

Bradford Road Huddersfield



Design & Access Statement

May 2021

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The Design and Access Statement accompanies the full planning application for the development of 270 Dwellings on the site known as Bradford Road, Huddersfield.

The proposed development will provide an opportunity to deliver the following potential benefits:

- Provision of a variety of houses, ranging from 1, 2, 3 and 4-bed properties;
- Opening up currently private land to the public with new quality landscaping and informal recreational areas;
- Retention of existing trees and hedgerows and provision of ecological areas;
- Introduction of new planting to support opportunities for ecological enhancement;
- Delivery of new housing in a sustainable location, in keeping with local distinctiveness;
- New pedestrian and cycle links to improve connections through the site and onwards to surrounding areas; and
- Increased revenue to the local authority through additional council tax receipts and financial contributions.

The aim of the scheme is to deliver a desirable living environment which complements and sits comfortably within its surroundings as part of a well balanced, sustainable development in Kirklees.



This document

This Design and Access Statement (DAS) accompanies an full planning application submitted of behalf of Redrow Homes which seeks approval for the delivery of 270 Dwellings and open space with vehicular and pedestrian access from Bradford Road. The site area is 12.40 ha.

This document explains how the proposed development is a well considered, appropriate and suitable response to the site and its setting; as well as the relevant planning policy framework. It has been prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPG).

The extent of the application red line boundary is shown on the submitted Site Location Plan. The red line presented throughout this document is for illustrative purposes only.

The planning application

The description of development is as follows:

‘Full Planning Application for the development of 270 residential dwellings on land between Bradford Road and Bradley Road, Bradley, Huddersfield’

This document describes the key issues taken into consideration in the design of the scheme and sets out the key principles which will be applied to the layout and design of the development.

The drawings which comprise the planning application are:

- Site Location Plan (BVF-16-02-02)
- Site Layout Plan (BVF-16-02-03)
- Topographical survey
- Site sections
- House type plans and elevations
- Street scenes
- Landscape strategy

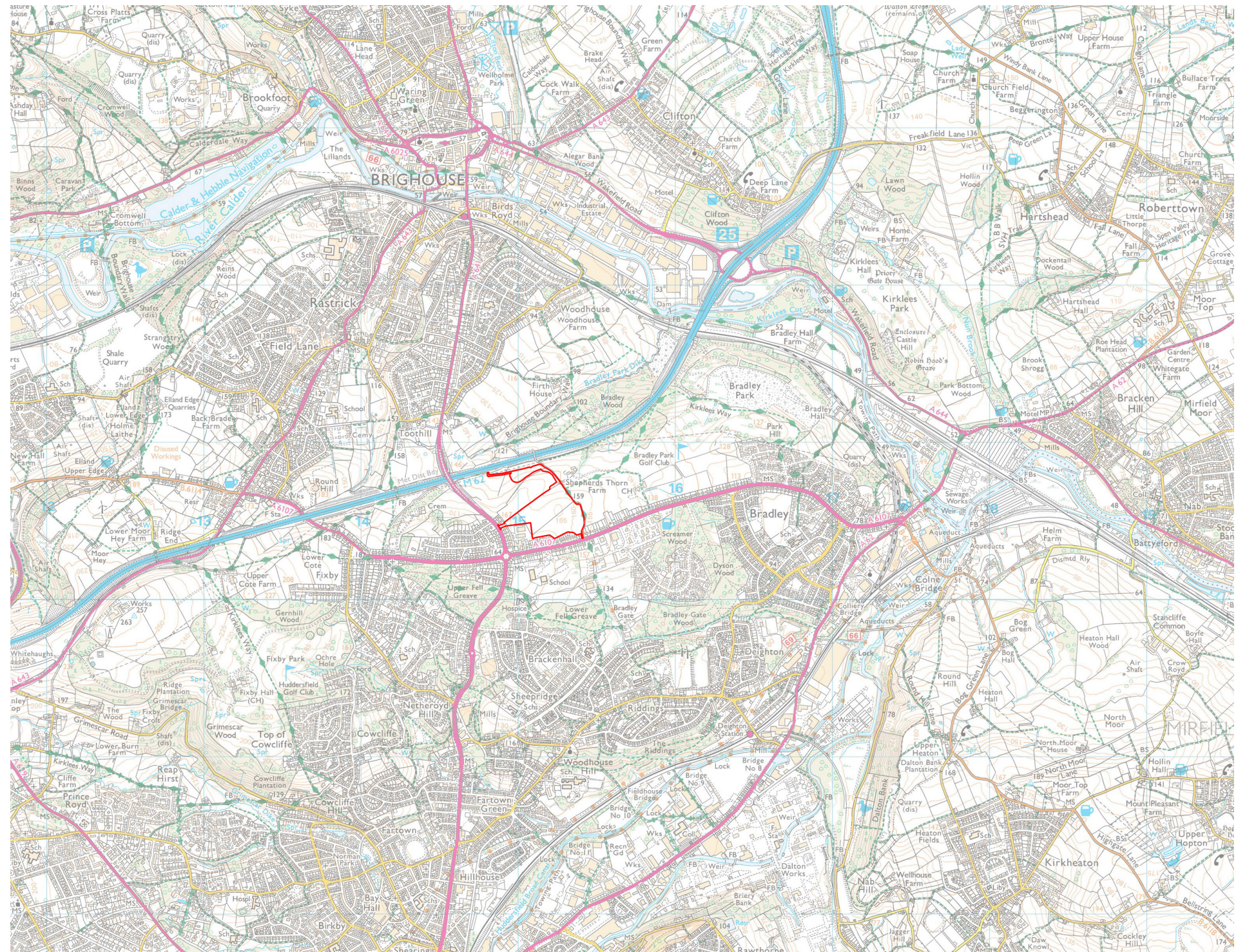
The following documents have also been submitted as part of this application:

- Planning Policy Statement
- Heritage Impact Assessment
- Transport Assessment
- Travel Plan
- Flood Risk and Drainage Assessment
- Phase 1 Ground Assessment including a Coal Mining Risk Assessment
- Noise Impact Assessment
- Odour Assessment
- Lighting Report
- Statement of Community Involvement
- Ecological Impact Assessment and biodiversity net gain calculation
- Bat Survey
- Breeding Bird Report
- Confidential Badger Report
- Archaeological Assessment
- Health Impact Assessment
- Utilities Statement
- Sustainability Statement
- Tree Survey and Tree Constraint Plans
- Arboricultural Impact Assessment and Appendices

Geographical location

The site is located in the village of Bradley which is to the north of Huddersfield on the southern side of the M62. The areas surrounding the site include the urban areas of Brackenhall, Fixby, Woodhouse and, further afield, Huddersfield and Brighouse.

The A641 Bradford Road lies to the west of the site and provides a strategic connection between Huddersfield and Bradford.



Site location

The site lies to the north east of the Bradley Bar Roundabout junction between the A641 Bradford Road and the A6107 Bradley Road. Villa Farm and the associated farm shop and cafe abuts the south western corner of the site.

The area to the south and west of the site is predominantly residential, with All Saints Catholic College and a business park further south east.

Shepherds Thorn Lane forms the eastern boundary of the site, beyond which lies Bradley Park Golf Course.

Agricultural fields separate the site from the M62 to the north.



The design and layout of the site responds to the relevant requirements of national and local planning guidance. The key policies and documents which have influenced the scheme are set out below. The planning statement submitted with the application provides a full review of the relevant planning policy context for the site.

National planning policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated in February 2019. The revised NPPF promotes a presumption in favour of sustainable development for both plan making and decision-taking (Paragraph 11).

Section 12 of the NPPF, "achieving well-designed places", states (paragraph 124) that *‘good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities’*. Paragraph 127 states, *‘planning policies and decisions should ensure that developments:*

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and*
- establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;’*

Section 14 of the NPPF, “Meeting the challenge of climate change, flooding and coastal change” (paragraph 150) sets out that in order to plan for climate change, new development should be planned for in ways that:

- avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.*

Section 15 of the NPPF, "conserving and enhancing the natural environment", (paragraph 170) sets out how planning policies and decisions should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of best and most versatile agricultural land, and of trees and woodland.*

The proposals presented within this document consistently follow the principles set out in the NPPF.

National Planning Policy Guidance

The design section of the NPPG establishes the importance of high quality design as part of wider sustainable development and considerations alongside NPPF policies.

The guidance states that proposals should be responsive to the local context. It is established that highly sustainable, well-designed developments should not be refused where there are concerns about compatibility with existing townscape, unless proposals cause significant impact or material harm to heritage assets. Great weight is given to outstanding design quality which raises the local design standard.

The guidance establishes that good design can help schemes achieve social, environmental and economic gains and that the following issues should be considered:

- Local character (including landscape setting);
- Safe, connected and efficient streets;
- A network of green spaces (including parks) and public places;
- Development context;
- Crime prevention;
- Security measures;
- Access and inclusion;
- Efficient use of natural resources; and
- Cohesive and vibrant neighbourhoods.

Acknowledgment is given to the value which is attributed to well designed places. The criteria establishing what a “well designed place” should seek to achieve are: be functional; support mixed uses and tenures; include successful public spaces; be adaptable and resilient; have a distinctive character; be attractive; and encourage ease of movement.

Guidance is given on how buildings and the spaces between buildings should be considered. In terms of layout, developments should promote connections with the existing routes and buildings, whilst providing a clear distinction of public and private space. Care should be taken to design the right form for the right place, but the extent to which this is achieved can depend on architectural and design quality.

In terms of scale of buildings, consideration should be given to size and massing and how they can impact upon surrounding spaces. It is considered that the proposed development fully accords with the above guidance within NPPG.

National Design Guide

The Ministry of Housing, Communities and Local Government published the National Design Guide in October 2019, which “illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.” It encompasses all current best practice thinking in urban design.

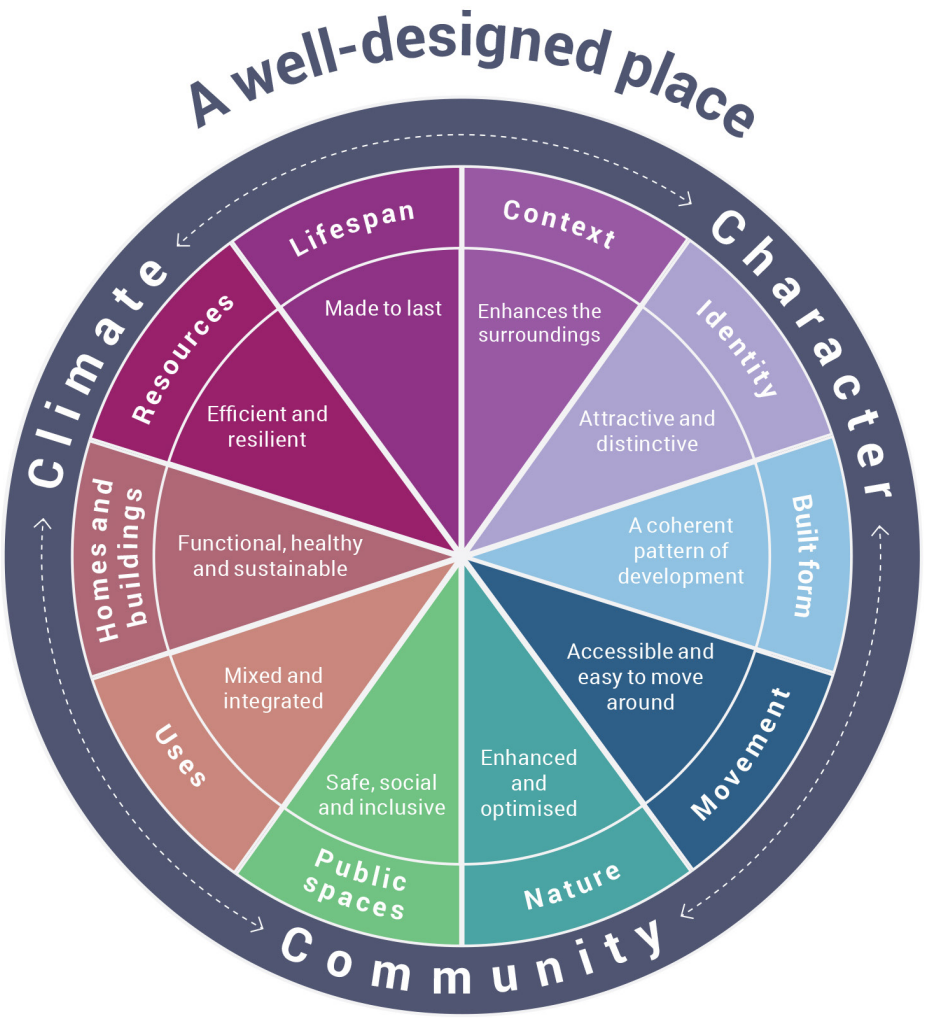
The National Design Guide identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for

places and buildings, hard and soft landscape, technical infrastructure - transport, utilities and services such as drainage, and social infrastructure - social commercial, leisure uses and activities.

Well-designed places are achieved through making the right choices at all levels of the design process, including in relation to: the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing. These design choices contribute towards achieving the ten characteristics of well-designed places and shape the character of a place. The National Design Guide summarises this process in the following paragraph:

“Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

The ten characteristics of well-designed places are illustrated below. This document demonstrates how the proposed development accords with the National Design Guide and the ten characteristics.



Local planning policy

Adopted Local Plan

Kirklees Council's Local Plan was adopted in February 2019 and sets out the overall vision and planning strategy; ensuring that new development addresses the economic, environmental and social needs of Kirklees.

The Local Plan identifies strategic sites and strategic locations that will accommodate most of the new development needed. The Local Plan is split into two parts: Part 1 'Strategy and Policies' and Part 2 'Allocations and Designations'.

The following selected policies are of particular relevance to the development of this site. A full list of relevant policies is provided within the submitted planning statement.

Part 1 Strategic Policies:

- Policy LP1 Presumption in favour of sustainable development
- Policy LP5 Masterplanning sites
- Policy LP7 Efficient and effective use of land and buildings
- Policy LP11 Housing Mix and Affordable Housing
- Policy LP20 Sustainable travel
- Policy LP21 Highways and access
- Policy LP22 Parking
- Policy LP23 Core walking and cycling network
- Policy LP24 Design
- Policy LP26 Renewable and low carbon energy
- Policy LP27 Flood risk

- Policy LP28 Drainage
- Policy LP30 Biodiversity & Geodiversity
- Policy LP31 Strategic Green Infrastructure Network
- Policy LP32 Landscape
- Policy LP33 Trees
- Policy LP35 Historic environment
- Policy LP43 Waste management hierarchy
- Policy LP47 Healthy, active and safe lifestyles
- Policy LP50 Sport and physical activity
- Policy LP52 Protection and improvement of environmental quality
- Policy LP63 New open space

Part 2 Allocations and Designations:

- Policy LP65 Housing allocations

The site forms the westernmost portion of Site *HS11 'Land north of Bradley Road, Bradley, Huddersfield'* which, overall, has the potential to accommodate approximately 1,500 new homes.

Local SPDs and planning guidance

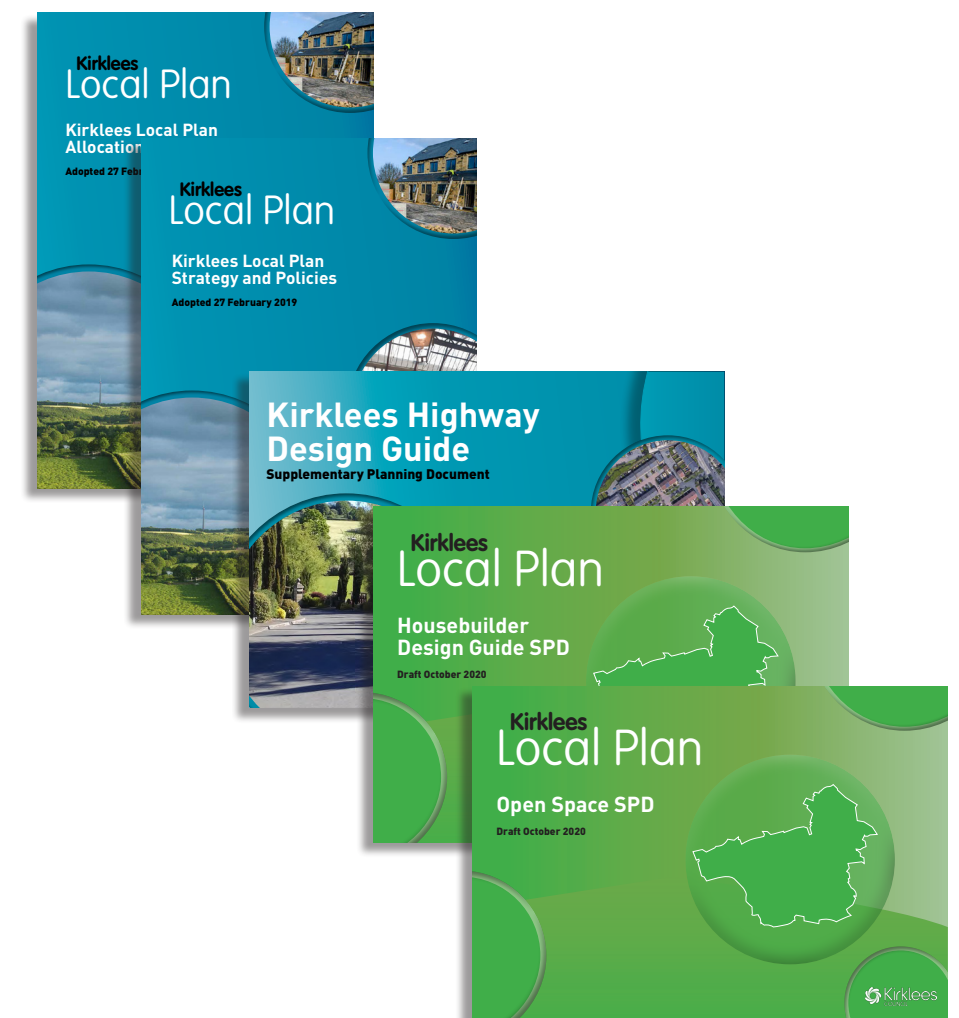
Kirklees Council has adopted a number of supplementary planning documents (SPDs) which expand on, and interpret policies to provide guidance for developers.

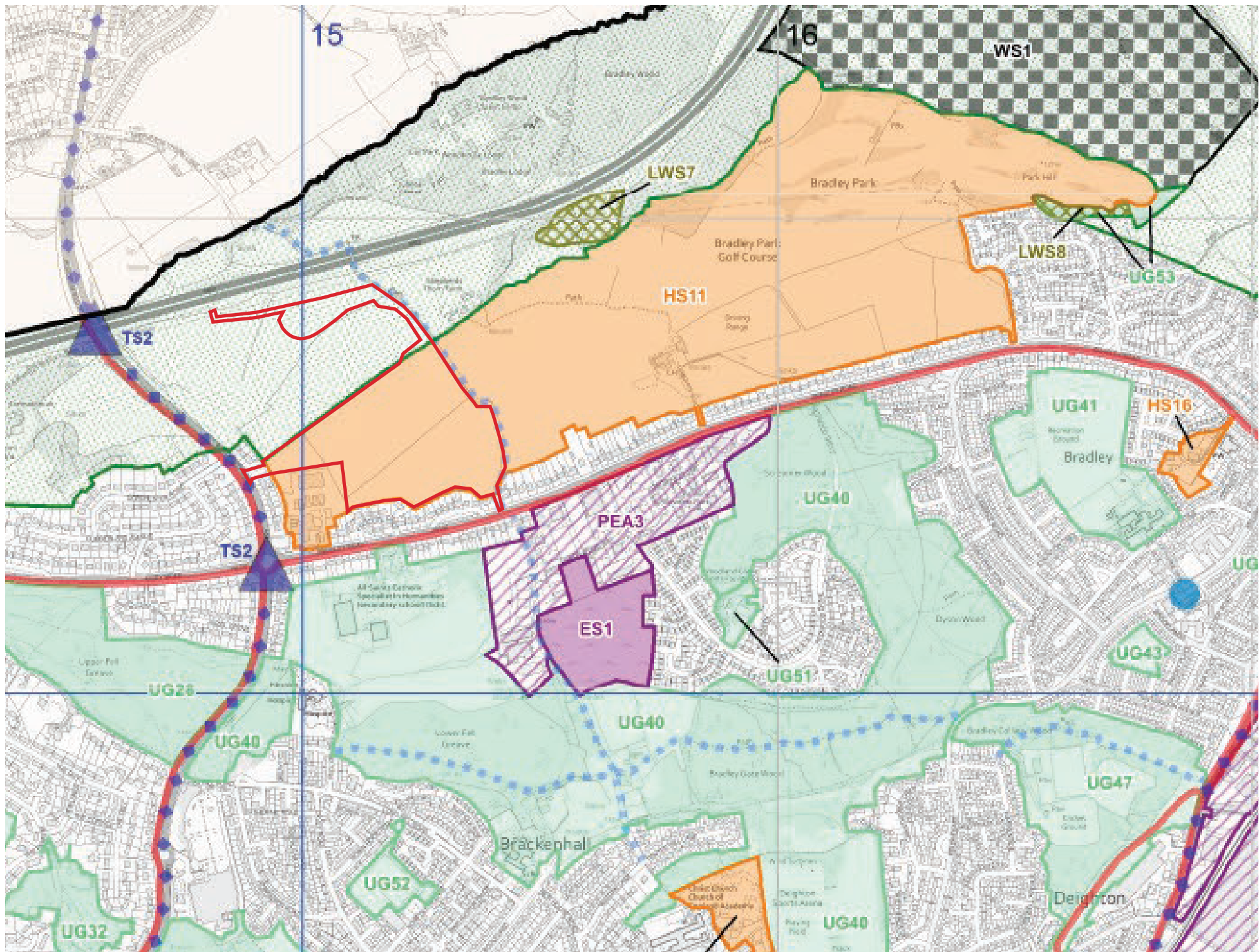
The following SPDs have informed the proposed development:

- SPD2 Affordable Housing (2008)
- Interim Affordable Housing Policy (2020)
- Highway Design Guide SPD (2019)

Kirklees Council has prepared a number of draft SPDs and guidance documents. Whilst they are not yet adopted, they have undergone public consultation and will likely carry weight in consideration determining this application, or at least be of relevance throughout the lifetime of the development:

- Housebuilder Design Guide SPD (Draft Oct 2020)
- Open Space SPD (Draft Oct 2020)
- Biodiversity Net Gain Technical Advice Note (Draft Oct 2020)





Key

— The site

Green Belt and Green Space

- Green Belt
- Strategic Green Infrastructure Proposal (SGI)
- Urban Green Space (UG)

Housing, Employment & Other Significant Development

- Employment (ES)
- Priority Employment Areas (PEA)
- Housing (HS)

Natural Environment

- Peak District National Park
- Special Protection Area (INDS1)
- Special Area of Conservation (INDS2)
- Site of Special Scientific Interest (NDS)
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Transport

- Highways England Transport Scheme

Core Walking, Cycling and Riding Network

- Existing
- Proposed

Transport Scheme (TS)

- Junction improvement
- Committed transport improvement scheme route
- Mirfield to Dewsbury to Leeds & North Kirklees Growth Zone

Extract from Local Plan Policies Map 3 'Huddersfield'

Allocation history

Kirklees Council began public consultation on their draft Local Plan in November 2016. The wider HS11 site was allocated for residential development in the draft Local Plan (then known as HS1747).

A significant amount of masterplan development work was undertaken to inform the allocation, including series of comprehensive technical studies, as set out in *Bradley Masterplan: Initial Landscape Plan and Principles Statement (2016)* and the *Bradley Park Phase II Masterplan Delivery Statement (September 2016)*.

The preferred masterplan approach arising from this work was set out in the *Bradley Masterplan, Huddersfield Stage 2 Report - Preferred Urban Design Strategy Approach (August 2016)*. Relevant extracts are set out below:

Site Constraints 2016

The *Site Constraints* plan picks up various constraints across the allocation area which have the potential to shape development, including:

- Traffic noise and pollution from roads
- Existing vegetation
- Ponds
- Potential tree belt and ecology buffers
- Potential access points

- Overhead power line
- Coal seams
- Land fill zone
- Existing residences backing onto the site

The majority of the identified constraints lie on land to the east of Shepherds Thorn Lane, suggesting that the Bradley Villa Farm site is comparatively unconstrained and suitable for residential development.

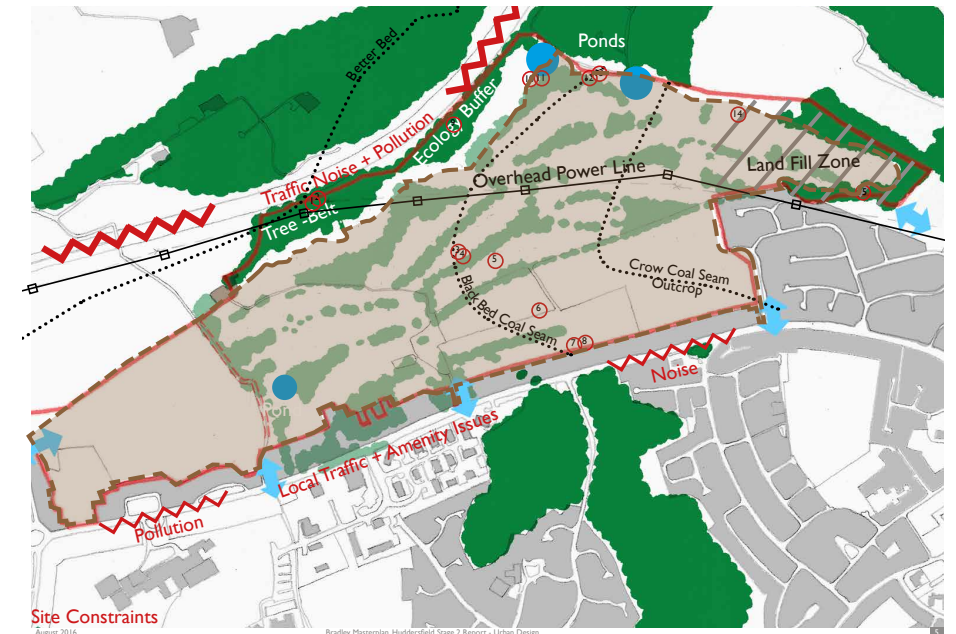
Concept masterplan 2016

The *Central Park Village Greens Concept: Later Phases* plan sets out an illustrative vision for how development of this site could come forward.

The plan shows three areas of housing: South Park Housing Clusters – West; South Park Housing Clusters – East; and North Park Housing arranged around a linear central park.

Key urban design themes are:

- Central east - west village green;
- Housing clusters permeated by north-south green links which connect to the central green;
- Woodland housing to the north; and
- Pedestrian spine providing a 'walkable district'.



'Site Constraints'

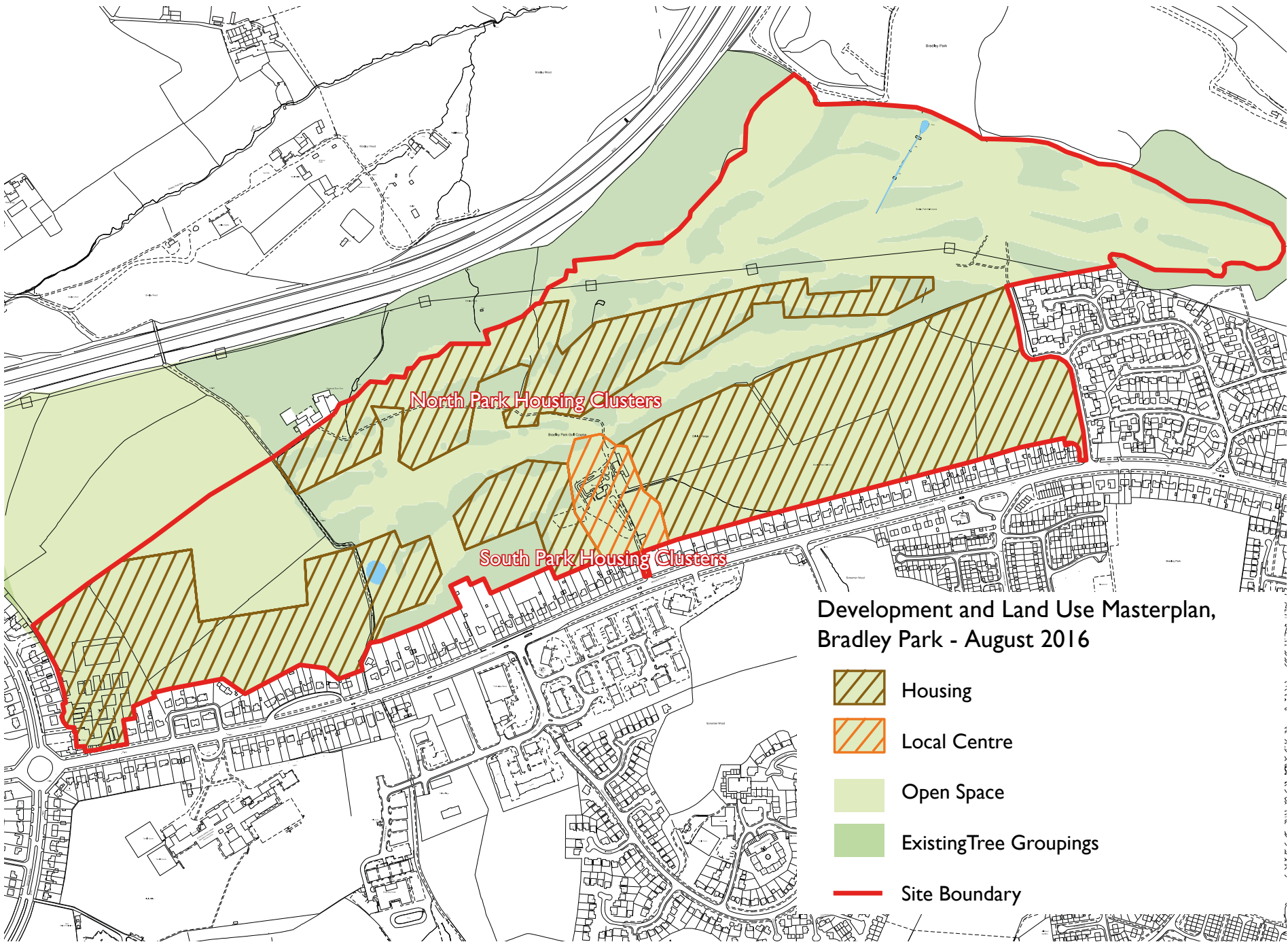


'Central Park Village Greens Concept: Later Phases'

Development land use masterplan 2016

The development land use masterplan formed the basis for the proposed allocation and identifies the three areas of built development demonstrated in the concept masterplan: the South Park Housing Clusters, the Central Village Green and the North Woodland Housing. The plan also sets out a preferred location for the proposed local centre.

The supporting text states that *'the overall density of the proposed development is 29 homes per hectare based on the number of homes within the total site area including the areas of open space'*.



'Development land use masterplan'

Best practice in urban design

The development will follow current best practice in relation to urban design, place-making, street-making, parking, crime prevention, sport recreation and play, sustainability and design for climate change. It will aim to create a place with distinctive character and a well structured building layout. The following is a selection of current best practice guidance:

- National Design Guide (MoHCLG) 2019
- Planning Practice Guidance: Design Process and Tools (MoHCLG) 2019
- Building for a Healthy Life (Homes England / Design for Homes) 2020
- Best Practice on Urban Extensions and New Settlements (TCPA, CABE) 2007
- Car parking: What Works Where (HCA) 2006
- Climate Change: Adaptation by Design (TCPA) 2007
- Design for Play (Play England) 2008
- Manual for Streets 1 (DfT) 2007
- Manual for Streets 2 (DfT) 2010
- Guidance for Outdoor Sport and Play (Fields in Trust) 2020
- Secured by Design: Homes (UK Police) 2016
- Urban Design Compendium: UDC1 and UDC2 (HCA) 2013
- Urban Design Lessons (HCA) 2014



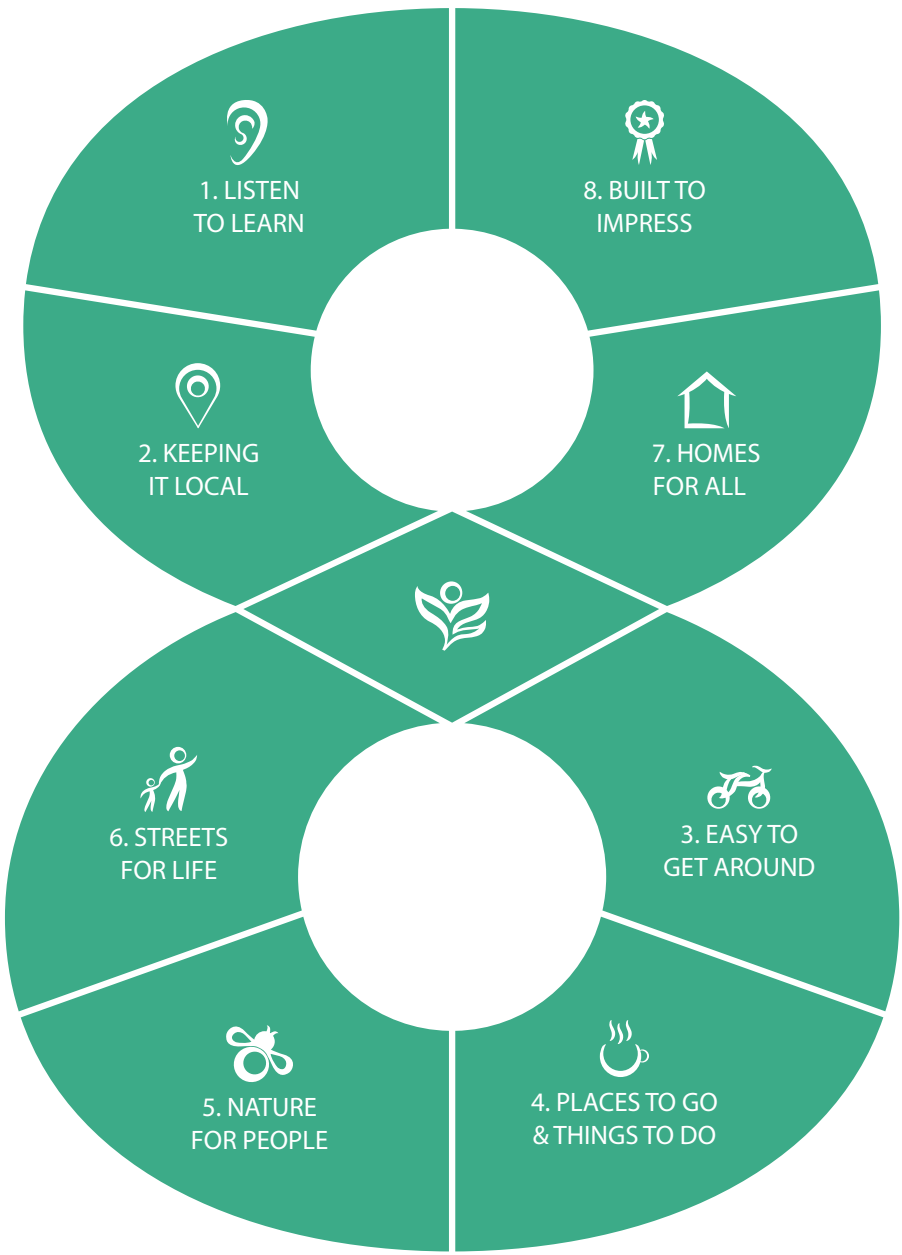
Redrow's placemaking principles

At Redrow we have developed a comprehensive set of place making principles to be applied to all of our developments. Developed through customer feedback as well as a review of best practice urban design principles, we call these the Redrow 8.

By combining the latest best practice guidance and initiatives with our own values and approach to house building our 8 principles provide a robust and deliverable framework for the creation of beautiful and successful places.

The principles are focused on creating places that offer social and environmental benefits for new residents and the wider community they will become part of. The principles contribute to improving health and happiness and a sense of belonging. We believe that really good places to live are only created when the design concept starts with the needs and aspirations of the people who will live there and will form the new community.

At Bradley Villa Farm we have use our 8 principles to guide and shape the development to ensure that it responsive to the site and its context as well as delivering a community that the new home owners are proud to call home.



The delivery of a network of multi-functional green corridors and spaces is a key part of our approach



Our 54-page Design Manual sets out our 8 place making principles and 24 specific measures to deliver them with reference to case studies

Open space provision

Adopted Local Plan

Policy LP63 sets out the open space standards for new development in Kirklees (see Table 12 extract, opposite).

Based on 270 homes - or a population of 660 people - the development of this site would need to meet the following open space standards:

Type of open space	Per 270 homes
Parks & recreation grounds:	0.53 ha
Natural & semi-natural green space:	1.32 ha
Amenity green space:	0.40 ha
Allotments & community growing:	0.33 ha
Children's equipped / designated play areas:	0.17 ha
Young people provision:	0.20 ha
Total	2.95 ha

Draft Open Space SPD

Until such time that it is adopted, the draft SPD serves as a useful guide on how the council interprets its own open space Policy LP63.

Section 7 sets out dwelling thresholds in consideration of on-site provision (see Table 4 extract). Development of 270 homes would not meet the minimum thresholds for the on-site provision of *parks & recreation grounds, allotments & community growing* and *outdoor sports pitches*.

It is considered therefore that these open space typologies would be provided as part of the masterplan for the wider HS11 site.

Type of Open Space	Minimum standard for the amount of new open space			Quality Standard	Minimum Accessibility Standard	
	Type of Standard	Amount per 1,000 population (hectares)	Amount per dwelling (sq m)*	Site Assessment Rating	Type of Standard	Minimum walk time or distance for residents in towns or villages
Parks & Recreation Grounds	National/Local	0.8	19.44	High	Local	15 minutes/ 720 metres 30 minutes travel time of a major park
Natural/ Semi- Natural Greenspace	Local	2.0	48.6	High	National/Local	15 minutes/ 720 metres
Amenity Greenspace	National	0.6	14.58	High	National/Local	10 minutes/ 480 metres
Allotments	National/Local	0.5 per 1,000 households	5	High	Local	15 minutes/ 720 metres
Children's Equipped/ Designated Play Areas	National	0.25	6.1	N/A	Local	15 minutes/ 720 metres
Young People Provision	National	0.3	7.3	N/A	Local	2km
* Based on average Kirklees household of 2.43 people						

Table 12 District wide open space provision standards

Type of Open Space	Thresholds for On-Site Provision	Reason for On-Site Threshold	Thresholds for Off-Site Contributions
Parks & recreation grounds	500 dwellings	Scale of development generates the requirement for a small park/recreation ground	11 dwellings
Natural & semi-natural greenspace	200 dwellings	Scale of development required to create 1 ha on-site, including 50% woodland planting	11 dwellings
Amenitygreenspace	11 dwellings	For amenity purposes and to achieve a well-designed scheme	Preference is for on-site provision
Allotments & community growing	500 dwellings	Dwellings required to provide 12 plots on site	50 dwellings (generates one plot)
Children & young people	11 dwellings	Size able to accommodate a Local Area of Play	11 dwellings
Outdoor sports pitches	700 dwellings	Scale of development generates the requirement for two pitches	11 dwellings

Table 4 Dwelling thresholds for on-site and off-site provision

Summary of open space provision

Based on 270 homes the total amount of open space required to meet the adopted planning policies and the draft open space SPD would be 2.95 ha. However, some of this open space would be provided as part of the wider HS11 site, whilst according with minimum accessibility standards set out in Policy LP63.

Therefore the total open space provided within the application area would be 2.09ha, including:

Type of open space	Per 270 homes
Natural & semi-natural green space:	1.32 ha
Amenity green space:	0.40 ha
Children's equipped / designated play areas:	0.17 ha
Young people provision:	0.20 ha
Total	2.09 ha

A breakdown of proposed land uses is provided in section 06 of this document.



A Sustainable location

The site is located in a sustainable location with access to a number of facilities within the surrounding suburban districts including Bradley, Rastrick, Woodhouse and Brackenhall.

Walking

Manual for Streets states that ‘walkable neighbourhoods’ are typically characterised by having a range of facilities within 10 minutes (up to 800m) walking distance of residential areas which residents may access comfortably on foot.

Within 800m walking distance of the site there are several facilities including Villa Farm Shop and Cafe, Bradley Park Golf Club, All Saints Catholic College, High Park Pub and a range of commercial employers in the nearby business park.

Other facilities such as schools, convenience stores, supermarkets, pubs, restaurants and local employment areas are located within the area surrounding the site within a 2km walking distance.

The A641 Bradford Road and A6107 Bradley Road both have segregated footways to either side offering safe and convenient access to the many bus stops which are located along them.

Cycling

Bradley Road has cycle lanes to either side providing safe cycle travel between Fixby and Bradley. This route is designated as a Core Walking

Cycling and Riding Network within the Local Plan; along with Bradford Road which is also earmarked for upgrades as part of the A641 Improvement scheme.

Public transport

There bus stops on either side of Bradford Road, just north of the proposed site's primary vehicular access point. Regular services operate from these stops including:

- 349 Bradley to Halifax
- X49 Huddersfield to Brighouse
- 363 Huddersfield to Bradford Interchange
- X63 Huddersfield to Bradford Interchange

Brighouse railway station is approximately 2km from the site with regular direct trains to Leeds, Huddersfield, Bradford and Wigan.

Deighton railway station is approximately 2km from the site with local services on the Huddersfield Line and an hourly TransPennine service between Leeds and Manchester.



Brighouse Bus Station is approximately 2.5km from the site with regular services to Leeds, Huddersfield, Bradford, Halifax, Dewsbury and Elland.

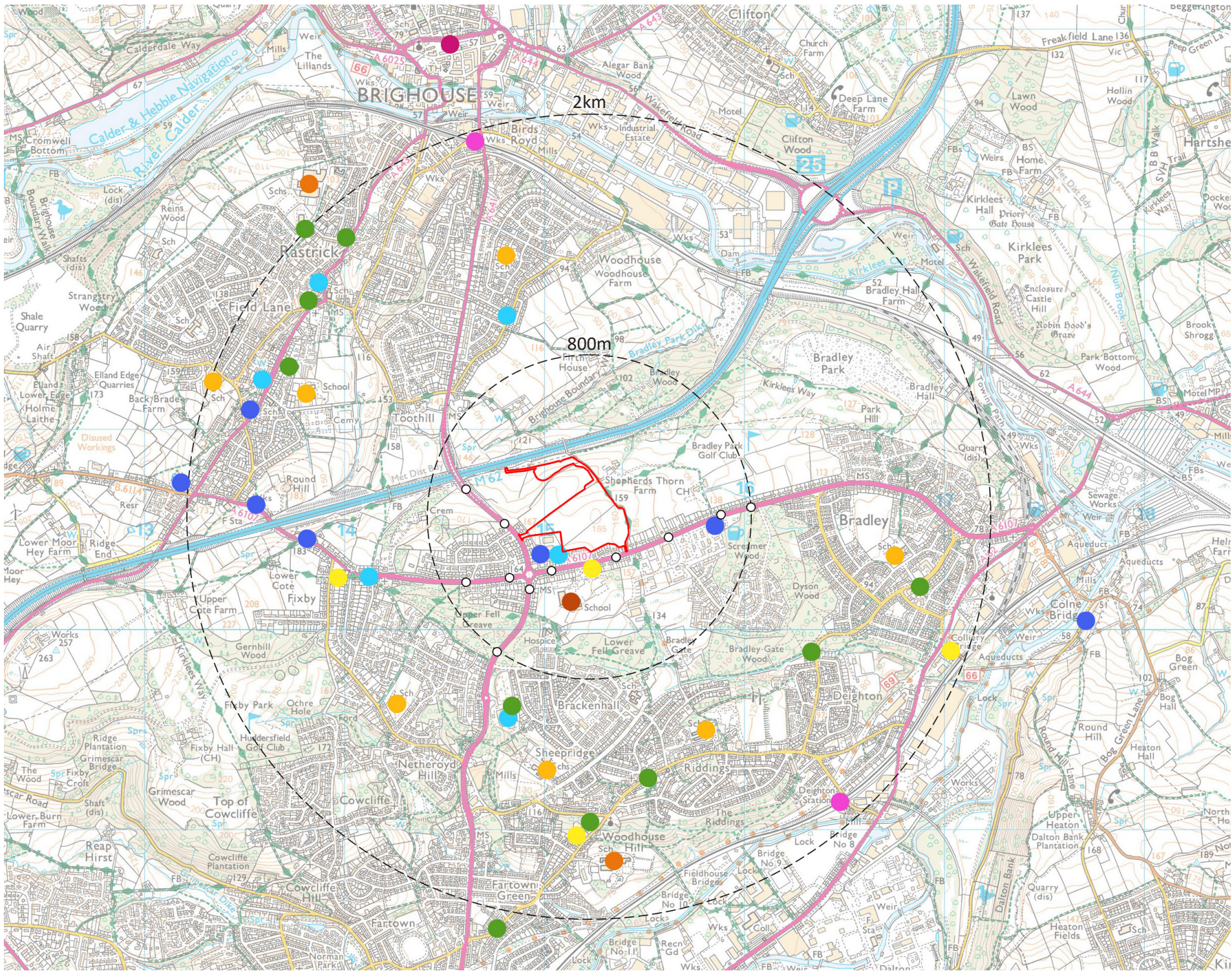
Summary

The site lies to the north of Brackenhall, within walking and cycling distance of existing local public transport and cycling links, and along a key highway route between Huddersfield and Brighouse.

The site has the potential to create a sustainable and high quality residential development, which will integrate into and enhance the wider area.

Further details in relation to highways and transport can be found within the transport assessment submitted as part of this planning application.





- KEY**
- SITE BOUNDARY
 - TRANSPORT
 - Bus stop
 - Bus station
 - Train station
 - EDUCATION
 - Nursery
 - Primary school
 - Secondary school
 - College
 - GP / DENTIST / PHARMACY
 - SHOP / SUPERMARKET
 - PUB / RESTAURANT / CAFE

Facilities plan

Landscape character

The development of the allocation site must be guided by robust analysis of the existing landscape context.

An Environmental Assessment (ES) has been prepared to assess the anticipated effects resulting from development on the surrounding environment. A Landscape and Visual Impact Assessment (LVIA) forms a key chapter of the ES. It has been prepared to identify and assess the development's impact on landscape character; features of the landscape; and people's views. Further detailed information can be found within the submitted document.

A summary of the findings of the LVIA appraisals is provided below.

National character areas

National character areas (NCA) are defined by Natural England and are large areas with common characteristics derived from their geology, landform, and soils and land management systems. The site lies within the Yorkshire Southern Pennine Fringe NCA 37.

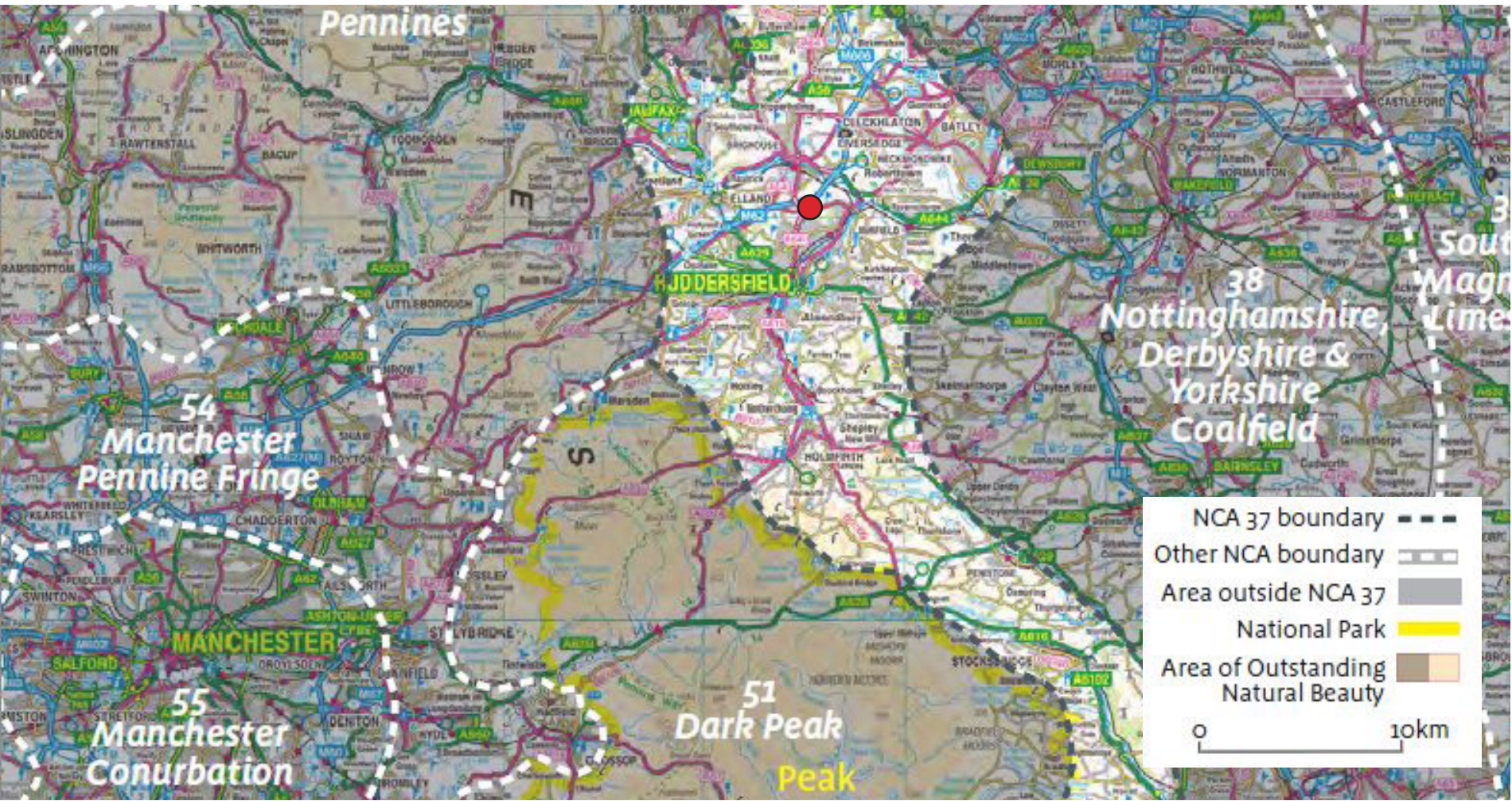
The Yorkshire Southern Pennine Fringe NCA is ‘a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban

settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up around the former industries such as coal mining, steelmaking and the woollen industry’.

The character area description states that ‘The NCA is characterised by steep slopes that are cut through by narrow rivers, notably the Don, the Calder, the Hebble Brook and the Colne in the north and the Sheaf, the Rivelin and the Loxley in the south near Sheffield, which open up into valleys on lower land. The river corridors provide links

through the NCA from the uplands into the towns and cities in the valleys, supplying not only water for the large population in these areas but also opportunities for people to access and enjoy the natural environment and for species movement through the landscape’.

The broad landscape context is generally as described within NCA 37, although this does not highlight the complexities of the local landscape. An assessment of local landscape character is provided on the following page.



National character areas

Local character areas

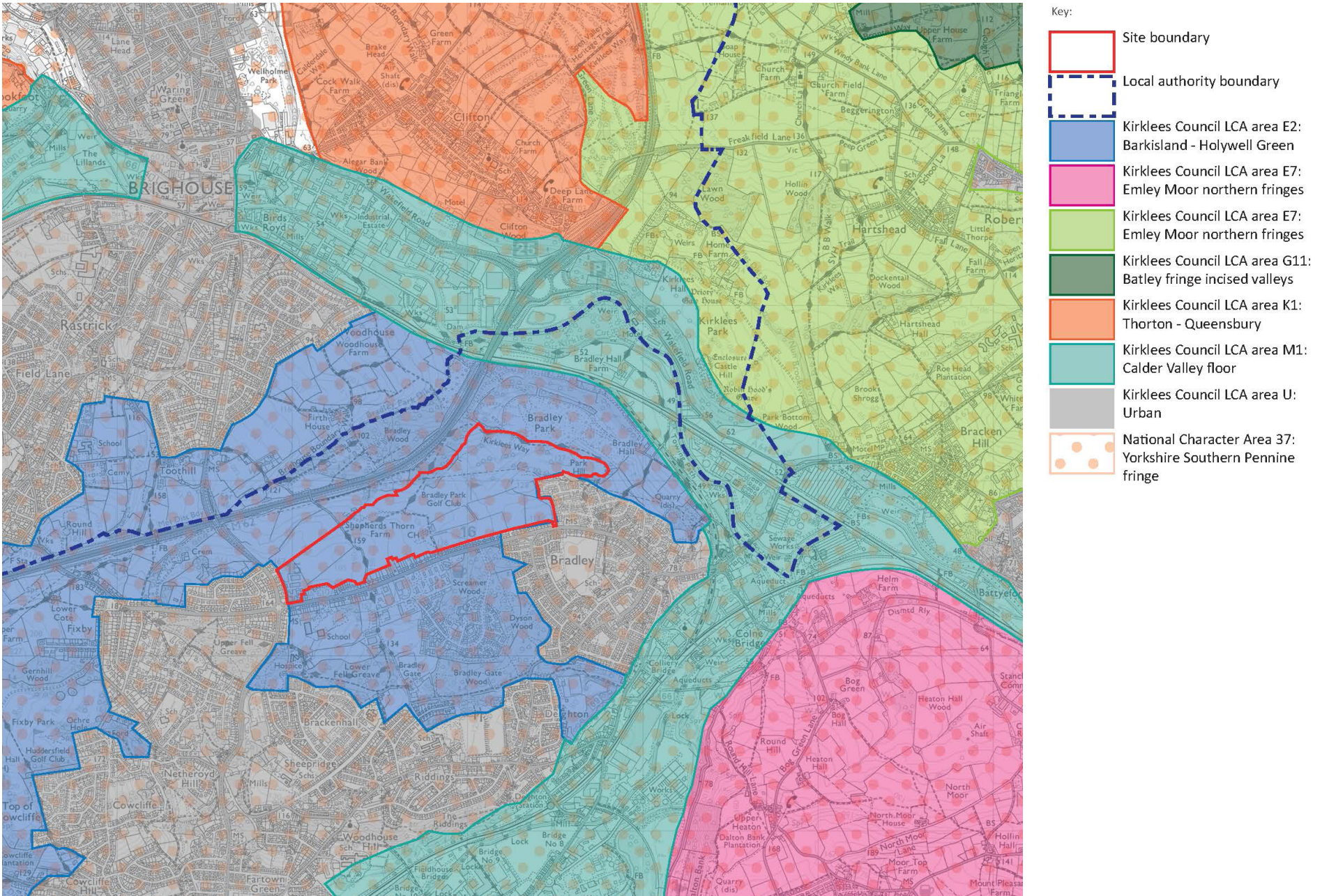
A local landscape character assessment (LCA) has been produced by Kirklees Council (July 2015) which identifies more detailed and localised landscape typologies throughout the Kirklees district. The site lies within LCA E2: Barkisland – Holwell Green rural fringes.

The landscape of the site and its surrounding area include the following key characteristics, consistent with the LCA:

- Steeply rising land between approximately 125 and 360 metres altitude.
- The field pattern is typically of small scale grassland pastures enclosed by gritstone walls, hedgerow boundaries and post and wire fences.
- The majority of the fields are improved and grazed by a mix of both cattle and sheep. Urban expansion and associated land uses are encroaching on agricultural land use in some places.
- Several golf clubs are scattered throughout the LCA, including Bradley Park Golf Club.
- The landscape’s bands of woodland provide naturalistic land cover.
- There are numerous Listed Buildings associated with the landscape’s historic villages –buildings of local stone being particularly distinctive and key to sense of place.
- The M62 forms a definitive boundary to the north of this character area.
- Elevated hill summits and ridgelines afford long views to the north over Calderdale District.
- Some areas retain a relative tranquil, rural character despite the proximity of urban development.
- Increasing urbanisation on the LCA’s fringes creates a landscape of transition.

The proposed development must seek to retain landscape features which are typical of the national and local character areas in order that the wider landscape character is not adversely affected.

For further details and assessment of local landscape character in respect of the proposed development, refer to the submitted LVIA for the wider HS11 allocation.



Local character areas extract

Urban form and architectural context

The area around the site features a range of housing styles which are indicative of the evolution of this area over time.

Settlement history

Historically, Bradley Villa and its associated outbuildings sat in isolation at the juncture of Bradford Road and Bradley Road. Residential development extended along either side of both roads throughout the early to mid 20th Century.

Development continued throughout the mid-to-late 20th Century along the nearby Dorchester Road, Cumberland Avenue and Redwood Drive. These homes along with more recent ad hoc in-fill residential development contribute to the overarching suburban character of the area.

Settlement pattern and building plots

The built form along main roads forms a linear settlement pattern comprised of larger detached and semi-detached homes which front the street. Several homes back on to the site's western and southern boundaries.

Homes are generally set back quite far from roads due to large private gardens and driveways. This combined with frequent gaps between buildings results in a fairly permeable built form interface with streets. However, natural stone walls and hedging to front plots - and particularly the avenue of mature trees along Bradley Road - provide strong enclosure and delineate public and private space.

Built form away from Bradford Road and Bradley Road is generally arranged around comparatively curved roads and cul-de-sacs. Homes mostly face the roads, with front gardens and planting breaking up the streetscene; evoking a more informal and organic suburban character.

Typical traditional materials and design cues in the area include:

Materials

Older buildings are predominantly constructed from natural brown stone. Common materials on newer buildings include red brick, brown brick, natural brown stone and render.

Architectural features

Buildings from the early 20th Century include the following architectural features:

- Front-facing gables
- Timber framing and render
- Single and full height bay windows
- Brick and stone lintels and architraves

Building heights

Houses in this area are predominantly two storeys high.

Boundary treatments

Common features include:

- Natural stone walls
- Hedges
- Vertical black railings





Urban form and architectural context plan

The Landscape of the site

Land use and pattern

The site is an irregularly-shaped parcel of land comprised of several agricultural fields. The site has two main parts: the main body to the south and the northern parcel which extends towards the M62 across two fields.

Site boundaries

The southern boundary and western boundaries are formed by rear garden boundaries of properties along Bradley Road, Torcote Crescent and Bradford Road. Boundary treatments are primarily comprised of timber fencing and domestic hedgerows.

The agricultural buildings which make up Bradley Villa Farm lie outside the south western corner of the site.

To the east the site is defined by Shepherds Thorn Lane. A low gritstone wall defines the interface with the lane.

The main body of the site is defined to the north by a broken field boundary hedgerow. The northern parcel extends beyond the hedge north to meet with the vegetated M62 embankment.

Topography and drainage

The topography of the site is undulating but generally falls from a high point of around 168m AOD in the west to a low point of approx 135m AOD at the northernmost extent. There is a localised high point in the centre of the site which is notable in views from Shepherds Thorn Lane.

There are no watercourses within the site. The nearest waterbody is Bradley Park Dike which runs in a north easterly direction to the south of the M62.

The site lies wholly within EA Flood Zone 1.

Trees and hedgerows

Trees and hedges are generally located at the edges of the site, except for several individual trees in the western portion of the main site area; and a row of moderate value sycamore, oak and ash trees through the northern parcel of the site.

An established hawthorn and elder hedge runs along the northern boundary of the main site area, although there are notable gaps throughout.

A small group of two oak trees and one ash tree is located in the south eastern corner of the site at the boundary with Shepherds Thorn Lane.

There is one Tree Preservation Order (TPO) identified within the site boundary which applies to a sycamore at the entrance to the site from Bradford Road (TPO reference 17/98/t8).

For further details refer to the submitted Tree Survey (ref 135.14).



Shepherds Thorn Lane



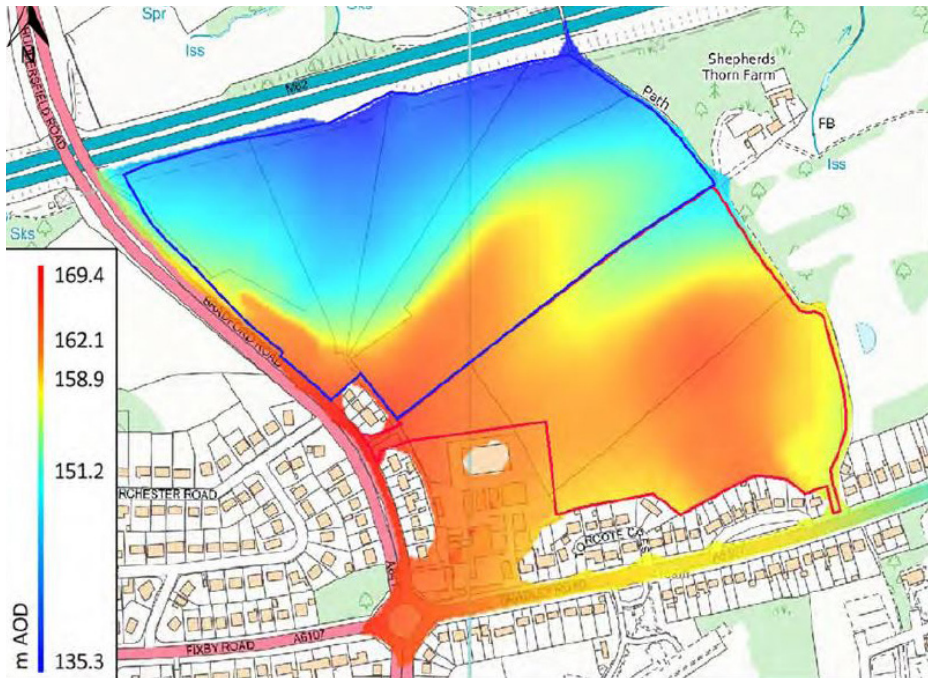
Gritstone wall to eastern site boundary

Ecology

The submitted Ecological Impact Assessment (ref FE30/EcIA01) has established that the site is dominated by improved grassland of low ecological importance. However, the field hedgerows and scattered trees which along site boundaries are of greater ecological value, and should be retained within appropriate landscape buffer zones.

Public rights of way

Shepherds Thorn Lane is a public right of way (ref HUD/4/10), which forms part of the Kirklees Way - a 73 mile route that circles the district.



Site topography extract



Site features plan NTS

Visual character of the site

The following images illustrate the features and visual character of the site. Further information on the potential landscape and visual impacts resulting from development of the site can be found within the LVIA submitted as part of the ES for the wider HS11 site.



Photograph locator



Photo 1 View from Shepherds Thorn Lane looking west



Photo 2 View from Shepherds Thorn Lane looking north

Properties along Bradley Road

Roofs of properties along Bradford Road



Photo 3 View from Shepherds Thorn Lane looking south west

Proposed access point

Properties along Bradley Lane



Photo 4 View from Bradley Road looking east

Northern site boundary

High point in centre of site

Farm buildings



Photo 4 View from proposed access point looking east across site

New masterplan work (June 2020 – March 2021)

The masterplanning for the wider site was tested and developed over a twelve month period. An internal design workshop in June 2020 looked at how the key principles of the 2016 masterplan could be retained but with a focus on achieving development at a range of appropriate densities across the site.

Review of developable area

The area hatched for housing on the development land use masterplan 2016 measures 24.63 ha. This would deliver 714 homes at the desired average density of 29 dwellings per hectare (dph). In order to deliver the required 1,958 dwellings, the average density would need to be increased to around 80 dph. This is considered to be an extremely high average density for a development in this location. It is appropriate therefore to re-visit some areas of the site that are unconstrained to seek to deliver the homes at a more appropriate average density.

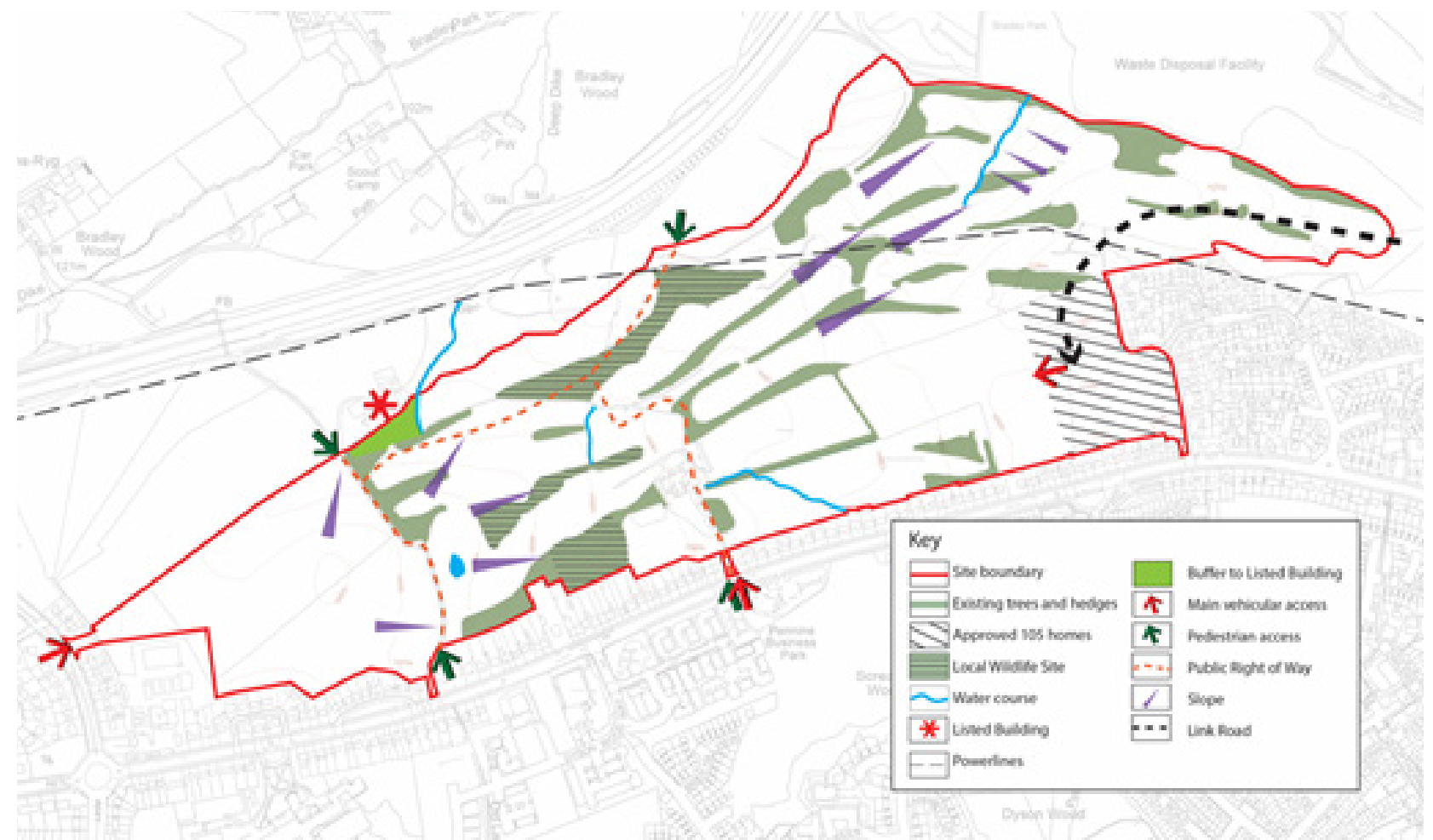
Constraints and opportunities

The first stage in this work was a re-evaluation of all constraints and opportunities on the site. Key constraints and opportunities that will inform the form of development include:

- Existing trees and hedges: retained where possible and incorporated into the multi-functional green infrastructure network.
- Local Wildlife Sites: there are three Local Wildlife Sites within the allocation site. These will need to be protected from the impacts of development and incorporated sensitively into the GI network.

- Watercourses: to be retained where possible and incorporated as part of the sustainable drainage strategy.
- Listed Building: Shepherd Thorn Farm is a grade 2 listed building and whilst it is outside of the site, a buffer is required to its setting which is within the site area
- Overhead Powerlines: development to be offset by at least 30m on either side in line with best practice guidance
- Proposed Access points: from A641, Bradley Road and via approved development to east of site

- Public Rights of Way: Shepherds Thorn Lane, north from Bradley Road and east-west through the northern part of the site.
- Pedestrian access points: at each end of Shepherds Thorn Lane and PRow entering northern part of the site
- Slopes: development and streets to follow existing contours where possible
- Cooper Bridge highway improvement scheme: east-west primary route to connect to the Cooper Bridge Highway Improvement scheme on the eastern boundary of the site

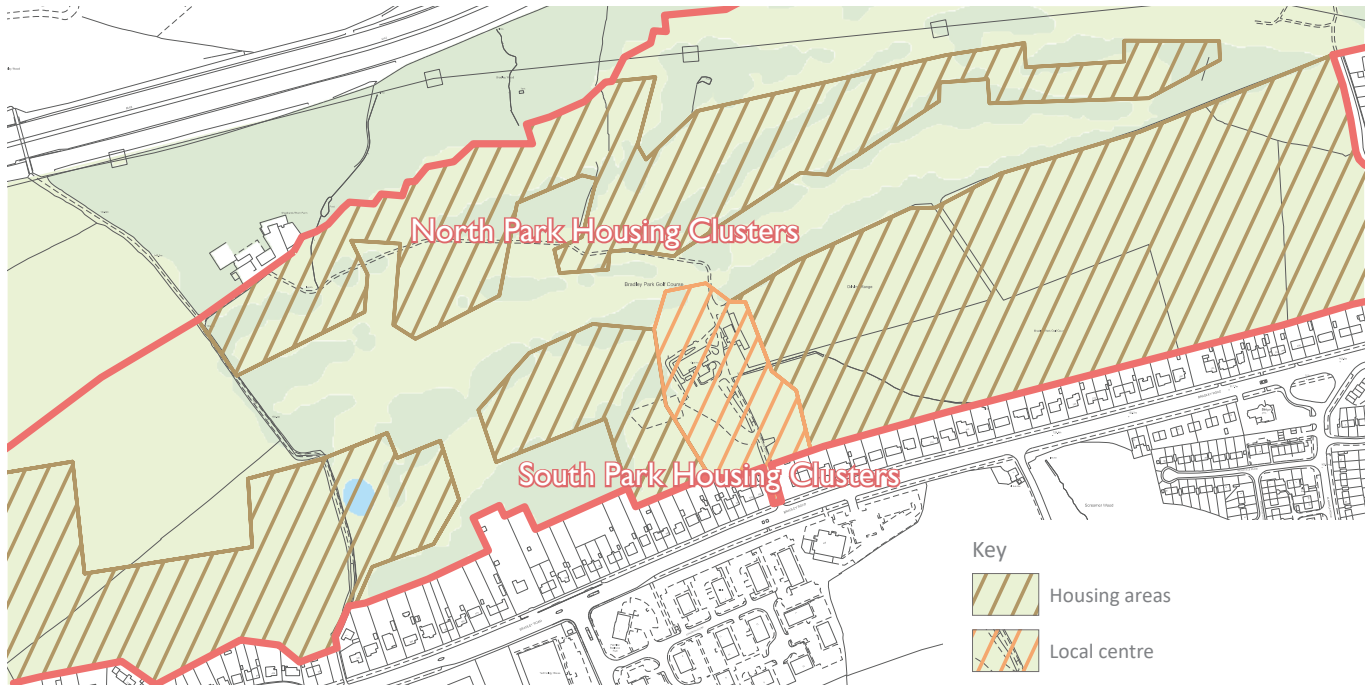


Revised constraints and opportunities plan

Revisions to 2016 masterplan concept

The masterplan developed by the LPA in 2016 includes a number of proposals that would no longer be considered best practice. For example, all three of the protected Local Wildlife Sites would be adversely affected by development; the largest of which would be bisected by development. In addition, the setting of the Grade II listed barn at Shepherds Thorn Farm would be harmed as development was proposed within the required buffer area (see opposite development impact plan).

As a result, it was considered that development areas would need to be adjusted to avoid significant impacts to the listed building and the local wildlife sites.

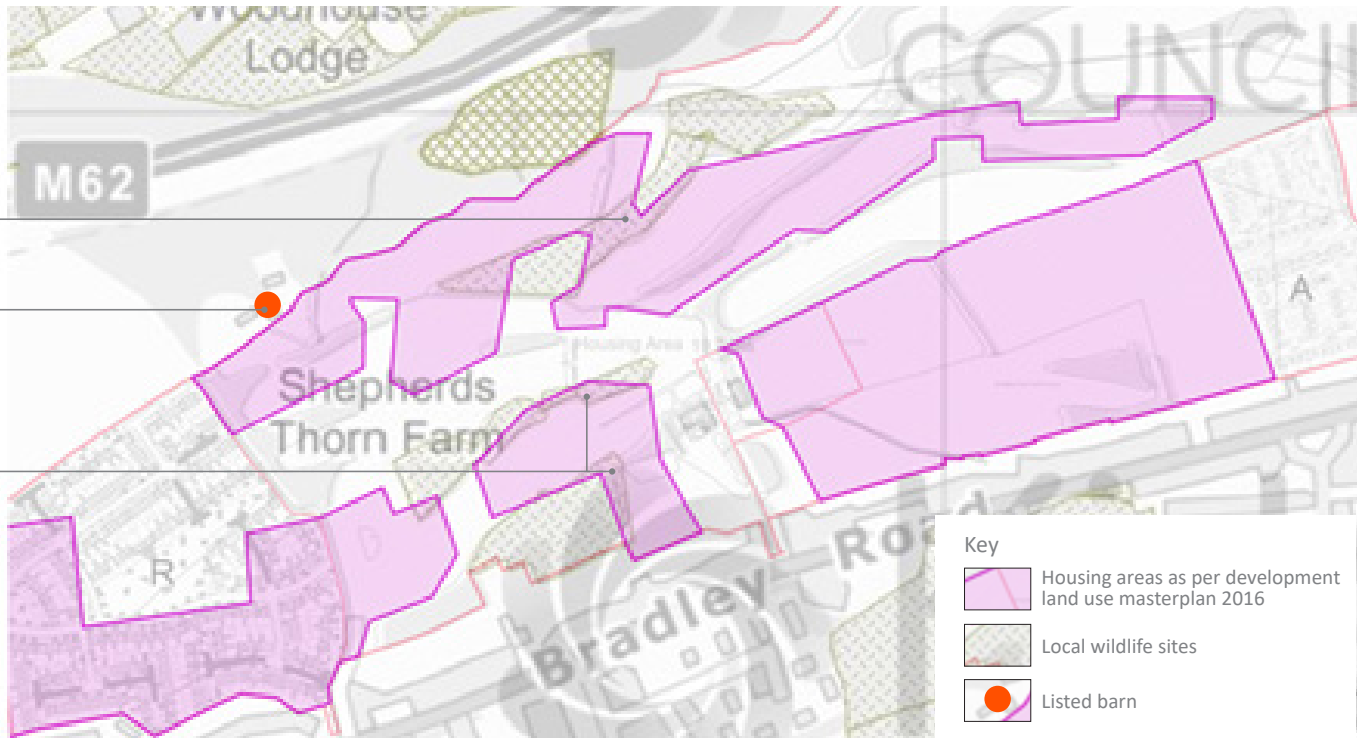


Development land use masterplan 2016

Bisects wildlife site

Setting of Shepherds Thorn Farm

Clashes with wildlife sites



Development impact plan

Key masterplan drivers

The analysis of the identified key constraints and opportunities allows for the development of a framework plan comprising key masterplan drivers.

The plan shows how the placemaking principles of the original masterplan create a landscape-led, walkable community that can be delivered within a network of multi-functional green corridors and spaces. Key green and blue assets could be retained within these as well as new sustainable drainage features and walking and cycling routes.

Revised masterplan concept

A revised masterplan concept was developed and presented at a Masterplan Workshop with Kirklees Council and other stakeholders on 2nd December 2020. Three concept plans - all variations of a similar theme - were presented at the meeting. Concept 2 (see opposite) was considered to offer the best overall solution in terms of creating a compact, walkable sustainable community that meets the vision and objectives of the original masterplan.

The concept plan demonstrates an increase in the total amount of residential land (a total of 30ha) which means that the average density to deliver the required 1,958 dwellings is reduced from 80dph (as per the 2016 concept) to 62dph, providing potential for a more balanced range of housing types across the development.



Key masterplan drivers plan



Revised masterplan concept plan

Character area strategy

Taking the original design vision objectives as a starting point a character area strategy was developed as a framework for the delivery of different types and densities of housing to ensure that the different character drivers within each part of the sites are reflected.

The green areas shown on the character area plan below are proposed as traditional architectural areas to respect the setting of the listed building as well as to reflect the inter-war Arts and Crafts inspired architecture of the existing housing on the A461 and Bradley Road. The larger green area would be designed as an Arts and Crafts village around a central village green and the smaller green parcel would work well as a traditional hamlet set within the landscape.

To the east a higher density 'urban village' is proposed along the same lines as the original masterplan concept. This area would contain the mixed use centre and primary school as well as a main street defined by higher density housing. The architecture in this area could continue the contemporary theme of the 105 dwelling proposal at the eastern end of the site. To the north of this another 'hamlet' could be provided and this could have a contemporary architectural approach to distinguish it from the traditional hamlet.

A network of streets and green corridors would tie all of these character areas together to create a vibrant, walkable and landscaped place.



Character areas plan

Parameter Plans (December 2020)

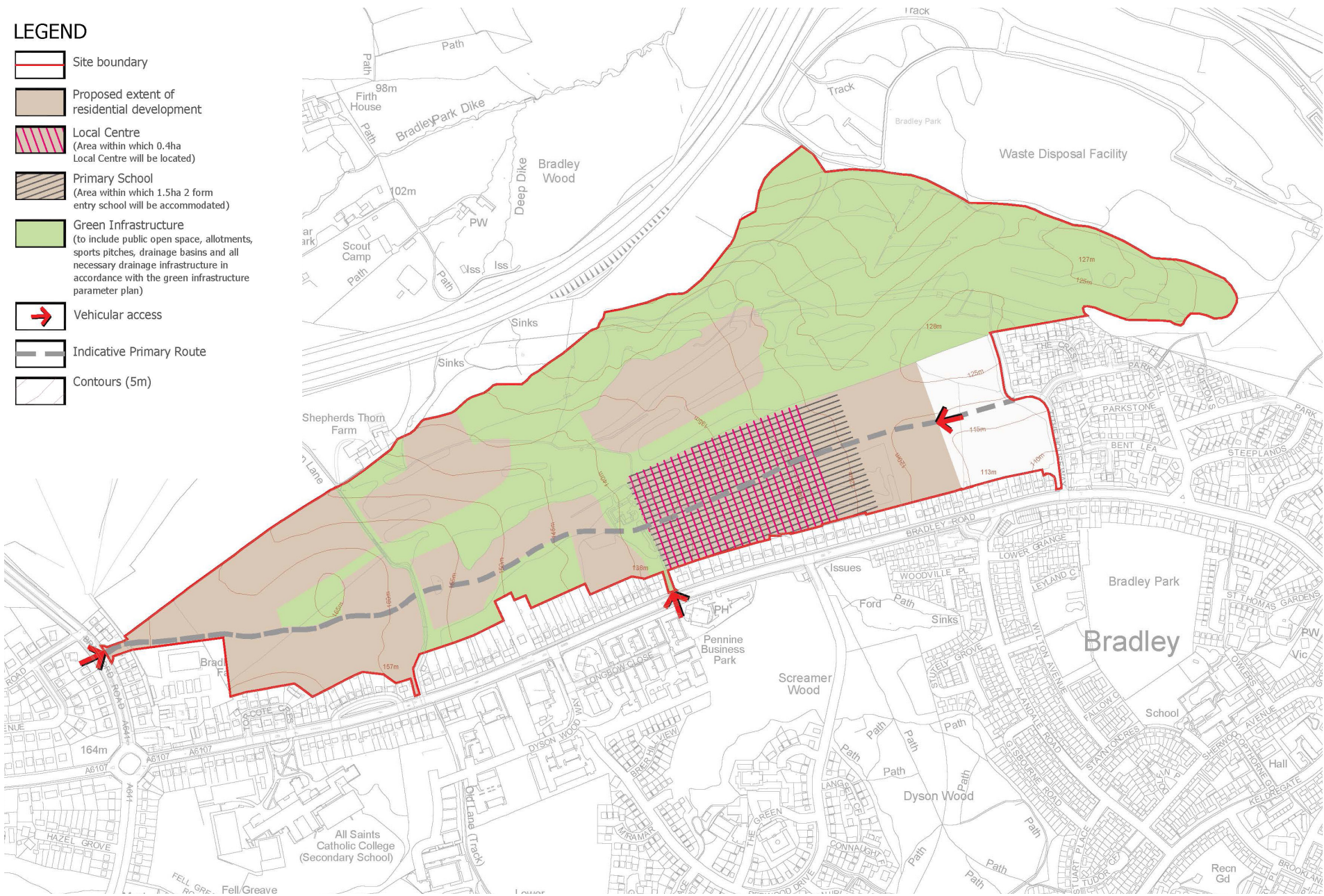
A series of Parameter Plans were developed and refined following the Masterplan Workshop in December 2020. These were circulated to all of the technical consultants preparing chapters for the Environmental Statement and have been used as a basis for all technical assessments.

Land Use Parameter Plan

The Land Use Parameter Plan defines the permitted extent of the proposed strategic land uses. All of the development areas are outside of any key constraints.

The primary school and local centre should both be within a central walkable location but there is flexibility in where it is precisely located. For this reason a hatched area is shown for both of these land uses within which the location of these uses would be permitted.

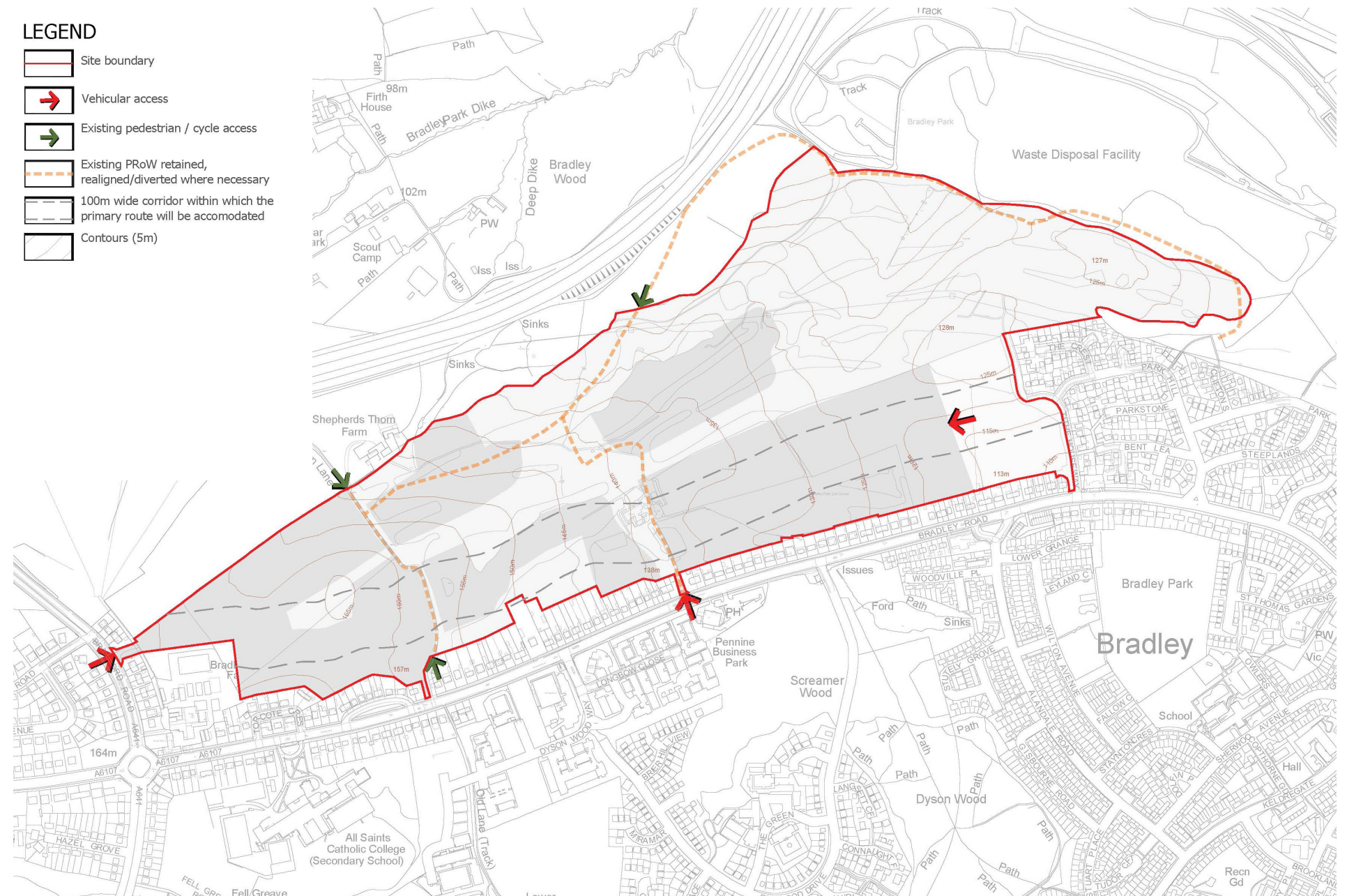
The exact alignment of the Primary Route is not fixed by this plan but its broad alignment is shown indicatively.



Land Use Parameter Plan

Access and Movement Parameter Plan

This parameter plan defines the access locations for vehicles, pedestrians and cyclists as well as PROWs to be retained. A 100m wide corridor is defined within which the primary route must be accommodated.



Access and Movement Parameter Plan

The Green and Blue Infrastructure Parameter Plan

This plan defines existing vegetation that is to be retained as well as existing vegetation to be removed.

Required buffer planting along the northern boundary is shown together with the proposed locations for drainage attenuation features. As the primary school will provide areas of sports pitches and other green space, the area within which the school is permitted (as defined by the Land Use Parameter Plan) is also defined on this parameter plan.

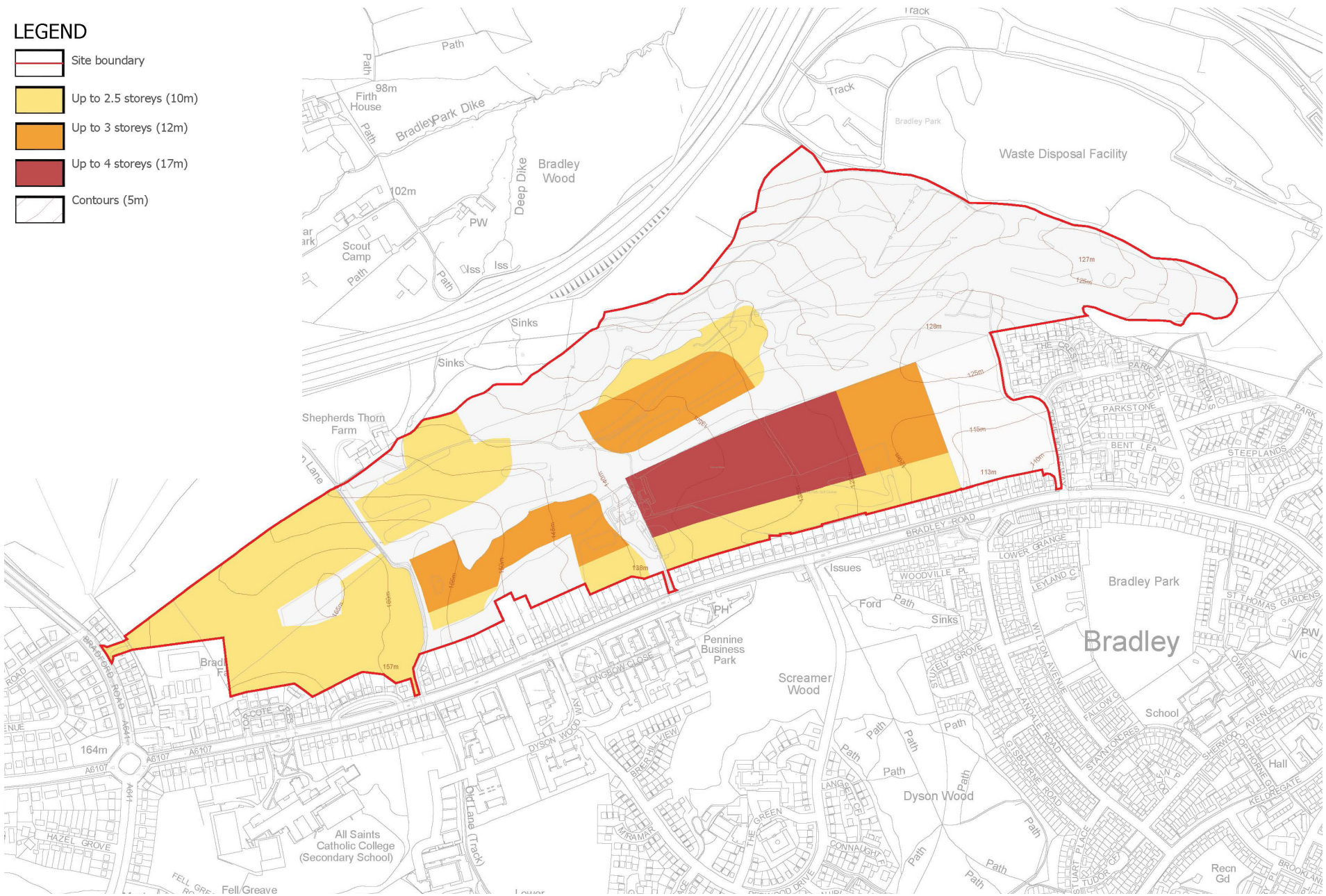


The Green and Blue Infrastructure Parameter Plan

Building Heights Parameter Plan

In order to robustly assess the potential visual impact of the completed development a Building Heights Parameter Plan was produced. This proposes a gradation of height from a maximum of 2.5 storeys at the edge of the new community rising up to 4 storeys in the heart of the new community around the local centre, primary school and main route.

To minimise any impact on the amenity of existing residents living in homes fronting Bradley Road, a maximum height of 2.5 storeys is defined here.



Building Heights Parameter Plan

Illustrative masterplan 2021

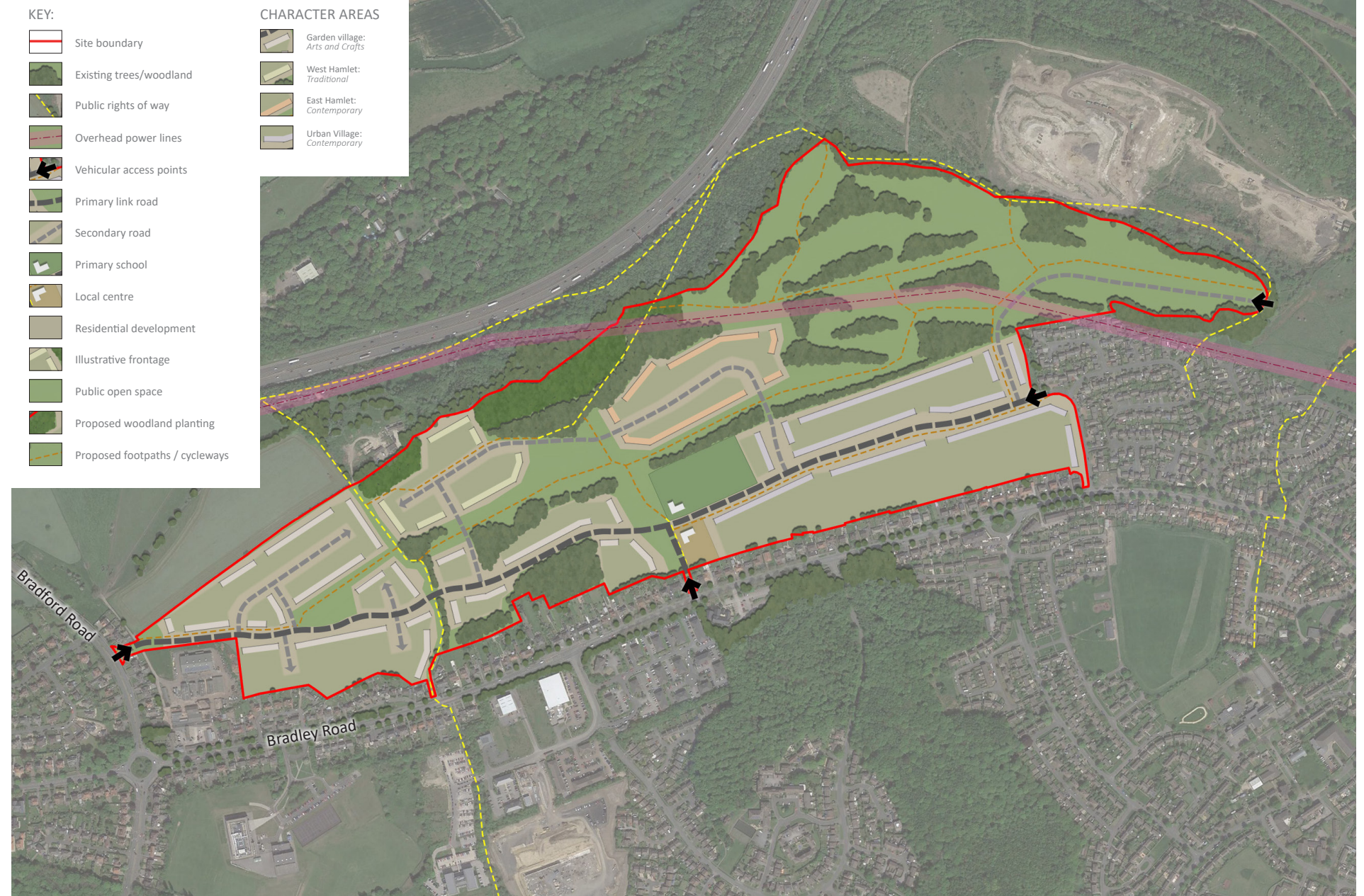
The illustrative masterplan layout for the site takes its cue from the existing landscape features both within and around the site as explored within the site constraints plan, concept plan, character area strategy and parameter plans.

The existing features help to create a unique scheme that is responsive to the site, preserves and enhances the best of what is already there, wherever possible, and knits it into the adjacent areas of open space and urban areas, providing a strong sense of place and local character.

Building on the 2016 masterplanning work, a central east-west village green facilitates safe, sustainable and conveniently-accessible connectivity between distinctive neighbourhoods which respond to context. Safe and secure outward-facing residential blocks will provide natural surveillance over the public realm.

There is potential to locate a community hub at the heart of the development with a number of clustered facilities including the primary school, local centre including shops and health centre and opportunities for neighbourhood play. The central location allows for convenient multimodal access for all and reduces the need to make multiple trips by car.

Four character areas are proposed within the residential areas of the site to create a logical change in character through the development. The character areas are designed to integrate the development into the surrounding area, and to enhance legibility and sense of place.



Illustrative masterplan

Stakeholder consultation

In line with Kirklees Council's adopted Statement of Community Involvement (SCI), pre-application consultation was carried out in order to engage with elected members, stakeholders, residents and local businesses.

The Applicant and Project Team have worked collaboratively with Kirklees Council Officers to develop the wider Masterplan for the whole HS11 Allocation site, to agree the content of the ES and the design details of the Bradley Villa Farm Phase of Development.

Pre-Application advice with regards design and requirements of the Bradley Villa Farm Phase of Development was received from the Council in February 2021 and has been considered as part of the development of the submission proposals.

Redrow Homes delivered letters to over 2,500 properties in proximity to the Bradley Villa Farm development site advising them of the online consultation and directing them to the website to provide comments.

Information about the consultation is submitted as a separate SCI which addresses the feedback and questions raised by local residents, including comments received via email and by post.



Site opportunities and constraints

The existing features in and around the site present a number of opportunities to create a unique scheme that is responsive to the site and the wider allocation area.

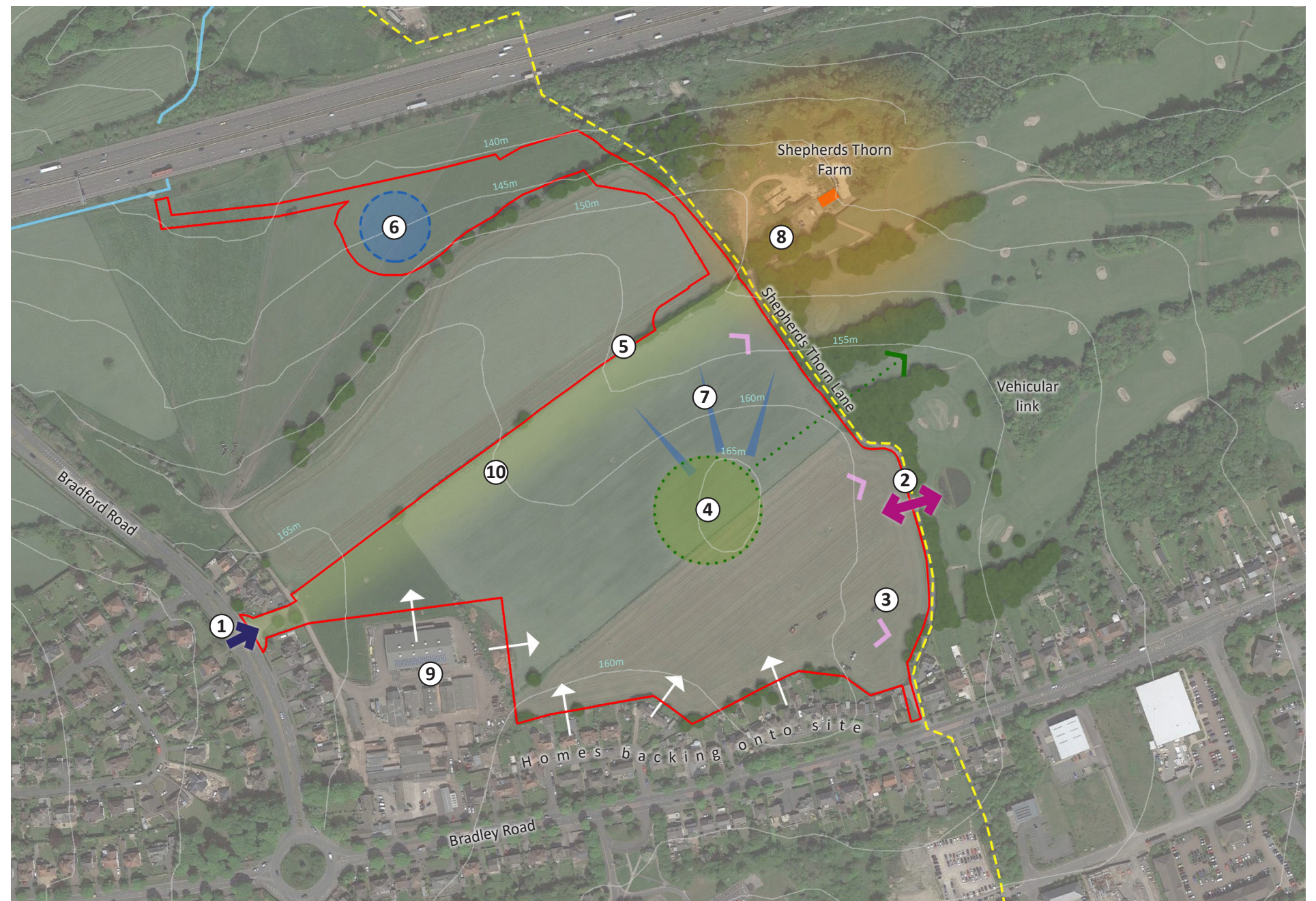
The site opportunities and constraints plan builds on the masterplanning work prepared for the wider HS11 and re-focuses on the application area. The following considerations are key to the development of a successful masterplan:

Opportunities

1. Location of a vehicular access point off Bradford Road through an existing opening
2. Vehicular connection with wider HS11 site
3. Create positive interface with Shepherds Thorn Lane and provide improved pedestrian and cycle connectivity
4. Create central open space at high point and consider eastward views
5. Retain existing vegetation at site boundaries
6. Potential SuDS attenuation area to north

Constraints

7. Existing steep topography
8. Historic setting of Shepherds Thorn Farm
9. Existing residences and operational farm outside southern and western boundaries
10. Open northern boundary / Green Belt interface



Site opportunities and constraints plan

Proposed site layout

The layout for the site takes its cue from the existing landscape features both within and around the site: vegetation, landform, ecology, drainage and built form.

These existing features help to create a unique scheme that is responsive to the site, preserves and enhances the best of what is already there, wherever possible, and knits it into the adjacent areas of open space and urban areas, providing a strong sense of place and local character.

The masterplan can accommodate 270 dwellings, comprising a range of 2 storey detached, semi-detached, terraced properties and flats with 1 - 4 bedrooms.

The plan creates safe and secure outward-facing residential blocks which provide natural surveillance over the public realm.



Proposed site layout

Movement and access

The primary vehicular access point will be directly off Bradley Road.

The site will also be accessed by pedestrians via new connections off Shepherds Thorn Lane.

Primary road

The primary road corridor includes a 6.75m wide carriageway with a 3m cycleway along the northern edge and a 2m wide footway to the south. The primary road will extend up to the eastern boundary to provide a future connection with the wider HS11 site.

Secondary roads

Secondary roads will be up to 5.5m wide and will include a 2m wide footpath to one or both sides of the carriageway (depending on location) to allow safe pedestrian access throughout the development.

Tertiary roads / private drives

The tertiary road network extends further into the development providing access to those properties located towards the edge of the site, at the interface with public open spaces, and mews or courts.

These roads (serving fewer homes) will be up to 4.5m wide and will be designed to prioritise pedestrian movement.

Dementia-friendly design

A legible street hierarchy and block structure, along with the positioning of focal buildings at key locations, will aid orientation and create memorable spaces.



Movement and access

Development blocks

The road network has been aligned to provide development blocks with buildings fronting actively onto the public realm. This will create active, lively streetscapes and blocks which have a strong defensible inner core to enhance the security of the scheme as a whole.

Of critical importance will be the interface of buildings with green spaces where the character of the buildings, the nature of their private boundaries, and the character of the streets which service them, all have a strong influence on the character of any adjacent public open space.

Further details on built form response is provided in section 07.



Block structure

Green infrastructure

The layout provides a robust green infrastructure network based around existing site features.

The main area of green space is located centrally within the site, at a localised high point, to capitalise on eastward views. The open space will provide convenient and accessible opportunities for recreation and play, as well as a safe, off-road footpath connection to Shepherds Thorn Lane.

Smaller amenity open spaces will be located within the western extent of the site, at key nodes, to offer opportunities for informal recreation and play.

New areas of public open space will be located along the northern and eastern boundaries and will be comprised of tree planting as individual specimens or small clusters to enhance the existing vegetation.

Proposed SuDS will be accommodated within the green space network within the northern site parcel.

Trees will be planted within front plots and open spaces fronting the primary road to create an avenue which frames views along the street and into adjacent open spaces.



Green infrastructure

Drainage strategy

The existing landform will be modified to enable land drainage across the site with the majority of the site draining towards the lowest part of the site in the north eastern corner.

A network of attenuation pipes located underneath the proposed primary and secondary roads will convey surface water run-off to a designated attenuation basin north of the main development area.

The basin will store water for 1 in 100 year rainfall events plus 30% for climate change. From here, water will be discharged into Bradley Park Dike.

For further information refer to the submitted Flood Risk and Drainage Assessment and Proposed Drainage Layout (ref 4607-16-06-901 and 4607-16-06-902).



Drainage

Amount

Land use

The breakdown of land uses on the site will be broadly as follows:

Site area:	12.40 ha
Residential development including roads:	8.23 ha
Central public open space / amenity space:	1.03 ha
Northern SUDs area:	1.57 ha

Density

Residential development areas will be developed at a density that is in keeping with its location and Local Plan Policy LP7, which requires a density of at least 35 dwellings per hectare (dph) to make the most efficient use of land.

An average density of approximately 33 dph (net of built infrastructure and green space) is proposed for this site, delivering 270 units.

Open space

Based on 270 homes, the total amount of open space required to meet Local Plan policy LP63 would be 2.09 ha (as broken down in section 03).

It is considered that the amount (1.03 ha) and quality of proposed open space would accord with Local Plan Policy LP63 taking into account the wider HS11 Masterplan and the site’s opportunities and constraints, whilst meeting density requirements of Local Plan Policy LP7.

Mix of housing

The development will provide family housing with 1 - 4 bedrooms, which is appropriate to the current requirements of the local area, see accommodation schedule below. Images of proposed housetypes are shown later in this document.

Market Housing (80%)

- 2-bed x 16 dwellings
- 3-bed x 64 dwellings
- 4-bed x 136 dwellings

Total = 216 dwellings

Affordable Housing (20%)

- 1-bed x 6 dwellings
- 2-bed x 23 dwellings
- 3-bed x 25 dwellings

Total = 54 dwellings

Affordable housing

The adopted Local Plan Policy LP11 Housing Mix and Affordable Housing and the adopted Interim Affordable Housing Policy SPD require that affordable housing is required for new developments of 10 or more homes. Both state that 20% of proposed dwellings are delivered as affordable homes.

Of the 270 dwellings proposed, 216 dwellings are proposed as market housing and 54 are proposed as affordable houses, which equates to 20% of the development in accordance with Policy LP11.

Of the affordable homes, it is required that 55% will be social or affordable rent and 45% will be intermediate housing, as set out on the submitted affordable housing plan (see opposite extract).

Affordable housing is proposed throughout the development, in a style consistent with other dwellings and of a size commensurate with local need.

Building size and scale

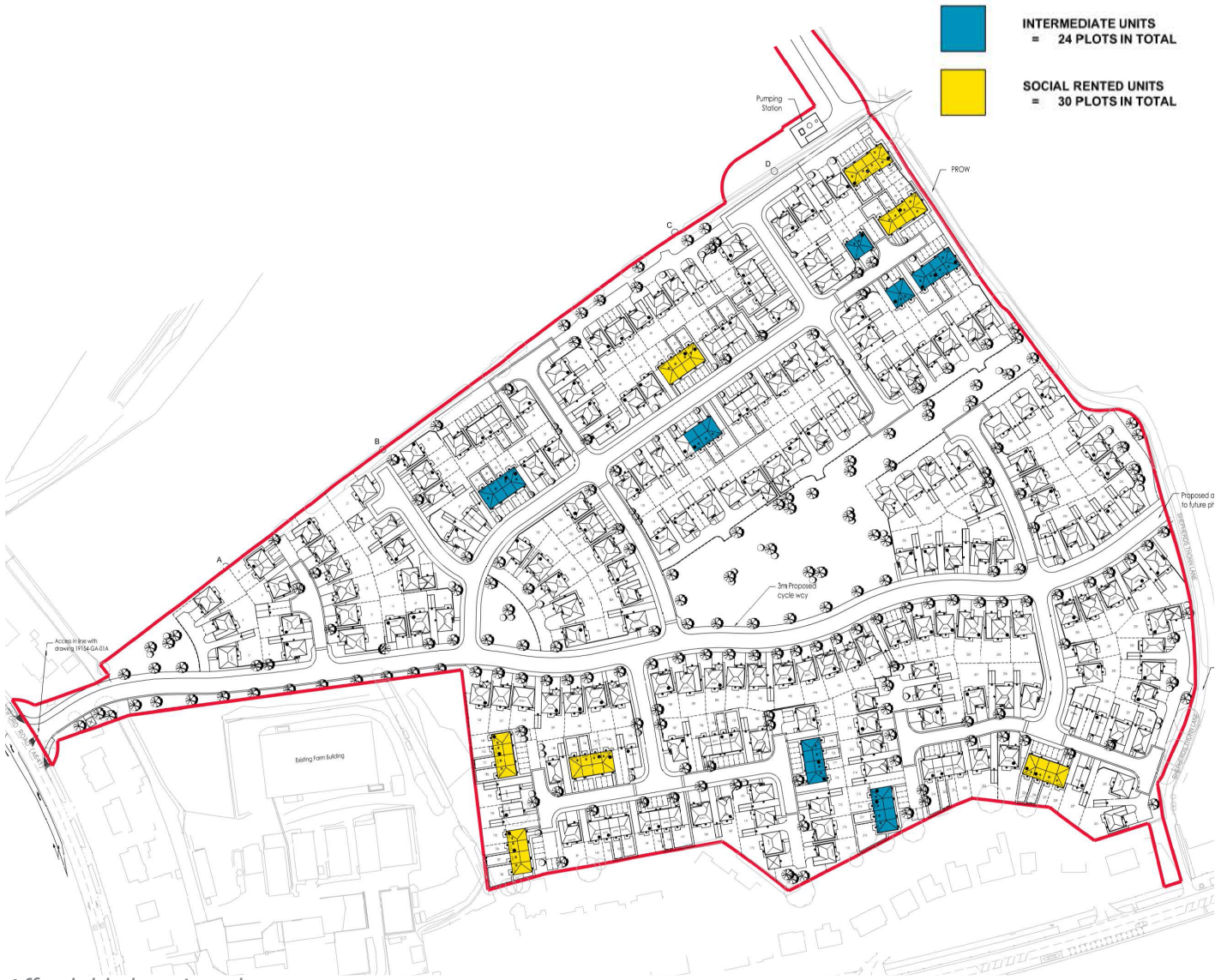
In order to sit comfortably within the existing built context, the development will be comprised of 2 storey house types.

EV charging

EV charging points are proposed throughout the development to offer choice and adaptability, as set out on the opposite EV charging plan extract. Charging points will be either:

- Externally mounted to houses
- Internally mounted
- On mounting post adjacent to parking bays

Refer to submitted plans for further information.



Affordable housing plan extract



EV charging plan extract

Landscape strategy

The public areas are designed to be multi-functional open spaces to bring communities together and boost health and well-being. This includes spaces for ecological benefit, visual amenity and protection of valued landscape features; particularly at the periphery of the site.

Existing vegetation will be retained and enhanced as part of the proposals; and will become a key feature of the open space network in order to maintain an established landscape character and retain wildlife habitat value where possible.

Biodiversity is a key component to the landscape scheme. A wide number of flowering, fruiting and berrying plants will be included to provide foraging potential for birds, invertebrates and mammals. Native species used whenever possible.

The landscape scheme is designed to provide clear delineation between private curtilage and public realm to provide clarity over management responsibilities.

Incidental open spaces are avoided where possible, with any small open spaces designed to be usable as informal local areas for play for the benefit of the community.

The palettes of trees, hedgerows and shrubs have been selected according to their presence on site, the surrounding area and within the region. These are supplemented by ornamental trees and cultivars chosen for their accent and suitability to planting situations.

Landscape strategy plan

The landscape strategy plan sets out the key landscape typologies which make up the proposed site layout. Key principles include:

- Create attractive and naturalistic amenity spaces through planting native trees and wildflower meadows;
- Existing vegetation to be retained and enhanced as part of the proposals; and will become a key feature of the open space network;
- Enhance biodiversity and wildlife habitat creation through the implementation of native shrub, hedge and tree planting;
- Provide tree planting alongside the roads in front gardens and verges where space permits to frame views along streets and into public open spaces and soften the built form;
- Locate hedge and shrub planting to front plots to define public and private space, add structure to the street scene and frame views;
- Plant low-growing native and ornamental shrub, herbaceous and grass planting within front gardens and focal areas to provide year-round interest on the journey throughout the development;
- Attenuation area to be naturalistic in character with appropriately varied bank profiles, providing opportunities for habitat creation.

Three landscape character areas are proposed within the residential areas of the site to create a logical change in character through the development. The character areas are designed to integrate the development into the surrounding area, and to enhance legibility and sense of place throughout the scheme.

The character areas take their cue from their location within the scheme and from the areas they adjoin. The landscape treatments in each character area will include different motif species and planting styles as set out on the following pages.



Landscape strategy

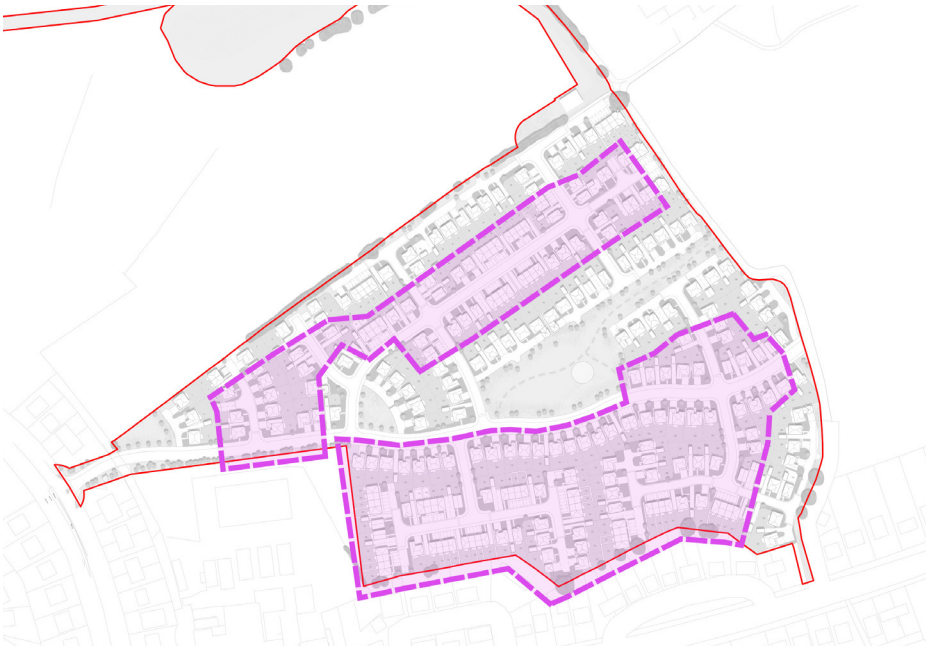
Landscape character areas

Inner streets

This character area will be based around the strategic link road through the site and the enclosed secondary streets that serve the homes within the internal development areas.

This character area has a limited visual connection with the wider landscape and therefore has greater flexibility regarding its character.

The proposed species palette provides a rich and varied mix of colour and texture to soften the impact of the built form on either side of the streets. Flowering shrubs and a mix of ornamental trees in front gardens will provide seasonal variation and interest. Avenue tree planting alongside the roads will demarcate the primary streets and will frame views.



Locator plan

Typical motif species which are specific to this character area include:

Trees

- Acer campestre ‘Streetwise’
- Pyrus calleryana ‘Chanticleer’
- Carpinus betulus ‘Frans Fontaine’

Shrubs

- Carex oshimensis
- Pachysandra terminalis
- Fatsia japonica

Hedges

- Photinia × fraseri ‘Red Robin’
- Taxus baccata



Village green

This character area covers homes that have a direct visual relationship with the main areas of open space at the centre of the site.

The open spaces will be mostly amenity grassland, offering opportunities for informal play and recreation. Other landscape treatments will include informal native tree planting set within areas of wildflower meadow at the edges of the spaces to provide a semi-naturalistic character.

Species choices within front plots will reflect the semi-natural informal character of the adjoining open spaces. A mix of flowering and fruiting shrubs, ground cover and herbaceous species typical of English gardens will be included to front garden plots in these core areas.

Typical motif species which are specific to this character area include:

Trees

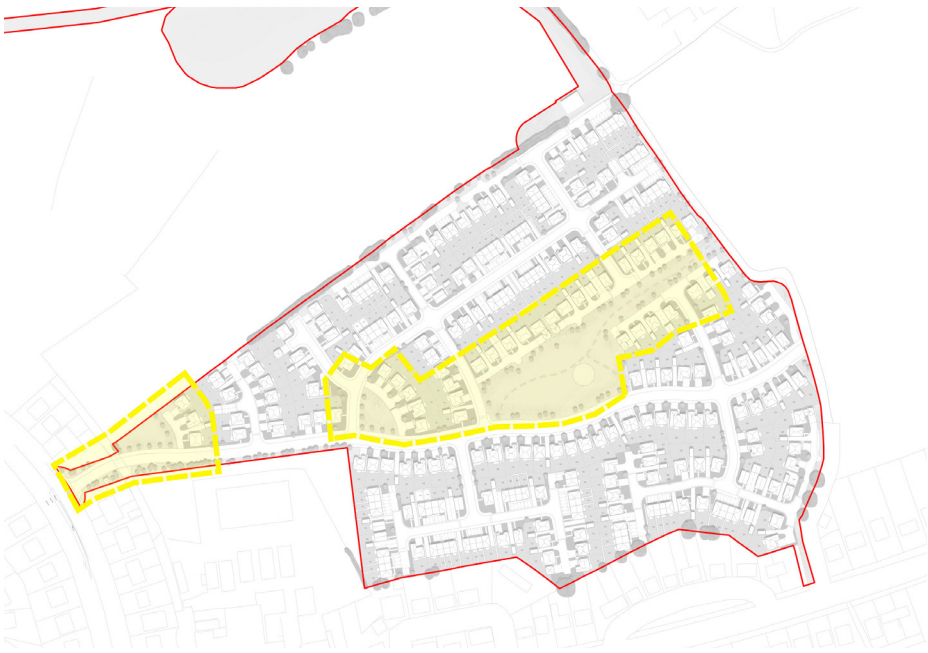
- Betula pendula
- Amelanchier lamarckii
- Prunus avium

Shrubs

- Potentilla fruticose
- Alchemilla mollis
- Hydrangea macrophylla

Hedges

- Lavandula angustifolia
- Buxus sempervirens



Locator plan



Rural edge

The rural edge will have a comparatively naturalistic feel influenced by the retained existing vegetation within the peripheral green spaces which new housing will overlook, the green belt interface to the north and Shepherds Thorn Lane.

Meadow areas and native-feel shrub planting and native tree and hedgerow species will create a transitional edge-of-settlement character to integrate the site with the surrounding landscape context.

Open spaces will be designed and maintained to maximise ecological habitats and enhance the rural character, and will present a comparatively informal appearance at the edges of the development.

Typical motif species which are specific to this character area include:

Trees

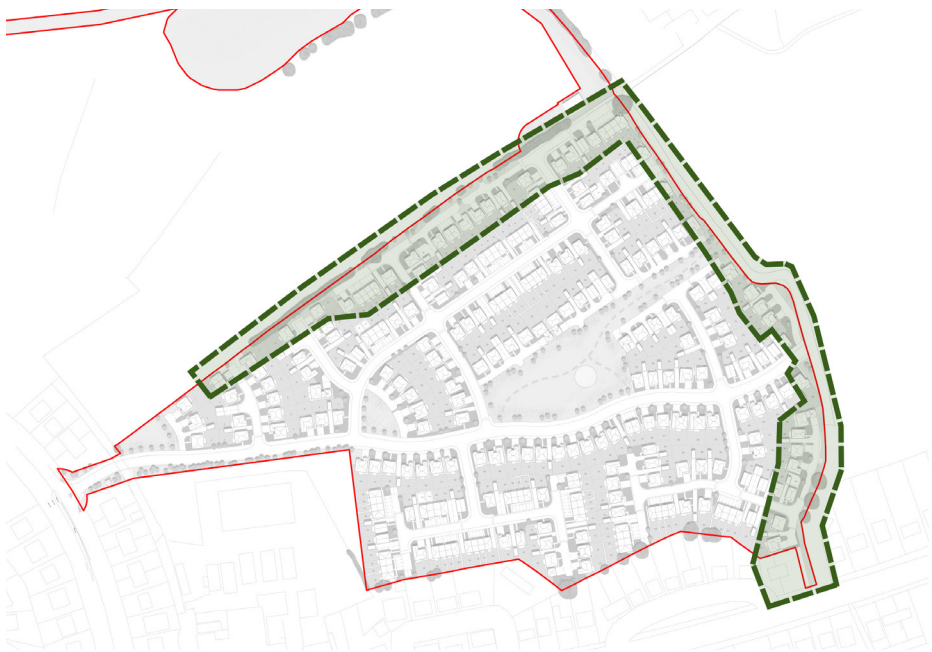
- Acer campestre
- Sorbus aucuparia
- Quercus robur

Shrubs

- Hypericum moserianum
- Hedera colchica ‘Arborescens’
- Brachyglottis ‘Sunshine’

Hedges

- Crataegus monogyna
- Carpinus betulus



Locator plan



Play provision

Local Equipped Area for Play

A Local Equipped Area for Play (LEAP) is proposed at the heart of the strategic open space network in the central green. This location provides good connections to the surrounding residential development, providing convenient and safe access for all.

The LEAP will be designed to offer natural elements as play features for children and young people to interact with - such as land form, rocks, fallen trees, vegetation and thickets. The concept offers greater imaginative play value for children allowing them to explore nature and tackle risks in a controlled environment.

The LEAP will be 400m² and will offer play equipment and structures in addition to natural elements. The LEAP will be designed for use primarily by children who are beginning to go out and play independently and will be within 5 minutes walking time (or 400m) of each new property. A buffer zone of 20m will separate the activity zone and the nearest habitable room facade.

Play equipment within the LEAP will be designed to address a broad age range of children with a cross section of abilities. Individual and multifunctional equipment will facilitate the following activities:

- Swinging
- Sliding
- Bouncing
- Climbing
- Balancing

- Hanging
- Swaying and spinning
- Rocking
- Rotating
- Imaginative and interactive play

In addition to play features and equipment, the LEAP will provide adult and children's seating.



General urban design & built form principles

The proposed development will make positive contribution to the character of the local area. The following general principles for urban design and built form will be applied across the site:

Urban form and building layout

- Context-appropriate buildings and their arrangement define the interfaces and gateways between residential development and open spaces.
- Buildings actively face and overlook green spaces and streets.
- Use of articulated housetypes to define corners and provide active interfaces on both sides.
- Variations in ridge height and roof pitch creates an interesting roofscape that responds to the local context.
- The building layout and the spaces they define provide focal points on the journey through the scheme.

Building materials and colour

- Red brick will be used to reflect the building materials of the local area.
- Use of chalk coloured render finishing will be used to add interest throughout the scheme.

Building size and scale

- Buildings will be 2 storeys high in response to local context.
- Houses will be a mix of detached, semi-detached and terraced buildings.

Architectural detail

- Houses will be a contemporary interpretation of the traditional architecture found around the local area, including the inter-war Arts and Crafts-inspired housing on Bradford Road and Bradley Road.
- Local distinctiveness as identified in section 05 will be reflected in the development.
- Decorative brickwork and front-facing gables are present on some house types.
- Render and timber elements may be used to add variety and definition to key buildings and frontages.
- Full height bay windows are included on larger buildings.
- Rainwater goods will be black and will be designed to have minimum impact on the elevations.
- Roofs will be a mix of red and grey slate effect concrete tiles.

Front entrances

- Front doors and their surrounds will be given careful consideration to ensure that they establish a high quality feel to the streetscape.
- The design of doors will vary and will be appropriate to the style of the house.
- Subdued and natural colour tones will be considered to tie in with the local vernacular.

Boundary treatments

Front boundary treatments include hedgerows to replicate the character of the local area. Where rear garden boundaries front onto public realm high quality boundary treatments such as a 1.8m brick walling will be used to ensure enclosure to the adjacent public areas.

Estate railings will define interfaces with open spaces to delineate public and private space whilst maintaining visual permeability.



Materials plan extract



Proposed boundary treatment plan extract

House types

The proposed house types have been selected to provide an appropriate response to local architectural context, to ensuring that the development sits harmoniously within its surroundings.

Variations in architectural character in response to the proposed street hierarchy and open space network will create recognisable, meaningful spaces that are easy to navigate.

A selection of house types is set out here to provide an indication of the proposed architectural character.



Cambridge



Warwick



Harrogate



Leamington Lifestyle



Stratford Lifestyle



Marlow (render)



Bakewell / Buxton (four block)



Bakewell (semi)



Dart (end)

Dart (mid)

Dart (mid)

Dart (end)

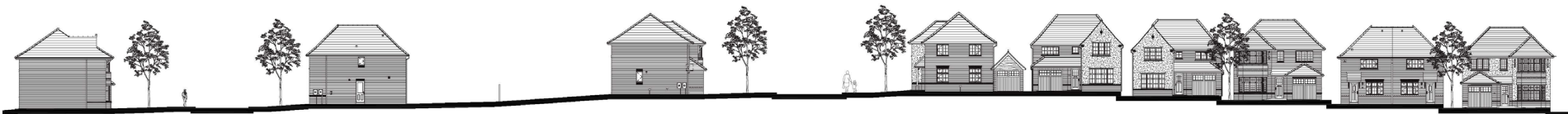


Tavy (mid)

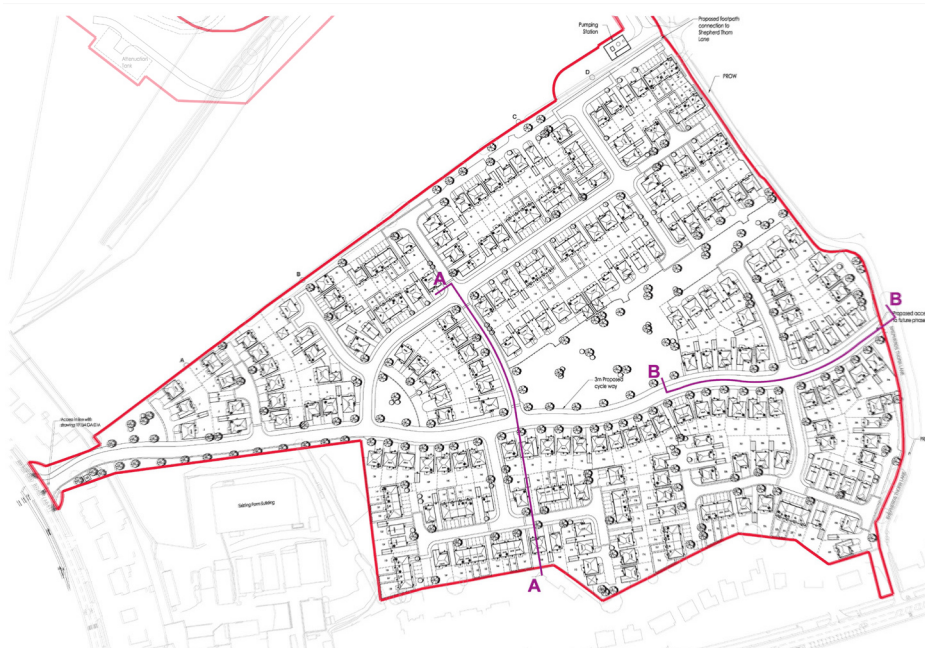
Tavy (end)

Streets and spaces

Street scenes have been prepared to demonstrate the vision for the proposals and give an indication of character. The elevations accurately plot the proposed site levels, boundary treatments and building heights.



Section A-A
NTS



Locator plan



Section B-B
NTS

Conclusion

The proposals presented in this document follow the principles set out in the NPPF and best practice guidance for residential development.

The proposals have been prepared in accordance with adopted local planning policy and guidance, and considers:

- Potential impacts on the existing visual amenity and landscape character and appropriate mitigation measures, where required, through the provision of a robust green infrastructure network;
- Integration into the existing transport network;
- Conservation of existing landscape, environmental and historic and cultural features;
- Prevention of future flood risk through proposed SuDS systems;
- Provision of affordable housing requirements; and
- Public open space requirements.

The proposed layout builds upon the key concepts to create a scheme which meets the vision for the wider allocation and demonstrates how future development could be achieved within the parameters of the local context.

