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HD8 9NS

Ref (**21928**): *Proposed residential development at The Cliffe, High Street, Clayton West* - ***re-submission of application no 2018/60/94128/E approved 15 Feb 2019***

Design and Access Statement

1.0_Background

This application seeks to re-establish the outline permission for the creation of a residential development comprising four new build dwellings and a new access driveway to the existing detached dwelling House at The Cliffe, High Street, Clayton West. It is limited to the principle of development, access and layout and is the re-submission of the latest application approved in 2019. The application consists of the same pack of information which was informed by the site's planning history:

1986/05492_Outline for 2 Dwellings
1989/07254_Renewal Outline Planning Permission for 2 Dwellings
1993/00095_Renewal Outline Planning Permission for 1 dwellings
1993/00096_Renewal Outline Planning Permission for 2 dwellings
1996/93382_Outline Planning Permission (All matters reserved) for 3 dwellings
1997/93270_Outline Planning Permission (All matters reserved) for 4 dwellings
2000/90186_Renewal of Outline Planning Permission (All matters reserved) for 3 dwellings
2000/90187_Renewal of Outline Planning Permission (reserved) for 4 dwellings
2003/90819_Renewal of Outline Planning Permission (reserved) for 3 dwellings
2003/90820_Renewal of Outline Planning Permission (reserved) for 4 dwellings
2006/92018_Renewal of Outline Planning Permission (reserved) for 3 dwellings
2006/92019_Renewal of Outline Planning Permission (reserved) for 4 dwellings
2010/60/90435_Outline application for erection of 4 dwellings and associated works
2012/60/93140_Extension to time limit to previous permission 2010/90435 for outline application for erection of 4 dwellings and associated works
2015/60/94096/E _ Outline application for erection of 4 dwellings and associated works
2018/60/94128/E_Outline application for residential development of 4 dwellings including new entrance site access road and driveway to existing dwelling house.

Following the most recent approval the applicant had agreed a sale for the site but the pandemic disrupted plans. Feedback from the potential purchaser encouraged a pre-application enquiry to re-explore the relocation of one of the plots to the front of the site (2021/20859) but the response effectively matched the feedback from a previous application and re-iterated the importance of the setting of The Cliffe as a non-designated Heritage Asset.

High Street is in Flood zone 1 with low risk of flooding

2.0_Planning Context

The development proposals are a re-submission of the previously approved scheme and since the principle of housing has been accepted the context is well established – *well designed family homes within a sensitive natural setting respecting the existing dwelling.*

2.1 National Planning policy guidance is provided by the National Planning Policy Framework (NPPF).

Paragraph 197 refers to '*the desirability of new development making a positive contribution to local character and distinctiveness'* whilst Paragraph 203 states: '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

2.2 Local Planning policy is provided by the Kirklees Unitary Development Plan (UDP).

Policy LP35 of the Kirklees Local Plan states that proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

LP24 requires the form, scale, layout and details of all development to respect and enhance the character of the townscape, heritage assets and landscape.

Policy LP32 seeks to integrate new development into the existing landscape: Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular: the patterns of woodland, trees and field boundaries.

The Housebuilders Design Guide Supplementary Planning Document (SPD) seeks to secure high quality design through the planning process.
The dialogue undertaken through repeated planning applications has firmly established a preferred layout which has been further reinforced by the latest pre-application enquiry.

3.0_Planning Assessment

The suitability of the site for residential use has been confirmed with the large number of approvals listed in the background to this document. They have identified the site as brownfield in nature and therefore appropriate for development.
This latest iteration is a repeat of the existing unimplemented approval and uses the well established principles to generate a layout defined by both the opportunities and constraints that the site presents.
Although outline in nature the dwellings are envisaged as traditionally constructed generously proportioned detached houses to match the local vernacular. The size of the site ensures that offstand distances exceed Kirklees guidance and maintain the residential amenity of the neighbouring residents.
The protected trees and their root protection areas have defined the developable areas within the plot and prompted a new entrance and road layout and specialist supporting information relating to both arboricultural and highway issues is included within the submission under separate cover.
It is strongly opined that the scheme as proposed conforms with local planning policy and will create an attractive addition to the existing housing stock in Clayton West.

4.0_Design

4.1_Use

Clayton West and High Street in particular is a well established residential area. Although unreferenced in the UDP the proposed use of the site for housing is considered wholly in keeping with its location and it was identified in the Strategic Housing Land Availability Assessment which informed the Local Plan.

4.2_Amount

The Cliffe is an imposing detached house with generous floor to ceiling heights set within expansive grounds and has provided a design prompt for all approved schemes to date. The submitted scheme proposes four generous detached family homes to complement the existing dwelling.
The application site has an area of >0.5h although the associated plot is ~0.84h.

4.3_Layout

The proposed layout has been strongly influenced by the site constraints and in particular the protected trees. Blanket TPO 09/86/a1 protects the trees to the

main road and the flanking boundaries whilst TPOs 09/86/t_ and 52/95/t_ protect individual trees within the site.
A new site access is proposed to exploit a break in the existing tree line to High Street, ramping to a shared surface estate road which links to an adoptable turning head and in turn a private drive. The roadway acknowledges both the existing house and the protected trees, weaving between the root protection zones as defined within the JCA Tree report.
The proposed dwelling houses are grouped in two blocks, with a single property located between The Cliffe and High Street, set back from the estate road behind a parking apron, two properties arrayed around the private drive and a single dwelling to the south of the road overlooking the neighbouring fields.

4.4_Scale
The proposed dwelling houses are envisaged as well proportioned family homes. The Cliffe sets a generous volumetric benchmark and the new properties will provide accommodation over 2.5 storeys with accommodation within the roofspace.

4.5_Landscaping
As previously noted, the site is ringed with protected trees which provide the framework of the development. Groups of established deciduous trees are complimented by signature individual specimens within the site and areas of shrub planting. JCA have re-surveyed the tree stock in response to this new application. Where trees are recommended for removal replacement planting is invariably indigenous deciduous species to further reinforce the semi-rural feel.
Individual plots will be defined with lines of beech hedging to match the existing reinforced with smaller scale trees. External hardstanding will be designed in accordance with the DCLG Guidance on the permeable surfacing of front gardens note in materials to complement the local vernacular.

4.6_Appearance
The appearance of the proposed dwellings is a reserved matter in this application but the architectural language is envisaged as well proportioned, articulated blocks taking reference from the host dwelling. Larger elements of glazing will acknowledge both vistas and views whilst roofscapes will preserve the detached nature of the individual blocks whilst acknowledging the clusters described above.

5.0_Climate Change Mitigation

The issue of Climate change will be addressed through the construction of the new dwellings. The proposed envelope will meet the current Building Regulations in terms of Part L and Thermal Performance and the dwellings will be served by ASHP to provide both heating and hot water on thermostatic controls. Lights will

be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware.
It is proposed to use both local contractors and materials for the works and waste will be recycled as far as possible. Recycling provision will also be provided. Discussions will be held with renewable energy providers to explore possible technologies which subject to funding may be introduced.

6.0_Access

The proposal has been designed to respond to the existing levels. A new entrance is proposed as described within the Sanderson Associates Transport Assessment which ramps to a shared surface estate road formed in part to adoptable standards.
Each individual dwelling is provided with a parking apron which in conjunction with integral garaging will provide parking for three vehicles and will give level access into the dwelling. Car charging facilities will be provided within the integral garages.
Internally all doors will achieve a minimum clear width of 800mm in the open position.
Any protection and/or fixed objects on circulation routes will not reduce the effective width of the clear space below 750mm.
The position of all accessible switches and socket points are to comply with the requirements of Approved Document Part M2, Section 8, diagram 29 - set between the zone of 400mm minimum above finish floor level and a maximum of 1200mm above finish floor level.

7.0_Ecology and Environment

An ecology re-assessment of the site has been undertaken by MAB Environment and Ecology and is attached to this submission.
Similarly the trees, some of which are the subject of a tree preservation order have been surveyed by JCA. They will be protected throughout the build with clearly defined root protection areas and appropriate hoardings in accordance with British Standards and a detailed method statement accompanies this submission.

8.0_ Walkover Inspection

A walkover inspection of the site has revealed no evidence of subsidence or contamination. The location of the site, its undeveloped history and the lack of any visible sign of contaminants suggests that the risk to the site is very low.

9.0_ Incoming Utilities Assessment

The Cliffe evidences that services are available from the local network immediately outside the site in the highway. Capacity studies will be undertaken as part of the next stage of the design.

10.0_ Drainage assessment

The EA's web-based flood zone map shows no evidence of flooding in the immediate area so it is safe to assume that the site is located in Flood Zone 1, with less than 1 in 1000 chance of river flooding.

The site benefits from mains drainage and it is proposed to seek approval from Yorkshire Water to connect to the main foul sewer. Infiltration tests will be undertaken prior to any works on site and subject to satisfactory results soakaways will be employed for surface water however levels on site will allow a gravity system to drain to existing mains if required.
SUDS will be utilized for the external paved areas in line with DCLG Guidance on the permeable surfacing of front gardens note.