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Planning Development

Design and Access Statement: Land off Huddersfield Road/Leeds Road, Birstall, Batley, WF17 9AA

Introduction to the proposals

This Design and Access Statement accompanies a full application for planning permission and conservation area consent for the demolition of existing buildings and the erection of a retail food store and associated parking and landscaping.

Requirements for a Design & Access Statement

The Town & Country Planning (Development Management Procedure) Order 2015 sets out the legal requirements for the circumstance when a Design and Access Statement is required, together with what categories such a statement must set out. These categories fall into five headings, and each is addressed in turn below.

a) Explain the design principles and concepts that have been applied to the development

The aim of the proposals is to provide a harmonious design concept, appropriate for its location. Please refer to the Planning Policy Supporting Statement for full details.

b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account

The proposals include the demolition of the existing buildings on site; the erection of a retail food store; the formation of a car park and service yard; and associated landscaping. The scheme would provide a convenience store for the local population of Birstall. Design, scale and siting have all been carefully considered in order to minimise any potential harm to the character and appearance of the conservation area.

The plans which have been brought forward are considered to be the most appropriate option in terms of siting, scale, height, roof style, materials, architectural detailing and landscaping. The design proposals are felt to be the most appropriate in terms of visual amenity, residential amenity, highways, ecology and the impact on the conservation area.

All elements of the design are considered to comply with relevant local and national planning policy. For full details, please refer to the Planning Policy Supporting Statement.

c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account

A Transport Statement has been submitted as part of the application. The statement has assessed issues relating to access, servicing, parking, traffic impact and sustainability, and makes reference to relevant policies in the NPPF, Local Transport Plan and the Kirklees Local Plan. Full details can be found the Transport Statement and the Planning Policy Supporting Statement.

d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation

The proposed access arrangements were put forward as part of the pre-application enquiry and feedback was received from the Local Highways Authority. The appointed Highway Engineers (Paragon Highways) have subsequently put forward the preferred and most suitable option for the overall design proposals.

e) Explain how any specific issues which might affect access to the development have been addressed

Access to the development has been addressed in the accompany Transport Statement. There are not considered to be any specific access issues that would form a significant constraint to the development of the site.

June 2022

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