



Client: C J Developments Limited

Date: 25/05/21

Job: Proposed Land fill and landscaping to rear of ex. Woodville Nurseries, Northfield Lane, Highburton HD8 0QT

Job No: 1711

Design and Access Statement

Introduction

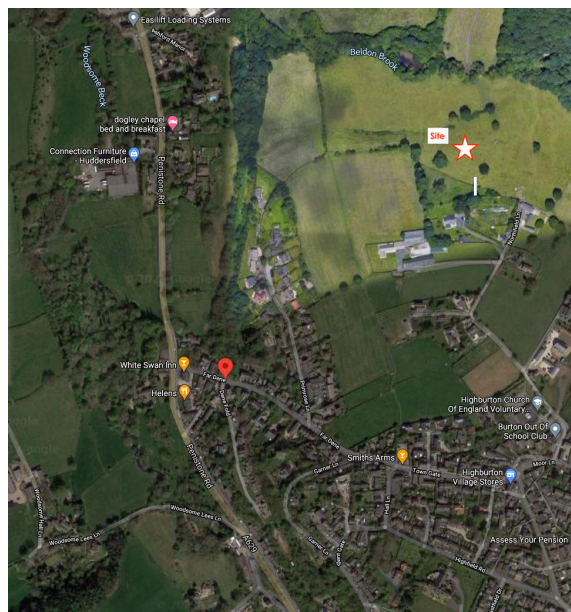
This design and access statement accompanies an application for a small area of land fill to the rear of the old Woodlands Nursery site, Northfield Lane, Highburton.

The application is required for the deposit of excavation material generated by the implementation of the planning consent granted under application 2018/93279 for the adjacent site.

Approximately 2,500 cubic metres of clean excavation material has been generated following the reduced level dig for 2 no. houses on this site and local residents have been consulted regarding the removal of the excess material.

It was anticipated that this would be via Northfield Lane to the main road network however during local consultation a number of residents have raised serious concerns regarding noise and the movement of large vehicles along the Lane. In addition, Highburton C of E First School is located at the top of Northfield Lane and the applicant is keen to prevent potentially dangerous traffic within the vicinity of the School.

An adjacent landowner has granted consent for the material to be spread across their field as long as the area is landscaped on completion. The intention is to strip the site of topsoil, lay the excavation material and then reinstate the topsoil seeded with suitable wildflower grass seed to "ensure a comparable habitat to the existing semi-improved pasture" as requested in the accompanying ecological appraisal (please refer to Quants preliminary ecological appraisal May 2021).



Wake Morley Architects Limited

1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com

Site

The site is situated at the northern end of Northfield Lane in Highburton approximately 6.0 km south east of the centre of Huddersfield and sits on the Southern fringe of a tract of fields and woodland between Highburton and Lepton.

The site is approximately 3680 sq.m. in area and slope gradually down from south to north

Planning History

There has been previous planning applications made on the adjacent site for 2no dwellings.

The references for these applications are as follows:

2016/92316 – Outline application for 2no dwellings – Approved 21/06/2017

2018/93279 – Reserved matters application pursuant to the above. – Approved 07/03/2019.

**NB Consultation advice requested under this application required unexpected contamination to be reported however no such contamination was discovered in carrying out the works. The excavated arisings from this site are the subject of the application.

Amount

The proposals require approximately 2,500 cubic meters of clean excavated material to be spread across an area of 80 x 40m with a maximum depth of circa 1800mm, however the area will be carefully graded to create natural contours to blend with the surrounding field levels.

The total material volume is estimated based on the following arisings from the development previously mentioned:

Plot 1: Aprox. 850 Cubic meters of excavation from the property which has a GF foot print of 156m² and a total floor space of 312m²

Plot 2: Aprox 800 Cubic meters of excavations from the property which has a GF foot print of 192m² and a total floor space of 370m²

Scrapings: Aprox 850 Cubic Meters.

The total volume arisings for each property are based on a 2m offset of the footprint perimeter and excavation to a depth of 1m below FFL.

The excavation material will be deposited on the application site using dumper trucks. It is anticipated that this will require approximately 200 dumper trips.

**NB Previous consultation advice required unexpected contamination to be reported however no such contamination was discovered in carrying out the works.

Construction access

As previously advised residents have expressed concerns regarding the movement of heavy construction traffic / tipper lorries along Northfield Lane and there is a School with young children at the top of the road.



Wake Morley Architects Limited

1 Dunford Road, Holmfirth HD9 2DP | t: 01484 681755 | e: enquiry@wakemorleyarchitects.com
www.wakemorleyarchitects.com

Access to the field is therefore proposed from the ex-nurseries site and will require the temporary lowering of the dry-stone walls forming the edges of Public Footpath Kirkburton 65. It is proposed to keep the footpath open during the works and members of the public will be ensured safe unobstructed passage through the employment of banksmen who will be in attendance to ensure there is no conflict with construction traffic. The works are likely to take 4 weeks.

Trees and Ecology.

Please refer to specialist reports by Quants Ecological.

There are a number of trees in the vicinity of the proposed works however these are identified on a plan and a tree constraints drawing has been drawn to ensure no construction traffic is to compromise their well being. Trees will be protected for the duration of the works with permanent fencing pegged to the ground in line with BS 5837:2012 and fixed signage advising an exclusion zone around the tree(s).

No levels will be altered within the tree protection zones and all site traffic will be prohibited from entering the tree protection zones.

There are no proposals to remove any of the trees on the site.

In relation to ecological assets, all mitigation measures recommended in Quants Environmental preliminary report are to be adopted. A suitable Construction Ecological Management Plan is to be developed for the site to address potential issues of soil run off, protection zones for trees and management of undesirable species.

List of supporting drawings and Information

For further information please refer to the drawings listed below:

Wake Morley Architects

- 1711 00_00 Location plan
- 1711 00_01 Existing site plan
- 1711 00_02 Proposed site plan
- 1711 04_01 Existing site sections
- 1711 04_02 Proposed site sections

Quants Environmental

- 1563 – Preliminary Ecological Appraisal
- 1563 – Arboricultural Survey
- 1563b – Rev 1 – Tree Constraints Plan