

16/07/2024

Kirklees Planning Department
Civic Centre Three
Huddersfield
PO Box B93

RE : PLANNING APPLICATION 2024/91202, LAND ON MARSH LANE, SHEPLEY, HD8 8AS

Orange Design Studio have been instructed by Halstead Homes to prepare and submit the planning application for the site on Marsh Lane Shepley. Prior to a formal submission, we have prepared and submitted a pre-application consultation to Kirklees for the development of the site. We believe we have followed the advice and guidance of planning officers dealing with the case which is summarized below;

- Target density for all developments is 35 dwellings per Hectare meaning in theory the site could support 12 dwellings. However due to access and to avoid a cramped development given the site's linear form. Officers agreed a density of 7-8 dwellings would be acceptable.
- The proposed dwellings should be build from traditional and locally derived materials, using vernacular detailing. We have looked at the street scene and wider area around Shepley and have used similar design approaches from the local area. Officers were supportive of this approach in the pre-application discussions.
- Details of soft and hard landscaping would need to be submitted as part of the planning application. We have submitted this information with an emphasis on creating a well screened site and a focus on creating a high-quality, dense landscaping scheme.
- Officers expressed a wish that we submit a transport statement with any future applications. The submitted transport statement for this full planning application justifies and confirms that the proposed access point, and proposed internal highway layout would be suitable for the proposed development.

To conclude, given the number of previous approvals, and that the applicant is bringing forward a cohesive scheme for the whole site, rather than two parts, officers were supportive of the scheme and believe the principle of development and points above are acceptable.

However, we understand that during the formal consultation period public and statutory consultee comments are received. We are happy to see public engagement and take on board public comments in the aid of creating a well-balanced and high quality development.

I have summarized some of the comments that have been raised on a number of objections and given our reasoning behind these points.

MISSING INFORMATION

Members of the public highlighted that part of number 119 Marsh Lane and a newly constructed bungalow at 107A Marsh Lane were not shown on the submitted existing or proposed site plan.

We compile our information using both a topographic survey and OS information. On this occasion the projection at 119 and the bungalow at 107A were not shown.

The bungalow at 107A was not constructed at the time of the survey and was not completed during the pre-application consultation. However, for clarity we have updated our information showing the as-build outlines for these. We have also added internal dimensions to demonstrate we are still an adequate distances away from these buildings.

SITE DENSITY

There have been a few comments around the site density. Some comments in favour of less dwellings and some comments in favour of more dwellings.

NPPF and Kirklees require 35 dwellings per hectare, which should mean that this site has a development capacity of 12 dwellings. However, in many cases this is not achievable. In Marsh Lane's case, due to site access, the linear site layout and the site constraints such as the TPOs, Drainage and BNG requirements, creating a development with 12 dwellings, could form a cramped development that has significant impact on neighboring properties and local infrastructure. After discussions with officers during the pre-application stage, we concluded that 7-8 dwellings would create a balanced development within significant impact.

HIGHWAY SAFETY

There have been a number of public comments around highway safety and the proposed access point. There were also a number of comments received around parking and visitor parking.

We have submitted a transport statement by AT transport which clearly demonstrates that the proposed access is acceptable and is in line with Kirklees' highway standards. We would also like to clarify that the

proposed gate post within our site boundary which measures 1.5M will be removed. The adjacent front wall not within ownership will be retained. However this is not within the visibility splay.

The site proposes one formal visitor parking space along the upper north eastern boundary. Plots 4-8 require three off-road parking spaces and we have shown four. This will provide informal visitor parking spaces to these plots. There is also an informal visitor parking area adjacent to plots 3&4.

The transport statement also shows adequate internal turning and visibility splays.

SPACE AROUND DWELLINGS

There have been a number of comments about loss of privacy and internal distances.

We have clearly demonstrated on the submitted plans that we can achieve internal distances in line with Kirklees' SPD. In most cases we are significantly above these required distances in the aid of mitigating the impact on the properties to the north. Where properties have two-storey projections, we have set the massing further back and in some cases set them down to single-storey in the garage areas to reduce impact on these projections'.

The site sits at a much lower level to the properties on marsh land which is shown on the existing and proposed site sections, therefore reducing this impact further. We are also proposing boundary treatments and fencing around the site to further screen and mitigate impact on neighboring properties.

If you require any further information, please do not hesitate to contact me.

Yours Sincerely,

Jake Hinchliffe

Director

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