

# Design and Access Statement

**Kirklees Council**  
Dewsbury Riverside  
Allotment Relocation

2020.00326.001

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## Design Statement

### Project Background

This design and access statement has been written in support of the application for full Planning Permission for the works at the below address.

The Development is located:-

Ravensthorpe Road  
Dewsbury  
WF12 9EE

This project forms part of the wider Dewsbury Riverside Development and includes the creation of new allotments to enable the closure of the existing allotments nearby as this land is required for necessary infrastructure works as part of the the wider Dewsbury Riverside Development in the future.

The number of plots provided will be increased from the existing provision to cater for additional allotment holders, due to the general demand and future housing development in this area.

### Location and Surroundings

The proposed location is off Ravensthorpe Road.

The site will be accessed through a gap between the existing houses along Ravensthorpe Road, between number 79 and number 83.

The proposed site is bordered by Ravenshall School to the East and residential housing to the North. To the South and West of the site is farmland.

In line with the Eastern site boundary runs a high voltage power line with one of the pylons located between the school and allotment site.

The proposed site is not located within a Conservation Area nor holds any other designation of special interest.



*Image 1: Aerial view of proposed site location*

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### Existing Site, Buildings and Surroundings

The proposed site is currently used as farmland.

The gently undulating nature of the topography will not inhibit the functionality of the allotments.

The site is not designated as Green Belt or Public Open Space in the Local Plan and will form part of the larger Dewsbury Riverside Housing development.



*Image 2: Site Views from Entrance Via Ravensthorpe Road*



*Image 3: Site Views from Entrance Via Ravensthorpe Road towards Ravensthorpe School*

## **Proposal**

The proposal entails a total area of 13,882m<sup>2</sup> providing 43No 200m<sup>2</sup> (approx.) allotments and associated car parking facilities. An area to the North will be retained for a future Sustainable drainage system (SuDS).

The allotments will be serviced with 17No car parking spaces including 2No disabled spaces, the carpark will be surfaced in Tarmacadam.

A new access road will be created between 79 and 83 Ravensthorpe Road, leading into the allotment car park. To the side of the access road a gravelled Bridleway will be provided.

The allotment site including the new car park will be enclosed by 1.8m high palisade fencing with access gates to provide security to the development.

Within the site a new gravel path will be constructed giving access to all allotments. This path will be suitable for occasional vehicular access enabling allotment holders to deliver material to their plots. The path will be relevelled to ensure that gradients are shallower than 1:20.

Each plot will be edged with timber kerbs to delineate the plot.

Access to water will be provided throughout the site with each two allotments sharing one water tap.

Generally, the existing site levels will be retained resulting in some minor sloping across each of the plots.

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## **Flood Risk**

A flood risk assessment has been undertaken and is appended to this application. The FRA demonstrates that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere and is compliant with the requirements of the NPPF.

Soakaway testing has been undertaken as part of the Phase 2 Geotechnical Ground Investigations. The full report is provided as part of this application.

## **Flora and Fauna - EclA**

An Ecological Impact Assessment (EclA) has been prepared in support of this application and is appended to this submission.

The site has been assessed as having a low ecological baseline and the proposal is therefore not expected to result in any significant adverse effects. It is deemed that mitigation measures will not be required.

The proposed allotment scheme can deliver a significant net gain for biodiversity of this site.

Standard precaution measures with regards to nesting birds and badgers will be employed during the initial site clearance.

## **Coal Mining**

A Coal Mining Risk Assessment has been prepared for this site and is appended to this application.

There are three coal seams within the vicinity of the site.

The site is in an area anticipated to be affected by shallow mine workings.

There are two former mine shaft entries recorded within the proposed site.

A Mine Entry Interpretive Report has been obtained from the Coal Authority; however, this has not provided sufficient clarity. An intrusive site survey was subsequently undertaken to locate the mineshafts and assess their condition. The full report is appended to this application.

During the survey only one mine shaft was found within the site and it was concluded that the second shaft may not be present or may not extend to the surface and only provide a vertical connection between different coal seams.

The mineshaft present was not capped, and it is therefore proposed that capping works are undertaken as part of this project. The design team will liaise further with the Coal Authority to agree the capping design.

## **Mineral Resource Assessment**

A Mineral Resource Assessment has been undertaken and the full report is appended to this application.

The findings are as follows:

Sand and Gravel – none present beneath site

Sandstone – no high-quality sandstone present that could be utilised as building stone or blockstone.

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Clay, Shale and Coal – Workable coal seams are present beneath the site and have been worked historically. No reference is made to the presence of seatearth or fireclay horizons which would produce significant clay reserve of a suitable quantity for industry. It is unlikely that both commodities would be of economic value. With regard to coal and clay minerals it is considered that prior extraction of the mineral cannot reasonably be undertaken.

### **Ground Conditions**

Phase 1 and Phase 2 Ground investigation have been undertaken and the respective reports are provided as supporting information with this application.

### **Contamination**

A full Stage 2 Geotechnical Ground investigation was undertaken, and the full report is appended to this application.

Elevated levels of arsenic were recorded during the initial survey. Bioavailability testing was subsequently undertaken to determine the potential impact of the elevated arsenic levels. The maximum bioavailable fraction was 12 mg/kg which is just less than 1/3 of the normal screening limit of 37 mg/kg.

A remediation strategy has been prepared to support this application and is appended. It is proposed to excavate the topsoil to a depth of 600mm and disposing off site, install a capping layer and import inert topsoil.

As part of the validation strategy, the base of the excavation will be tested for contamination prior to importing the capping layer and topsoil. The capping layer and topsoil will also be tested for contamination prior to introducing it within the excavation. A validation report will then be completed by an independent specialist consultant confirming the implementation of the remediation and validation strategies.

### **Access and Transport Statement**

A transport statement has been prepared in support of this application. The statement concludes that there is no material highways or traffic reason why planning permission should not be granted. The majority of low-level traffic generation from the site will occur during the off-peak hours and will be 'transferred' from the existing allotment site nearby which will be closed down.

The site will be accessed from Ravensthorpe Road via an existing track access, which will be remodelled into a 4.5m wide access road with a 3m wide bridleway adjacent.

Visibility splays of 2m x 43m have been provided in both directions from the site access.

### **Pre application Engagement**

During the scoping and design process for the new allotments, the views of stakeholders, including existing allotment holders, were obtained and considered.

Council officers, including the council's allotments manager, met with allotment holders and the chair of the National Allotment Society in September and December 2019 to share information about the proposals and to listen to initial views and suggestions. The feedback from this early consultation, including thoughts on the preferred location, layout and practicalities, was fed into the design brief.

Building upon this initial engagement, draft designs were developed and shared (August 2020) with allotment holders in a consultation pack. The pack aimed to:

- Provide further detail on the proposals at Dewsbury Riverside;
- Request comments and views on the draft allotment designs;
- Provide updates on the legal context and proposed timescales.

The issues raised through this consultation were considered and fed into the final design. A document summarising the matters raised and the council's responses was sent to stakeholders in October 2020.