

# A+DP design & access statement

application: Proposed dwelling on land at 264, Barnsley Road, Flockton, WF4 4AJ  
applicant: Mr K Braithwaite  
project nr: 24065  
date: 19 July 2024

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## Introduction

This statement is prepared in respect of the outline planning application for a proposed dwelling on land at 264, Barnsley Road, Flockton, WF4 4AJ.

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## Site Context

The site consists of a modest piece of brownfield land which has an existing timber/brick building which has had various historical uses in the past, but not currently in use. The rest of the site is grassed and kempt. The site boundaries are well defined.

The land is not located within designated Green Belt on the Local Plan and isn't within a Conservation area (see below).



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## Amount & Layout

The site area of the application site is 220m<sup>2</sup>. The footprint of the proposed dwelling is 57m<sup>2</sup>. The remaining site area makes provision for car parking/turning and gardens. The proposed site layout is as shown on the submitted plans.

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## Landscaping

Landscaping would be subject to a reserved matters application. However, basic soft & hard landscaping is as shown on the submitted plans.

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## Appearance & Scale

Appearance and scale would be subject to a reserved matters application.

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## **Access**

Vehicular access to the site is provided by a new 4m wide private drive off Barnsley Road, with vehicular parking & turning as shown, with 2.4m x 43m visibility splays in both directions as shown.

We note also that the site location is within the Barnsley Road 20mph speed reduction zone.

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## **Sustainability**

The site is in a very sustainable location. The site is well served by public transport, there being bus stops 36m to the west of the site entrance for travel in an easterly direction towards Wakefield and travel in a westerly direction towards Huddersfield. Flockton C of E First School and St. James Parish Church are both within close walking distance of the site, together with a local convenience store and public houses.

Sustainability of the dwelling in respect of building fabric & services to create an energy efficient home will be addressed at reserved matters stage.

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## **Policies**

### **Kirklees Local Plan**

The Kirklees Local Plan is now under review, principally due to the failure to deliver the required number of new homes. However large or small a development, each new dwelling will be a valuable addition to the housing stock of Kirklees. The proposal delivers this and meets the requirements of Policy LP11.

### **NPPF**

#### **5. Delivering a sufficient supply of homes**

See the above.

### **Kirklees SPD Housebuilders Design Guide**

The requirements of the Kirklees SPD Housebuilders Design Guide, in particular section 8. Architectural Details and Section 9. Home Design will be addressed at reserved matters stage.

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## **Summary**

The proposed building plot is a brownfield site in a sustainable location, with an existing run-down building & simple grassed areas around the building.

The proposal is for a modestly sized dwelling with adequate amenity space, parking & turning facilities as shown on the submitted plans.

The new dwelling will be a valuable addition to the housing stock of Kirklees.

KIRKLEES NEEDS HOMES.

ADP Architecture and Design Ltd