

DESIGN AND ACCESS STATEMENT

Dated: 1st August 2024

Applicant:	Barraclough Developments
Proposed Development:	Outline application for the erection of a single detached dwelling
Site Address:	Land off Chidswell Lane, Dewsbury WF12 7SW (Garden to previous Huntsman PH)

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1 Introduction

- 1.1 This Statement has been prepared and submitted as a requirement of Section 62 of the 1990 Town and Country Planning Act as amended by Section 42 of the 2004 Planning and Compulsory Purchase Act.
- 1.2 It has been prepared in accordance with “Guidance on the Requirements of Validation” March 2010 published by the Department for Communities and Local Government and incorporates the overarching principles set out in the National Planning Policy Framework (as amended 2019)
- 1.3 It must be read in conjunction with the full outline planning application documents and drawings. Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 Proposal

- 2.1 Outline Planning Consent is sought for the following:
 - **Erection of a single detached dwelling**
 - **Means of access**
 - **Siting**

3 Purpose of Development

- 3.1 The proposed development will deliver a new home in an area where there is demand for new housing. It will be regarded as infill development which makes the most efficient use of the site.

4 Site Description

- 4.1 The site was a garden linked to the previous Huntsman Public House now converted to apartments.
- 4.2 The site comprises 350sqm of infill land and lies within the development limits of Chidswell. It is bounded on three sides north, south and west by suburban housing.

- 4.3 The site has a frontage to Chidswell Lane.
- 4.4 The site lies approximately 5 minutes' walk north to the local farm shop on Chidswell Lane, 10minutes walk to Gawthorpe, 45 minutes' walk / 10minutes bus ride to Batley, Dewsbury and Ossett Town Centres with a full range of local services. The site lies 5miles from Wakefield Town Centre and 8miles from Leeds City Centre. A regular bus service operates to the town of Batley, Dewsbury, Ossett, Wakefield and city of Wakefield, Leeds and Huddersfield. The nearest bus stop lies 5minutes walk from the site. Bus and train service gives access to nearby Leeds and Huddersfield and further afield.
- 4.5 Planning history of the site and adjacent sites.
The site was attached to the previous Huntsman Public House as a garden, family small function area.
South of the site was approved for two dwelling December 2020 - 2020/62/91451/E
North of the site was Approved for conversion of Public House into Appartements.
West of the site was approved for housing allocation and currently being developed.

4.6 Site Details

Post Code: WF12 7DW.

Grid Reference: Easting: 426754 Northing: 422860

5 Planning Policy Context

- 5.1 Consideration has been given to national, regional, and local planning policy & guidance in the preparation of our development proposal.

6 Design Principles

- 6.1 Design has been influenced by the following: -
- Our client's brief to develop a piece of infill land for housing purposes.

7 Design Process – Our approach and methodology

- 7.1 Our appraisal was undertaken in three stages. These are outlined as follows: -

Stage 1: Initial Assessment

- 7.2 This was undertaken as a first step to formulate a clear understanding of the site. It involved desk top surveys, information gathering, mapping the client's ownership and an initial site visit. It included an initial assessment of policies in the local development plan, and an assessment of local supplementary guidance. Stage 1 helped identify potential site constraints and helped formulate our design principles for the site, as well as our initial development brief.

Stage 2: Site Survey

- 7.3 On completion of our clients brief a more detailed site survey was carried out to enable an accurate proposal to be put together.

Stage 3 Design

- 7.4 An existing block plan, proposed block plan and location plan were prepared,
See drawings
P01 Existing and proposed block plans for Outline Planning Application
P02 Location plan for Outline Planning Application
P03 Existing and proposed block plans for proposed Footpath Diversion under section 257 Town and Country Planning Act 1990.

8 Consultation

- 8.1 There has been consultation and a site meeting with Sharon Huddleston of Kirklees Council Public Rights of Way department. It was agreed to apply for a proposed Footpath Diversion under section 257 Town and Country Planning Act 1990. This application has been submitted.
It is proposed to divert the path to where it has been used informally for the last 14 years by the public. See drawings no P03 proposed Footpath Diversion under section 257 Town and Country Planning Act 1990.

9 Main Aspects of Design

Use

- 9.1 A single detached private dwelling house (C3).

Amount

- 9.2 The new dwelling will be two-storey with habitable roof space and will have an approximate footprint of 68sq.m and an estimated internal floor area of 145sq.m. including roof space.

Layout

- 9.3 The proposed dwelling will be sited within the building line of the two approved dwellings, (reference 2020/62/91451/E) now under construction south of the site.

Scale

- 9.4 The new dwelling will be of a similar size and scale to the approved dwellings, reference 2020/62/91451/E.

Appearance

- 9.5 Its detail design and appearance will be subject to a future reserved matters application.

Amenity Space

- 9.6 The property will benefit from both a front and rear garden. The area to the front and side will consist of parking. The rear garden will provide an enclosed private amenity area.

10 Access

Vehicular access & parking

- 10.1 The site will be served by a new vehicle crossover designed and constructed in accordance with Section 184 of the Highways Act 1980.
- 10.2 It will be served by 2 car parking spaces.
- 10.3 An electric vehicle charging point will be provided for two cars.

Waste Disposal

- 10.5 Wheelie bins will be stored in a purpose-built enclosure and moved to the collection point at the entrance of Chidswell Lane on collection day.

Pedestrian access

- 10.6 There is no separate pedestrian access to the site.

Footpaths

- 10.7 Chidswell Lane public footpath will be extend in front of the site west side designed and constructed in accordance with Section 184 of the Highways Act 1980.

The footpath Dews/146/10 will be diverted to where it has been used informally for the last 14 years by the public, under section 257 Town and Country Planning Act 1990. See drawings no P03

The diverted footpath Dews/146/10 will be 2m wide with hard surface tarmacadam finish. 150 x 50mm square edgings both sides, bitumen macadam, 40mm of 20mm bitumen macadam, 100mm of 40mm crushed stone base as required and 75mm premixed water bound macadam with 4% cement added.

Access for people with mobility issues

- 10.8 Level access can be provided to ensure the property can achieve a minimum of Part M4 (1) of the Building Regulations.

Designing out crime

- 10.9 Any recommendations from the crime prevention officer will be incorporated into our reserved matters application.