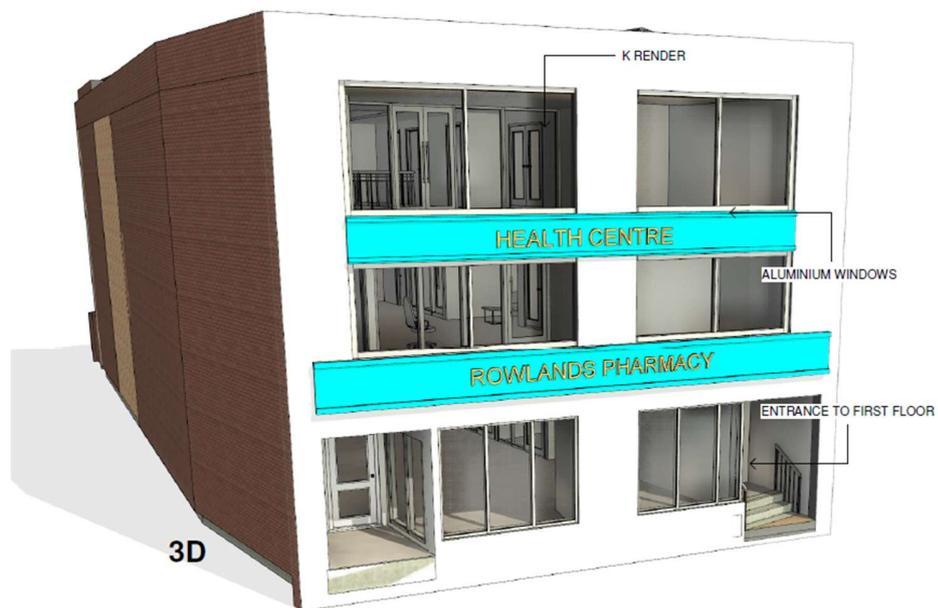


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# Design access Statement

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NOVEMBER 15

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AK INNOVATIVES DESIGN SOLUTIONS LTD  
Authored by: Khuram Ghufar



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## 26 Market St, Cleckheaton BD195AJ



*First and Second floor extension on existing footprint, first floor and second to cater for Wellbeing center*

## 1. Introduction

1.1 AK Innovative Design Solution Ltd are instructed by Rowland Pharmacy in respect of preparation of a Planning, Design and Access Statement to support a full planning application for first and second floor extension which will be used for wellbeing center for the local population. The application site is located in the administrative boundary of Kirklees Council

1.2 This statement provides a description of the site, details of the development proposals and a background to the proposals. The relevant Development Plan policies and guidance against which the application will be assessed are set out alongside other material considerations including the National Planning Policy Framework (NPPF) and how the proposals align with these policies and guidance.

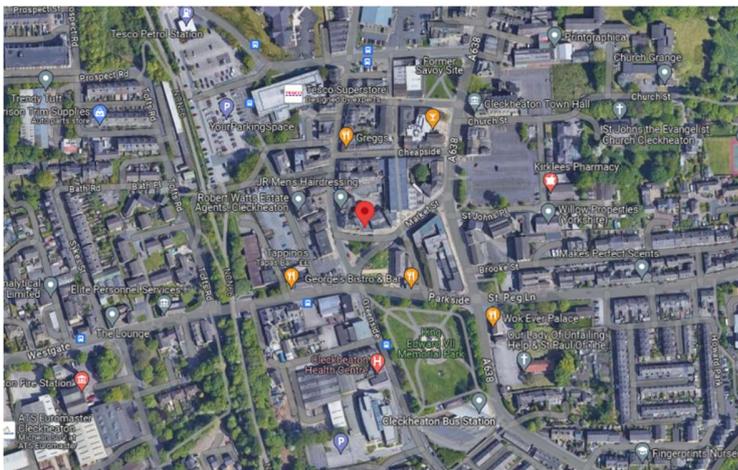
1.3 The main issues for consideration are then set out and assessed, and conclusions are drawn. In summary, the proposed development would provide sustainable and well-designed Wellbeing center by utilizing the existing footprint which would complement both the existing and emerging character of the Kirklee Plan area without any detrimental highway, biodiversity, flood risk or amenity and as such the proposal is a form of development which should be supported by the Council

1.4 As per planning policy and regulations if at any point during the consideration of this application any clarification is required in association with the application, we would be happy to discuss the proposals with the relevant case officer.

## 2. Background and Site Description

2.1 The site consists of 3 levels, single storey on Market street, the rear has a double storey, at the rear of the site the building becomes a double storey.

2.2 The ground floor consists of a well established Pharmacy stretching from Market street to Northgate rear element, The first and second floor are redundant which has not been in use, Images attached below.



2.3 The application site, sits on a prominent location within Market street, adjacent to Barclay bank, the site has access from the North and South. The site is within Cleckheaton Market street. The site is surrounded by existing high density Commercial development, primarily taking the form of two to two and a half storey Victorian terraced, Towards the south of the site is King Edwards Memorial park, which will complement the proposal.

2.4 The existing front of the site is Rendered with shop front windows and doors, with signage above the shutters, The front wall create a parapet wall with flat Rubber roof.

At rear of the site there are different due to gradient of the road, the ground floor is at lower DPC, Mixture of red and old bricks are used which shows the site has had extensions previously.

Windows are Blocked at the rear with boarding, which will be opened up in the proposal, These elements are gable ended roofs with tiles, the roof is damaged currently going through structural safety operation.



Market street elevation



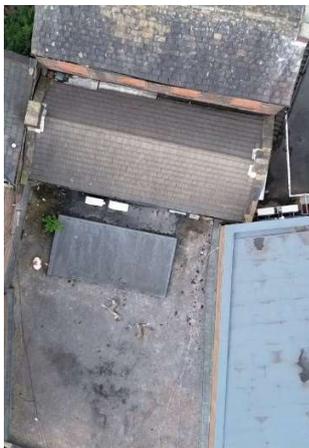
Rear side elevation showing different shades of brick.



Rear elevation



Image of the roof Showing the damage to the ridge



Aerial view of the roof



2.5 The site is well connected to the main services available in the town centre, with smaller local shops and services in close proximity to the site, A bus stop is located directly adjacent to the site which provides direct access to the town centre and beyond.

2.6 The site is in a sustainable Location, with car park located on A638 and on Crown street.

2.7 The site is not within Greenbelt, nor conservation area.

### 3. Proposal

3.1 The application site seeks permission for redeveloping the site; Our client wishes to propose a Wellbeing center , focusing on Clinics, advise, Hammam Baths, massages, hair treatments, and health checks.

3.2 The client is a health provider, who have worked in the area of Yorkshire, since 2015. Offering services and care to the community, especially throughout the last few years.

3.3 The client are looking to expand there portfolio of services delivered to the local community, to help reduce Wellbeing inequalities and improve the health of the local population. This site will allow us invaluable space to be able to deal with the demand and necessary space required to do so.

3.4 To achieve the above, we are proposing the following;

- Taking account of the emerging character of the area the building takes a contemporary form and appearance. A modern roof design is proposed which minimizes the scale of the building and reflects the surrounding scale of development. Contemporary design features are employed including feature windows, which extend the height of the building and a side entrance feature both of which provide depth and interest to the front elevation, this will allow consumers to have there own separate entrance from the front and rear.
- The ground floor will have its existing entrance, a secondary entrance will be used for methadone users, layout will be altered to cater for staff needs
- The layout of the site and the position of the proposed building has been having been considered though a robust exercise of understanding the character of the surrounding area and giving detailed consideration to the position and orientation of the surrounding dwellings, their amenity space and habitable room windows.
- This will be done by doing double storey first and second floor extension, based on the north point, we have re-opened the existing. Large
- Roof Lights have be positioned to best capture the day light to locations within the building creating a tunnel light feature
- First floor will cater for hair, nail treatment, clinical room, consultation room, sauna, Moroccan bath and shower areas
- Second floor will cater for Fitness, yoga, and meditation, clinical rooms, and separate storage facility for the whole building.

- Existing staff will be used for the ground floor pharmacy which is up to 6
- First and second floor treatments will mean further recruitment will be needed for up to 10 fulltime and part time personnel.

#### 4. Planning Policy Context

4.1 Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

#### 4.2 Policy CC1: Sustainable Design and Construction

##### Energy Efficient Buildings

1. In line with the energy hierarchy set out in the Core Strategy, wherever technically feasible and viable, the Council will require non-domestic developments of 1,000 square meters of floorspace or above to achieve “Very Good” in BREEAM assessments and negotiate for “Excellent” where viable and feasible. In order to support the NPPF aim of moving to a low carbon future, zero carbon development (both domestic and non-domestic) will be encouraged from 2019. Sustainable Design.

#### Spatial Development Strategy

Policies and proposals in the Local Plan have been developed around a spatial development strategy which cuts across several themes. It has taken into account the spatial vision, strategic objectives and the place shaping agenda for Kirklees to provide a strategy which has combined them together.

Where appraisal of existing settlements indicates that there is a greater level of services/facilities, this has been given preference when considering development options, but a strategy which only indicates the existing capacity of each settlement would not be capable of delivering the identified objectively assessed needs for the district in full. To do this the council has considered a place based approach alongside considering the role and function of settlements to provide the flexibility needed to reflect the unique character of Kirklees. This allows most growth to be met in the main urban areas of Huddersfield and Dewsbury in accordance with the spatial vision and a more flexible approach elsewhere to achieve a sustainable pattern of development. It is an appropriate strategy for the district as it recognises the character of the district but also allows for the objectively assessed needs to be met in full.

It is important to note that the distribution of jobs and homes in the plan is guided by these place shaping principles and the strategy has not set distinct targets for sub-areas, settlements or wards. The strategy has also considered the role and function of the green belt, the topography of the district, existing and planned levels of infrastructure, local need for development and recognition of open spaces in urban areas.

Sustainable economic growth is delivered in Kirklees during the plan period through the provision of: About 95 hectares of new employment land to achieve a 75% employment rate over the plan period.

Recognising its role in terms of market demand, available land supply and access to the strategic road network, prime new employment development is located along the M62 corridor to the north **of Kirklees where easier access can be achieved to the M1 through:**

Meeting local employment needs in the main urban areas and smaller settlements, through a combination of smaller employment allocations and priority employment areas

The council will seek to achieve sustainable housing growth through:

The delivery of a minimum of 31,140 new dwellings between 2013 and 2031 (1730 new dwellings per annum) through allocation sites and taking account of windfalls, committed housing figures and losses/demolitions.

Recognising their role and function in the district and in the wider region, development in the district is concentrated in the urban areas of Huddersfield and Dewsbury through a combination of:

Realising development opportunities within their urban areas; and

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Allocated strategic sites in north Huddersfield, south Dewsbury and Chidswell  
**Cleckheaton Approximate number of dwellings 1295**

## **6. Delivering growth and sustainable development**

Support the growth and diversification of the economy

- Fully meet the objectively assessed employment needs for the district including the aspirations of the Leeds City Region Strategic Economic Plan and Kirklees Economic Strategy.
- Allocation of prime strategic employment locations along the M62 corridor and to take advantage of access to the M1 corridor
- Local employment needs being met where demand exists in priority employment areas, employment and mixed use allocations in or on the edge of existing settlements
- Focus on mixed use sites in the plan where land use mix can be more flexible, viable and allow for more sustainable development and place shaping.

### Strengthen the role of town centres

- A regeneration focus on Huddersfield and Dewsbury town centres as indicated by the Kirklees Economic Strategy set out in a policy framework
- A full retail hierarchy setting out a strategic framework for town centres to ensure town centre first
- Identification of retail policy areas, shopping frontages, encouragement of food and drink uses and the night time economy
- Developing specific policy approaches for Huddersfield and Dewsbury

All development proposals (including changes of use) will be expected to maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain).

3. New dwellings should meet the optional higher National Housing Standard for water consumption of 110 litres per person per day, subject to viability.

4. Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above the Building Regulations will be supported.

### **Justification**

1. Therefore, Policy does not include requirements relating to energy performance in new dwellings but seeks to secure sustainable design features to maximise resilience and adaptation to climate change. However, for new non-domestic buildings Policy CC1 requires sustainable construction standards which also include energy performance standards.
2. BREEAM is a widely adopted sustainable construction standard which includes different standards appropriate to different types of non-domestic buildings, such as Courts, day centres, education, healthcare, industrial, offices, prisons, retail and other buildings. BREEAM examines a range of categories, including energy and water use, health and wellbeing, pollution, transport, materials, waste, ecology and management processes. It also uses a rating system and buildings can be certified as 'Outstanding', 'Excellent', 'Very Good', 'Good' or 'Pass'. BREEAM is not mandatory, although local authorities may seek to implement it through their Local Plans. The Council will continue to assess non-domestic dwellings in terms of BREEAM unless this is superseded by national requirements.
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4.3 The redevelopment of this site within Kirklees strongly aligns with this Policy: Sustainable Design and Construction, sustainable material, quick construction, utilizing existing structure, with glazing, ventilation system operating via solar panels.

1. Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage;
2. Provide safe communities, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages;
3. Reinforce character and identity, through local distinctiveness;
4. Enhance the landscape and protect and enhance biodiversity;
5. Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists;
6. Retain, enhance and expand green infrastructure assets within the development as the basis of the green infrastructure-led development.
7. Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces;
8. Be adaptable in order to enable a change of uses where this is possible;
9. Provide innovative and contemporary architecture where this is appropriate;
10. Within The National Forest, reflect the character of the Forest in their design, through street tree planting, showcasing timber in building construction where appropriate, incorporating wood fuel systems and green roofs, especially in Burton upon Trent, where this will contribute to the town being considered as the Capital of The National Forest;
11. Provide well designed and integrated public art in substantial schemes in the town centres, and in other proposals where it is intended that the public have access into the site or where there is suitable public space within the site;
12. Minimise the production of carbon through sustainable construction and reuse of materials where possible and promote the use of renewable energy source technology solutions where possible;

#### **4.4 Providing a Range of Employment Sites**

It will be particularly important to provide opportunities to re-skill City residents so that they can access local job opportunities. This aim is set out in both The Kirklee Plan to 2019 and the Growth Plan. Employment and training opportunities provided as part of new development can enable the local population to take advantage of opportunities created by new development and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector.

Policy is also particularly important in this regard.

4.5 Our client will recruit 10 more staff members and partner with other health providers in the area, to work at the site for much better rates than currently exist. This will allow a wider range of small independent specialist services and health care professionals to start up, totally the number of employment for this site upto 16 including specialists.

#### **4.6 Local Employment and Training Opportunities**

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1. All new development, where necessary, will be required to help ensure that opportunities exist for more City residents to access work and/or develop their skill base. The City Council will support proposals which:

- a) provide improvements to education, skills and training provision for City residents;
- b) remove barriers to work for City residents and provide an increased number of job opportunities for City residents; and
- c) promote local labour agreements to enable City residents to develop skills and secure employment arising from the regeneration of the City.

2. The City Council will, where necessary, negotiate the provision of employment and training opportunities through the use of planning obligations.

6.1 The preparation of the Local Plan has taken account of a wide range of factors. To reflect the diverse nature of Kirklees, the district has been divided into four sub-areas for Local Plan purposes. The strengths, opportunities and challenges the sub-areas present are set out in the Place Shaping section.

6.2 The Local Plan recognises the importance of open spaces within urban areas where these meet local needs. The development strategy therefore supports the rejection of development options where sites are required to fulfil this open space role.

6.3 The Local Plan seeks to meet housing and employment needs with a priority for the delivery of brownfield sites. As there is not sufficient deliverable and/or developable brownfield supply to meet needs throughout the plan period, a sequential approach to land release is set out including brownfield sites followed by greenfield sites within settlements (where not required for open space uses), urban extensions and detached Green Belt sites.

6.4 Whilst the council is keen to focus on brownfield sites, urban extensions are required to provide sufficient land to accommodate needs. Urban extensions provide the chance for detailed masterplanning to ensure sufficient infrastructure is in place to deliver the planned level of growth. A major consideration in the location of such opportunities, particularly those for employment, is the identification of strategic employment and mixed-use sites identified in the Leeds City Region Strategic Economic Plan and proximity to the M62 and the M1.

6.5 The Kirklees Economic Strategy and Joint Health and Well-being Strategy place a focus on regenerating our towns whilst safeguarding and reinforcing those elements which make them distinctive. Huddersfield Town Centre will be revitalised through an enhanced independent retail, cultural and leisure offer; mixed use development of the Waterfront and St. George's Quarters and other key sites; and next generation digital connectivity. Dewsbury will be transformed by building on its strategic location, driven by integrated housing and economic development in the town centre and connected to communities. This is reflected in the Local Plan vision.

6.6 The Local Plan has also taken account of a retail hierarchy in relation to town centres and shopping areas. Consideration has also been given to potential opportunities for mixed use developments on sites to promote flexibility where appropriate.

6.7 The strategy will be delivered through the positive determination of planning applications which accord with the plan, development management processes, joint working with adjoining authorities and other key partners and by securing investment through the private sector, government funding programmes, the Leeds City Region, and the West Yorkshire Combined Authority.

### **Policy LP13**

#### **Town centre uses**

A. Within Kirklees, main town centre uses shall be located within defined centres (principal town centres, town centres, district centres, and local centres), as shown on the Policies and Town Centre Maps, and as detailed in the shopping centre hierarchy and then in accordance with the sequential test.

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Main town centre uses which are appropriate in scale, help to retain an existing centre's market share, and enhance the experience of those visiting the centre and the businesses which operate in that centre will be supported. The scale and types of services expected within each centre are set out in Delivery of Services Table as shown below . Proposals that have a significant adverse impact on the vitality and viability of a centre, or compromise the role and function of a centre will not be supported.

Centres shall provide a mix of uses to serve the local community, businesses and visitors to the district. The uses shall complement each another whilst retaining a strong retail core. Centres in Kirklees shall aim to provide a range of uses to support the daytime and evening economy.

The creation of new Local Centres in areas of significant residential growth or where there are deficiencies in the existing network of centres will be supported, where it can be demonstrated that existing centres cannot be expanded to deliver local services, and subject to the sequential test and impact assessment as set out in B and C below.

All proposals shall be inclusive for all users, and be attractive to pedestrians, cyclists, and public transport users. They shall also conserve and enhance the local character, heritage, green spaces and the public realm where appropriate.

### **Policy justification**

9.7 Town centres sit at the heart of local communities in Kirklees, and provide a range of services to serve a wide variety of people, businesses and organisations. They provide places to do business, shop, work, enjoy leisure time, and live. Successful town centres aid in supporting growth and investment within the district, and ensure that the retail, employment, service and leisure needs of the district can be met.

9.8 This policy provides a strategic framework for proposals for new main town centre uses across the district, provides a shopping centre hierarchy and a definition of each type of centre in the district. The policy also provides criteria for sequential test and impact assessments. The policy ensures that a town centre first approach is taken for new main town centre uses. There are some proposals for main town centre uses that have a locational requirement such as farm shops, leisure, culture and tourism development where the site is integral to the development. These are generally within the rural area. As set out in Local Plan Policy LP10, Supporting the Rural Economy paragraph 7.36, this locational requirement needs to be justified to pass the town centre sequential test.

9.9 Proposals for small scale local convenience shops (under 280 sq m) within residential areas which serve day to day needs and that do not have a defined local centre nearby are serving a local catchment and therefore are meeting local needs. As such these proposals will be supported.

9.10 There are a number of out of centre retail parks within the Kirklees District which provide a retail offer. Whilst it is recognised that they play an important role in the retail offer, they do not have the mix of retail and service uses of traditional town centres. These retail parks are not recognised as Town Centres in the shopping centre hierarchy as they do not fulfil that role and function. The policy is to support the vitality and viability of existing town centres as highlighted in National Planning Policy Guidance.

9.11 Main town centres uses are defined by the NPPF and this definition will be used in the determination of such developments across the district, the definition is also set out in the glossary. The shopping centre hierarchy ensures that new development is of an appropriate use and scale for the centre. The principal centres of Dewsbury and Huddersfield perform important roles for the north and south

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of the district, and separate specific policies are provided for each of these towns.

9.12 When suitable sites are not available within defined centres, the policy sets out the requirements for the sequential approach to ensure that main town centre uses are located in appropriate locations across the district. The scope of the sequential test should be agreed with the council being reflective of the scale, role and function of the proposal, and will be expected to provide evidence on; the business model for the development and appropriate catchment that the business would seek to serve in accordance with the Shopping Centre Hierarchy Table, and an appropriate audit trail of any sequentially preferable sites that have been discounted with a robust justification. The local requirements for an impact assessment are defined, a tiered approach has been taken to ensure that an appropriate assessment is made in relation to the size of the development, and its distance from defined centres.

## **9 Retailing and town centres**

### **Delivery and implementation**

9.14 This policy will be delivered by developers and investors who propose new main town centre uses across the district, and other bodies including the Council who propose new development. The Council will also deliver the policy through the planning application process via the Development Management and Planning Policy Teams, to ensure that main town centre uses are located in centres, and when appropriate that sequential test and impact assessments are conducted and assessed.

#### Links with strategic objectives

- Support the growth and diversification of the economy, to increase skill levels and employment opportunities including the provision of a high quality communication infrastructure.
- Strengthen the role of town centres, particularly Huddersfield, Dewsbury and Batley, to support their vitality and viability.
- Improve transport links within and between Kirklees towns and with neighbouring towns and cities, giving priority to public transport, and to cycling and walking, providing an efficient highway network which supports the district's economy.
- Tackle inequality and give all residents the opportunity of a healthy lifestyle, free from crime and to achieve their potential in work and education.
- Protect and enhance the characteristics of the built, natural and historic environment, and local distinctiveness which contribute to the character of Kirklees, including the South Pennine Moors, Moorland fringe and the area's industrial heritage.
- Promote the re-use of existing buildings and the use of brownfield land to meet development needs and support the regeneration of areas.

## **17 Health and supporting communities**

### **Policy LP47**

#### **Healthy, active and safe lifestyles**

The council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.

Healthy, active and safe lifestyles will be enabled by:

- a. facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;
- b. increasing access to green spaces and green infrastructure to promote health and mental

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well-being;

c. the protection and improvement of the stock of playing pitches;

d. supporting initiatives which enable or improve access to healthy food. For example, land for local food growing or allotments;

e. increasing opportunities for walking, cycling and encouraging more sustainable travel choices;

f. supporting energy efficient design and location of development;

g. ensuring that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals;

h. creating high-quality and inclusive environments incorporating active design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;

i. encouraging the co-location of facilities so that different types of open space and facilities for sport and recreation can be located next to each other and in close proximity to other community facilities for education and health;

j. working with partners to manage the location of hot food take-aways particularly in areas of poor health;

k. encouraging initiatives to promote energy efficiency within homes; and

l. supporting appropriate initiatives which address poor health indicators and anti-social behaviour in the district.

Health Impact Assessments will be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts.

### **Policy justification**

17.5 The importance of health and well-being is recognised in the council's Economic Strategy and Health and Well-being Strategy. The Local Plan has a key role to play in implementing these strategies and can help people to lead healthier, active and safe lifestyles in many ways. The Local Plan spatial strategy has considered health and well-being as part of site allocations and designations to ensure that health and well-being is not compromised as a result of new development.

17.6 The availability of a variety of high quality and accessible open spaces and play, sports and leisure and cultural facilities is vital to enabling opportunities for personal and community improved health and well-being. Maintenance of these areas to a high standard applies to both existing and new provision.

17.7 Opportunities for increased emphasis on walking and cycling not only provides opportunities for physical activity but has the added benefit of contributing to improved air quality. The council will ensure that the standard of air quality in the district is monitored and maintained, and where possible, improved with no decline in standards being deemed acceptable as a result of new development.

17.8 Some centres within Kirklees including smaller scale local centres, or parts of larger scale centres, can experience a high proportion of certain food and drink uses or licensed entertainment uses, which can detract from a centre or part of a centre's ability to provide other main town centre uses,

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or be welcoming in the evening for all. In particular the high concentration of hot food takeaways (Class A5) across some centres or parts of centres in the district has led to increased levels of environmental health, odour and litter issues, and has reduced the diversity of services provided in those centres. Such uses can be a contributing factor to obesity and wider health issues for Kirklees residents including risks of developing chronic heart disease and type 2 diabetes.

17.9 As a result of an ageing population there are likely to be increasing problems resulting in ill-health from poorly insulated and damp properties which are expensive to heat. Supporting schemes which address these issues will help to mitigate some of the health impacts of an ageing population.

17.10 The Localism Act 2011 and the Assets of Community Regulations 2012 provide the legislative framework to give community groups the right to prepare and bid to buy community facilities and buildings if made available for sale. Any applications affecting a community asset will need to have regard to relevant legislation requirements.

#### **4.11 The National Planning Policy Framework**

1. The National Planning Policy Framework (the Framework) was first published in 2012, with the most recent update in July 2021 and sets out the government's planning policies for England and how it expects them to be applied. It is a material consideration that should be taken into account in the determination of all planning applications.
2. At the heart of the Framework is a presumption in favour of sustainable development Paragraph 8 of the Framework states that there are three overarching objectives to sustainable development that should be pursued in mutually supportive ways. These objectives are:
  - an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
3. At the heart of the Framework is the presumption in favour of sustainable development, which for decision-taking (paragraph 11) this means:
  - approving development proposals that accord with an up-to-date development plan without delay; or
  - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date 8, granting permission unless:
  - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
4. It must be highlighted here that this does not change the status of the Development Plan as the starting point in determining the suitability of development proposals.
5. Section 4 (Paragraphs 38 – 59) relate to decision-making, which advises local planning authorities to approach developments in a positive and creative way. The virtues of pre-application engagement and

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- front loading are outlined in addition to the arrangements for when local plans are out of date or emerging. The use of planning conditions and obligations are also outlined.
6. Paragraph 60 sets out that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
  7. Paragraph 68 sets out that planning policies should identify a sufficient supply and mix of sites, with paragraph 69 identifying that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. This is particularly true of the application site.
  8. The aim of promoting and creating healthy and safe communities is outlined in Section 8 which sets objectives to promote social interaction, provide safe and accessible place, enable and support healthy lifestyles.
  9. In relation to sustainable transport, paragraphs 104 – 113 state that the planning system should actively manage patterns of growth in order to: address the impacts of development on transport networks; utilise existing transport infrastructure; promote and identify alternatives to the private car; consider the environmental impacts of traffic (and transport infrastructure); ensure that patterns of movement are integral to the design of schemes. Parking standards should be evidence based dependent on clear and compelling justification taking into account: accessibility; the type of development; access to public transport; car ownership; and the need to ensure adequate access to vehicle charging and other ultra-low emission vehicles. Applications should give priority to pedestrians, high quality public transport, access for all, create safe, secure and attractive places which respond to local character, allow for the efficient delivery of goods. capacity of infrastructure.
  10. Paragraph 111 is explicit that development should only be prevented or refused on highway grounds of there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe. All developments that generate significant amounts of movement should be required to provide a travel plan with application supported by a transport statement or assessment.
  11. The need for and importance of making effective use of land is detailed in Section 11 acknowledging the benefits of utilising brownfield land and the need for regular reviews of land allocated for development – including not preventing the redevelopment of sites for alternative uses where there are identified needs. In order to achieve appropriate densities market conditions, viability, design and character all need to be taken into account in addition to the availability and capacity of infrastructure
  12. Section 12 – Achieving well-designed places highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what planning should achieve. Paragraph 130 aims to 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 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

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f) create safe and accessible environments; and 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.

13. Consideration of climate change is outlined within Section 14. Section 15 is concerned with conserving and enhancing the natural environment including valued landscapes. Paragraph 174 includes the need to minimise impacts on biodiversity and paragraph 180 seeks to avoid harm to biodiversity and supports development which conserves or enhances biodiversity

## **5. Planning Analysis**

5.1 Having set out a description of the site and its context, together with the proposed development and identification of relevant planning policy against which to assess the proposals, the remainder of this Statement sets out the case for development on the site.

5.2 It is considered that the redevelopment of the site raises the following main considerations:

- Principle of development;
- Layout, scale and appearance;
- Residential amenity;
- Highway safety and parking; and
- Other issues: Flood risk / drainage and biodiversity.

5.3 These matters are addressed in turn below

### **Principle of development**

5.4 The thrust of the relevant Neighbourhood, Local and National planning policy seeks to direct new development to the most sustainable locations, Land and planning polices part 2 directs development towards Bulwell and considers the town a highly sustainable location for both residential and commercial development. The effective use of land and underutilised buildings in meeting the need for community infrastructure

5.5 Land and planning polices part 2 requires development to be as sustainable as possible. To do so, development should be located in areas on or with good links to the highway network and areas where it is convenient to walk, cycle or use sustainable transport modes.

5.6 The site is located within one of the Borough's main towns, a location where it is convenient and safe to walk, cycle and travel by public transport between the site and local facilities and services both in the local and town centre.

5.7 The proposal would provide a community wellbeing center, which will contribute to the area of Kirklees, this will be used for multi-health work shops, and distribution, opening gateway for employment, keeping in check sustainable location. In assessing the proposed use it is considered the proposal complies with Land and planning polices part 2, it is therefore considered that the use proposed is entirely appropriate for this site within the urban area.

The application site is located in inherently sustainable location within Cleckheaton Town center, and represents the sustainable re-use of existing site and in principle the redevelopment of the site for community use is acceptable according with the development plan and guidance contained within NPPF

### **Layout, scale and appearance**

5.8 Land and planning polices seeks to ensure the delivery of high-quality design, and that development proposals respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

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5.9 The site provides a link between two ages of development in this area, the mix use traditional build to the modern Cleckheaton. The high density traditional builds including terraced dwellings, give the area a strong character but also exacerbate the existing critical parking issues within the area.

5.10 The proposed layout seeks to address this providing a enclosure to this area and street scene by creating a mix traditional modern design which will bring the area out, public spaces, the design will be cater for existing and new materials. The provision of an active road frontage would demonstrably improve the character and appearance of the area creating a street focused frontage in place, rather than less active site with no footfall.

5.11 The suitability of the proposed development is demonstrated in the supporting street scenes that show an appropriate scale and mass of development and a high-quality design solution to developing the site. Design cues have been taken from Bulwell Riverside, which provides a successful modern adjunct to the traditional Buildings, and public spaces in the area. The scale of the building is comparable with Barclay bank building and would compliment this modern intervention in the area. The scale of the proposed development would not appear at odds with the character of the built environment, and the pallet of materials proposed would enhance the appearance of the area.

5.12 The proposal constitutes high quality design which responds to the character and appearance of the area and the proposed development is therefore considered to comply with the requirements, aims and objectives of Policies stated above.

5.13 The proposed development is sited such that it achieves adequate separation distances to the surrounding existing development. The layout of the site is such that there would be no direct overlooking between the principle rooms proposed within the development and existing surrounding buildings.

5.14 Overall the proposal will not give rise to detrimental impacts on the amenities of neighboring properties

### **Highway safety and parking**

5.15 site is located within a sustainable location, public car park is located in walking distance. Car Park. is on one of the towns main bus routes, with bus stops located on both sides of the road directly adjacent to the site.

## **6. Conclusion**

6.1 The framework is clear in that where development accords with an up to date development plan the presumption in favour of sustainable development is engaged and proposals should be approved without delay.

6.2 As has been demonstrated in the preceding sections of this statement, the development proposals are fully aligned with the requirements of the Development Plan and the guidance set out in the Framework.

6.3 More specifically, redevelopment of the site in a sustainable location is considered to be acceptable in principle. The layout, scale and appearance of the proposals have been carefully considered and would make a positive contribution to the surrounding area.

6.4 Technical matters in relation to highway safety and flood risk have been carefully considered and found to be acceptable.

6.5 There are no material considerations which indicate that the development should not be determined in accordance with the development plan. On account of its wholesale alignment with the development plan it is respectfully requested that the application is approved at the Council's earliest opportunity.