

**OVERLAY OF PLOTS FOR 2017/61/90190/W RESERVED MATTERS
FOLLOWING OUTLINE CONSENT APP/Z4718/W/15/3002523 AT LAND AT
CLAYTON FIELDS, EDGERTON, HUDDERSFIELD.**

DESIGN & ACCESS STATEMENT

JONES HOMES (YORKSHIRE) LIMITED



USE

The proposals are to substitute Jones Homes house types onto the site plan of the current consented layout. This will continue the already approved use as residential development.

AMOUNT

The proposals are for 40 dwellings on site with the removal of plot 38 as per the Reserved Matters permission (2017/61/90190/W) which was granted on the 21st April 2017.

LAYOUT

The properties proposed are based on similar footprints to those already approved for the site. The new house types are in keeping with the former applicant's proposals which is sympathetic to the surrounding built environment. The road layout continues to use the existing consented plans. Plot 38 has also been removed at the planners request as per the current consent.

SCALE

The substituted house types are of an almost identical scale and height to the ones previously approved.

LANDSCAPING

The properties are subject to submitted landscaping proposals which are in keeping with and enhance, the former applicant's proposed wider development.

APPEARANCE

The proposed houses will be constructed in the same materials as the former applicant's approved materials, these are sympathetic to the surrounding residential development and in line with those previously approved in this area. These have been accepted in regard to discharge of conditions 3 and 4 of application 2019/44/90244/W.

ACCESS

Access to the site will be taken primarily from Queens Road at the eastern end although a small number of plots would be accessed via a secondary route off Deveron Grove. The road pattern has not been changed from that currently approved. Agreements have been made to the re-routing of Public Rights of Way crossing the site, these changes are not impacted by this application.