



NEWETT
HOMES



LAND OFF PENISTONE ROAD
FENAY BRIDGE

DESIGN & ACCESS STATEMENT

SEPTEMBER 2022

ABOUT US

Renowned for creating impressive luxury new homes in hand-picked locations across Yorkshire. Newett Homes builds luxury new homes that people will love for a lifetime.

Every Newett Homes residence combines traditional detailing with contemporary design, innovative architecture with skilled craftsmanship – supported by our highly trained staff to create luxurious homes built to the highest of standards.

"We don't build houses - we create homes where families of all shapes and sizes can find their happily ever after. Our exquisite homes will become the backdrop for your future treasured memories...of first steps, of golden years and every ordinary and extraordinary day in between."

WILL NEWETT, MANAGING DIRECTOR

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INTRODUCTION



PURPOSE OF STATEMENT

- 1.1 This report has been produced by Highstone Land & Planning to support an application for full planning permission for 68 new homes located at land off Penistone Road, Fenay Bridge, Huddersfield.
- 1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.
- 1.3 The DMPO further confirms that the role of the Design and Access Statement is to illustrate the design process which has guided the development, in particular to demonstrate the steps taken to appraise the context of the development and how the design takes that context into account. This approach is endorsed by the National Planning Policy Framework (NPPF).
- 1.4 This statement has been produced to accompany the full planning application and should be read in conjunction with the following reports:
 - Plans and Details – Newett Homes;
 - Planning Statement – Lichfields;
 - Preliminary Ecological Appraisal – FPCR;
 - Tree Survey – ECUS;
 - Detailed Species Survey - FPCR
 - Biodiversity Net Gain - FPCR
 - Noise Assessment - Stroma
 - Air Quality Assessment - Stroma
 - Sustainability Report - Plasmor
 - Statement of Community - Royal Pilgrim
 - Flood Risk Assessment - Andrew Moseley Associates
 - Drainage Strategy - Dudleys
 - Transport Statement – Andrew Moseley Associates
 - Travel Plan - Andrew Moseley Associates.
- 1.5 This statement follows the detailed requirements of the DMPO, which states that a design and access statement must:
 - “(a) explain the design principles and concepts that have been applied to the development
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (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; and
 - (e) explain how any specific issues, which might affect access to the development have been addressed.”

SITE LOCATION

- 1.6 The subject site consists of a broadly rectangular parcel of sloping land to the east of Penistone Road, Fenay Bridge, Huddersfield. An additional irregular area of land is included within the application boundary, to the west of Penistone Road to accommodate drainage mitigation for the proposed scheme.
- 1.7 The site is situated at the south western extent of the settlement and is approximately 4.5km to the south east of Huddersfield Town Centre.
- 1.8 Junction 24 of the M62 is 8.6km to the north west, while junction 38 of the M1 is located approximately 11.8km to the east.



Figure 1: Site Location Plan

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SITE & CONTEXT



SITE DESCRIPTION

- 2.1 The entirety of the red line boundary measures 3.47 hectares (including the additional land required for highways and drainage improvements and infrastructure. The developable site measures approximately 2.2 hectares in size and is broadly rectangular in shape, narrowing towards the northern boundary. The site is sloping, falling from the east to the west at a 1 in 6 gradient.
- 2.2 The site comprises agricultural land (pasture). There are no buildings or physical structures on the site.
- 2.3 In respect of vehicular access, there is an existing access point via a field gate from Whitegates Grove, and a further field gate on Penistone Road.
- 2.4 The boundaries of the site comprise of a mixture of treatments. On the northernmost boundary with Whitegates Grove, there are several mature trees (a number of which benefit from tree preservation orders) intertwined with established shrubbery.
- This continues around to the easternmost boundary where the tree belt is deeper, owing to the presence of the disused railway line. The disused railway line sits outside of the site boundary, but forms a significant buffer to the existing residential properties on Whitegates Grove and Clough Way.
- 2.5 The southernmost boundary adjoins residential properties and their associated gardens on Woodsome Drive; there are some mature trees and shrubbery along this boundary, being lower-level in parts. The westernmost boundary abutting Penistone Road contains a low-level drystone wall, intertwined with a few sporadic self-seeded trees – this, combined with the site's topography, results in the site being open and easily viewable from the western boundary.



Photo 1: View towards southern boundary

2.6 The site surroundings are described below:

- To the north lies residential properties which are accessed from Whitegates Grove and Penistone Road;
- To the east lies the previously mentioned disused railway line which has established itself as a 'green corridor' of mature trees and shrubbery. Beyond the former railway line lies residential development on Whitegates Grove and Clough Way;
- To the south lies further residential properties accessed from Woodsome Drive and Penistone Road;
- To the west is Penistone Road, beyond which lies agricultural fields leading to Fenay Beck.

2.7 In summary, the site comprises a modest-sized parcel of agricultural land that is generally featureless. The proposed development of the site for residential purposes is in-keeping with its context, by utilising a site that is already surrounded to three sides by existing residential development.



Photo 2: View of existing field gate along Penistone Road



Figure 2: Site Context Plan



Photo 3: View from within the site looking south across the site



Photo 4: View from within the site towards north western boundary



Photo 5: View from Clough Way looking west over the site

LOCAL FACILITIES AND SERVICES

2.8 The local area includes a variety of local facilities and services as highlighted at Figure 3.

2.9 Local facilities include:

- Fenay Bridge Pub;
- Lepton Methodist Church;
- Lepton Medical Centre;
- Lepton CE Junior, Infant & Nursery School;
- Rowley Lane Junior, Infant & Nursery School;
- Lepton Post Office; and
- Various take-aways.

2.10 A network of Public Rights of Way are closely located to the site, offering links to enjoy the wider landscape (shown at Figure 3).

2.11 In terms of transport services, the closest bus stop is situated along Penistone Road, adjacent to the site. Bus stops in the area provide regular services to Huddersfield, Denby Dale and Kirkheaton.



Fenay Bridge Public House



Lepton Post Office



Woodsome Hall Golf Club



Figure 3: Facilities Plan

LOCAL CHARACTER & VERNACULAR

- 2.12 A study of the existing character and vernacular styles has provided the development team with a valuable understanding of the surrounding local area.
- 2.13 There is a predominant use of stone and render within the immediate surrounding of the site (identified within the supporting photographs), typical of a West Yorkshire countryside location. Stone surrounds, lintels and quoining are also found within the surrounding streets.
- 2.14 The surrounding topography has led to the need for split level housing, found along Clough Park to the north east of the site. This has given the design team the confidence to explore similar housetypes within the site to mitigate the steep gradients.
- 2.15 Gable frontages can be seen throughout the area, including to the immediate north of the site at Clough Way.
- 2.16 Older properties are typically constructed with stone and include chimneys, white window frames with stone heads and cills, as seen along Penistone Road to the south of the site.
- 2.17 In summary, the area includes an eclectic mixture of materials and architectural features which contribute to the overall character of Fenay Bridge.
- 2.18 This analysis has allowed Newett Homes to select a materials palette that celebrates the positive features found within Fenay Bridge to ensure that the new development creates a harmonious and sensitive scheme. Natural stone, artificial stone and render will be the primary materials applied to the final scheme. Natural stone will be used along the Penistone Road frontage to reflect the existing vernacular found to the immediate south of the site.





PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY

- 2.19 The development proposals have been formulated with due regard to the policies that make up the statutory Development Plan, and supplementary guidance together with the relevant local policies.
- 2.20 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development.
- 2.21 The Government also places great importance on the significance of design in place making and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 126, as follows:
- “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*
- (Para. 126, NPPF 2021)*
- 2.22 Paragraph 130 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;
- a. 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;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to the 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);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

PLANNING PRACTICE GUIDANCE

2.23 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

2.24 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”

(para. 001, PPG, ID: 26-001-20191001, October 2019)

KIRKLEES LOCAL PLAN

2.25 A Planning Statement has been produced by Lichfields on behalf of Newett Homes. The following information provides a summary and the design specific Policies within the Local Plan which was adopted in February 2021.

Housing Development

2.26 Policy LP11 (Housing Mix and Affordable Housing) states that all housing proposals should be of high quality design and contribute to creating mixed and balanced communities. It adds that housing proposals must aim to provide a mix of homes and 20% of homes proposed should be affordable.

Design

2.27 The following policies have assisted in forming the design of the proposed development:

- Policy LP2 (Place Shaping);
- Policy LP3 (Location of New Development);
- Policy LP7 (Efficient and Effective Use of Land and Buildings);
- Policy LP24 (Design);
- Policy LP26 (Renewable and Low Carbon Energy);
- Policy LP47 (Healthy, Active and Safe Lifestyles);
- Policy LP52 (Protection and Improvement of Environmental Quality); and
- Policy LP63 (New Open Space).

Transport and Highways

- 2.28 Policy LP20 (Sustainable Travel) supports development proposals that can be served by alternative modes of transport such as public transport, cycling and walking, and that will be located close to local facilities.
- 2.29 Policy LP21 (Highways and Access) expects development proposals to show that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.
- 2.30 Policy LP22 (Parking) requires that development proposals show full details on the design and levels of parking provision. It also requires applicants to demonstrate how the design and amount of parking proposed is the most efficient use of land as a part of encouraging sustainable transport.
- 2.31 Policy LP23 (Core Walking and Cycling Network) states that the core walking and cycling network as shown on the Policies Map will be safeguarded and extended.

Natural Environment

- 2.32 Policy LP27 (Flood Risk) states that development proposals must be supported by an appropriate Flood Risk Assessment in line with national planning policy.
- 2.33 Policy LP28 (Drainage) encourages the use of Sustainable Drainage Systems (SuDS) within new development.
- 2.34 Policy LP30 (Biodiversity and Geodiversity) requires that development proposals minimise their impact on biodiversity and incorporate biodiversity enhancement (where possible).
- 2.35 Policy LP31 (Strategic Green Infrastructure Network) confirms that, within strategic green infrastructure networks, priority will be given to safeguarding and enhancing green infrastructure assets.
- 2.36 Policy LP32 (Landscape) states that development proposals should be designed to take account of, and seek to enhance, the landscape character in the area, including the appearance of rivers.
- 2.37 Policy LP33 (Trees) sets out that development proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment.
- 2.38 Policy LP34 (Conserving and Enhancing the Water Environment) requires that development proposals do not cause the deterioration of existing water courses or water bodies.

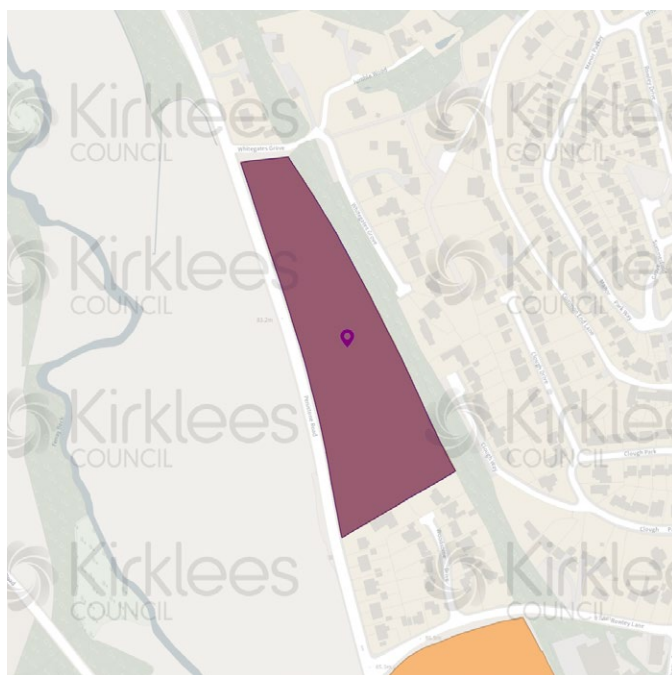


KIRKLEES LOCAL PLAN ALLOCATIONS AND DESIGNATIONS (2019)

- 2.39 The Allocations and Designations document was adopted on 27 February 2019. The document forms Part 2 of the Kirklees Local Plan and sets out the allocations and designations included in the Local Plan.
- 2.40 The application site is allocated for housing under Policy LP65 of the Allocations and Designations document (Allocation HS1 – Land to the north-west of Woodsome Drive, Fenay Bridge, Huddersfield). Allocation HS1 has an indicative capacity of 68 dwellings and Kirklees Council consider the main site constraints to be:
- Noise from road traffic on Penistone Road.
 - The site's proximity to an area of archaeological interest.
 - Part/all of the site is located within a High Risk Coal Referral Area.

PLANNING HISTORY

- 2.41 Planning permission was granted for 68 dwellings at the application site on 02 September 2021 (application ref. 2020/62/90725/W).
- 2.42 The case officer concluded as part of their assessment of planning application 2020/62/90725/W that the site's location – at the edge of an established settlement that was well served by existing public transport and other facilities – meant that it was sustainably located and suitable for the provision of 68 new dwellings.
- 2.43 In terms of development density, the case officer found that the proposed 68 dwellings were justified given site constraints (e.g. topography), consistency with the indicative site allocation capacity and the resulting ability to provide more open space on site.
- 2.44 Each of the matters deemed important to the consideration of planning application 2020/62/90725/W are discussed, in turn, throughout the supporting Planning Statement to this application (produced by Lichfields).



HS1 - Land to the north west of Woodsome Drive, Fenay Bridge

DELIVERABILITY

2.45 The technical team at Newett Homes have analysed the site and considered the deliverability of the approved plans. The Design Evolution section of this statement sets out the greater detail as to how the team have responded to the various constraints that are influencing the deliverability of the scheme.

2.46 The key design constraints that have been identified are summarised below:

- Due to the existing topography, the approved layout requires unsightly retaining walls as high as 6 metres across the site;
- Proposed surface water attenuation located within the root protection areas of existing trees to be retained;
- Topography requiring excavation of 7m to achieve required attenuation within the approved site boundary;
- Approved plots negatively addressing Penistone Road;
- Approved plots with short rear gardens (4.6m-6m) that do not meet minimum garden size standards;
- Only 2 housetypes approved which is not in-keeping with the immediate local character;
- Excessive highways network which would require a large retaining wall;
- Poor internal access road increasing the distances required to access certain plots within the approved scheme (eg. Plots 41 & 42); and
- Approved plots with a negative orientation onto public open spaces. This is poor design and misses an opportunity to positively address public areas, thus improving the safety and security of the site.



Figure 4: Extract of Technical Analysis of Approved Layout

TREES

- 2.47 Ecus Limited (Ecus) carried out an initial tree survey to BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations in December 2018 at land off Penistone Road, Fenay Bridge, Huddersfield. A subsequent re-survey of the site was carried out in June 2022. This survey has formed the basis for an assessment of the impacts that development proposals may have on the existing tree cover, and of any methodologies that will need to be adopted to protect retained trees during development.
- 2.48 The tree survey recorded all significant trees within the site and those which may be affected by any development proposed within the site boundary, recording a number of parameters including species, crown spread and Root Protection Area (RPA).
- 2.49 The survey recorded 65 individual trees, 7 tree groups and 1 hedgerow.
- 2.50 A number of trees at the site are protected by Kirklees Council Tree Preservation Order (TPO) ref. 3a Whitegates Grove and Penistone Road dated 2003, as illustrated by Figure 7 (Appendix 5).
- 2.51 The report identified that the proposals will require the removal of 25 individually surveyed trees, 1 full group and a section of 1 further group, and may also have an impact on the roots, stems and canopies of retained trees unless suitable protection measures are put in place.
- 2.52 Where the removal of trees is required to facilitate the development, the planting of suitable replacement trees will be required as part of a wider landscaping scheme. It is recommended that tree planting follows a 5 - 10 - 20 - 30 formula (i.e. No more than 5% of any one cultivar, no more than 10% of any one species, no more than 20% of any one genus, and no more than 30% of any one family.) This gives any new tree population maximum resilience against pests and diseases.



Photograph of existing trees located along Penistone Road

TRANSPORT

- 2.53 A transport statement has been produced by Andrew Moseley Associates.
- 2.54 The statement sets out that the proposals accord with both national and local transport planning policy. The site is located sustainably, with good access to a range of local services and good quality bus routes. Residents will not be reliant on the private car for everyday trips.
- 2.55 The proposals are expected to generate 34 two-way vehicle trips in the morning peak hour and 45 two-way trips in the evening peak hour. Under a sensitivity scenario using trip rates provided by the LHA, the site could generate 55 trips in each peak hour. The proposed level of trip generation is lower than that previously assessed, and the unit numbers are the same as previously permitted under the earlier planning application.



FLOOD RISK

- 2.56 Andrew Moseley Associates were appointed to carry out an assessment of the site, implement appropriate consultations and prepare a Flood Risk Assessment Report, in accordance with NPPF, to satisfy the requirements of the Planning Authority.
- 2.57 The site has been assessed to have very low flood risk from fluvial, coastal, artificial sources, surface water, sewers and low flood risk from groundwater flooding, respectively.
- 2.58 The assessment states that the development proposals are for a residential dwellings and associated infrastructure and landscaping, therefore the proposals would fall under the categorised as more vulnerable as per Table 2 -
- Flood risk vulnerability classification of the NPPF Technical Guidance. The proposals therefore have met the requirements and do not require a sequential or exception test.
- 2.59 The proposed development is considered to be appropriate based on our assessment against local development policies, national flood management guidance, and the NPPF.
- 2.60 Dudleys were appointed to prepare a drainage strategy for the site. The strategy includes for an attenuation tank within land to the west of the Penistone Road.
- 2.61 Full details relating to flooding and drainage can be found in the supporting FRA and DS.

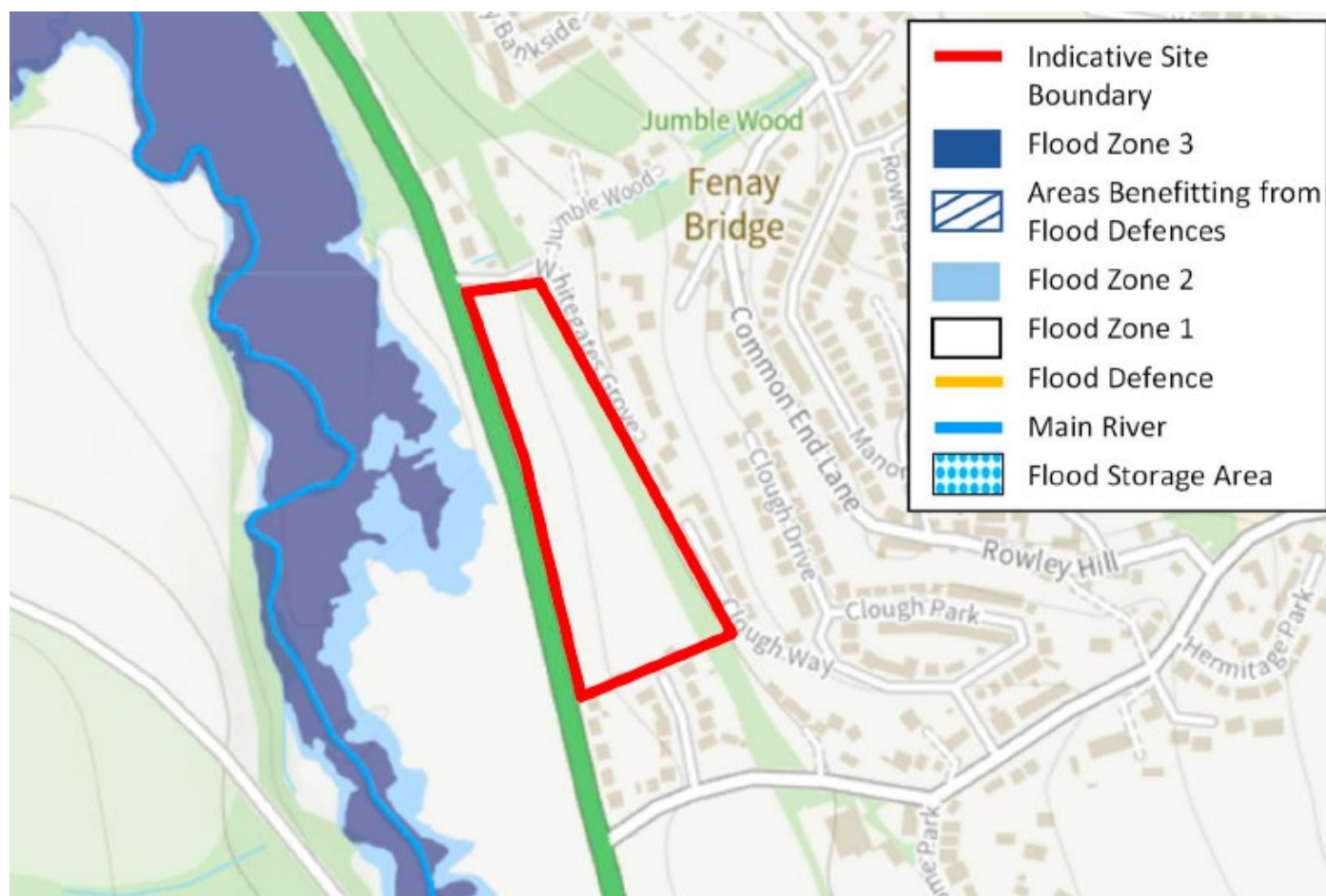


Figure 5: Environment Agency Long Term Flood Map for Planning - Rivers and Seas

ECOLOGY

2.62 An Ecology Appraisal (EA) has been undertaken by FPCR. The objective of the assessment was to gain an understanding of the baseline ecology of the Site and immediate surrounding area and to determine whether the Site supports or has the potential to support protected species.

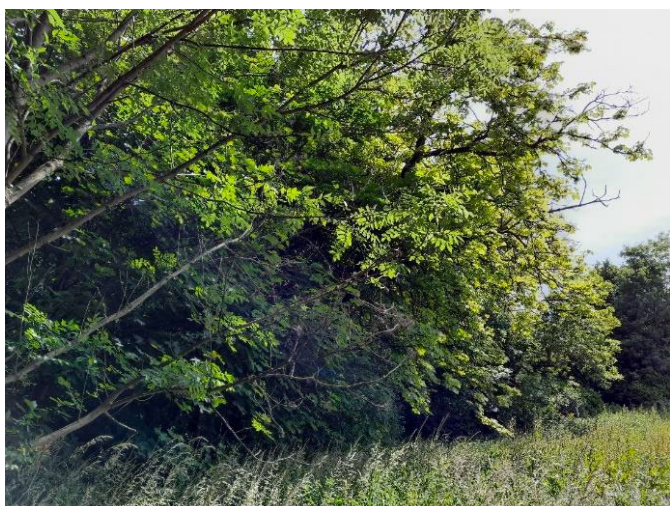
2.63 The main habitats present within the site are dominated by other neutral grassland and arable crops, with smaller areas of mixed and bramble scrub, other broadleaved woodland, both wet and dry ditches and an area of the Fenay Beck (within the western portion of the site boundary to the west of Penistone Road).

2.64 The neutral grassland habitat within the main field in the larger red line boundary area are set to be lost to the development, which while important is assessed as being of limited significance due to its 'poor' condition. The line of semi-mature trees on the eastern side of Penistone Road and the single oak in the centre of the field are all of higher value and are set to be lost to the development.

2.65 In addition to the recommendations with respect to individual species and habitats, the report identified the following opportunities for general biodiversity enhancements:

- Soft landscaping using native and ecologically valuable species;
- An ecological management plan should be devised and adhered to for all retained and created habitats;
- Small gaps could be left under or in the corners of garden fences to permit access for wildlife;
- A variety of types of bat and bird boxes could be installed on new buildings adjacent to retained and created open space; and
- Deadwood piles could be created in areas of retained open space.

2.66 Full details can be found in the supporting EA report, submitted as part of this application. A Biodiversity Impact Assessment has also been undertaken and should be read in conjunction with the EA report (FPCR, 2022).



PUBLIC CONSULTATION

- 2.67 A detailed pre-application public consultation exercise was undertaken to inform the final design. This exercise included a targeted letter drop and phone calls with local stakeholders. A public consultation website was also created which provided details of the proposed scheme and invited members of the public to provide feedback. Full details of the feedback received can be found in the accompanying Statement of Community Involvement (SCI), prepared by Royal Pilgrim.
- 2.68 To date, 24 responses have been received via survey, phone conversations and email responses.

2.69 The following key themes included:

- Whether the speed limit on Penistone Road near to the site can be reduced to 30mph, as there is a stretch of road nearby which is already at this limit;
- Potential impact on highways;
- The housing mix, including size and cost;
- Heritage;
- Nationally described space standards;
- Impact on doctor surgeries, dentists, schools and other local services; and
- Homes should be built using stone and slate.

