

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Design and Access Statement: Rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Introduction to the proposals

This Design and Access Statement accompanies an outline planning permission for residential development for 10 dwellings with access to be considered as a reserved matter.

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 proposed development is in outline form only at this stage and as such detailed design proposals have not been submitted. However, it is considered that a harmonious development that is appropriate for its location can be accommodated on the site. Please refer to the Planning Supporting Statement for further 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 an existing householder extension belonging to No. 27 Moor Lane, the widening of the existing access, the realignment of boundary walls and outline planning permission for residential development for 10 dwellings.

The plans which have been brought forward are considered to be the most appropriate option in terms of the proposed access to the site and the layout within the site, including the siting of the proposed dwellings and the internal access road and turning head. The indicative layout is felt to be the most appropriate with regards to visual amenity, residential amenity, highways and ecology.

All elements of the design are considered to comply with relevant local and national planning policy. For full details, please refer to the Planning 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 Highways Access Report has been submitted as part of the application. Issues relating to access, servicing, parking, traffic impact and sustainability have all been addressed either in the Highways Report or the Planning Statement. Relevant policies in the NPPF, Kirklees Local Plan and the Kirklees Highways Design Guide have also been addressed.

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 have been put forward based on previous discussions with the Local Authority and in accordance with up-to-date policy. No other consultations have taken place.

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 Highways Access Report.

July 2023

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