

Development at Brick House Farm,
Oddfellows Street, Scholes,
Cleckheaton. BD 19 6NX.
on behalf of
Swift Property & Management Ltd.

Application for the construction of 34 dwellings along with all associated
infrastructure, Parking, Open space and Landscaping.

DESIGN AND ACCESS STATEMENT

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1 The Site.

2 The proposal.

3 Planning History.

4 Issues for discussion / consideration.

5 Validation Requirements.

Reference - Application in connection with the proposed Residential Development, Brick House Farm, Oddfellows Street, Scholes.BD19 6NX

The purpose is to provide an overview of the proposed development, its compliance with relevant planning policies, a summary of the site specific issues and the validation requirements of the Planning Application.

THE SITE

The site is located on Oddfellows Street in the village of Scholes, measuring approximately 2.41 Acres - 0.98 hectares. The site is currently a green field undeveloped land and is bound by Oddfellows Street to the North, residential properties, of varying sizes, to the West and South with open fields to the East.

THE PROPOSAL

The accompanying proposed site plan, refer to DWG OS-100 -02, shows an indicative layout of 34 units, comprising of 2 No detached 5 bed properties, 4 detached 4 bed properties and 20 semi-detached 3 bed properties, along with 8 no 1 or 2 bed flat starter units. The scheme proposals are for some of the units to be delivered as affordable housing. The dwellings are 2 storey in height of indicative house type designs which have also been included as part of this submission

The materials used are reflective of the local areas aesthetic predominantly stone,

the Elevations and boundary treatments will also reflect the local aesthetic.

The site has been allocated in the Kirklees local plan which was adopted by the council on the 27/02/2019. The site is allocated for residential development under reference H595 with an indicative capacity of 34 dwellings.

Within the local plan it also makes the following recommendations for the development of the site :-

1 Improvements to the local highway links are required.

2 Public right of way located on the Eastern, Western and Southern boundaries of the site.

3 Oddfellows Street to be brought up to adoptable standards

4 Pedestrian facilities required.

Also in addition to the requirements of the local validation criteria the following technical reports are required with this full planning application.

1 Contamination report (Phase 1)

2 Health impact assessment.

3 Transport statement.

PLANNING HISTORY

There are no historic planning applications in respect of the site.

ISSUES FOR CONSIDERATION/DISCUSSION

Highways - The local plan highlights the need for Oddfellows Street to be brought up to adoptable standards.

Design Layout - Our design follows the recommendations from the local area plans and includes rights of way on the Eastern, Western and Southern boundaries of the site.

Access - We would welcome input from the council's highways department around road layouts parking and servicing requirements.

Ecology - A full Ecological survey assessment to be agreed as to the content and scope of the survey.

Planning constraints - There is a requirement for contributions in respect for public open space and education. we would appreciate an agreement as to the amount and extent of this requierement.

This statement along with all the necessary site plan, Location plan and floor plans are submitted for level 2 full application planning approval.

We will arrange for payment to be made seperately in accordance with the council's fee schedule