

DESIGN AND ACCESS STATEMENT

to support a Full application for residential development at



Lower Blacup Farm, Cleckheaton

Lower Blacup Farm, Cleckheaton

PROPOSED DEVELOPMENT

Site Area: 2.37ha (5.85 acres)

Existing Land Use: Agricultural paddocks

Proposed Access Arrangements:
Proposed access from Ashbourne Drive and Ashbourne View

Residential Use: Up to 67 dwellings

Gross Residential Density: 28 dwellings per hectare (dph)

Net Residential Density: 39 dwellings per hectare (dph)

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NEWETT
HOMES

INTRODUCTION

ABOUT US

Renowned for creating impressive luxury new homes in hand-picked locations across Yorkshire. Newett Homes builds luxury new homes that people will love for a lifetime.

Every Newett Homes residence combines traditional detailing with contemporary design, innovative architecture with skilled craftsmanship – supported by our highly trained staff to create luxurious homes built to the highest of standards.

"We don't build houses - we create homes where families of all shapes and sizes can find their happily ever after. Our exquisite homes will become the backdrop for your future treasured memories...of first steps, of golden years and every ordinary and extraordinary day in between."

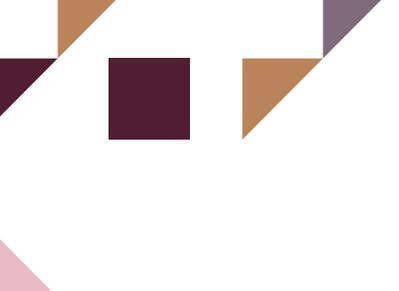
Will Newett, Managing Director



NEWETT HOMES DEVELOPMENT AT THE PASTURES, HARROGATE

INTRODUCTION

- 1.1 This Design and Access Statement has been produced by Newett Homes in support of a full planning application for up to 67 dwellings with associated access, parking, public open space, landscaping and infrastructure, at Lower Blacup Farm, Cleckheaton.
- 1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.
- 1.3 In accordance with the requirements of the DMPO, the purpose of this statement is to explain the design principles and concepts which have been applied to the development and to explain how issues relating to access to the development have been dealt with.
- 1.4 This statement follows the detailed requirements of the DMPO which states that a design and access statement must:
- "(a) explain the design principles and concepts that have been applied to the development
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how any specific issues which might affect access to the development have been addressed."



PURPOSE OF THE STATEMENT

- 1.5 This statement should be read in conjunction with other components of the application submission, which includes (but not exclusive to):
- Site Location Plan [Z168.001]
 - Planning Layout [Z168.002]
 - Boundary Treatments Plan [Z168.004]
 - Materials Plan [Z168.005]
 - House Type Pack [Z168.008]
 - Indicative Cross Sections [Z168.007]
 - Indicative street scenes [z168.006]
- 1.6 This Design and Access Statement has been structured as follows:
- 1.7 Section 1 Introduction: outlines the background to the proposals and the structure of the document.
- 1.8 Section 2 Planning Policy Context: sets out the key planning policies relating to design which have informed the proposals.
- 1.9 Section 3 Understanding the Place: provides an overview of the context within which the design proposals will sit in order to inform the design process.
- 1.10 Section 4 Design Evolution: outlines the evolution of the proposed scheme, including how comments from stakeholders have informed the process.
- 1.11 Section 5 The Proposals: includes details of the site uses, quantum of development, appearance, and landscaping.
- 1.12 Section 6 Building for a healthy life: provides an assessment of the proposals in line with the Building for a healthy life design code
- 1.13 Section 7 Summary: provides an overall conclusion.

SITE LOCATION AND CONTEXT

- 1.14 The site is located to the west of Ashbourne Drive, Cleckheaton. It extends to 2.37 hectares and comprises open fields, currently in agricultural use, with a number of trees and hedgerows located along the site boundaries and within the site itself.
- 1.15 The site is bound by industrial uses to the north, residential properties to the east and south, and farmland and buildings to the west.
- 1.16 The site is roughly rectangular in shape and slopes steeply down from south to north, with the steepest incline at the southern part of the site.



Site boundary

Figure. 01 Site location plan

PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY

- 2.1 A full consideration of the planning policy context is set out in the Planning Statement – a summary with regard to design development and proposals is provided in this section.
- 2.2 The National Planning Policy Framework 2023 (NPPF) outlines the Government's planning policies for England. The 'presumption in favour of sustainable development' is at the heart of the document.
- "The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve." National Design Guide**
- 2.3 Section 11 of the Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 2.4 Section 12 of the NPPF specifically addresses the matter of good design. It corroborates the principle that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 2.5 Paragraph 131 details that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 2.6 Paragraph 135 states that planning policies and decisions should aim to ensure that developments: -
- 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;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - 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);
 - 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;
 - 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
 - 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.
- 2.7 Paragraph 136 states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 2.8 This DAS demonstrates how each of the objectives and design principles within the NPPF have been incorporated within the proposed scheme.

NATIONAL DESIGN GUIDE

2.9 The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The ten characteristics are: -

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social, and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy, and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

BUILDING FOR A HEALTHY LIFE

- 2.10 Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.
- 2.11 The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.
- 2.12 An assessment of the proposals against the twelve questions is provided at the end of this document, by way of summary.

KIRKLEES LOCAL PLAN 2019

2.13 The Application Site is allocated for residential development (ref. HS100) within the Allocations and Designations document. A Planning Statement is submitted in support of the application and repetition of the detail contained within that report is not considered appropriate. The planning policy with regard specifically to Design and Access are however, summarised below;

- LP2 – Place shaping
- LP11 – Housing mix and affordable housing
- LP22 – Parking
- LP24 – Design
- LP32 – Landscape
- LP63 – New open space

Supplementary Planning Documents:

- Housebuilders Design Guide SPD (2021)
- Highway Design Guide SPD (2019)
- Open Space SPD (2021)
- Affordable Housing and Housing Mix SPD (2023)

UNDERSTANDING THE PLACE

3.1 The first step in the design process was to gain a thorough understanding of the context within which the site sits. This section sets out the contextual analysis which has been undertaken.

BACKGROUND

3.2 Cleckheaton is a town within Kirklees, West Yorkshire. It is situated approximately 6 miles to the south of Bradford and to the north of Huddersfield.

3.3 The town was developed during the industrial revolution and became known for its production of textiles. Cleckheaton is part of the 'Heavy Woollen' district of West Yorkshire, that became well known for its production of heavy woollen cloth.

3.4 The site is located to the southwest of the town of Cleckheaton. The site extends to 2.37 hectares and comprises open fields with a number of trees and hedgerows located along the site boundaries and within the site itself.

3.5 The site is in a predominantly residential location, to the edge of the urban area of Cleckheaton.

3.6 The site slopes down from its southern boundary towards its northern boundary, from approximately 126m AOD to 90m AOD.

3.7 The site has previously been granted outline planning permission for residential development (including access) on 18/12/2013 (ref. 2012/93062). Reserved matters approval for

46 dwellings was granted on 13/09/2018 (ref. 2014/91242).

LOCAL CHARACTER

3.8 There is a diversity of building materials and styles within Cleckheaton. Historically, the choice of building materials reflects what would have been available locally. The predominant material palette in Cleckheaton is a mix of stone, both artificial and natural, and red brick.



ASHBOURNE DRIVE / ASHBOURNE WAY

3.9 The site is adjacent to Ashbourne Drive and Ashbourne Way, which provide access into the proposed development. There are a number of features present in this area:

- Predominately semi detached and terraced dwellings
- Red brick, white render and pebble dash facade treatments
- White uPVC window frames
- Grey tiled roofs
- Dwellings set back from the footpath approximately 6-8m.



Ashbourne Drive



Ashbourne Drive



Ashbourne Way



Ashbourne Way

MOORLANDS ROAD

3.10 Moorlands Road is a relatively new development to the east of the site of the site. The dwellings in this area are;

- 2 storey detached and semi detached properties.
- Material choices; Brick and off-white render
- Grey roofs
- a combination of side parking and frontage parking
- protruding gables with render detail
- Bay Windows
- Brick heads and cills
- Dwellings set back behind 5m front gardens with no formal boundary to rear of footpath



Moorlands Road



Moorlands Road

CLARENCE STREET

3.11 Clarence Street is situated to the north east of the site. The predominate materials in this area are artificial stone and grey roof tiles.

- There is a mix of front and side parking
- Properties have white upvc doors and windows.
- A number of detached gable fronted dwellings set out with a staggered building line



Clarence Street



Clarence Street

HIGHTOWN VIEW

3.12 Hightown view sits to the south west of the site. This area has the following characteristics;

- Informal Stone coursing detail
- Grey roofs
- 1.5 storey gable fronted dwellings with dormer windows
- Bay windows
- Detached dwellings
- a number of dwellings have been extended to provide a room over the driveway



Hightown View



Hightown View



Hightown View

CLARE ROAD

3.13 Clare Road is located to the north of the site. The dwellings in this area are typical of many of the mill towns of West Yorkshire and Kirklees area, in that they are predominantly;

- Yorkshire stone fronted terraced dwellings,
- Terraces of between 8-10 dwellings
- 2 storey in height
- Use of stone heads and cills
- no assigned parking, on-street parking
- dwellings front directly onto footway
- stone chimneys
- enclosed rear gardens, bin storage to front of properties.



Clare Road



Clare Road

LIONS WAY

- 3.14 To the east of the site, properties on Lions Way consist of properties of;
- predominately semi detached and terraced dwellings
 - Stone with grey roofs
 - architectural detailing such as stone surrounds to window, stone dogtooth
 - block paving to front parking driveways
 - dormer windows to 2.5 storey dwellings



Lions Way



Lions Way



Lions Way

WESTGATE

- 3.15 Westgate is one of the oldest streets within Cleckheaton and many elements of the historical character of the town are visible in properties in this area. The predominate features of this character area are;
- Yorkshire stone construction
 - Grey slate roof
 - Stone heads and cill details
 - A mix of 2 and 3 storey dwellings
 - some blackened Yorkshire stone



Westgate



Westgate



Westgate

SUMMARY

- 3.16 The local character of Cleckheaton is varied with no singular architectural style and features a range of materials and urban grain. The historical influences of the town should be reflected and incorporated within the design.
- 3.17 In summary, Cleckheaton features, which should influence the design of the proposed development :
- A mix of stone and brick.
 - Mix of stone heads and cills or brick heads and cills
 - Grey roof tiles
 - Mix of parking arrangements
 - A mix of detached and semi detached dwellings should be proposed.

LOCAL SERVICES & FACILITIES

3.18 The site is located within a sustainable location, in close proximity to many facilities and services, such as schools, places of worship restaurants, public houses, commercial employment, open space and health centres. The site is approximately 1km to the south of the main amenities serving the town. The adjacent table and plan indicate the location of available services and facilities within the local area.

3.19 Frequent bus services run from Cleckheaton bus station, providing connections to Leeds, Bradford, Halifax, Brighouse and Dewsbury. There is a bus stop located within an 8 minute walk of the site, on Hightown Road, which provides a route to Cleckheaton Bus Station, heading north or towards Huddersfield Town Centre heading south.

Facility	Approximate Walking Distance
<i>Schools</i>	
Hightown Junior, Infant & Nursery School	28mins / 1.2metres
Howard Park Community School	48mins / 2.1 miles
Whitechapel C of E Primary School	31mins / 1.3miles
Littletown Junior, Infant & Nursery School	25mins / 1.2miles
Whitcliffe Mt Secondary School	22 mins/0.9miles
<i>Travel</i>	
Cleckheaton Bus Station	10mins / 0.5miles
Low Moor Train Station	60mins /2.8 miles
<i>Healthcare</i>	
Shepley Health Centre	20mins / 0.8miles
Kirkburton Dental Care	47mins / 2.2miles
Kirkburton Health Centre	45mins / 2 miles
Eden Alison J Dental Clinic	27mins / 1.1miles
<i>Retail</i>	
Londis, Westgate	7mins / 0.3mile
Tesco Superstore	11mins / 0.5miles
Home Bargains	13mins / 0.6miles
<i>Services</i>	
Cleckheaton Library	14mins / 0.6miles
Cleckheaton Post office	11mins / 0.5miles
<i>Place of Worship</i>	
Our Lady Of Unfailing Help & St Paul Of The Cross R C Church	11mins / 0.5miles
Spenn Valley Church	14mins / 0.7miles
Cleckheaton Methodist Church & Community Centre	10mins / 0.5miles
St Johns the Evangelist Church Cleckheaton	17mins/ 0.8miles
Whitechapel Church	24mins / 1mile
<i>Pubs and Restaurants</i>	
The Rose & Crown	9 mins / 0.4miles
The Malt Shovel	7 mins / 0.3miles
George's Bistro & Bar	10mins / 0.5miles
The Whickham Arms Hotel	11mins / 0.5miles
The Obediah Brooke	14mins / 0.6miles

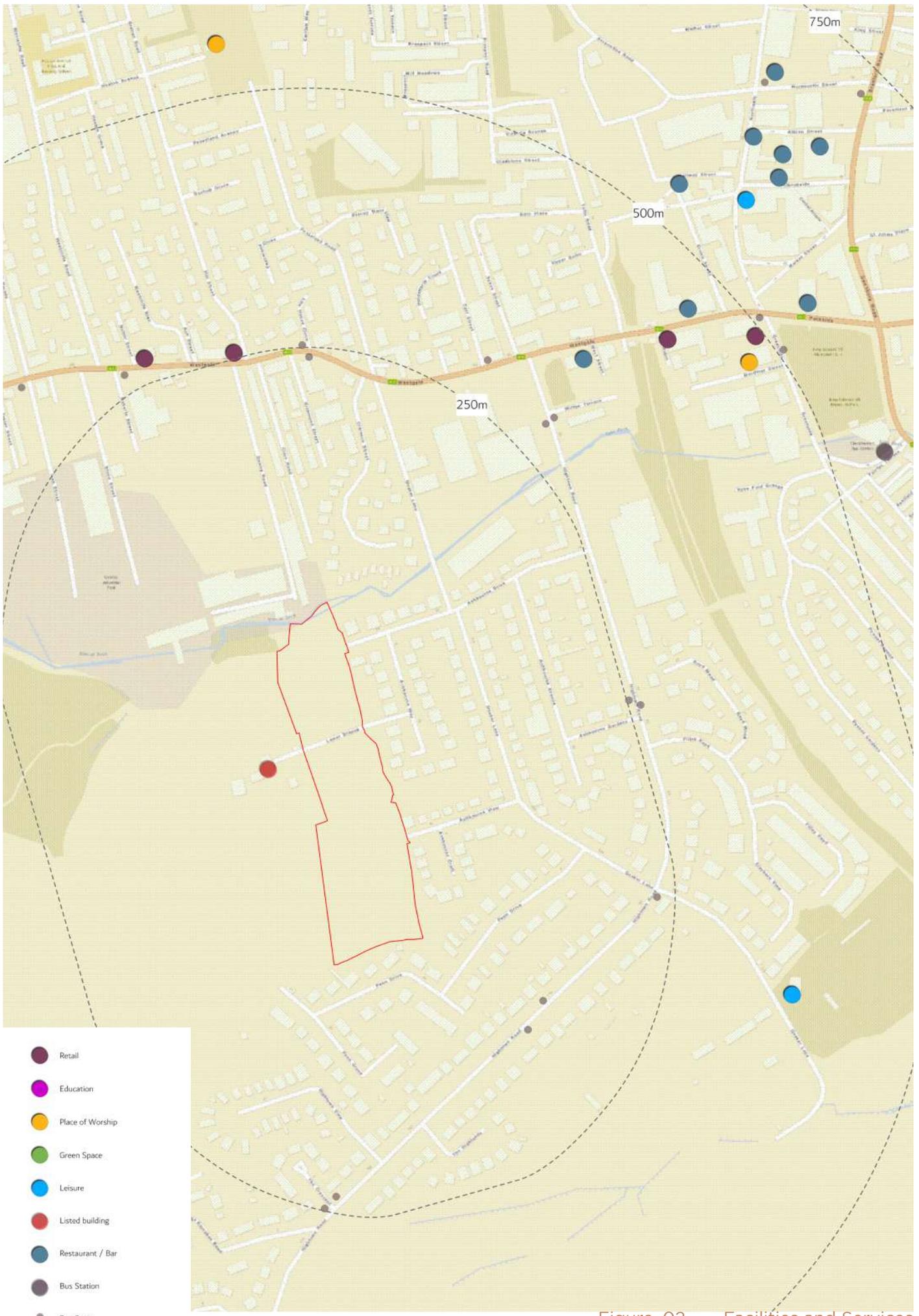


Figure. 02 Facilities and Services

CONNECTIONS AND MOVEMENT

Highway Network

3.20 Westgate and Bradford Road provide the primary routes through the town of Cleckheaton, providing connections between Gomersal, Heckmondwike and other small town within the Kirklees region. The A638, Bradford Road, connects the town to the M62 and M606 junction, which provides regional connections to Manchester, Leeds and Huddersfield .

Existing Site Access.

3.21 There is an existing private access to Lower Blacup Farm which crosses the site from Ashbourne Way to the east of the site, this will be retained. Potential access to the site is from the extension of the existing highway at both Ashbourne View and Ashbourne Drive.

Public Transport

3.22 Public transport is readily accessible from the site. Cleckheaton Bus station is approximately 0.5miles to the north of the site, an approximate 10 minute walk. Arriva Bus provide regular services towards Leeds, Bradford, Halifax, Brighouse and Dewsbury.

3.23 Bus stops are located on Hightown Road, an approximate 8min walking distance, providing regular services towards Huddersfield & Brighouse.

Public Rights of Way

3.24 There is a public right of way (PROW) crossing the centre of the site. There are a number of

public rights of way within walking distance of the site, providing further links to the countryside.

3.25 The public right of way 'SPE/94/10' runs in an east to west direction through the centre of the site, along the existing access to Lower Blacup Farm, and then in a southwest direction, where it then connects to other PROW's.

National Cycle Network

3.26 Cycling has the potential to substitute for short car trips, particularly less than five kilometres. As such, all areas and facilities within a reasonable walking distance can also be considered to be within a reasonable cycling distance.

3.27 To the east of the site, the Spen Valley Greenway provides excellent car free cycle routes, making up part of the Route 66 National cycle network.

3.28 The existing cycle route network means that there would be excellent connectivity to facilitate movements between the site and surrounding area, with most of the routes being advisory cycle routes.

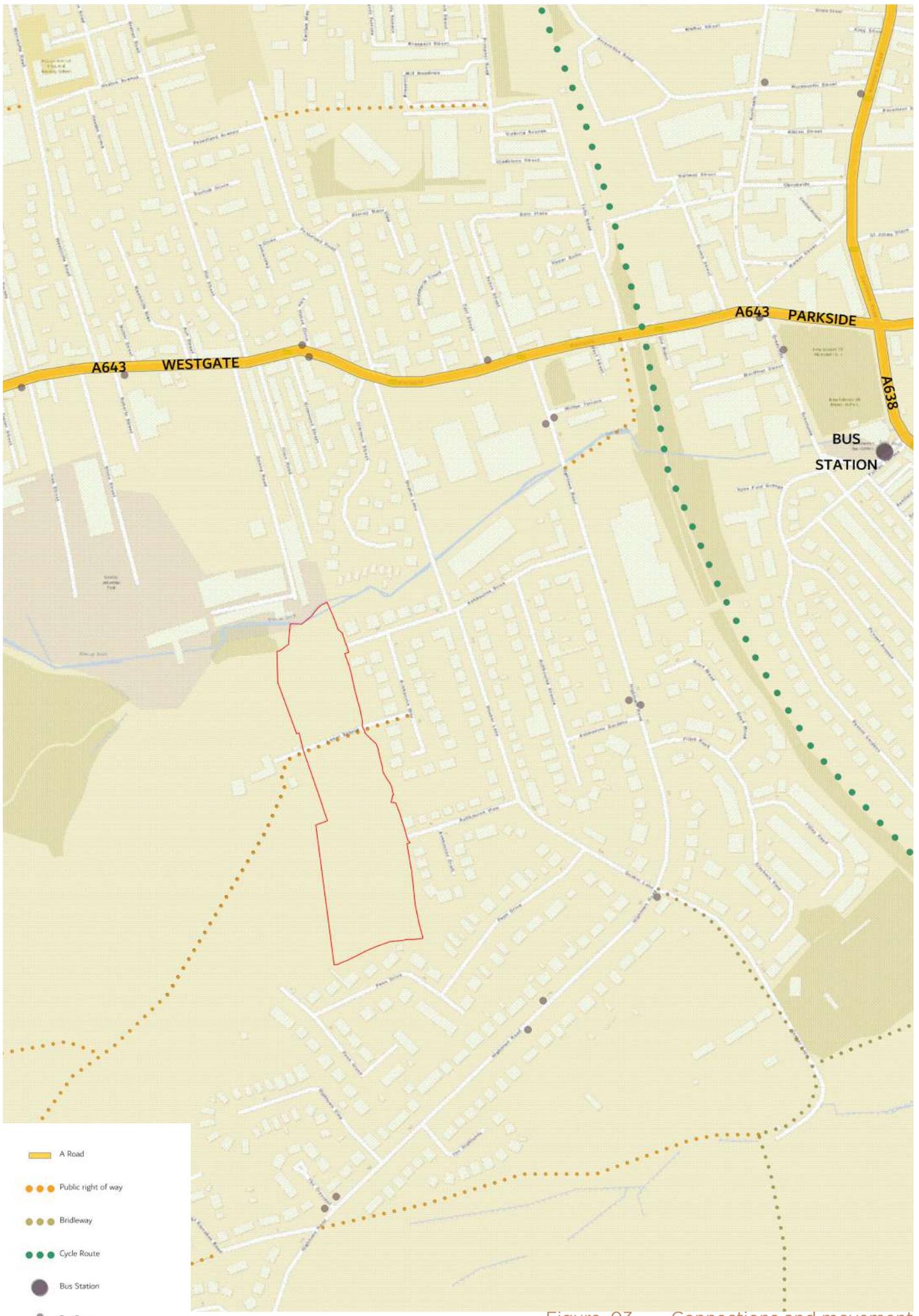


Figure. 03 Connections and movement

SITE DESCRIPTION

- 3.29 The site comprises approximately 2.37 hectares of agricultural land at Lower Blacup Farm, located to the west of Ashbourne Drive, Ashbourne Way and Ashbourne View, Cleckheaton.
- 3.30 The site is broadly rectangular in shape and slopes steeply down from south to north, with the steepest incline at the southern part of the site.
- 3.31 An existing point of access into the site is taken via Ashbourne Way for the occupiers of Lower Blacup Farm.
- 3.32 The site is bound by the rear and side boundaries of existing dwellings to the east. To the north the site is bound by a watercourse, Blacup Beck and existing trees and vegetation. To the south, the site is bound by the rear of dwellings on Penn Drive.

HERITAGE

- 3.33 The site is not within or adjacent to a conservation area but is located within the setting of the grade II listed Lower Blacup Farmhouse, which sits to the west of the site. The proposed development should respect the setting of the listed dwellings and provide a buffer to the listed building.
- 3.34 The farmhouse is made up of 2 blocks; The lower block to the east is probably of C.17 date, the block to west probably mid C.18. The farmhouse is constructed from coursed rubble with quoins and slate roofs. Both dwellings have stone mullioned windows and a deep lintel over the door.



EXISTING BUILDINGS

- 3.35 There are no buildings currently existing on the site.

ARBORICULTURE

- 3.36 The majority of the site is grassland with sporadic vegetation in the form of mature trees, bushes and shrubs located around the site. Extensive mature vegetation in the form of trees, bushes and shrubs run along the entirety of the northern boundary and Lower Blacup access track that crosses the site.
- 3.37 An Arboricultural Impact Assessment has been undertaken and is submitted alongside this application. The assessment identifies a number of category U trees which should be removed due to poor condition. The remaining trees are identified as category B and C trees, and should be retained where possible.

ECOLOGY

- 3.38 An Ecological Impact Assessment (EclA) has been prepared in support of the application to consider potential impacts arising to ecology and biodiversity net gain.
- 3.39 In terms of species, the EclA identifies the site to have low ecological potential and supports only species of local importance including nesting birds and hedgehogs.

TOPOGRAPHY

- 3.40 The site has a prominent fall in a northerly direction, with levels in the south-west corner at a high point of 129.50m A.O.D, dropping to a low point in the north-eastern corner of 90.46m A.O.D.

FLOOD RISK

- 3.41 The site is located predominantly within Flood Zone 1, where the risk of flooding is low. A small part of the site to the north is within flood zones 2 and 3 due to the presence of Blacup Beck. No residential development will be located in these areas; only open space and drainage infrastructure.

NOISE IMPACT

- 3.42 A noise impact assessment has been undertaken and is submitted alongside this application.
- 3.43 The noise environment at the site is generally controlled by distant road traffic noise with no noise noted from the northern industrial estate over the day or night-time periods.
- 3.44 Noise levels throughout the site are relatively low. As a consequence, standard double glazing and standard trickle vents are appropriate throughout the development, and there are no issues with respect to external amenity.

SERVICES

- 3.45 There is an overhead telecom line which runs across the central area of the site.
- 3.46 There are two drainage constraints which cross the site, in the central area of the site a

clean water main runs through the rear of gardens on Ashbourne View and continues across the site and to the north of the site a combined sewer runs across the site.

DESIGN EVOLUTION

4.1 A clear understanding of the site constraints and opportunities has been gained through the work undertaken and summarised in sections 2 and 3. The main considerations are presented on the accompanying constraints and opportunities plan and summarised on page 21.

CONSTRAINTS AND OPPORTUNITIES

- Existing properties on Ashbourne Drive, Ashbourne Way, and Ashbourne View back and side onto the site. Residential amenity should be protected with appropriate stand off distances.
- Existing trees and hedgerows should be retained where possible.
- New vehicular and pedestrian access can be achieved from an extension of the existing highway from Ashbourne Drive and Ashbourne View.
- There is an existing Public Right of Way (PROW) which crosses the site, which should be retained.
- Access to Lower Blacup Farm should be retained.
- Lower Blacup Farmhouse is Grade II listed building and a suitable setting should be created.
- Opportunity to create areas of informal public open space within the site.
- Potential for an area of play space within the site.
- There is an existing watercourse to the northern boundary of the site.
- Existing utilities crossing the site; Water main, LP gas main, OH Telecoms
- Opportunity to incorporate landscape features and planting to achieve a biodiversity net gain.
- The site slopes downwards from south to north, the change in levels should be carefully considered.
- There are a number of single storey and 1.5 storey dwellings adjacent to the site, to the south east, appropriate stand off distances should respect the change in building heights.



Figure. 04 Constraints and opportunities

DESIGN EVOLUTION

4.2 Following an analysis of the local character and site characteristics and features, a number of site options and design ideas were explored and refined to optimise the design concept.

Sketch Layout 01

4.3 The first proposals sketched were largely driven by:

- The previous Redrow scheme for the site
- Continuation of the building line of Ashbourne Drive and Ashbourne Way
- Sensitive interface with the existing dwellings to the south and east of the site
- Providing appropriate surface water attenuation
- Retaining existing access to Lower Blacup Farm

4.4 The following design principles were established at this stage (in no particular order):

- Wherever feasible, perimeter blocks are established to ensure that the rear portions of properties are situated at the back, maintaining their privacy, while the front sections face the public realm. This arrangement allows the active frontages of these properties to naturally overlook public spaces, promoting safe and secure design.
- Primary vehicular access Ashbourne Drive and Ashbourne View
- Surface water attenuation located to the north the site.



Figure. 05 Sketch Layout 1

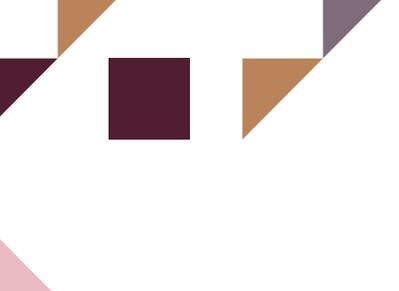
Sketch Layout 02

4.5 Following an internal review of the first sketch, a second sketch was drawn to incorporate the following changes:

- Development removed to provide a setting to the listed Farmhouse at Lower Blacup Farm.
- Dwellings re-orientated to provide enclosed rear gardens.



Figure. 06 Sketch Layout 2



Sketch Layout 03

4.6 Following an internal design review, a final sketch scheme was drawn up to address the following issues/items:

- Split level dwellings introduced to southern boundary to address the change in levels.
- Dwellings re-orientated to 'back on to' Ashbourne Way
- Roads realigned to incorporate potential future access to the west

4.7 The final proposals are presented later in this document.



Figure. 07 Sketch Layout 3

THE PROPOSALS

SITE LAYOUT

5.1 The detailed layout has been developed so that it is compliant with both local and national policy guidance, including the Kirklees Housebuilder Design Guide SPD and National Design Guidance. Some urban design principles that have guided the detailed design are outlined on the following pages.



Artists impression of public open space



View looking from west to east at site entrance



Figure. 08 Planning layout

CREATING A SAFE PLACE TO LIVE

- 5.2 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

"...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 fear of crime, do not undermine the quality of life or community cohesion and resilience"

(Para. 135 (f), NPPF 2023)

- 5.3 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection. Figure 10 demonstrates how natural surveillance is provided throughout the development.

- 5.4 Where rear gardens abut the site boundaries (e.g. western boundary), proposed dwellings have been orientated back to back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings.

- 5.5 The design proposals are based on an understanding of best practice guidance and has been informed by relevant documents including "Safer Places: The Planning System" and "Manual for Streets".



Figure. 09 Site Features plan

ATTRACTIVE STREETS

- 5.6 Where dwellings are located on corners, the elevations seen from the street, should where possible, have windows on them. This helps to animate the street and ensures the development is not dominated by blank walls.
- 5.7 Views to the end of the streets are either terminated by public open space, or by a building. This creates a feature point, which aids legibility and navigation around the site. It also ensures that streets are attractive by not ending vistas with blank walls.
- 5.8 Strong building lines are formed through the development, creating a consistent and legible scheme.
- 5.9 Street trees and frontage planting are proposed in focal locations and along the street scene where space permits, to enhance the green nature of the street and minimise the impact of parking areas on the street scene.

HEALTH AND WELL BEING

- 5.10 Dwellings actively front onto public spaces such as streets and green spaces. This provides natural surveillance and provides a sense of security for residents, helping to improve mental health and well-being.
- 5.11 The layout also provides a generous amount of public open space, providing access to play areas and areas of amenity green space. These communal spaces provide opportunities for social interaction, promoting good health through building relationships with your neighbours.

PUBLIC OPEN SPACE

- 5.12 Two areas of public open space are proposed.
- 5.13 An area of public open space is proposed to the west of the site. Plots 19 - 26 are orientated to overlook this space, providing natural surveillance to create a safe place for recreation and informal play.
- 5.14 Additional areas of open space are proposed to the north of the site. The site slopes down towards the north, and therefore this is a suitable location for an area of surface water attenuation. This space will be overlooked by the active frontage of plots 1 -3 and 16-18.

WORKING WITH LEVELS

- 5.15 The site has a sloping topography, and slopes down from the southern boundary towards the northern boundary of the site. Measures have been made to limit the amount of retaining structures required to develop the site, including the use of split level properties.

PROTECTING RESIDENTIAL AMENITY

- 5.16 The Kirklees Housebuilder Design Guide SPD paragraph 7.19 provides the typical minimum separation distances between houses. The layout has carefully considered these advised separation distances and ensured that the proposed dwellings either meet these distances, or in most cases, exceed them.
- 5.17 For example, rear elevation of plot 4 is situated around 34.5m from the rear elevation of 6 Ashbourne Way which equates to around 13m above the recommended separation distance specified in the SPD.

USE AND AMOUNT

5.18 Approximately 1.9ha of land is proposed for residential development and 0.46ha of green space is proposed consisting areas of existing vegetation and public open space.

5.19 Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of different ages and abilities. The development will provide a full and balanced mix, as informed by the Kirklees Affordable Housing & Housing Mix Supplementary Planning Document (SPD).



Figure. 10 Use and amount

5.20 The development will deliver a full and balanced mix of 67 units comprising of detached, semi-detached, terraced properties and maisonettes. No affordable housing provision is proposed due to scheme viability; this will be subject to viability testing.

5.21 The following housing mix is proposed.

Open Market Housing (100%)

- 4 x 1 Bedroom maisonettes
- 4 x 2 Bedroom mainsonettes
- 40 x 3 bedroom houses
- 17 x 4 bedroom houses
- 2 x 5 bedroom houses

sub total: 67 dwellings

5.22 The layout has been prepared using house type footprints that meet or exceed Nationally Described Space Standards. For further details, please refer to the house type pack submitted with this application.



Figure. 11 Housing mix

SCALE AND DENSITY

Scale

5.23 Proposed dwellings are predominately two storeys in height. Occasional 2.5 storey and 3 storey split level dwellings are proposed in the middle of the street to provide variety to the roofscape and massing to landmark buildings.

Density

5.24 67 units are proposed on 1.72ha of land. This equates to a net density of 38.95dph. This density is considered appropriate for this site and makes efficient use of the land available.



Figure. 12 Building heights plan

ACCESS

- 5.25 This application seeks full approval for the means of access into the site. Vehicular access to the proposed development will be provided via extensions to the existing residential roads at two locations, Ashbourne Drive and Ashbourne View to the east of the site, as shown on the planning layout plan.
- 5.26 The existing footways on both sides of Ashbourne Drive and Ashbourne View are to be extended into the proposed site, continuing along the main spine roads. The existing access track serving Lower Blacup Farm to the west of the site will be retained as part of the proposed site layout. This track connects with Ashbourne Way to the east of the site, and also accommodates an existing Public Right of Way (PRoW) footpath.
- 5.27 For full details please see the detailed access drawing produced by LTP submitted with this application.

MOVEMENT

Street Hierarchy

5.28 Three main street typologies are proposed:

Primary Street

5.29 The main street forms the main vehicular access into the development. The carriageway is 5.5m wide with a 2m footpath either side.

Secondary street

5.30 The shared surface area provides a break in materiality and is designed for low vehicle speeds as the space is to be shared equally for drivers, pedestrians and cyclists. This street has an overall width of 6.7m.

Private drive

5.31 Private drives will provide direct plot access to a maximum of 5 dwellings.

Refuse vehicle and fire tender turning

5.32 The road layout has been designed to accommodate heavy vehicle movements such as refuse vehicles and fire tenders. Please refer to the swept path analysis included within the Transport Statement submitted with this application.

Key

-  Site boundary
-  Primary street
-  Secondary street
-  Private drive

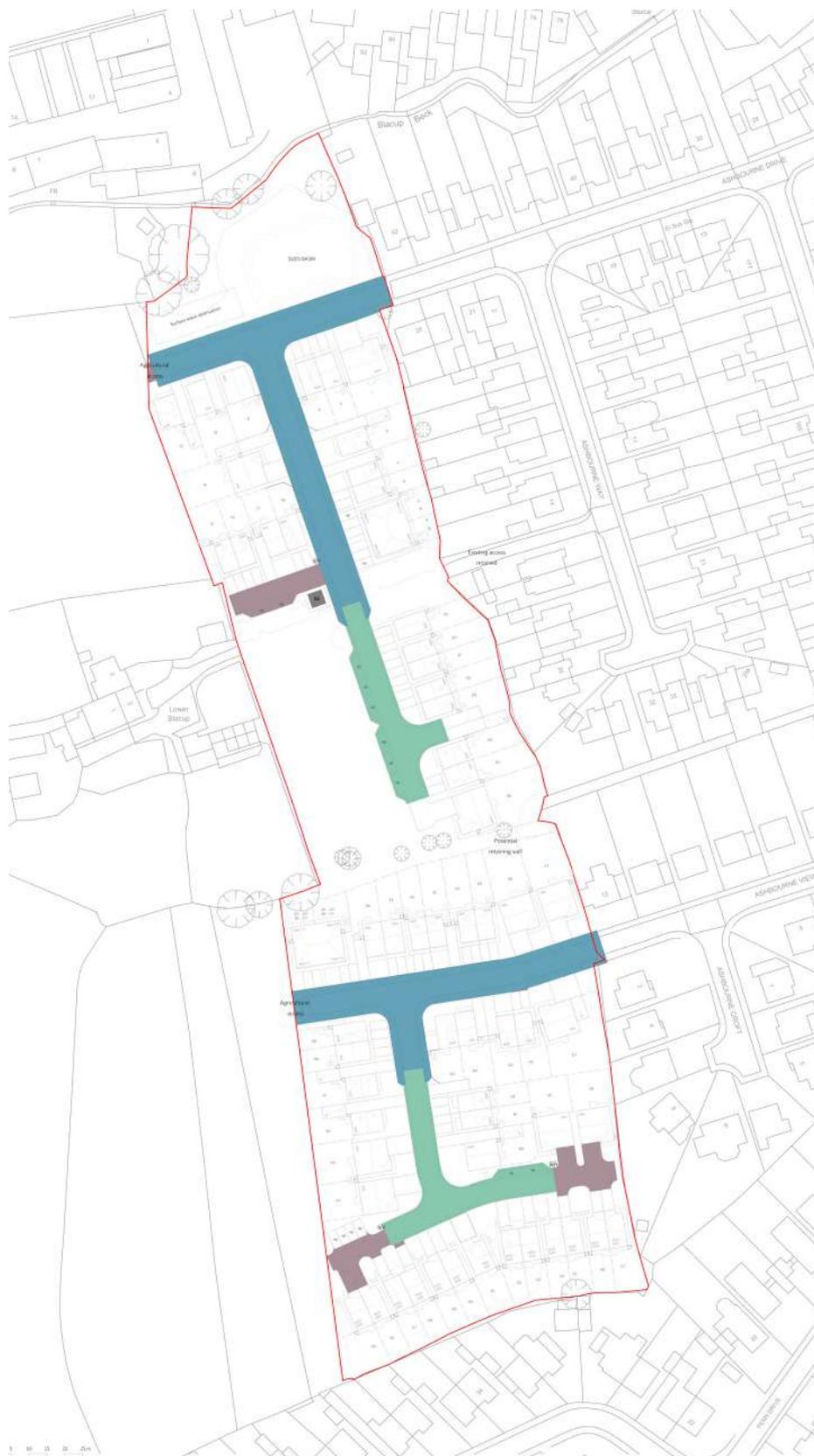


Figure. 13 Street Hierarchy Plan

PARKING PROVISIONS

5.33 Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene. It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked. (Paragraph 86, National Design Guide 2021)

5.34 A blend of parking types has been provided across the site. Where frontage and side parking are proposed, these are punctuated by soft landscaping to help soften the appearance of parked cars where possible. The proposed planning layout accommodates a total of 159 car parking spaces, 16 of which are visitor spaces, which accords with the car parking policies set out in Kirklees Council's 'Highways Design Guide SPD', such that 2-3 bedroom dwellings are provided with a minimum of two off-street car parking spaces, 4+ bedroom dwellings provided with three off street parking spaces.

- 5.35 A key aspect of the scheme was to ensure the provision of parking was suitable to discourage bad behaviour such as kerb mounting. Cars parked on kerbs spoils the street scene and causes safety issues with regards to access for refuse and emergency vehicles.
- 5.36 Where detached garages are proposed, these have been designed so that they are large enough to park a car (minimum 6x3m internally) and cycle storage.
- 5.37 Electric vehicle charging points are provided for each dwelling.

CYCLE PARKING

- 5.38 Secure cycle storage will be provided within the dwelling's curtilage, avoiding the need to bring cycles through the house.
- 5.39 Where dwellings do not have a garage, there is the opportunity for additional cycle parking to be accommodated within the private gardens, within additional storage space, such as free-standing sheds.

Dwelling Size	Car Parking Provision
2-3 Bedroom	2 Spaces
4+ Bedroom	3 Spaces
1-2 bedroom maisonette / apartments	1 Space

HOMES AND BUILDINGS

5.40 Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them.

5.41 All the homes proposed on this development meet NDSS standard requirement as a minimum. All homes feature adequate and useable garden space and enjoy easy access to public open space.

5.42 All dwellings have been designed to allow sufficient separation distances between proposed dwellings and existing neighbouring uses to ensure no adverse amenity issues arise.

5.43 There is a range of dwelling sizes proposed to meet the needs of a diverse range of users and take into account factors such as the ageing population. They are fit for purpose and are adaptable to the changing needs of their occupants over time.

APPEARANCE

5.44 A high-quality and attractive streetscene is secured via the use of a variety of housetypes, including apartments, semi-detached and detached properties, between 2 and 3 storeys in height. Each housetype is high-quality and features attractive architectural detailing throughout.

5.45 The assessment of local character, section 3 of this design and access statement,



Figure. 14 Materials Plan

Roof

Grey Roof Tile
(Russel Grampian grey concrete
roof tile or similar)



Walls

Artificial stone
(Marshalls Cromwell Pitched
weathered Walling Stone or
similar)



Ivory Render



has influenced the design of the layout and streetscene.

5.46 The prevalent materials of the surrounding area include a mixture of render, brick, natural and artificial stone. All dwellings are to be constructed of artificial stone with select dwellings including render to add visual interest to the streetscene. Proposed materials are to include the following (or similar);

- Marshalls Cromwell Pitched Weathered Walling Stone
- Artificial stone heads and cill
- Ivory Render to key dwellings
- White uPVC casement windows.
- Black fascias
- Black uPVC rainwater pipes.
- Russel Grampian grey concrete roof tile

5.47 It is considered that the proposed materials are in keeping with the local context and will create a character within itself.

5.48 It is proposed that the architectural detailing is traditional. The images shown on the following pages are CGI's which were created as part of previous Newett Homes developments. These images provide a flavour of the architectural style and quality of our developments.

LIFESPAN

5.49 Well-designed private places, such as homes and gardens, are designed to be flexible to adapt to the changing needs of their users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live.

ENERGY EFFICIENT

5.50 The proposed dwellings have been designed to optimise the use of natural resources; light and water, and use an external envelope which is simple, robust and well insulated.

5.51 All our homes have high levels of insulation to help keep the home warm and ensure less energy is needed for heating

5.52 Water efficient fixtures are specified; dual flush toilets, spray taps for example.

5.53 All our homes are designed to meet the requirements of Part L of the building regulations.

EXAMPLES OF PROPOSED HOUSE TYPES



The Addingham



The Dalton



The Malham



The Saxton



Oakwood Grange - Emley



The Croft - Harthill

BOUNDARY TREATMENTS

- 5.54 The development will show a range of different boundary treatments to help distinguish between public and private spaces. For example, 1800mm timber high close boarded fences will be used to define the rear boundaries of properties. Where rear boundaries face onto public spaces, 1800mm high stone walls are proposed to create a high quality appearance of the street scene.
- 5.55 Dwellings front out and side on to the western boundary of the site, where possible, in order to prevent harsh rear boundary treatments being prominent along this site boundary. Where rear boundaries address this boundary 1.2m timber post and rail fences are proposed to provide a softer edge to the countryside and to provide occupants of the proposed dwellings with views out towards the countryside.
- 5.56 All dwellings are provided with gated access to private rear gardens.
- 5.57 Soft landscaping treatments such as native hedgerows are also proposed to help define spaces. For full details please refer to the Landscape Masterplan and Boundary Treatment plan submitted with this application.

Key	
	1800mm stone wall
	1800mm timber fence
	1200mm post and rail fence
	Gate position
	Agricultural access



Figure. 15 Boundary Treatments Plan

LANDSCAPE AND NATURE

- 5.58 New tree, hedge, and shrub planting will compliment the existing setting whilst boosting the biodiversity benefits of the scheme. This approach will also contribute to the development being an attractive, healthy and desirable place to live.
- 5.59 There is an opportunity to include some seasonal interest into the scheme, through the use of ornamental cherry trees to provide contrast within the streetscene. Evergreen shrub species will also be incorporated to balance the aesthetic of the scheme.
- 5.60 Lawns, hedgerows and ornamental planting will be a feature of the public/private spaces when travelling through the proposed development. This creates clear separation between the public and private realms.
- 5.61 Plant species selection for the on-plot planting will reflect the seasons and include shrub and perennial planting for colour and scent, and to provide a food source for pollinators.
- 5.62 Strong front and side boundaries are provided to most properties to help integrate car parking as well as creating new habitats, contributing to character, and providing a strong defensible boundary.
- 5.63 Refer to the landscape plan adjacent and submitted alongside this application for further detail.

RESOURCES

- 5.64 There are a number of measures considered within the approach to the design and construction of the development in regards to sustainability.

Contributing to Low Carbon Travel

- The site is located in relatively close proximity to existing facilities and services, short trips can be easily made on foot or bicycle.
- All dwellings will have EV Charging points, where appropriate

Energy Consumption.

- The proposed dwellings are designed to use less energy, have an efficient building design and construction

Water Resources

- New housing to be as water efficient as possible
- Within private gardens, residents could use rainwater collection butts to minimise run-off of water, and to store rainwater for use around the garden and home.
- SUDS drainage systems are proposed within the site, an attenuation tank will help to manage rainwater run-off, protecting from the impact of flooding, as well as protecting or enhancing water quality and providing an attractive habitat for wildlife.



KEY

- Site boundary
- Existing PRoW
- Existing tree/vegetation (retained)
- Proposed turf (front gardens) - 1,815m²
- Rear gardens - 5,585m² (without paths)
- Proposed POS tree
- Proposed street tree
- Proposed feature tree (eg. Cherry)
- Proposed front garden tree
- Proposed native scrub mix - 325m²
- Enhanced grassland (shade tolerant) - 361m²
- Species rich grassland - 2,260m²
- Proposed ornamental shrub - 130m²
- Formal low hedgerow - 408m linear
- Native mix hedgerow - 158m linear
- Wildflower meadows - 274m²
- Spring flowering bulbs - 110m²
- SUDS - Wetland meadow mix - 652m²
- Gravel strips

INDICATIVE PLANTING SCHEDULE			
TREES FOR OPEN SPACE			
PLANT SPECIES	SIZE (GIRTH AND HEIGHT)		
Betula pendula	14-16 cm 425-600 cm Ht		
Fagus sylvatica	14-16 cm 425-600 cm Ht		
Prunus avium 'Prest'	14-16 cm 425-600 cm Ht		
Quercus robur	14-16 cm 425-600 cm Ht		
Tilia cordata	14-16 cm 425-600 cm Ht		
TREES FOR FRONT GARDENS			
PLANT SPECIES	SIZE (GIRTH AND HEIGHT)		
Carpinus betulus 'Virens Fontaine'	12-14 cm 350-450 cm Ht		
Fagus sylvatica 'Dawyck'	12-14 cm 350-450 cm Ht		
Malus 'Erebus'	14-16 cm 450-600 cm Ht		
Prunus subhirtella 'Autumnalis Rosea'	14-16 cm 450-600 cm Ht		
Betula castaneana	14-16 cm 425-600 cm Ht		
NATIVE HEDGEROW MIX			
PLANT SPECIES	SIZE AND AGE		%
Corylus avellana	[8-60-80 Ht 1+2]		5
Crataegus monogyna	[8-40-60 Ht 2B]		5
Ilex aquifolium	[8-60-80 Ht 1+1]		10
Prunus spinosa	[8-40-60 Ht 1+1]		10
Viburnum opulus	[8-40-60 Ht 1+1]		5
ORNAMENTAL HEDGEROW			
PLANT SPECIES	SIZE AND AGE		
Fagus sylvatica	80-120cm Ht 1st/2nd Hedge		
Carpinus betulus	80-100cm Ht 1st/2nd Hedge		
Prunus laurocerasus 'Obo-Luyker'	50-70cm Ht (2 per linear metre)		
Eucryphia japonica 'Jean Huguenot'	20-20cm Ht (2 per linear metre)		
NATIVE MIX			
PLANT SPECIES	SIZE (GIRTH AND HEIGHT)		%
Aspid. compressum	[8-60-90 cm Ht]		20
Arnus glaberrima	[8-90-120 cm Ht]		15
Betula pendula	[8-120-180 cm Ht]		10
Corylus avellana	[8-90-90 cm Ht]		15
Fagus sylvatica	[8-90-90 cm Ht]		15
Ilex aquifolium	[8-40-60 cm Ht]		5
Viburnum opulus	[8-60-60 cm Ht]		15
Cornus sanguinea	[8-60-60 cm Ht]		5
ORNAMENTAL SHRUBS			
PLANT SPECIES	SIZE		DENSITY (IND)
Acacia japonica 'Kinglake'	[L, pot 30-40 cm]		3
Carex comans 'Frosted Care'	[L, cover pot]		6
Carex obovata 'Elegant'	[L, cover pot]		3
Calluna vulgaris 'Autumnal Glow'	[L, pot 40-60 cm]		3
Chamaemelum 'Julia's Pearl'	[L, pot 40-60 cm]		3
Chamaemelum 'The Hoop'	[L, pot 40-60 cm]		3
Cornus alba 'Tutty Tutty'	[L, pot 30-40 cm]		4
Eucryphia japonica 'Elegant Glow'	[L, pot 30-40 cm]		4
Eucryphia japonica 'Elegant Glow'	[L, pot 30-40 cm]		4
Malva alba	[L, pot 30-40 cm]		4
Lamium angustifolium 'Hobbit'	[L, pot 30-40 cm]		4
Phloxia 'Raven' 'Red Robin'	[L, pot 40-60 cm]		3
Rosa japonica 'The Hoop'	[L, pot 40-60 cm]		4
Rosmarinus officinalis	[L, pot]		4
Sarcocolla 'The Hoop'	[L, pot 30-40 cm]		4
Dieneria japonica 'Rubella'	[L, pot 30-40 cm]		4
Viburnum davidii	[L, pot]		4
SPECIMEN SHRUBS			
PLANT SPECIES	SIZE		
Fabula japonica	[L, pot 70-100 cm]		
Phloxia 'Raven' 'Rainbow Sundae'	[L, pot 80-100 cm]		
Phloxia 'Raven' 'Rainbow Sundae'	[L, pot 80-100 cm]		
BULBS			
PLANT SPECIES	SIZE (BULB GRADE)		DENSITY (IND)
Crocus autumnalis	[+]		20
Narcissus pseudonarcissus	[+]		20

A 29.08.24 VJP added. Amended to increase BNG
 Rev Date Note

Lower Blacup Lane, Cleckheaton N

Landscape Masterplan

DWG Ref: 104-0012_001A | Drawn/Checked by: SW | Scale: 1:500 @ A1 | Date: 29/08/24 | Client: Newlett Homes

Figure. 16 Landscape Masterplan [Produced by Highstone]

Building for a Healthy Life

A Design Toolkit for neighbourhoods, streets, homes and public spaces



6.1 Building for a Healthy Life (BHL) is a Design Code to help improve the design of new and growing neighbourhoods. It has been created for the use of a range of stakeholders, including local communities, local councillors, developers and local authorities. This allows them to focus on the factors that are most important in helping create good places to live.

6.2 Building for a Healthy Life is organised across three key themes, covering 12 considerations for high quality design and placemaking. These 12 considerations move away from the 12 questions in Building for Life 12, as questions demand a quick response where good design requires more time and thought. These considerations are effective when discussed at the start of the design process, helping to set high standards of design from the beginning.

6.3 Building for a Healthy Life is a design process structure rather than a scoring system. Examples of good practice are highlighted by a green light, whilst poor practice is highlighted with a red light and needs to be

reconsidered. An amber light is assigned to an element of design where it falls between a green and red light. Where an amber light is assigned, it highlights the potential to rethink and redesign the particular aspect in order to achieve a more positive outcome. However, in some cases an amber light cannot be avoided due to circumstances beyond the control of the local authority and/or the developer. The objective is to:

- Secure as many 'greens' as possible,
- Minimise the number of 'ambers' and;
- Avoid 'reds'.

6.4 The more green lights secured, the better the proposed development will be.



Green = Go ahead



Amber = Beyond control of developer



Red = Stop and rethink



INTEGRATED NEIGHBOURHOODS		SCORE
01 NATURAL CONNECTIONS	<ul style="list-style-type: none"> Access into the site is taken off Ashbourne Drive and Ashbourne View, with a 5.5m carriageway and a 2m footpath either side, providing both vehicular and pedestrian access These routes extend up to the site boundary on the western boundary to enable any potential future development Existing vehicular and pedestrian access is retained 	
02 WALKING, CYCLING AND PUBLIC TRANSPORT	<ul style="list-style-type: none"> Footpaths are available on both sides of Ashbourne Drive and Ashbourne View. A Public Right of Way (SPE/94/10) crosses the central of the site along the route of the access road to Lower Blacup Farmhouse. The site is well located for journeys by bike, being located in close proximity to the Spen Valley Greenway, to the east of the site, which provides excellent car free cycle routes, making up part of the Route 66 National cycle network. Highways are designed to be speeds of up to 20mph The nearest bus stops to the site are located on Quaker Lane and Ashbourne Drive, approximately 115m and 210m east of the site respectively. 	
03 FACILITIES AND SERVICES	<ul style="list-style-type: none"> The site is located within a reasonable walking distance (up to 2km) of a number of retail, health, leisure, and education facilities located within Cleckheaton to the north of the site. These include Heaton Avenue Primary Academy (closest school), Cleckheaton Health Centre, and Cleckheaton Methodist Church. There are several retail amenities located towards the centre of Cleckheaton including a Tesco Superstore and Home Bargains to the northeast of the site, with numerous amenities in close proximity to the site located along Westgate (A643), including a public house, a hairdresser and several takeaways. 	
04 HOMES FOR EVERYONE	<ul style="list-style-type: none"> A range of one, two, three, four and five bedroom market housing will be provided with. A total of 67 dwellings will be provided for market. No affordable housing provision is proposed due to scheme viability; this will be subject to viability testing. All dwellings have access to private outdoor amenity space. All dwellings meet or exceed Nationally Described Space Standards (NDSS). 	
05 MAKING THE MOST OF WHAT'S THERE	<ul style="list-style-type: none"> The development proposals provide sufficient separation distances to respect the amenity and privacy of existing neighbourhood buildings, particularly to the west and south of the site. Existing hedgerows and trees have been retained where possible. An assessment of the local character has been undertaken, the urban grain and building forms are reflected within the proposed development 	
06 A MEMORABLE CHARACTER	<ul style="list-style-type: none"> The proposals aim to deliver a high-quality range of housing with a character that respects and reflects the surrounding townscape. Proposed materials and architectural detailing reflect the existing built form around the site, and the heritage of Cleckheaton. Due to the size and scale of the site, a single character area is proposed which includes variations through the detailing and use of occasional render to add variety to the visual appearance of the new homes. The materials, detailing and architectural treatments, boundary treatment and parking configurations for the site have been informed by the surrounding residential areas. 	
07 WELL DEFINED STREETS AND SPACES	<ul style="list-style-type: none"> The proposed layout and house types demonstrate how the new street and private spaces have been enclosed effectively and fronted by built form and positive aspects. Frontage to the public realm will create a sense of enclosure, offering natural surveillance and increasing the sense of pride for people living within the development. The design of the proposed dwellings ensures that new homes include active frontages to the public realm, boosting natural observation which will contribute to the success of the scene and the sense of community that is desired. Dual aspect dwellings are proposed on street corners. 	
08 EASY TO FIND YOUR WAY AROUND	<ul style="list-style-type: none"> A simple street layout is proposed, with strong building lines designed to allow users to navigate the proposed streets easily Buildings within the street scene will be rendered, to create variation and to aid legibility within the development. Variations in surface treatments, such as shared surfaces, pavements and private drives will aid in legibility and wayfinding. 	
09 HEALTHY STREETS	<ul style="list-style-type: none"> The main route will include street trees within the front gardens of new homes. This street will vary in width and surface materials compared to shared surface and private drives to provide additional definition to the public and private realms within the site. The proposed street typologies have been designed to ensure that streets are pedestrian and cycle friendly with low vehicular speeds, with street trees and hedgerows proposed to encourage a green and verdant character, helping to ensure that streets are not dominated by hard surfacing. 	
10 CYCLE AND CAR PARKING	<ul style="list-style-type: none"> A range of parking solutions are proposed, in accordance with local policy. Allocated parking is provided on-plot and is located to the front or side of proposed dwellings, where possible, within individual parking bays to allow ease of access to dwellings. Landscaping to front of plots to help settle parked cars into the streetscene. All dwellings are provided with an EV charger. Dedicated cycle parking is provided either in garages or sheds. 	
11 GREEN AND BLUE INFRASTRUCTURE	<ul style="list-style-type: none"> Existing hedgerows and trees will be retained where possible as part of the proposals. Drainage solutions will be provided in the northern part of the site Proposed hedgerows and street trees are proposed along the street and alongside amenity green space across the site. Ecological impacts will be mitigated via best construction practice and the provision of ecological enhancement features throughout the development. 	
12 BACK OF PAVEMENT, FRONT OF HOME	<ul style="list-style-type: none"> The use of strong building lines and front garden landscaping treatment will contribute towards clearly defining public and private realms. Proposed boundary treatments will include low hedges between the edge of the pavement and private gardens, while rear gardens will be separated by timber fences. Variation in the use of surface materials will also help to define public and private areas. New homes will benefit from private amenity space to the rear which will also provide the opportunity for residents to store bins and recycling boxes away from the street. 	
TOTAL SCORE		10

SUMMARY

7.1 This Design and Access Statement has been produced by Newett Homes in support of a full planning application for residential development at Lower Blacup Farm, Cleckheaton. The development will comprise up to 67 dwellings with associated access, parking, public open space, landscaping and infrastructure.

7.2 67 units are proposed consisting of 1, 2, 3, 4 and 5 bedroom units.

7.3 The development proposals will be achieved in the following way:

- Providing high quality new homes with a range of dwelling sizes, types and tenures that offers an accessible and acceptable choice of lifestyles; and promoting the objectives of sustainable development through layout and design.
- The creation of an integrated residential community with a sensitive relationship to the neighbouring properties;
- Providing a development that is well connected, readily understood and easily navigated, promoting a layout which reduces dependence on the car, while enhancing the cycling and walking networks;
- The creation of new public open space which is overlooked by dwellings, creating a safe and attractive space for new and existing residents.

7.4 Newett Homes create luxurious homes built to the highest of standards. We consider that the application site provides a fantastic opportunity to provide the local population with high quality new homes to meet the local needs.







NEWETT
HOMES