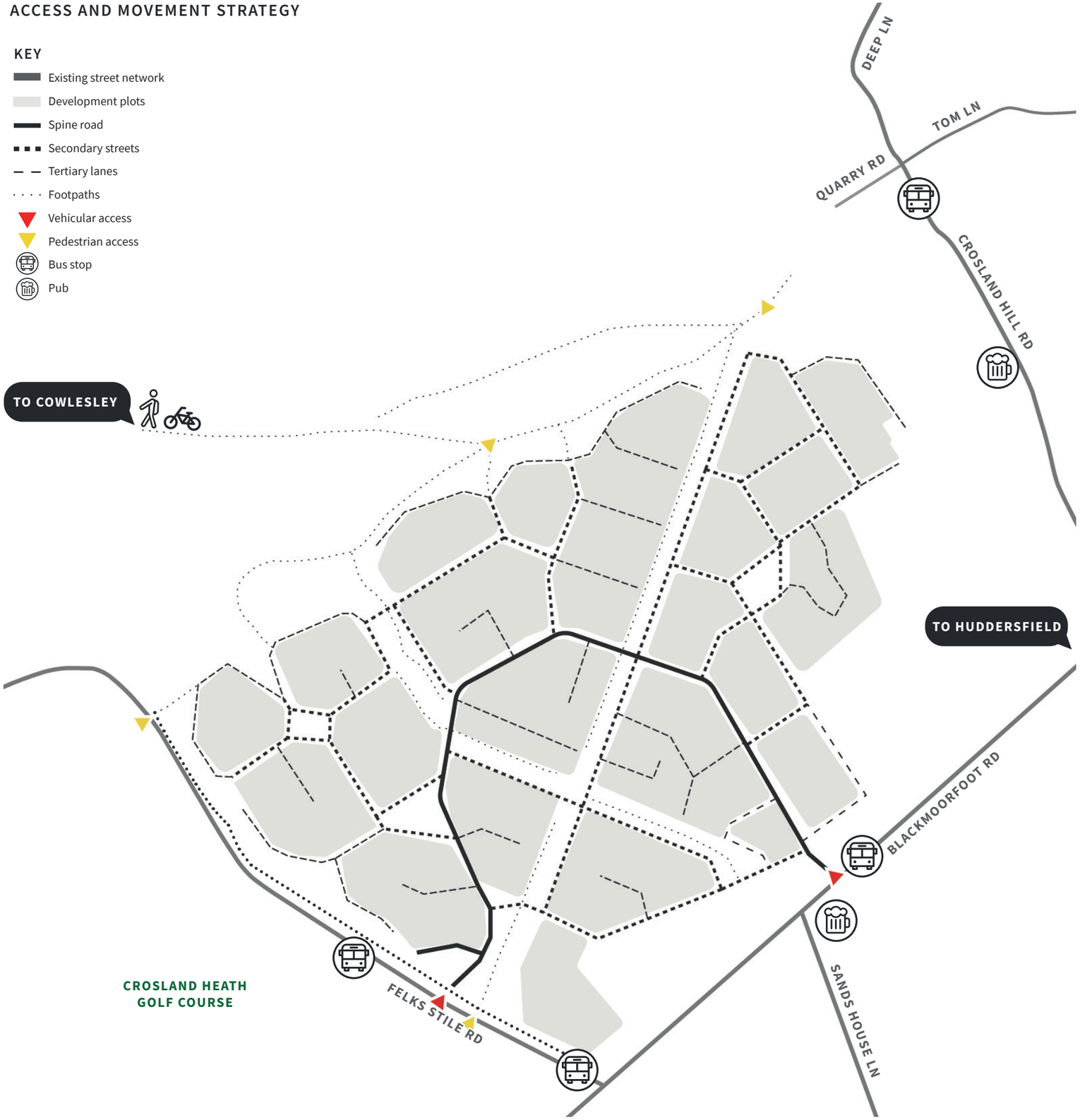
PARAMETER PLAN 3



KEY

- Application site boundary
- Green belt land within ownership boundary
- Primary vehicular route (suggested)
- Primary vehicular access points (fixed)
- Indicative pedestrian access point providing connection to existing bus stop
- Indicative pedestrian footpath

ACCESS AND MOVEMENT STRATEGY



STREET HIERARCHY

The illustrative masterplan clearly sets the hierarchy of the streets that build on the Parameter Plans.

SPINE ROAD

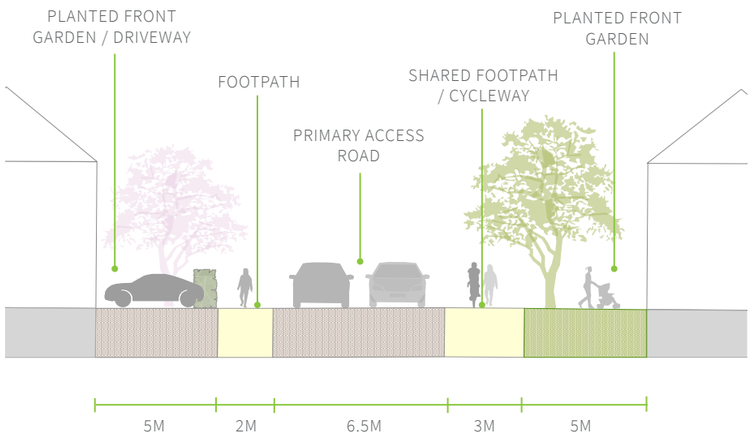
Main vehicular route through site with possibility to accommodate bus traffic. Green verges and tree planting should be incorporated where possible to establish an attractive character. Also contains key cycle and pedestrian paths.

STREET SCALE

- Typical road construction; 14m - 22m between building frontages
- Front garden spaces: between 2 - 6m from primary frontage to plot boundary
- Predominantly two-storey buildings / three-storeys used to define entrances and key spaces

ROAD

- Bus route carriageway width: 6.50m
- Standard macadam construction two-way carriageway; possible surface colour / block change at junctions
- Standard road markings to be used
- Typically standard PC kerb -125 mm upstand
- Verges - 2m on all routes where present
- 2m footpath to one side and 3m shared footpath and cycleway to the other side.
- The incorporation of segregated cycle lanes could be explored at the Reserved Matters stage.



ILLUSTRATIVE SECTION THROUGH SPINE ROAD

SECONDARY STREETS

Secondary Streets provide attractive road connections through the main residential areas and link directly to the main spine road.

STREET SCALE

- Typical road construction; 12m - 21m between building frontages
- Front garden spaces: between 2 - 6m from primary frontage to plot boundary
- Predominantly two-storey buildings

ROAD

- 5.5m two-way standard construction carriageway
- Narrowing to 4m to encourage lower traffic speeds and vary street alignment
- No road markings where possible
- Surface change at key junctions/ thresholds - use of modular block paving in contrasting colour& textures
- Typically 125mm kerb upstand to reflect residential character
- On street green verges where alignment allows
- 2m footpaths typically on both sides/ single sided in selected locations - adjacent to open spaces



ILLUSTRATIVE SECTION THROUGH SECONDARY STREET

TERTIARY LANES

Minor routes designed to create informal, quiet, safe, attractive residential streets and drives. Shared space / home zones used where appropriate to maximise the use of the street for informal recreation and reduce the impact of the car.

STREET SCALE

- Shared surface residential street, 12.8m - 20.8m between building frontages
- Front garden spaces: between 2-5m from primary frontage to plot boundary
- Predominantly two-storey buildings

ROAD

- 4.8m width street space with no demarcated footways
- No road markings
- Sett edging and detail banding used to define entrances/ junctions
- Opportunity for footpath to one side, or integrated into shared surface with no priority given to vehicles or pedestrians
- Typically 40mm kerb upstand



ILLUSTRATIVE SECTION THROUGH TERTIARY LANE

MEWS STREET

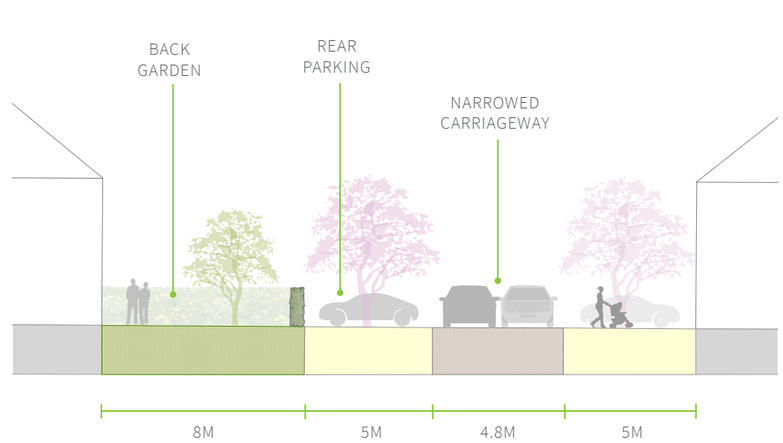
Mews streets provide rear parking access to properties fronting onto the green links. Two-storey dwellings fronting onto one side provide overlooking, creating a safe and attractive street. Shared space / home zones used where appropriate to maximise the use of the street for informal recreation and reduce the impact of the car.

STREET SCALE

- Typical road construction; 22.5m between building front to back
- Back gardens typically a minimum of 8m to allow for sufficient privacy
- Predominantly two-storey buildings

ROAD

- 4.8m width street space with no demarcated footways
- No road markings
- Sett edging and detail banding used to define entrances/ junctions
- No kerb upstands - flush surface throughout

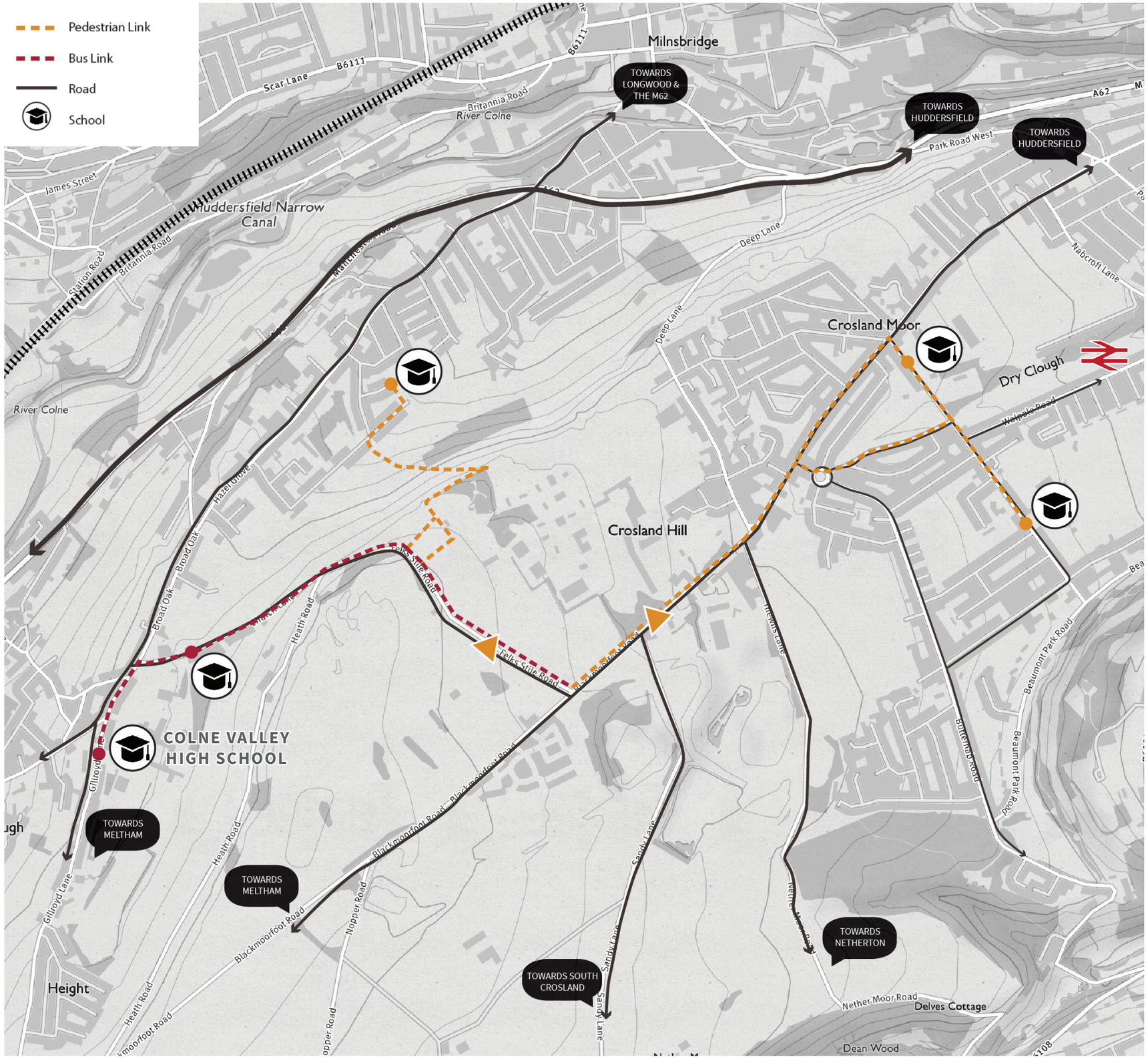


ILLUSTRATIVE SECTION THROUGH MEWS STREET

CONNECTIVITY TO LOCAL SCHOOLS

Access for potential pupils of the Colne Valley High School is provided for via the 389 bus service which operates along Felks Stile Road. This service is designated by WYMetro as a service that pupils can use to travel to and from the school. The bus services arrives at the school before 08:40 and departs at 15:20 hours which coincide with the school day.

It is therefore concluded that there is a safe and convenient travel option for pupils of the proposed development to travel to and from the Colne Valley High School.



LEGIBILITY STRATEGY

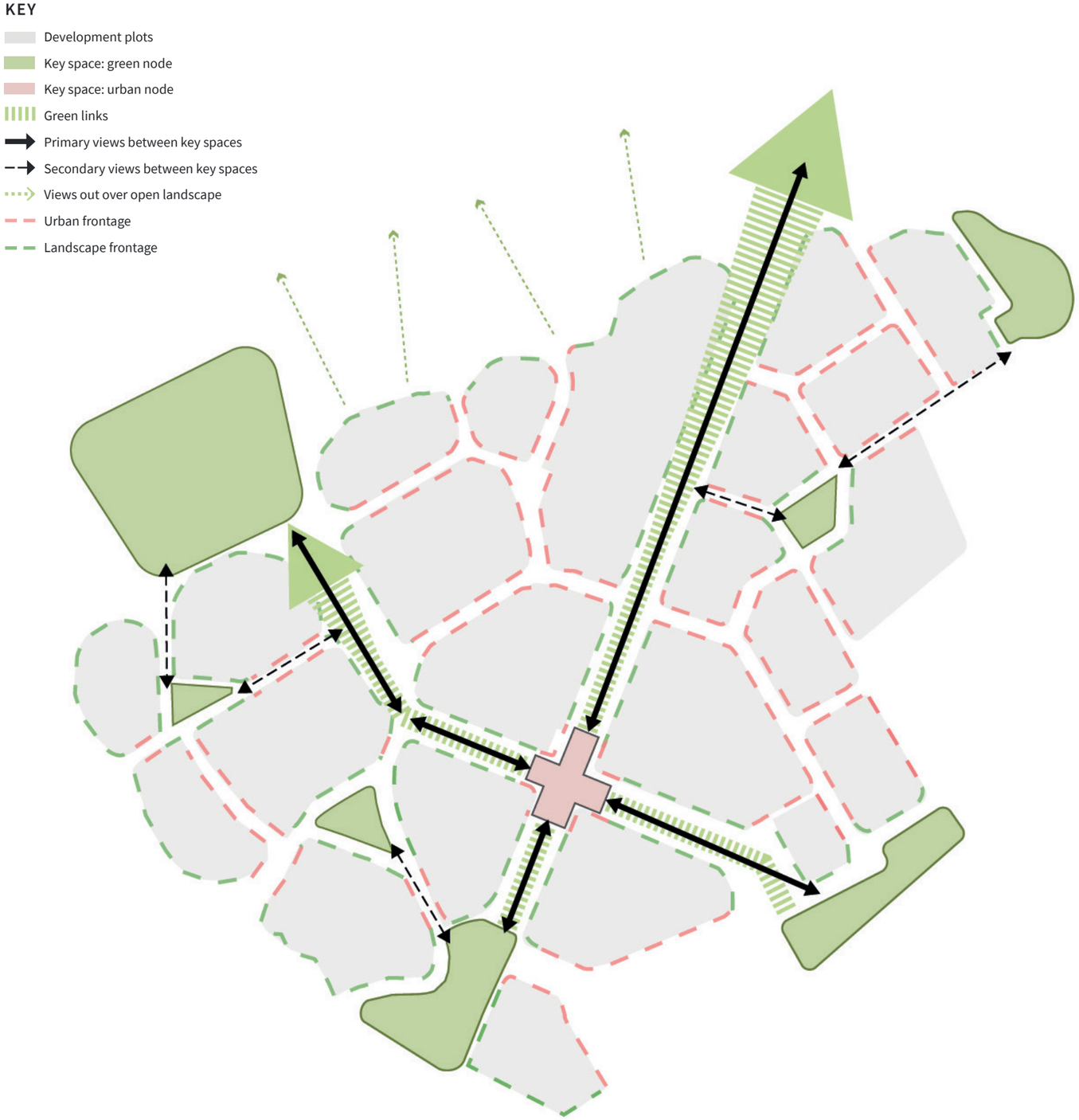
The proposed network of streets is supplemented by a number of footpaths and cycle lanes extending into the open spaces and adding extra value and legibility to the proposed development.

This permeable network of streets and paths allows for open views to key spaces within the site and out to the open landscape.

Entrances to the new development are easily identified through the incorporation of gateway spaces, whilst a central community square is clearly defined at the intersection of the green links.

The linearity of the green links allows for legible connectivity between the proposed development and the wider landscape, with the presence of the landscape beyond becoming more apparent as the user transitions along the linear parks.

LEGIBILITY STRATEGY



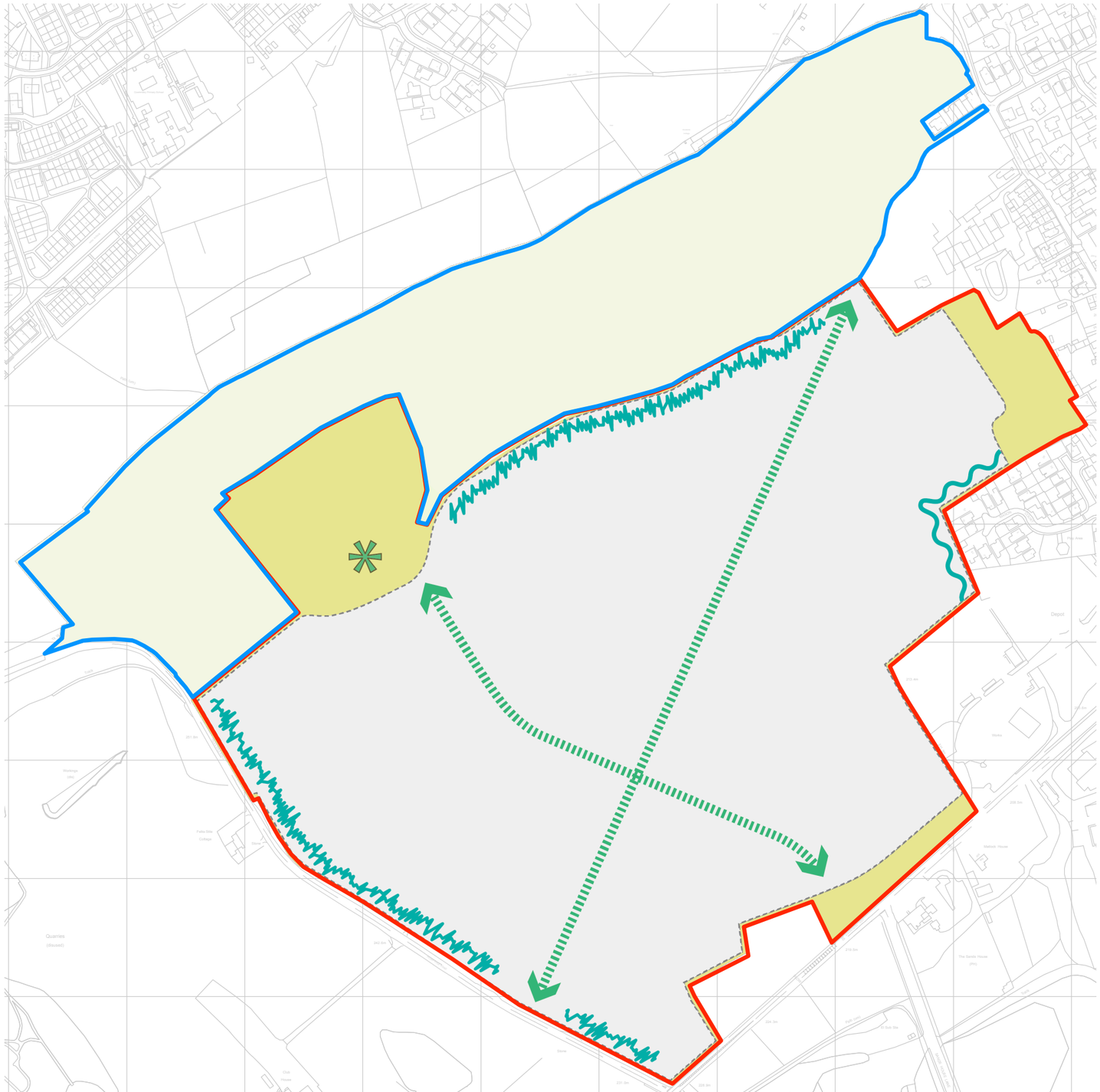
6.7 Green infrastructure

Parameter Plan 4 establishes a network of green infrastructure including structural open space, key green links, landscape edge treatments, and buffer zones.

The structural open space and green links have the capacity to accommodate informal sports and recreation, play areas, ecological mitigation and enhancement, sustainable urban drainage and footpaths.

The masterplan includes a total of 20 hectares of open space, 7.8 hectares of which is within the application site boundary. The remaining 12.2 hectares is the green belt land within the ownership boundary to the north of the site.

PARAMETER PLAN 4



KEY

- Application site boundary
- Green belt land within ownership boundary
- Development area
- Structural open space
- Suggested location for green links / linear parks
- Suggested landscaped edge (dwellings to be set back a minimum of 10m from the northern boundary line/ 20m along the western boundary line)
- Suggested buffer planting
- Suggested location for natural play area

GREEN SPACE TYPOLOGIES

A new green network of open spaces, linear parks, streets and lanes underpins the masterplan structure. The green infrastructure can be broken down into the following typologies:

Green links - a key structural component of the masterplan, providing enhanced connectivity through the proposed development and out to the wider landscape. Two key green links are proposed; one connecting the village green to the natural play area and one connecting the extra care facility to the open space within the green belt. The green links provide opportunities for pedestrian and cycle movement, informal play, enhanced biodiversity and sustainable urban drainage features.

Arrival spaces - two gateway spaces are provided, one at the Felks Style Road entrance to the site and one at the Blackmoorfoot Road entrance. The latter utilises the presence of the existing Sands House pub to create a 'village green' character.

Natural play area - an area for natural play is proposed within the former fireworks testing area to the north of the site. This could include timber play structures, trim trail equipment or rope swings along with seating opportunities, lighting and picnic areas. As a playful nod to the site's history, the play area could have a fireworks theme, with references to rockets and catherine wheels etc.

Pocket parks - a series of pocket parks are dotted throughout the proposed development. Providing easily accessible green space, these areas create opportunities for informal play and recreation whilst also adding character and interest to the neighbourhood.

Landscape edges - there are a number of differing edge conditions to the site requiring specific landscape responses. To both the northern and western boundaries, a landscaped edge is introduced. Featuring clusters of tree planting and minimum offset distances, these landscaped edges serve to soften the proposed development and mitigate its impact on the surrounding area. Additional buffer planting is also proposed along the boundary between Mason Court and the proposed development. This planting should be carefully considered so as to generate enough privacy between dwellings but without impacting on daylighting.

Retained field to the east - the existing field within the eastern area of the site is retained in order to prevent the proposed development merging with the existing properties along Crosland Hill Road. Through the incorporation of footpaths, seating and planting, the space provides opportunities for informal play and recreation. As the lowest point within the site, the site also provides water retention potential.

Country park - whilst not a part of this application, there is the potential for the area of green belt land to the north of the site to be enhanced to form a country park in the future. This could incorporate additional planting and seating, improvements to footpaths, signage and wayfinding.

GREEN INFRASTRUCTURE STRATEGY



RETAINED FEATURES

The site's existing tree cover includes mature tree lines established along the southern and eastern application site boundaries, with internal tree cover comprising predominantly low quality regenerative shrubs and small stature trees, with pockets of more established moderate quality tree groups that offer cohesive screening merit in the context of the existing fireworks site.

The change of use of the site to residential development requires a new arrangement of built form and associated green infrastructure, resulting in a number of existing buffer / screening planting groups requiring removal due to their unsuitability within a new residential scheme and the impact on the aspirations for new green infrastructure. A high number of trees is therefore expected to be removed, however this is predominantly limited to low quality regenerative trees that have become established following absent tree and vegetation management across the site.

PLAY STRATEGY

A natural play area is suggested within the former fireworks testing area to the north of the site. In addition to this, opportunities for informal play are incorporated within the green links and pocket parks dotted through the development.



Streetside swale, Seattle



Natural play, photo by Peter Holmes



Village green, Creaton, Northamptonshire photo by Gilgongo



Google photo by University of California



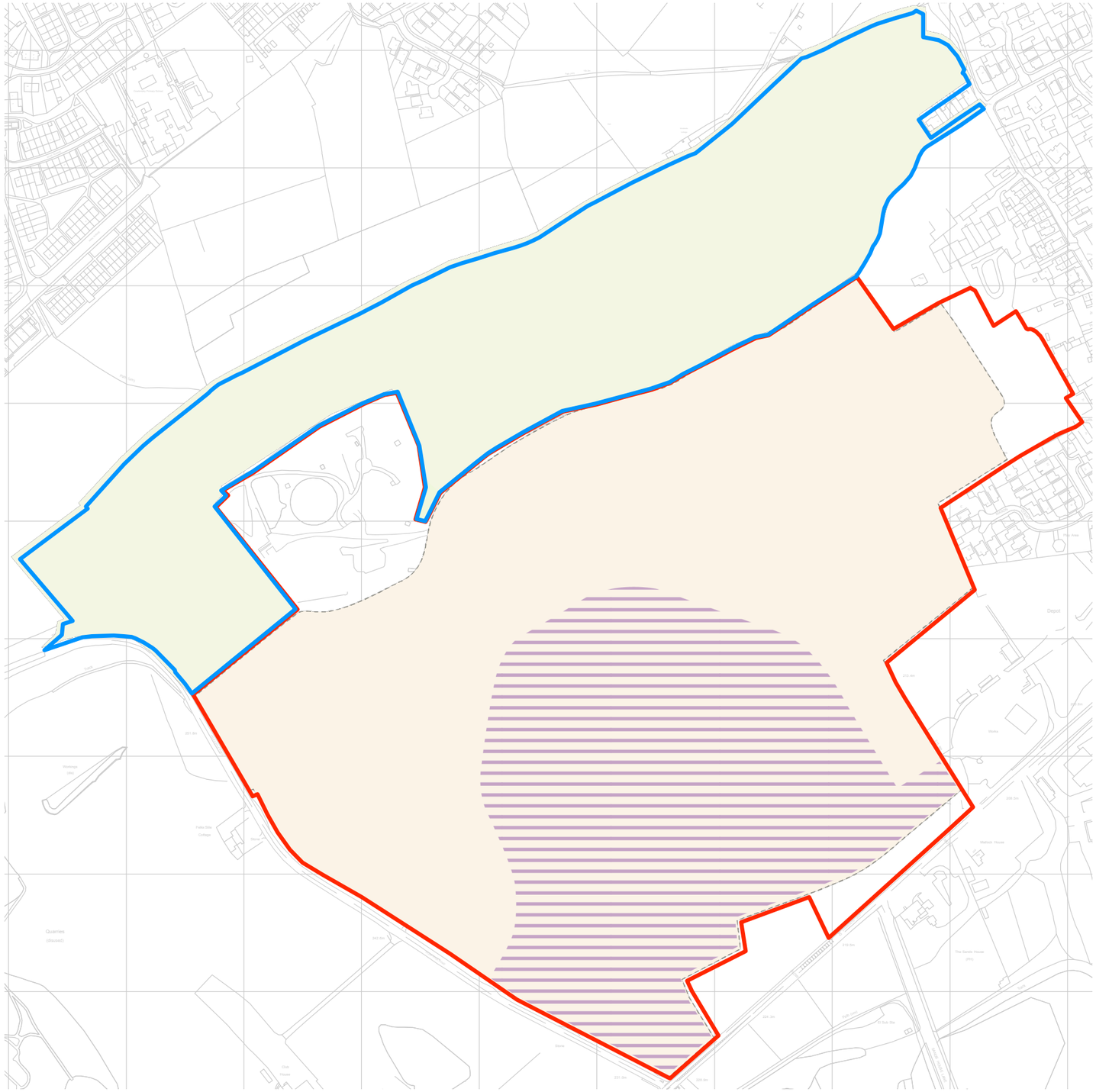
Cambridge - Seven Acres

6.8 Building heights

Parameter plan 5 highlights where taller development is acceptable within the planning application site boundary.

The majority of the development is to be 2 storeys in height, with 2.5-3 storey dwellings focused along the spine road and around key nodes within the heart of the masterplan, subject to details of appearance at Reserved Matters stage.

PARAMETER PLAN 5



KEY

- Application site boundary
- Green belt land within ownership boundary
- 2 storey development zone
- Up to 3 storey development zone (subject to details of appearance at Reserved Matters stage)

6.9 Indicative density and mix

The development density and mix aims to define a clear hierarchy in the proposed streets and spaces, along with distinctive character areas across the masterplan.

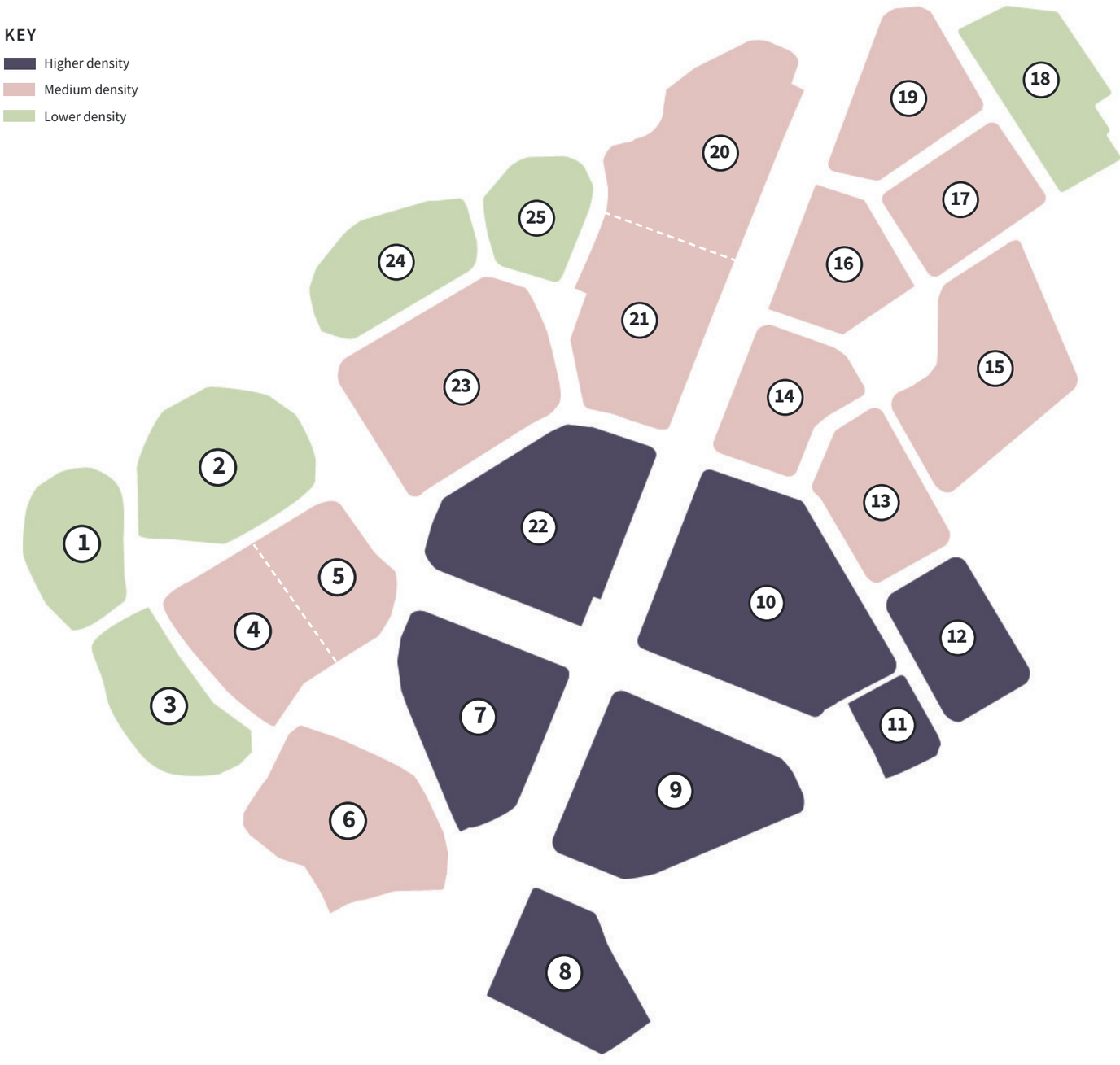
The lowest density of the development is proposed along the northern and western edges of the site, in response to the rural character of Felks Style Road and the sensitive green belt valley edge. Lower density is also proposed in the eastern area of the site, in response to the existing character of Crosland Hill Road.

Higher density is proposed within the southern and central area of the site, with 2.5-3 storey buildings located along the spine road and around key junctions and spaces, such as the village green, gateway space and community square.

INDICATIVE DEVELOPMENT SCHEDULE

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

DENSITY STRATEGY



INDICATIVE HOUSING MIX

Plot	4 bed	3 bed	2 bed	Apartments	
1	10	6	0		
2	19	3	3		
3	10	8	0		
4	9	15	0		
5	7	11	0		
6	15	6	9		
7	6	18	14		
8 (extra care)				70	
9	5	24	15		
10	2	35	25		
11 (Above Local Centre)				14	
12	0	12	7	8	
13	1	16	7		
14	2	14	7		
15	2	16	19		
16	3	12	8		
17	4	8	12		
18	12	8	0		
19	8	10	4		
20	19	3	14		
21	5	18	17		
22	2	23	24		
23	1	38	14		
24	12	2	6		
25	8	2	3		
TOTAL	162	308	208	92	770



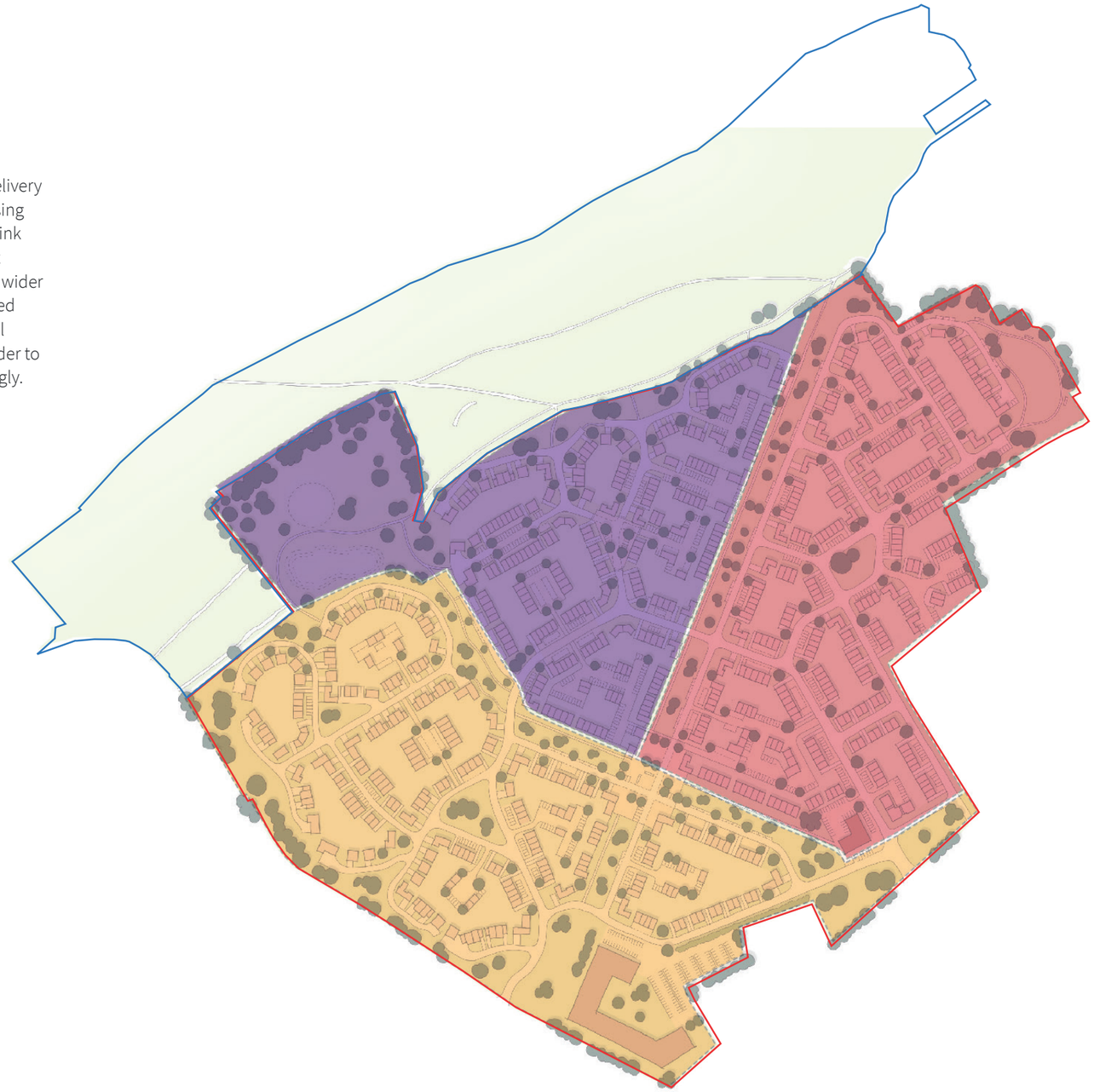
6.10 Indicative phasing

Careful consideration must be given to how the development could be delivered. The adjacent plan demonstrates how a phased approach could be utilised.

The first phase is strategically positioned so as to avoid developing the majority of the fireworks factory site. The intention is that most of the fireworks buildings would be left vacant on site whilst Phase 1 is delivered so as to delay demolition and remediation costs until later phases.

Managing the discharge of surface water throughout the delivery of the development is also a key consideration for the phasing of the site. Phase 1 incorporates construction of the green link connecting the village green to the natural play area, whilst phase 2 includes the remainder of the green link out to the wider landscape and the green buffer space between the proposed development and the existing dwellings along Crosland Hill Road. The delivery of these landscape features is vital in order to ensure the discharge of surface water is managed accordingly.

NOTE: the diagram shows an indicative strategy only; exact boundaries between phases would be subject to further detailed design



KEY

- Application site boundary
- Green belt land within ownership boundary
- Phase 1 (213 units + 70 extra care apartments)
- Phase 2 (276 units + local centre facility)
- Phase 3 (211 units)

Total = 700 units + 70 extra care apartments

INDICATIVE PHASING STRATEGY

Phase 1	Ha	
Total area	11.9	
Net developable area	8.40	
Units	No.	%
4 bed	81	38
3 bed	91	43
2 bed	41	19
Total units	213	100
Apartments (extra care)	70	

Phase 2	Ha	
Total area	9.39	
Net developable area	7.59	
Units	No.	%
4 bed	34	12
3 bed	131	47
2 bed	89	32
Apartments	22	8
Total units	276	100

Phase 3	Ha	
Total area	8.03	
Net developable area	5.48	
Units	No.	%
4 bed	47	22
3 bed	86	41
2 bed	78	37
Total units	211	100

7

CHARACTER & APPEARANCE

7.1 Introduction

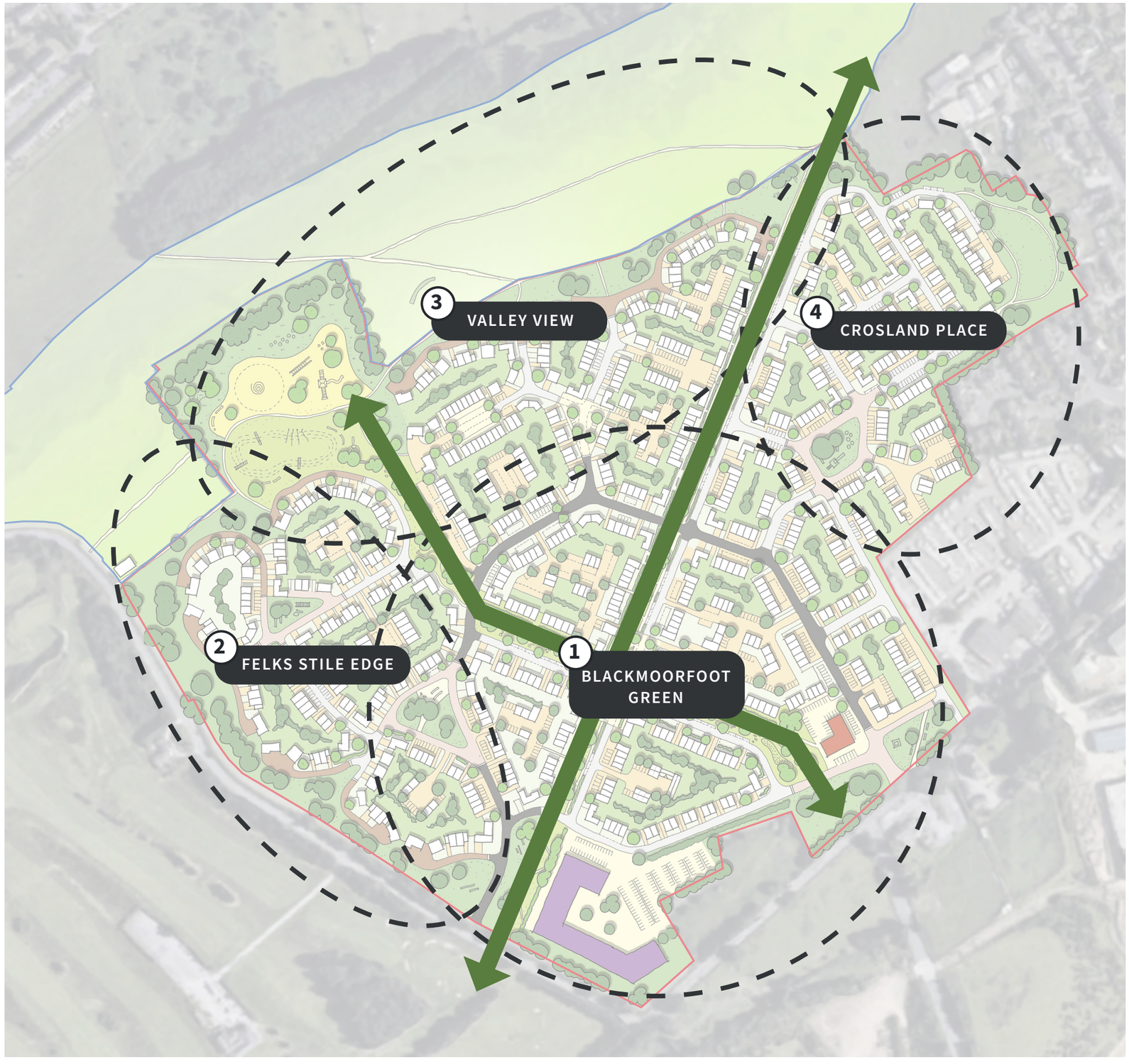
The proposed development is made up of a variety of different design elements which help to generate a diverse character and appearance throughout the neighbourhood. Character is created through sensitive design considerations with regards to housing density and typology, block design, levels, street design, threshold treatments, materiality and landscape design.

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

1. Blackmoorfoot Green
2. Felks Stile Edge
3. Valley View
4. Crosland Place

Additionally, the green links are a key structural component of the masterplan, providing enhanced connectivity and adding character to each of the areas.

The following pages contain further information on the design of these areas, including key design principles, illustrative plans and sections and precedent imagery.



7.2 Site materiality

Due to the site's elevated nature and visibility from surrounding areas, choosing the right materiality will be vital for the scheme. Careful consideration must be given to the choice of materials and their colours to ensure that the proposed development blends with the landscape as much as possible and is in keeping with the local vernacular.

The existing townscape around the site and in the centre of Huddersfield is clearly defined by the Yorkshire sandstone, as seen in the following photos. This sandstone is utilised for building classic stone walls which are a clear feature for the area in Huddersfield, and for buildings. Modern interpretations of housing are sensitive to the existing historical features in the townscape.

Stone walls are already a prominent feature on the site, using the iconic Yorkshire sandstone. Where appropriate these features should be kept and celebrated on the site. Where is it not possible to retain the stone walls in-situ, the stone should be reused and integrated into the built form and landscape design on-site.

























7.3 Area 1: Blackmoorfoot Green

NEIGHBOURHOOD DESIGN PRINCIPLES

Blackmoorfoot Green forms the heart of the new development. The area will be home to the Extra Care Facility, providing 70 homes for the elderly, as well as a Local Centre Facility which could be a convenience store, a GP surgery, a community centre or similar, subject to market demand. These facilities are strategically located at either end of the spine road, defining the gateways to the development and creating a sense of arrival.

1. CHARACTER, SCALE AND MATERIALITY

This area of the development will be higher in density and more formal in character compared to other areas within the neighbourhood. There is the potential to increase height up to a maximum of 3 storeys, subject to further exploration and testing at the Reserved Matters stage. Increased height should be used strategically to define key routes and nodes within the development. The design of the local facilities should compliment the residential character of the proposed development and be in line with the site materiality as outlined on the previous page.

2. HOUSING TYPOLOGIES

Housing typologies consist primarily of terraces and townhouses to generate higher density in this area. This is also the only area of the development in which apartments should be permitted. These are strategically located adjacent to the primary access points in order to reinforce the gateway spaces and arrival into the neighbourhood. This area also features internal courtyard typologies which reference courtyard blocks typically found within the area, and identified within the Townscape Analysis section of this document. An example of the design principles associated with this typology can be found on the upcoming pages.

3. VILLAGE GREEN

At the Blackmoorfoot Road entrance to the site, a new village green is proposed, anchored by the existing Sands House Pub to the south and the proposed local centre facility to the north. Incorporating existing trees where possible, the village green forms a gateway to the new development and could become a natural meeting place for both the proposed and surrounding communities.

3. COMMUNITY SQUARE

Where the two green links intersect at the heart of the new development, a new community square is proposed. Having a formal character, with residential dwellings defining its four corners, this space could form a key node within the new neighbourhood, with hard landscaping, seating areas and tree planting creating a meeting place for residents.



COMMUNITY SQUARE →

Three storey dwellings define this community space, providing a valuable meeting place for residents, incorporating trees, seating and play.







CONTEMPORARY TERRACED HOMES ↑

Subtle variations in materiality provide interest whilst maintaining continuity and coherence within the built form.

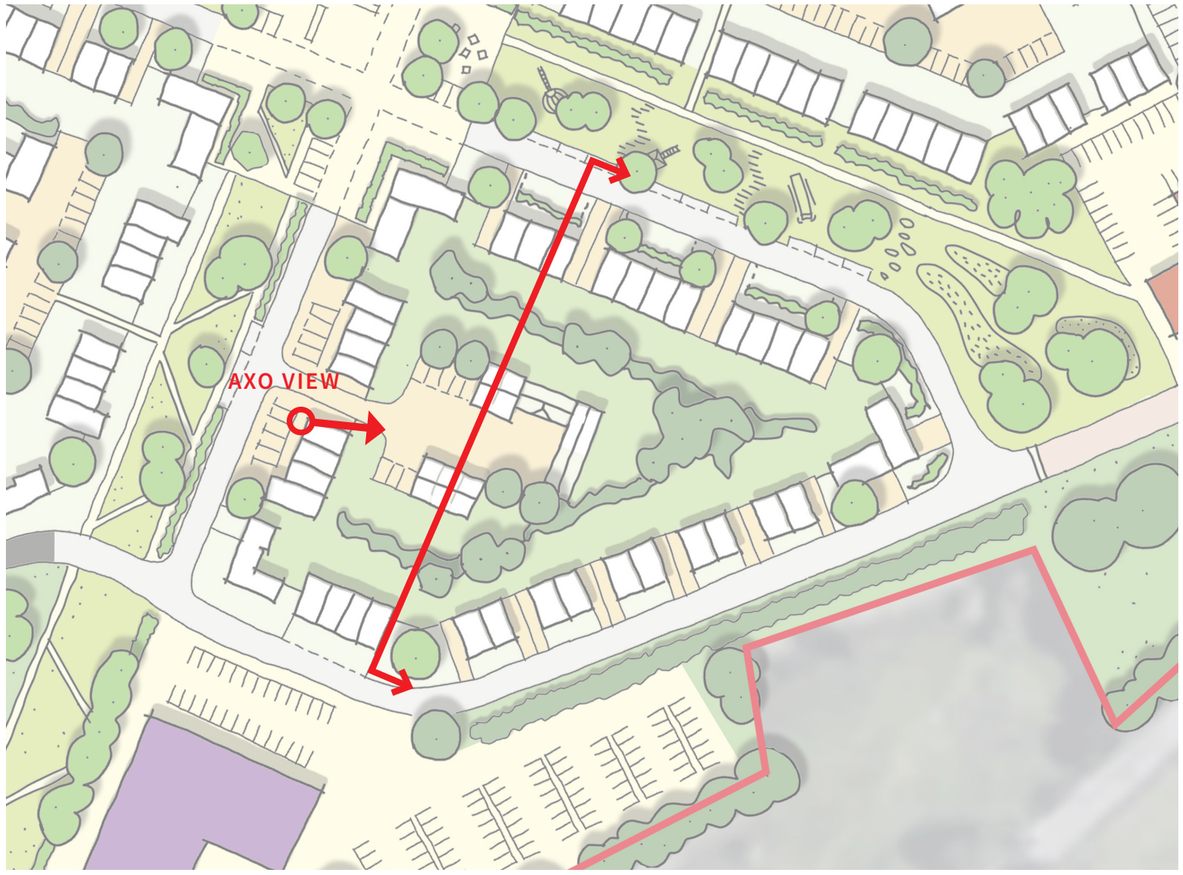
VILLAGE GREEN ←

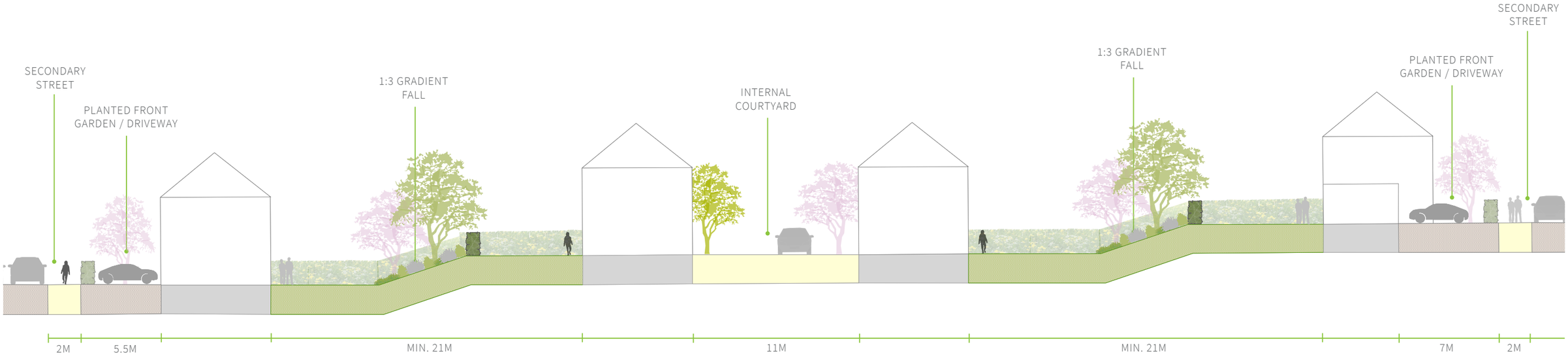
A typical village green typology with built form defining the triangular geometries. An iconic symbol of an English village and a natural gathering place for the community.

TYPICAL COURTYARD BLOCK

Internal courtyard blocks reference the existing typology of development along Crosland Hill Road and elsewhere within the local area. The section below illustrates how a courtyard block could be integrated within the proposed development, whilst the axonometric sketch on the following page demonstrates how the principles of existing courtyard typologies could be directly integrated into the design of the proposed development.

Due to the site's topography, a level change is required across the block and this can be accommodated with a 1:3 level change along the property boundary line within the rear gardens. A minimum offset distance of 21 meters from building facade to building facade, along with planting along the level change ensures privacy between dwellings.

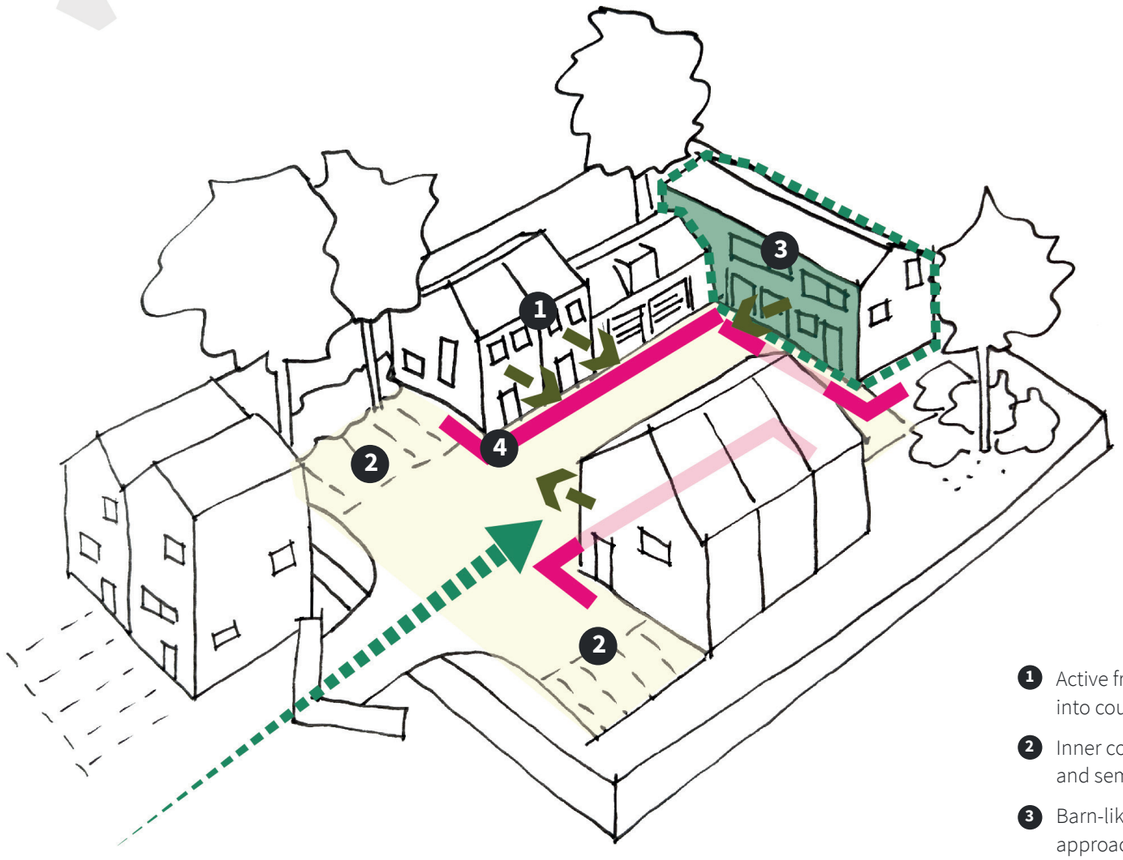




ILLUSTRATIVE SECTION - SCALE 1:250 @ A3

KEY PLAN





1. Active frontage looking into courtyard
2. Inner courtyard space for parking and semi-public amenity
3. Barn-like house addressing the approach into the courtyard
4. Offset space from the home; low boundary walls and planting

ILLUSTRATIVE AXO - PROPOSED COURTYARD CLUSTER



EXISTING COURTYARD CLUSTER STUDY

Within the Townscape Analysis in an earlier chapter the 'Courtyard Cluster' typology was identified within the locality of the site. Drawing on the following principles, a 'best practice' for these courtyard typologies can be developed in this scheme;

1. Active frontage looking into courtyard
2. Inner courtyard space for parking and semi-public amenity
3. Barn-like house addressing the approach into the courtyard
4. Offset space from the home; low boundary walls and planting

1. Active frontage looking into courtyard
2. Inner courtyard space for parking and semi-public amenity
3. Barn-like house addressing the approach into the courtyard
4. Offset space from the home; low boundary walls and planting



COURTARD CLUSTERS

Trumpington Meadows, Cambridge -

Houses actively address the courtyard space in the centre. Windows and front entrances create an active frontage, addressing the central public realm, which incorporates parking and landscape features



BARN-LIKE HOUSES TERMINATING VIEWS

The Avenue, Saffron Waldron -

An example of barn-like houses actively addressing the streetscene. Orientated to create a central courtyard space, with a house that terminates the view into the courtyard.







BOUNDARY TREATMENT

Townscape Analysis -

In the locality of the site the barn-like houses create courtyard clusters. These houses have an offset from the building line

BARN-LIKE HOUSES TERMINATING VIEWS

The Avenue, Saffron Waldron -

An example of barn-like houses actively addressing the streetscene. Orientated to create a central courtyard space, with a house terminating the view into the space

7.4 Area 2: Felks Style Edge

NEIGHBOURHOOD DESIGN PRINCIPLES

This area is influenced by the character of Felks Stile Road which has a rural lane feel, with grass verges and stone walls to either side. In contrast to Blackmoorfoot Green, this area is lower in density with larger semi-detached and detached properties along the edges and a more informal character.

1. CHARACTER, SCALE AND MATERIALITY

This area should have a more rural feel, in contrast to Blackmoorfoot Green, particularly along the edge of the development where the proposals interface with Felks Stile Road. The edge should have an irregular form with curvilinear streets to create a rural lane character and prevent the formation of a harsh linear urban edge. Typologies along the edge could take reference from the existing Felks Stile Barn which lies just to the north, with pitched roofs and gable ends. Building frontages should face towards Felks Stile Road, with subtle variations in orientation to create alternating roof forms and prevent a monotonous 'wall' of development.

Buildings within this area should be no greater than 2 storeys in height and materiality should be in keeping with the local vernacular. The dry stone walling along the boundary and surrounding Felks Stile Barn must be retained. Elsewhere, if it is not possible to retain the stone walling in-situ then the stone should be repurposed within the scheme.

2. HOUSING TYPOLOGIES

Housing typologies consist of a mix of terraces, town houses, semi-detached and detached, with the larger houses located along the edge of the development. Where semi-detached units sit along the edge they should be designed to look like larger detached units.

3. LANDSCAPE

In order to retain the existing character of Felks Stile Road as much as possible, proposed dwellings should be set back from the boundary line by at least 20 meters. Existing vegetation and dry stone walling along the boundary should be retained and additional planting added within the buffer landscape in order to soften the impact of the new development. Proposed planting should be added in clusters to allow for glimpsed views between the existing road and the development.

The landscape buffer also requires an approximate gradient fall of 1:8, meaning the proposed properties sit below the line of the existing road. The minimum offset distance from the boundary line and the proposed planting within the landscape buffer are therefore an essential design requirement to ensure properties have sufficient privacy.

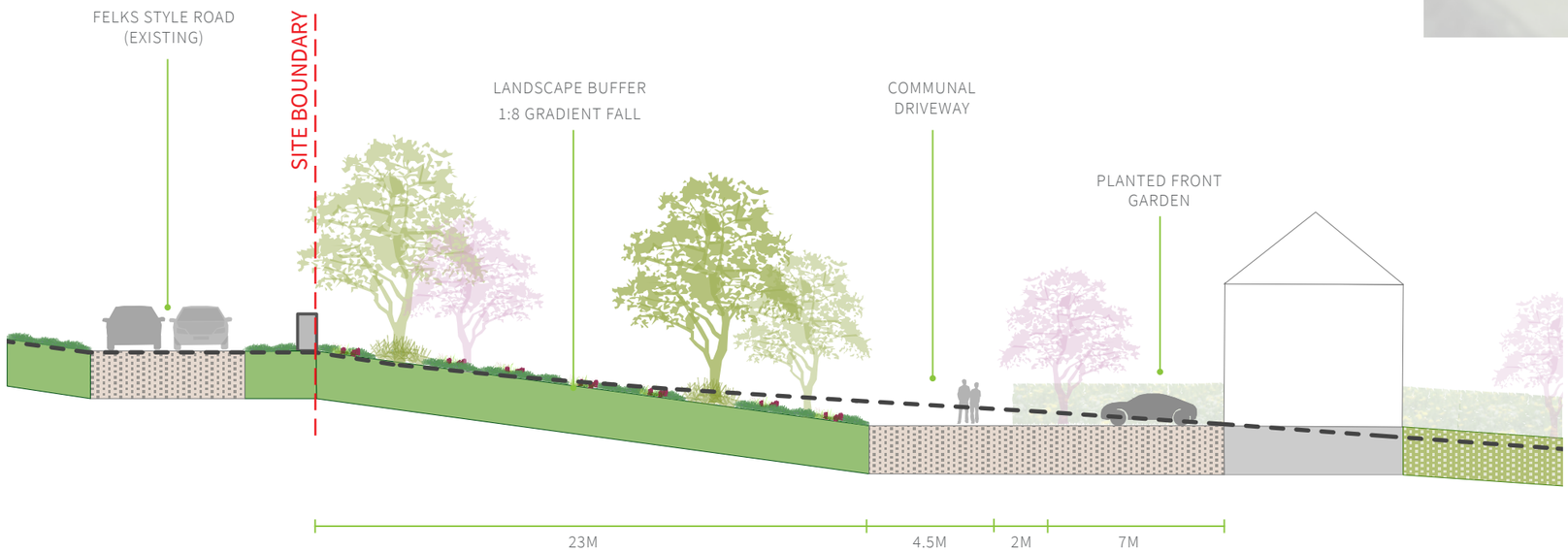
There are also two pocket park spaces within this area. These help to facilitate the change in level across the site and could be designed to incorporate play. Homes must front onto these spaces to ensure safety through overlooking.



KEY PLAN





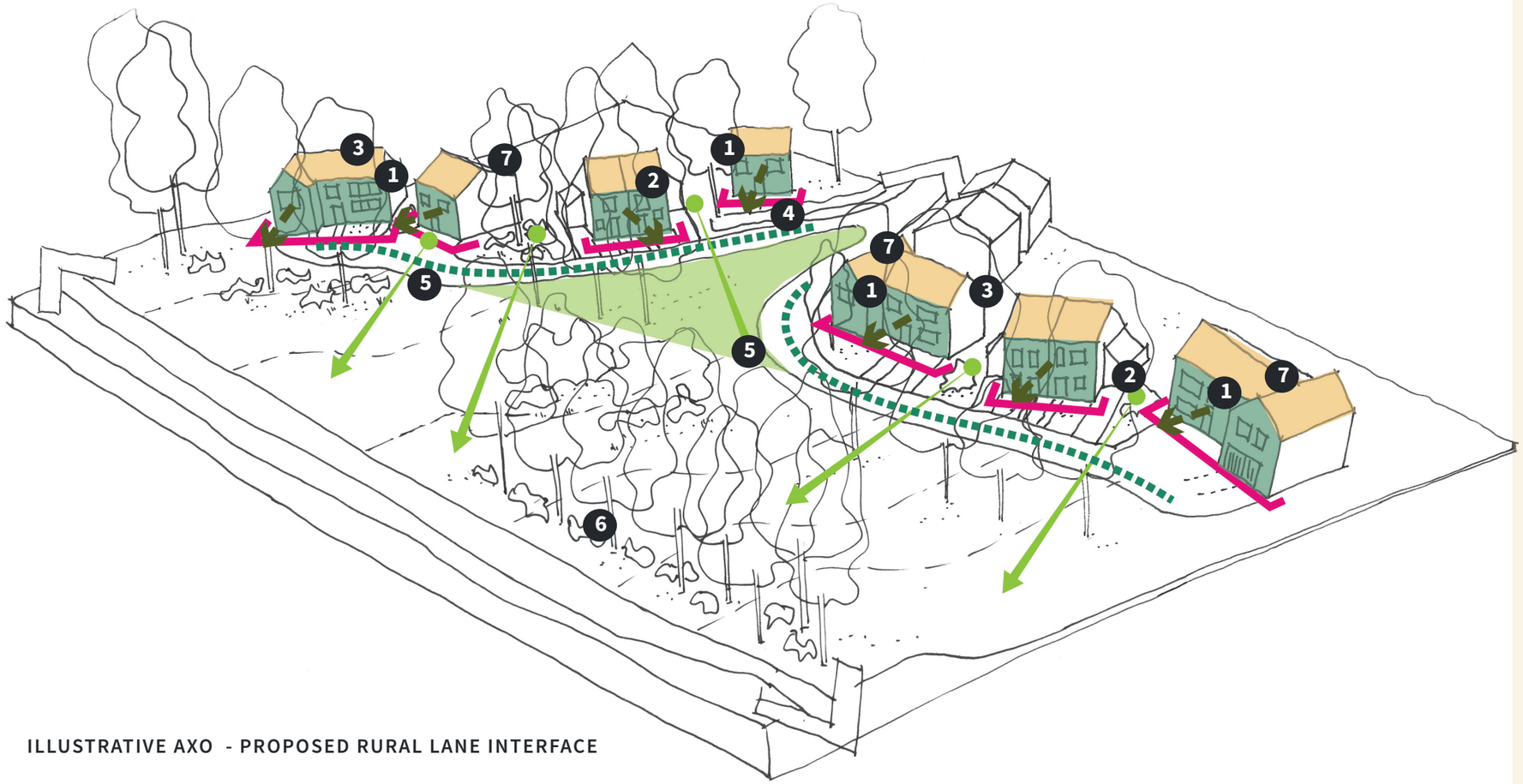


ILLUSTRATIVE SECTION - SCALE 1:250 @ A3

EXISTING EXAMPLE: GOLCAR, HUDDERSFIELD



1. Active frontage looking out to landscape
2. Dwelling curtilage act as green insertions into the urban edge
3. Irregular rural interface, typologies face outwards to surrounding landscape
4. Planted front garden
5. Curvilinear communal driveway along outward interface, creates rural lane character
6. Existing and proposed tree planting creates buffer to development
7. Variation in building orientation creates alternating roof forms and prevents monotonous 'wall' of development



ILLUSTRATIVE AXO - PROPOSED RURAL LANE INTERFACE



EXISTING RURAL EDGE INTERFACE STUDY

The interface between the landscape and the built form is a very important design characteristic. The above diagram analyses a typical edge condition within the context of Huddersfield. Drawing on these principles, a 'best practice' for these rural edge typologies can be developed for the proposed scheme;

1. Active frontage looking out to landscape
2. Dwelling curtilage act as green insertions into the urban edge
3. Irregular rural interface, typologies face outwards to surrounding landscape
4. Planted front garden
5. Curvilinear communal driveway along outward interface, creates rural lane character
6. Tree planting creates buffer to development
7. Variation in building orientation creates alternating roof forms and prevents monotonous 'wall' of development

BOUNDARY TREATMENTS / COMMUNAL DRIVEWAY →↓

Warburton Hey, Rainhill -

Low boundary walls with consistent materiality integrating landscape features to break up the built-form.

Parking and bin storage is enclosed and kept within the curtilage of the property. Low boundary walls with planting break up the streetscape, and a communal driveway fronts the properties.







IRREGULAR FRONTAGES / ACCENTUATING VIEWS TO LANDSCAPE ↑

Meerhoven Bosrijk, Netherlands -

The development positively addresses the landscape edges, where the buildings and their frontage are irregular enabling good visual and physical connection with the existing natural assets.

1. Active frontage looking out to landscape
2. Dwelling curtilage act as green insertions into the urban edge
3. Irregular rural interface, variation in building orientation prevents harsh linear urban edge
4. Landscape treatment softens the built form
5. Curvilinear communal driveway along outward interface, creates rural lane character

7.5 Area 3: Valley View

NEIGHBOURHOOD DESIGN PRINCIPLES

This area is defined by the steep fall in topography within the green belt area to the north of the site. Due to this characteristic, Valley View is a particularly sensitive area, with high visibility from surrounding areas as well as from the adjacent public footpaths that run through the green belt. As such, this edge requires a sensitive and considered design response.

1. CHARACTER, SCALE AND MATERIALITY

Similar to the Felks Stile Edge Area, Valley View should have a more rural character compared to Blackmoorfoot Green. This is particularly important along the green belt edge where the development will be highly visible.

The edge should have an irregular, fractured urban grain with curvilinear streets to prevent the formation of a harsh, linear urban edge. Building frontages should face towards the green belt, with subtle variations in orientation to create alternating roof forms and prevent a monotonous 'wall' of development.

Buildings within this area should be no greater than 2 storeys in height and materiality should be in keeping with the local vernacular. The dry stone walling along the boundary and surrounding Felks Stile Barn must be retained. Elsewhere, if it is not possible to retain the stone walling in-situ then the stone should be repurposed within the scheme.

Materiality will be especially important along the edge. Materials should be chosen to blend with the landscape as much as possible to prevent the creation of a harsh ridge line.

2. HOUSING TYPOLOGIES

Housing typologies consist of a mix of terraces, town houses, semi-detached and detached, with the larger houses located along the edge of the development. Where semi-detached units sit along the edge they should be designed to look like larger detached units.

3. LANDSCAPE

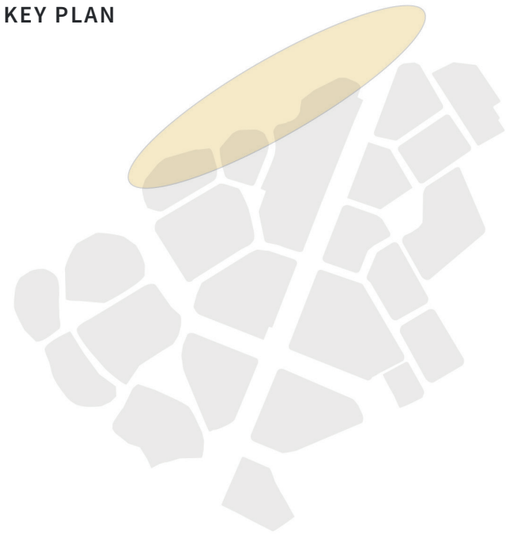
Dwellings should be set back at least 10m from the application site boundary and property frontages should vary slightly in orientation so as to avoid a monotonous 'wall' of development and create variation in the roofscape.

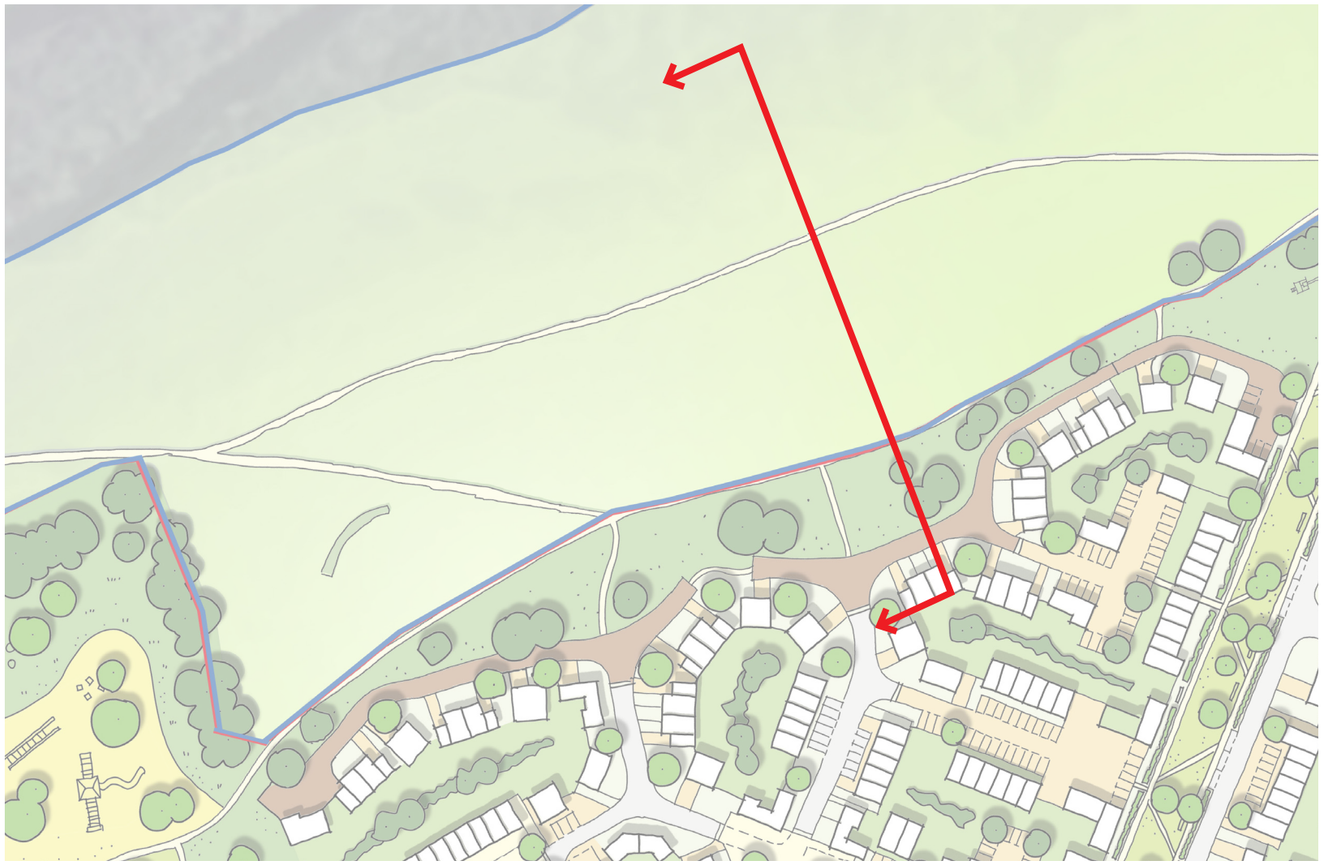
Planting should be clustered in groups along the boundary line to generate glimpsed views of the proposed properties, creating interest and variety along the development edge whilst allowing new dwellings to take advantage of views over the landscape.

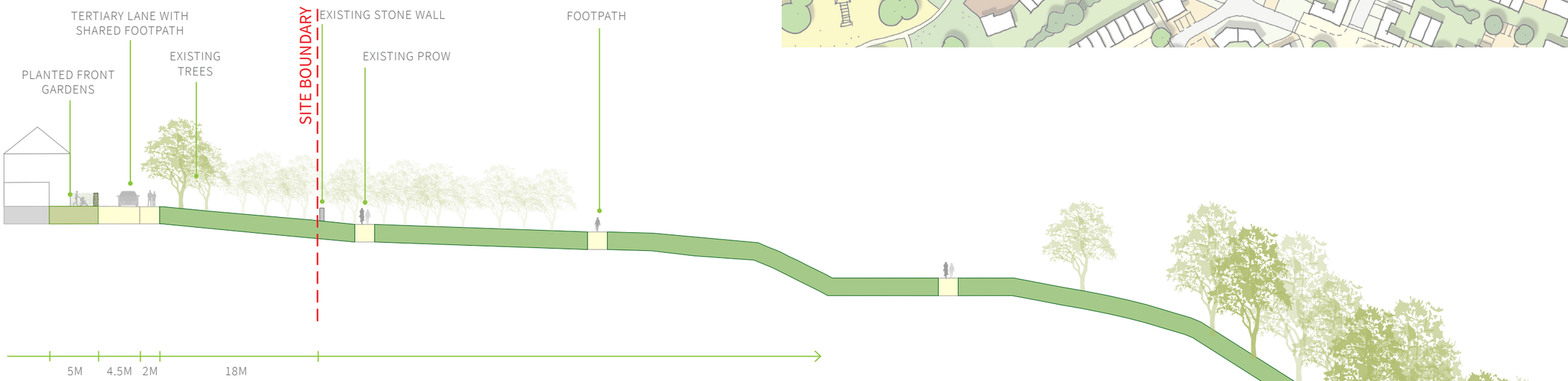
There are also an opportunity to incorporate a natural play area within the former fireworks testing area to the north of the site. This should be in keeping with the rural character of this area and could include timber play structures, trim trail equipment or rope swings along with seating opportunities, lighting and picnic areas. As a playful nod to the site's history, the play area could have a fireworks theme, with references to rockets and catherine wheels etc.



KEY PLAN







ILLUSTRATIVE SECTION

HIGHER DENSITY TO LOOK LIKE LOWER DENSITY →

Warburton Hey, Rainhill -

Semi-detached units are designed to look like one, larger detached home, which shares parking space within the curtilage.







IRREGULAR FRONTAGES LOOKING TO SURROUNDING COUNTRYSIDE ↑

Derwenthorpe, Kent -

An edge-of-town extension with a range of community facilities, located in a sensitive landscape.

Meerhoven Bosrijk, Netherlands - ←

The development positively addresses the landscape edges, where the built form breaks down to enable good visual and physical connection with the existing natural assets.





NATURAL PLAY AND LEVEL CHANGES ←

Queen Elizabeth Park -

Natural play in keeping with rural characteristics, utilising level changes as a design opportunity.

1. Irregular building frontage, along sensitive edge
2. Lower density detached units / semi-detached units that look like detached units
3. Threshold spaces / boundary treatments - use/reuse of stone walls

7.6 Area 4: Crosland Place

NEIGHBOURHOOD DESIGN PRINCIPLES

This area provides a transition between the development and the existing residential areas off Crosland Hill Road. It should be lower density than Blackmoorfoot Green but higher density than the sensitive edges of the site, along Felks Stile Road and the green belt edge.

1. CHARACTER, SCALE AND MATERIALITY

The character of this area should take reference from the adjacent residential areas off Crosland Hill Road. However, the development should not merge with the adjacent properties along Crosland Hill Road. As such, a landscape buffer is incorporated to provide a degree of separation. Buildings within this area should be no greater than 2 storeys in height. Materiality and typologies should be reflective of the local vernacular, drawing on the abundance of sandstone properties along Crosland Hill Road.

2. HOUSING TYPOLOGIES

Housing typologies consist primarily of terraces, townhouses and semi-detached, with detached units used sporadically to define key corners or nodes within the area.

3. LANDSCAPE

In order to prevent the neighbourhood from merging with the existing development along the edge of Crosland Hill Road, a landscape buffer is incorporated into the masterplan. As the lowest point of the site, this landscape also provides a drainage function, as well as providing a valuable pocket of green space for residents to enjoy. Proposed homes must front onto this green space in order to create a safe, overlooked space.

An additional pocket of green space is also proposed within this area. This space helps to facilitate the change in level across the site and could be designed to incorporate play. The space takes an irregular form which is reflective of the more rural, village-like character of the surrounding residential areas. Homes must front onto this space to ensure safety and reinforce the irregular geometries of the space.







CONTEMPORARY TERRACED HOMES ↑

Density is created through 2 storey terraced homes, creating rhythm and continuity through the built form. Parking is integrated into the streetscape, broken up with planting and trees.

POSITIVE FRONTAGES →

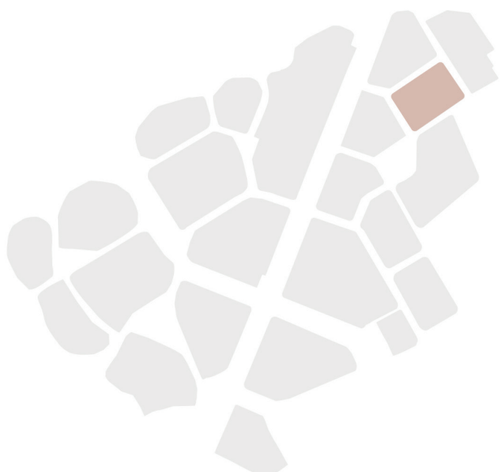
Frontages overlooking the street scene and fronting on to green space, with alternating roof forms to create variation and interest.

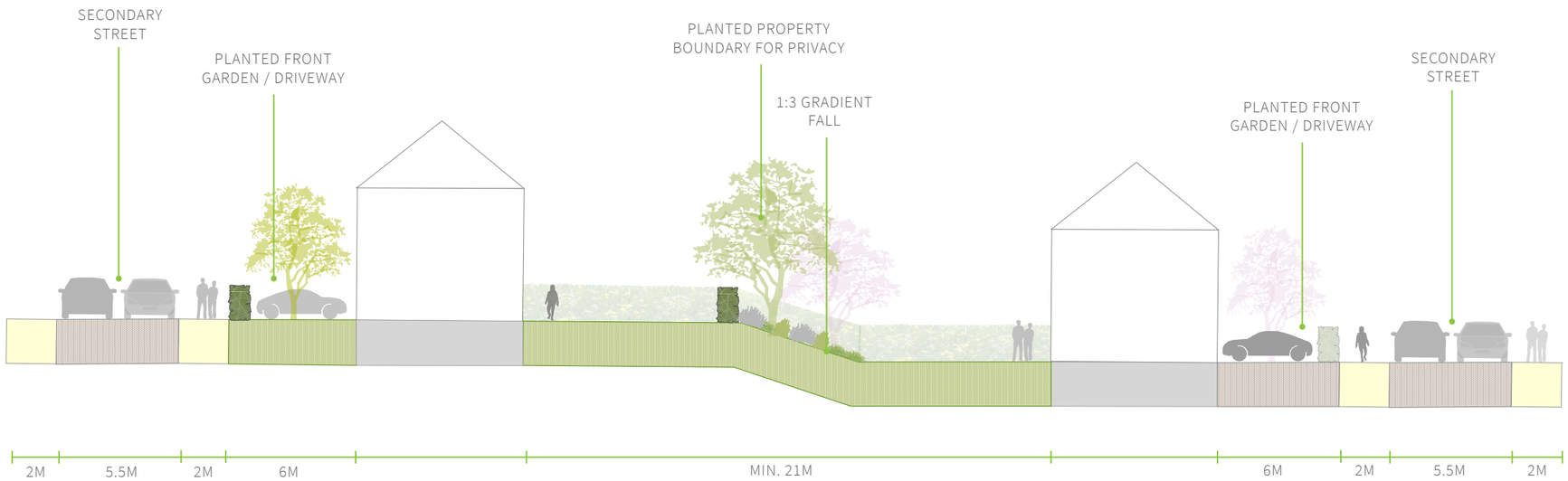
TYPICAL BLOCK IN CROSLAND PLACE

Due to the topography of the site, the majority of the residential blocks will need to accommodate a level change within them. This can be addressed within the rear gardens, with a 1:3 gradient fall along the property boundary line. This change in level could cause issues with privacy and overlooking; a minimum offset distance of 21 meters from building facade to building facade is therefore required along with planting along the level change to mitigate any potential privacy issues.



KEY PLAN





ILLUSTRATIVE SECTION - SCALE 1:250 @ A3

7.7 Green links

The green links are a key structural component of the masterplan, providing enhanced connectivity through the proposed development and out to the wider landscape. Two key green links are proposed; one connecting the village green to the natural play area and one connecting the extra care facility to the open space within the green belt.

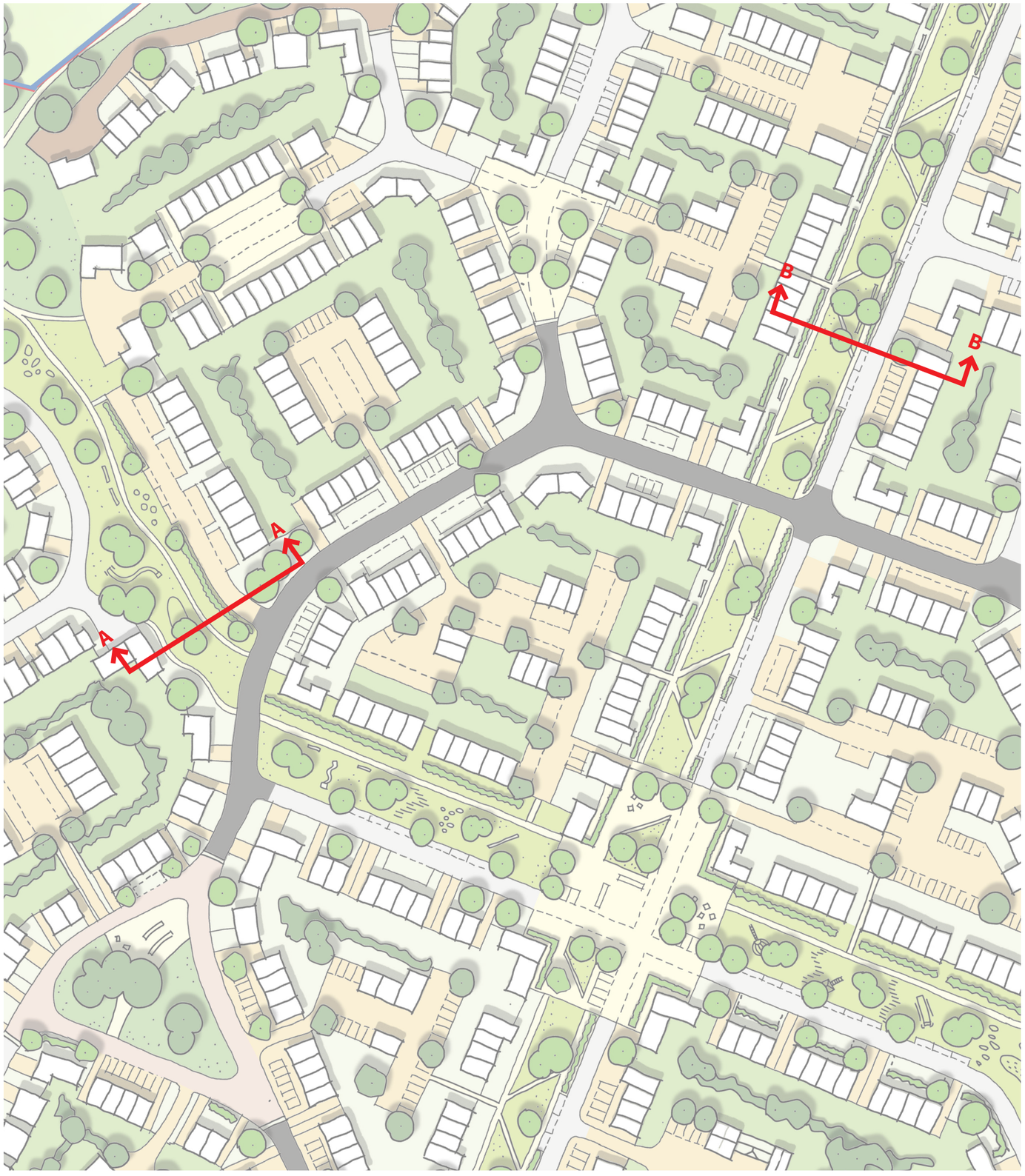
Measuring approximately 26m in width, the green links are designed to be safe and attractive linear green spaces incorporating footpaths, cycleways, seating areas, opportunities for play and generous areas of planting. They also work with the topography of the site, accommodating significant level changes where required.

Sustainable urban drainage features are also an integral part of the green links, with the potential for the incorporation of swales that run along the base of the level change.

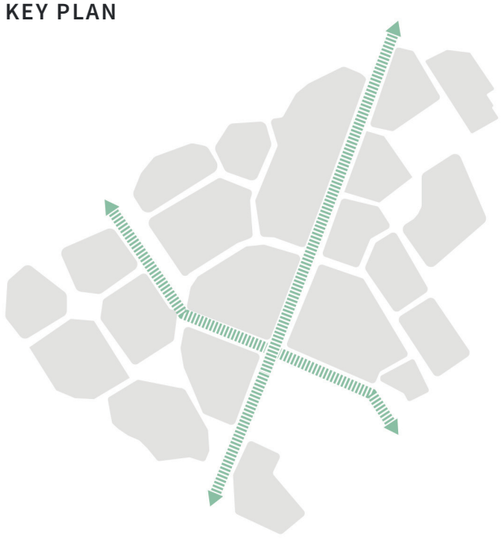
Dwellings are oriented to front onto the green links, in order to create a safe, overlooked environment with plenty of activity along the edges.

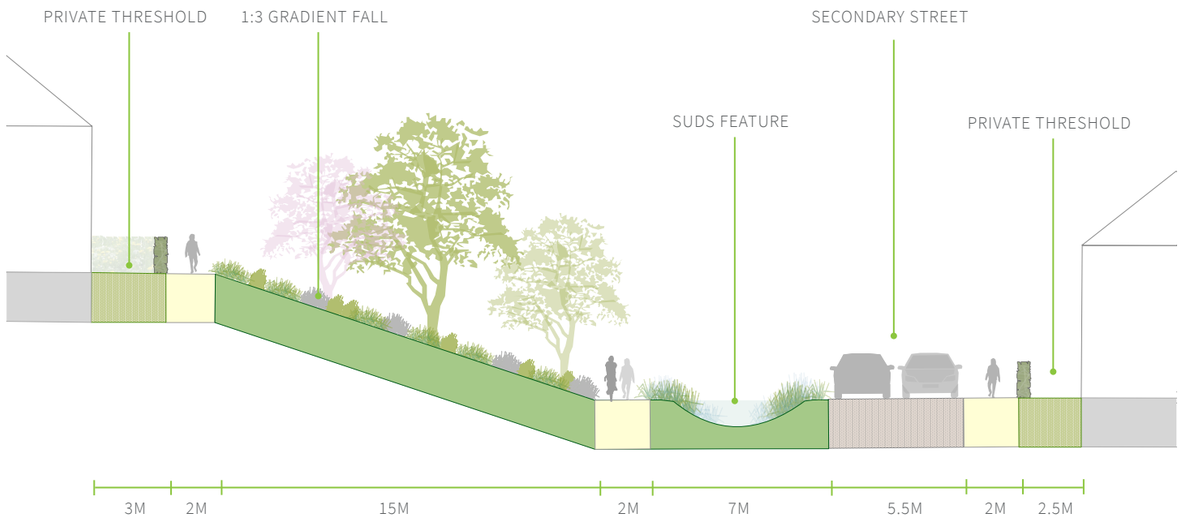
To one side of the green link, properties are accessed via a secondary street, whilst to the other, properties are accessed via rear mews streets enabling continuous frontage onto the green space without the need for a double-sided road.

The character of the green links change from one end to the other, as the development transitions from the more formal and dense development within the central and southern area of the site, to the less formal and more rural areas along the edges of the development.

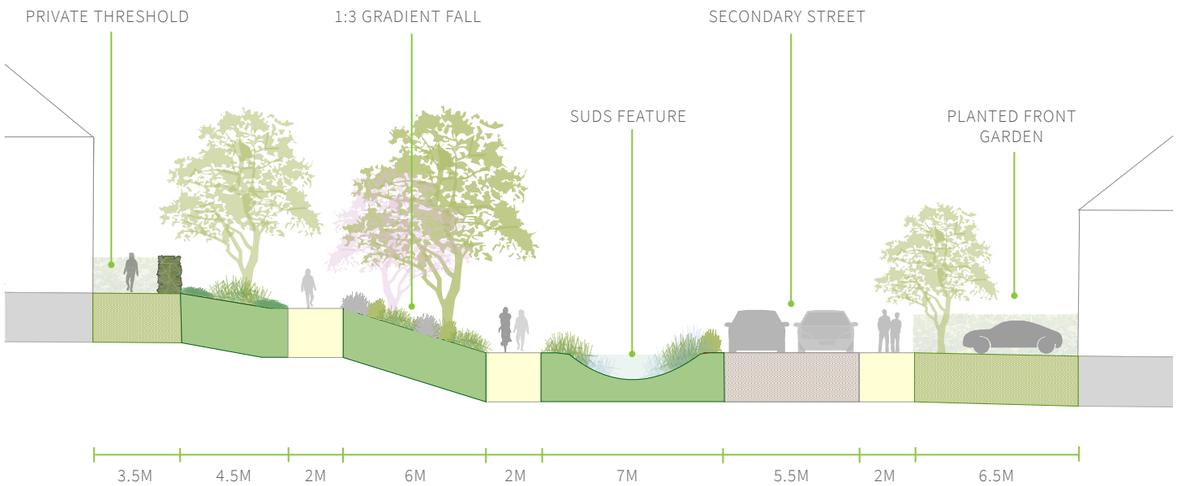


KEY PLAN





ILLUSTRATIVE SECTION A-A



ILLUSTRATIVE SECTION B-B

WORKING WITH THE GRADIENT →

Saddleworth, Peak District -

Houses are designed to incorporate level changes across the site. Traditional, local stone walls break up the varying levels to give the scheme character and identity to the local area.

ACCENTUATING LINEARITY

Trumpington Meadows, Cambridge

Continuous building frontage accentuates linearity of the landscape.

↓







INTEGRATING SWALES ↑

SUDs can help to soften the built form as an integral component of the landscape design.

UTILISING BUILT FORM TO FRAME VIEWS ↓

Accordia, Cambridge -

Continuous building frontage to both sides creates a safe overlooked area for residents whilst framing a view towards the green space beyond.



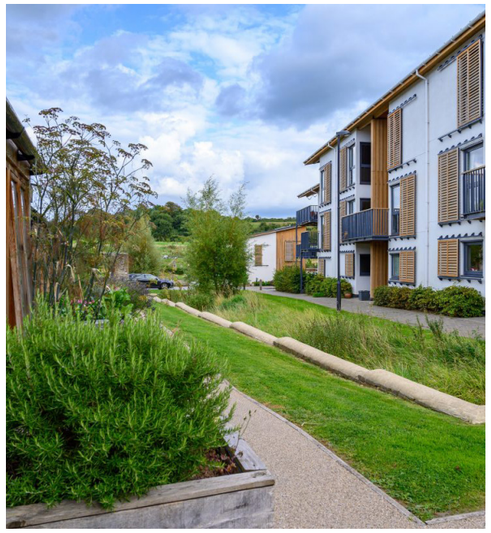




↓

Hanham Hall, Gloucestershire -

Properties open up avenues for green links to the surrounding countryside.



GREEN LINKS THROUGH SITE

Horsted Park, Kent -

Clear green links run through the scheme incorporating play areas, natural stone features, and pedestrian priority routes, connecting out to the wider context within the rural location. Central green links run through the site, with inclusion of natural swales and SUDs solutions.

←

USING LOCAL STONE ↓

Examples of local stone used for boundary walls, incorporating natural swales and wildflower areas





8

SUSTAINABILITY

8.1 Sustainability principles

In 2019 Kirklees Council declared a climate emergency, recognising that we all must take urgent action to improve and protect our environment. Kirklees Council has a vision to make Kirklees carbon neutral by 2038. If this ambition is to be achieved then bold actions are required. As a significant development site for the district, this site has a clear role to play in reaching this goal and in setting a precedent for future development within the area.

GOVERNANCE

The local community, including local residents and relevant stakeholders, has been appropriately consulted throughout the design process on the emerging proposals.

MANAGEMENT & MAINTENANCE

The illustrative masterplan proposes streets, squares and open spaces. A vital component in the successful delivery of the vision will be the long-term stewardship of these public spaces. A robust management framework for the open space fabric running through the development is essential to its long-term sustainability.

The illustrative masterplan for the site has been careful to create spaces that are overlooked to provide a secure environment for the new residents. Open spaces work if the surrounding community feels a sense of pride and ownership, and engaging them in the long-term maintenance and vision is essential for the vision to succeed.

It is anticipated that an Outline Management Plan would be secured through Planning Condition, by the developer and approved by Kirklees Council prior to first occupation. The purpose of the Management Plan will be to:

- Outline the anticipated management framework as it is foreseen at this stage.
- Give assurance that future management has been integral to the development of these proposals and is sustainable.

The developer will ensure the ultimate delivery of a mechanism for the long-term delivery and stewardship of public open space and commercial buildings on the site.

Their role will be managing the site in accordance with the agreed Outline Management Plan. They will be responsible for the physical maintenance of individual development zones of the site.

SOCIAL & ECONOMIC WELL-BEING

The proposed residential development seeks to provide a range of new facilities for the local community, including a new local centre facility. The proposals will provide new homes for the local community and a mix of house types in response to local need, including up to 70 extra care apartments for the elderly.

The proposed development, and subsequent management of the site, will strive to encourage sustainable lifestyles and habits of occupants. For example the proposals seek to address the needs of the local community by:

- Improved public access to informal recreation opportunities and new public open space network;
- Introduction of new footpaths and cycle through the site;
- Creating attractive and valuable public spaces which will be accessible and inclusive to all.

As part of the proposals the public open spaces will:

- Encourage wildlife to flourish;
- Ensure that communities benefit fully from the fundamental services that healthy ecosystems provide;
- Ensure that everyone has access to wildlife-rich green spaces and can enjoy and be inspired by the natural world.

DRAINAGE

Managing the creation of a sustainable urban drainage solution has been a key driver in the development of the illustrative masterplan proposals. It is envisaged that surface run off from the proposed and existing development will be channelled away by a combination of SUDs techniques including rill and swales, to attenuation basins integrated into the open spaces.

The SUD's features can be designed as an integral part of the parkland and streetscapes. They also offer additional benefits of creating a sense of place in terms of distinct character areas and encourage biodiversity.

RESOURCES & ENERGY

The proposed illustrative masterplan promotes a sustainable approach as a result of the sensitive nature of the site. Where trees will be removed consideration should be given to re-purposing materials for different purposes.

CONSTRUCTION METHODS

The illustrative masterplan shows the potential for residential neighbourhoods to contain a mix of apartments, terraces, semi detached properties and detached.

A high proportion of terraces, such as indicated within the Illustrative Masterplan, provide the opportunity for more energy efficient homes and to reduce heating requirements.

The plots have been designed to have a spacing of over 19m (back to back) to allow for appropriate day lighting and therefore reducing the demand for electricity.

During construction, waste and recycling will be dealt with via a Site Waste Management Plan and ensuring the Considerate Contractors Scheme. Segregated containers will be provided to promote recycling.

Adapting to Climate Change. The proposals will consider the effects of climate change projecting 50-80 years into the future. Properties will implement the cooling hierarchy to prevent/mitigate against overheating in homes (Cooling Hierarchy: Minimise internal heat generation through energy efficient design, Reduce the amount of heat entering a building, Manage the heat within the building , Passive ventilation, Mechanical ventilation, Active cooling systems).

LAND USE & ECOLOGY

The illustrative masterplan seeks to enhance the ecological value and create new habitats within the proposed development, while also integrating a sustainable urban drainage system.

CREATING NEW HABITATS

The proposals seek to provide safe and attractive walking routes within the development, so that alternative walking routes are offered to the public with the aim of protecting local areas of landscape value.

With regards to water management the proposals include the use of swales and natural vegetation filters, as well as interceptors.

TRANSPORT & MOVEMENT

The proposed development will benefit from a new spine road link and good accessibility to the existing network.

NEW CONNECTIONS

The general driving force of sustainable transport policy is to decrease reliance on the single occupancy private car by ensuring that development is accessible by more sustainable modes of transport, including; bus, cycle and by foot.

The site promotes sustainable forms of transport, both walking and cycling by providing safe and attractive cycle and walking routes through the scheme.

9

SUMMARY AND CONCLUSIONS

9.1 Summary

This Design and Access Statement has demonstrated how the proposed masterplan for the development accords with the overarching Development specification and Vision for the site.

Careful and thorough site analysis has led to the creation of a clear design rationale for the overall layout, which responds to the complex site conditions and constraints, respecting its environment, its history and valued features.

This new addition to the wider Huddersfield conurbation will provide an attractive setting for a new residential community.

Sustainable development principles underpin the disposition of the residential and community facilities within the site- promoting interconnection between land areas and opportunities for green travel modes - walking/ cycle and bus travel.

This document has outlined the process of analysis and design development that has informed the proposals, including:

- Wider site context of Huddersfield and its surrounding settlements and landscape;
- Key site-based considerations and principles that have guided the creation of the masterplan;
- Design Development - and community consultation; and
- The Illustrative masterplan.

AMOUNT

The proposals demonstrate how a new residential community of up to 700 new homes and 70 extra care apartments could be laid out to form an attractive residential neighbourhood. The development would be accessible, interconnected and linked to wider movement routes, contributing to the creation of a new sustainable settlement. Supporting these new homes will be a number of new community facilities including a new local centre facility, a series of public open spaces and opportunities for play including a natural play area.

The proposals demonstrate how 20 hectares of open space within and around this new housing can provide a high quality and unique setting to the neighbourhood.

ACCESS

This is an opportunity to deliver an exemplar development scheme, with step change and wide reaching benefits in terms of transportation and sustainable movement. The proposed masterplan opens up new routes across the site for pedestrians and cyclists, via the incorporation of attractive and safe new paths, parks and boulevards.

LAYOUT

The proposals seek to generate an attractive, accessible and legible community and residential development.

The masterplan is structured around the creation of two linear parks, providing enhanced connectivity to the wider landscape and ensuring that new homes are well connected to an extensive open space network.

The layout also respects the site's sensitive edge conditions and the potential views into the site from surrounding areas.

SCALE

The proposed masterplan is sensitive to the character and scale of the surrounding area. The layout of new homes and facilities has been tested through a full LVIA process. A thorough process of site analysis has helped inform the scale and disposition of development within the site.

APPEARANCE

This document provides an overview of the proposed streets, spaces and character of the proposed development. It describes how the proposals draw reference from the surrounding context with terraced streets, courtyard blocks, attractive parks and gardens, quiet public squares and sensitively designed green edges, that create a an appropriate setting for the mix of new homes. It details how houses will respond to the local context, both in materiality, detailing and also the creation of positive street frontage.

LANDSCAPE

Detailed survey and analysis of the existing landscape fabric as well as consideration of the layers of underlying historic development has informed the landscape proposals.

The landscape is structured around the creation of two linear parks, providing improved connectivity to the surrounding landscape as well as enhanced biodiversity and opportunities for informal play and recreation. The green links also have the potential to incorporate sustainable urban drainage systems through the inclusion of swales.

Alongside a network of other green spaces, including a village green, a natural play area and a series of pocket parks, the green links help to form a comprehensive recreational resource for both new and existing residents.

DEVELOPMENT PRINCIPLES - CHECK LIST

KEY PRINCIPLE	
To deliver a high quality residential development of up to 700 homes and 70 extra care apartments.	✓
To create a development that incorporates well-defined character areas that respond to the features of value within the surrounding built and landscape context.	✓
To set the development within a high quality landscape which seeks to retain and protect the most valuable existing landscape features of value.	✓
To respect the site's heritage.	✓
To create a legible network of pedestrian and cycle routes that form attractive routes through the site, and connect to the wider pedestrian and cycle networks.	✓
To create a neighbourhood that is well connected to the local community and facilities, and the wider context of Huddersfield.	✓
To create a permeable layout with a clearly defined hierarchy of streets.	✓
To ensure integration of public transport, with good access to existing bus routes, and the potential for a bus route through the site should there be a demand for this in the future.	✓

MANCHESTER STUDIO

2 Back Grafton Street
Altrincham, WA14 1DY
+44 (0)161 928 9281
info@planit-ie.com

LONDON STUDIO

Waterside, 44-48 Wharf Road
London, N1 7UX
+44 (0)207 253 5678
www.planit-ie.com