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TOWN AND COUNTRY PLANNING ACT (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) (AMENDMENT) (ORDER) 2013

DESIGN AND ACCESS STATEMENT IN SUPPORT OF DETAILED APPLICATION FOR 6NO DWELLINGS FOLLOWING DEMOLITION OF EXISTING COMMERICAL STABLES AND EQUESTRIAN AND CARAVAN STORAGE BUILDINGS

MOORHOUSE FARM, MOORHOUSE LANE, BIRKENSHAW, BRADFORD, BD11 2AY

MR AND MRS LIGHT

DECEMBER 2021

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i) BACKGROUND.

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Town and Country Planning Act (Development Management Procedure) (England) (Amendment) (Order) 2013 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication 'Design and Access Statements'.

This proposal seeks planning permission for 6No dwellings following demolition of the existing commercial stables, equestrian buildings and caravan storage buildings at a site known as Moorhouse Farm, Moorhouse Lane, Birkenshaw.

This Design and Access Statement is provided owing to the subject proposal being close to a Grade II Listed Building ("The Manor House" previously known as "Moor House").

The application is supported by:-

(i) Full plans and details – Fox Architecture and Design;
(ii) Planning Support Statement – Townsend Planning Consultants;
(iii) Bat Report – Middleton Bell Ecological Consultants;
(iv) Mining Report – ARP Associates;
(v) Drainage Report – EWE Associates;
(vi) Highways Report – Paragon Highways;
(vii) Statement of Significance – Townsend Planning Consultants; and
(viii) Design and Access Statement – Townsend Planning Consultants.

a) Site Assessment.

This information is provided in detail in the Heritage Statement and the Planning Support Statement.

b) Involvement.

The applicant has engaged the services of the following consultants in drafting up the scheme:-

(i) Chartered Town Planner;
(ii) Chartered Architect;
(iii) Highway Engineers;
(iv) Mining Engineers;
(v) Ecologists; and
(vi) Drainage Engineers.

No pre-application discussions have been held with the Council.

c) Evaluation.

In drafting up a scheme, a number of issues were identified, as follows:

(i) The site is located within the Green Belt; and
(ii) The site is in close proximity to a Grade II Listed Building.

d) Planning Policies.

See Planning Support Statement.

ii) THE SCHEME

This application seeks planning permission for 6No dwellings following demolition of the existing commercial stables, equestrian buildings and caravan storage buildings.

The information submitted with submission demonstrates that the proposals are appropriate in terms of scale, design and layout; and will not give rise to harm in terms of the visual amenity and character of the Green Belt. The proposals are also sensitive to the setting of the nearby Listed Building.

iii) DESIGN AND ACCESS JUSTIFICATION

a) Use, Amount and Layout

The use of the site is wholly residential and is located on the edge of the existing settlement which is predominately residential in character. The amount of development is dictated by the need to meet the test to not give rise to harm to the openness of the Green Belt, nor harm the setting of the Listed Building.

b) Scale, Appearance and Landscaping

It is considered that the scale and appearance of the development has been carefully considered to ensure they are appropriate for this rural area. The layout forms an appropriate cluster of development characteristic of a rural area.

There will be the opportunity for landscaping at the site.

c) Access

Access improvements are proposed as set out on the subject scheme.

iv) OTHER ISSUES

It will be noted that the proposal raises no other social or economic issues but will usefully add to the housing supply within the district.