

DESIGN AND ACCESS STATEMENT
WOODWARD COURT, MIRFIELD

NOVEMBER 2025 - 2520-RE-01A

Bellway

PARKER PEEL
ARCHITECTURAL

Bellway

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1

INTRODUCTION

1 INTRODUCTION
PURPOSE OF DOCUMENT



This Design and Access Statement (DAS) has been prepared by Parker Peel Architectural on behalf of Bellway Homes to explain the proposed residential development of Land off Woodward Court, Mirfield.

PURPOSE OF THE DOCUMENT

The Design and Access Statement (DAS) is one of a suite of documents submitted in support of an full planning application for residential development for 75 dwellings, with associated access.

The DAS has regard for the need to balance design guidance with planning policy requirements and documents the evolution of the design process that has been undertaken in preparation of the site proposals associated with this planning application.

The DAS should be read in conjunction with the other documents which together form the planning application package.

BUILDING FOR A HEALTHY LIFE

The Building for a Healthy Life (BHL) principles are a framework for designing high quality new housing developments that are attractive, functional and sustainable.

The principles have been integrated throughout this statement, with feature boxes highlighting how the scheme responds to BHL's twelve key considerations, including movement, nature, public spaces, homes and buildings, and resources.

A full Building for a Healthy Life assessment has been completed and is presented in the concluding section of this document.

1 INTRODUCTION
DOCUMENT STRUCTURE



DOCUMENT STRUCTURE
The DAS has been structured as follows:

Part 01 - Introduction: A summary of the purpose of the Design and Access Statement and the proposals, including planning policy context.

Part 02 - Assessment: An analysis of the site and its surroundings, accessibility, local facilities, landscape, context and character.

Part 03 - Consultation & Evolution: An explanation of the process of involvement and consultation that has informed the proposals and specific design elements which have influenced the indicative masterplan.

Part 04 - Design: Provides a detailed description of the proposals, identifying the key elements relating to layout, character and placemaking.

Part 05- Conclusion: A general summary of principles and vision for the proposals.

THE TEAM
This DAS has been prepared in collaboration with the client's design team. The following have contributed towards the document:

- Bellway Homes: Client
- Parker Peel Architectural: Architecture & Masterplanning
- PB Planning: Planning
- Optima: Highways
- Golby+Luck: Landscape & Arboriculture
- Eastwood: Engineers
- Estrada Ecology: Ecologists

THE SITE
The structure of the document has been informed by general best practice within the industry as well as the guidance from the Commission on Architecture the Built Environment (CABE) 'Design and Access Statements: how to write, read and use them'.Despite CABE no longer being an active body, their guidance notes are still seen as industry leading and therefore relevant for this application.

It covers both the design principles and concepts that have been applied to the development and how issues relating to access to and from the development have been dealt with.

CHAPTER 1 - INTRODUCTION

OUR VISION

The new homes at Woodward Court will bring an exciting opportunity to support Mirfield's growth while creating a welcoming and well-connected place to live. The development will place green spaces at its heart, with safe and attractive walking routes that link new landscaped areas with the wider community.

Most importantly, it will be designed to feel part of Mirfield – respecting its character, promoting sustainability, and helping to create a thriving environment for both today's residents and future generations.



1 INTRODUCTION
INDICATIVE MASTERPLAN CASCADE

DESIGN INFORMATION SUBMITTED
The following elements form part of this application;

DESIGN AND ACCESS STATEMENT
The DAS provides guidance for the development and explains the design principles and concepts applied to the following aspects of the development.

DESIGN PRINCIPLES
A set of design principles that explain proposed development;
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

EARLY CONCEPT PLAN
Taking account of the design principles and consolidating these into a concept layout demonstrating land uses, parcels, existing site features, access, and movement.

CONCEPT MASTERPLAN
This is an indicative masterplan, which demonstrates how the whole site could be laid out in accordance with the concept plans.

PROPOSED SITE LAYOUT PLAN
The overall principles of the residential site layout plan are the result of exploring concept ideas. They are centred on creating a functional, safe, sustainable, and aesthetically pleasing community that integrates well with its natural and built surroundings.



EARLY CONCEPT PLAN



CONCEPT MASTERPLAN



SITE LAYOUT PLAN

DESIGN DEVELOPMENT

EARLY CONCEPT PLAN

An early concept plan prepared identifying land use, scale, and movement.

DESIGN PRINCIPLES

Principle for layout, appearance, and landscaping identified following site and local area assessment.

WIDER DESIGN TEAM

Input from wider design team shapes initial sketch concept plan into indicative concept masterplan.

INDICATIVE CONCEPT MASTERPLAN

This plan presents the indicative road pattern and existing landscape features. Areas of open space and drainage attenuation are identified at this early stage.

SITE LAYOUT PLAN

A detailed plan presents streets and spaces for the proposed development. It demonstrates how the development will function and its overall character and grain.

DESIGN AND ACCESS STATEMENT

The Design and Access Statement documents the evolution of the design process that is undertaken in preparation for the site in relation to planning policy requirements and proposals associated with this planning application.

This is part of a suite of other documents which together form the full planning application package.

FULL PLANNING APPLICATION SUBMITTED

DESIGN GUIDANCE AND QUALITY

The Design and Access Statement has followed best practice urban design. It has embraced national and local documents that deal with 'Good Design' and 'Placemaking'. The principal documents that have been used in terms of design context;

NATIONAL PLANNING POLICY FRAMEWORK (DECEMBER 2024)

The Government's National Planning Policy Framework (the Framework) now forms the relevant policy guidance at the national level for the determination of all planning applications. The Framework is a material consideration which must be taken into account in all planning decisions.

The National Planning Policy Framework (NPPF) makes the planning system simple and accessible, protects the environment and promotes sustainable growth.

Paragraph 15 states:

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

Section 12: achieving well designed places

Paragraph 131 outlines the Government's commitment to the creation of high-quality, beautiful, and sustainable buildings and places. Good design is an underlining aspect of sustainable development, which inherently creates better places to live and work.

Paragraph 135 sets out planning policies and decisions should:

a. "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;
b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c. 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);
d. 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;
e. 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
f. 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."

MANUAL FOR STREETS (2007) & MANUAL FOR STREETS 2 'WIDER APPLICATION OF THE PRINCIPLES' (2010)

Manual for Streets focuses on lightly trafficked and residential streets, setting out clear guidelines for street design which reduce the impact of the car and make streets more accessible for pedestrians and cyclists. The key principles are:

- Apply a user hierarchy to the design process with pedestrians at the top.
- Recognise the importance of the community function of streets as spaces for social interaction.
- Promote an inclusive environment that recognises the needs of people of all ages and abilities.
- Move away from hierarchies of standard road types based on traffic flows and/or the number of buildings served.
- Develop street character types on a location specific basis with reference to both the place and movement functions for each street.
- Encourage innovation with a flexible approach to street layouts and the use of locally distinctive, durable materials and street furniture.
- Design to keep vehicle speeds at or below 20mph on residential streets unless there are overriding reasons for accepting higher speeds.
- Use the minimum of highway design features necessary to make the streets work properly.

SECURED BY DESIGN

This Design and Access Statement contains the information required for the evaluation, and is set out to enable the evidence for the evaluation to be easily obtained. Secured by Design is a police initiative, which encourages the building industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security. Research proves that schemes that meet Secured by Design standards are significantly less likely to suffer from vandalism or criminal attacks. A summary of the principles is below and further details appear in the design section of this statement.

In achieving Secured by Design, the following principles should be considered and addressed:

- Natural surveillance: Public and semi-private areas should be visible from nearby buildings or from well used rights of way. Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.
- Access and footpaths: Secluded access points and routes should be avoided; roads to groups of buildings should promote a sense of identity and ownership; location of planting should avoid the creation of hiding places; good visibility should be maintained along footpaths and routes.
- Environmental quality and sense of ownership: Provision of high quality landscape settings for new development to help create a sense of place and strengthen community identity. These spaces tend to be well used and offer fewer opportunities for crime.

NATIONAL DESIGN GUIDANCE

There are numerous best practice documents relating to design including 'By Design' (DETR and CABE), The Urban Design Compendium (English Partnerships and Housing Corporation), and 'Better places to Live By Design', which all outline the importance of good urban design and provide advice for the development for this site is designed. There is general consensus over the principles of good design, although different terminology is sometimes applied.

The core factors contributing to good urban design, which underpin all of the above best practice, include the following principles:

- Character - Somewhere with a sense of place and local distinction.
- Legibility - a Place which is easy to understand and navigate.
- Permeability - achieving a form of layout, which makes for efficient pedestrians and vehicular movement.
- An articulated townscape - creating an interesting, locationally responsive townscape utilising building height, scale, and massing all of which should be human in scale.
- Human Scale - the arrangement of building forms, which are easy for the human eye to read and provide a sense of scale and perspective.
- Security, natural surveillance - creating places, which are properly overlooked and make effective passive and active policing.
- Detailing richness and interest - promoting ornamentation, rhythm, consistent vernacular, richness and intrigue to the built environment.
- Quality within the public realm - promoting routes and spaces, which are attractive, safe and uncluttered.
- Continuity and enclosure - promoting the continuity of street frontage and the definition of public and private space.
- Adaptability, robustness and sustainability - the layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage.

LOCAL SUPPORTING PLANNING DOCUMENTS

This section sets out key local design policy and guidance which together with a detailed appraisal of the site and its surroundings will inform development proposals.

KIRKLEES LOCAL PLAN 2013-2031

The Local Plan acts as a strategic document for the Local Authority and outlines where and how development should occur. The document provides the opportunity for the Local Authority to establish a vision with clear objectives with relevant polices for Kirkless district up to 2031. The Local Plan includes the following policies considered of most relevance to the determination of this application:

- LP2: Place Shaping
- LP3: Location of New Development
- LP5: Masterplanning Sites
- LP7: Efficient and Effective Use of Land and Buildings
- LP11: Housing Mix and Affordable Housing
- LP20: Sustainable Travel
- LP21: Highway and Access
- LP22: Parking
- LP23: Core Walking and Cycling
- LP24: Design
- LP26: Renewable and Low Carbon Energy
- LP27: Flood Risk
- LP28: Drainage
- LP30: Biodiversity and Geodiversity
- LP31: Strategic Green Infrastructure Network
- LP32: Landscape
- LP35: Historic Environment
- LP47: Healthy, Active and Safe Lifestyles
- LP63: New Open Space

KIRKLEES HOUSEBUILDER DESIGN GUIDE SPD

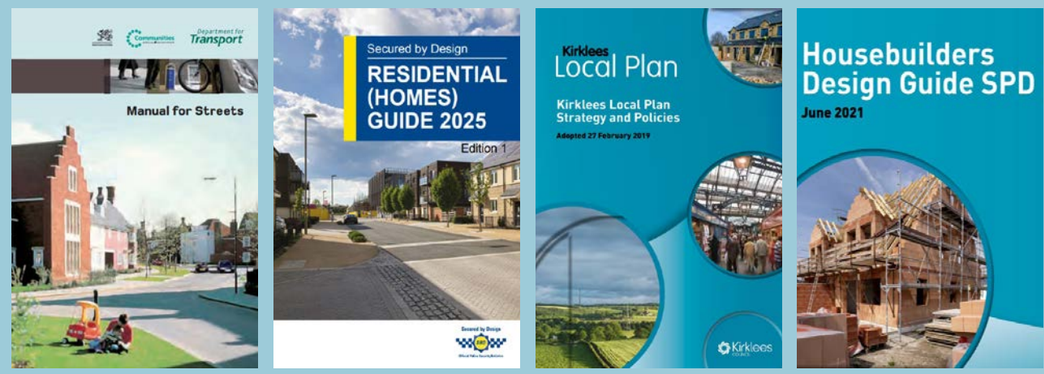
The Kirklees Housebuilders Design Guide SPD, adopted on 29 June 2021, is designed to support residential developers. Its purpose is to promote housing that is high quality, socially inclusive, and environmentally sustainable. The guide sets out how developers can work with the Council from the earliest stages of the planning process to help deliver well-designed, successful places.

ADOPTED SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

In Kirklees, several Supplementary Planning Documents (SPDs) provide additional guidance to support the determination of planning applications. These include:

- Affordable Housing and Housing Mix SPD sets out requirements for the provision of affordable housing and achieving a balanced mix of dwelling types and sizes
- Open Space SPD outlines standards and expectations for the provision, quality, and accessibility of open space within new developments.
- Highway Design Guide SPD provides detailed guidance on the design and layout of highways and transport infrastructure to ensure safe and sustainable movement.

Together, these SPDs help ensure that new development meets local needs, delivers sustainable communities, and aligns with the objectives of the Local Plan.



2

ASSESSMENT

2 ASSESSMENT
INTRODUCTION & SITE LOCATION

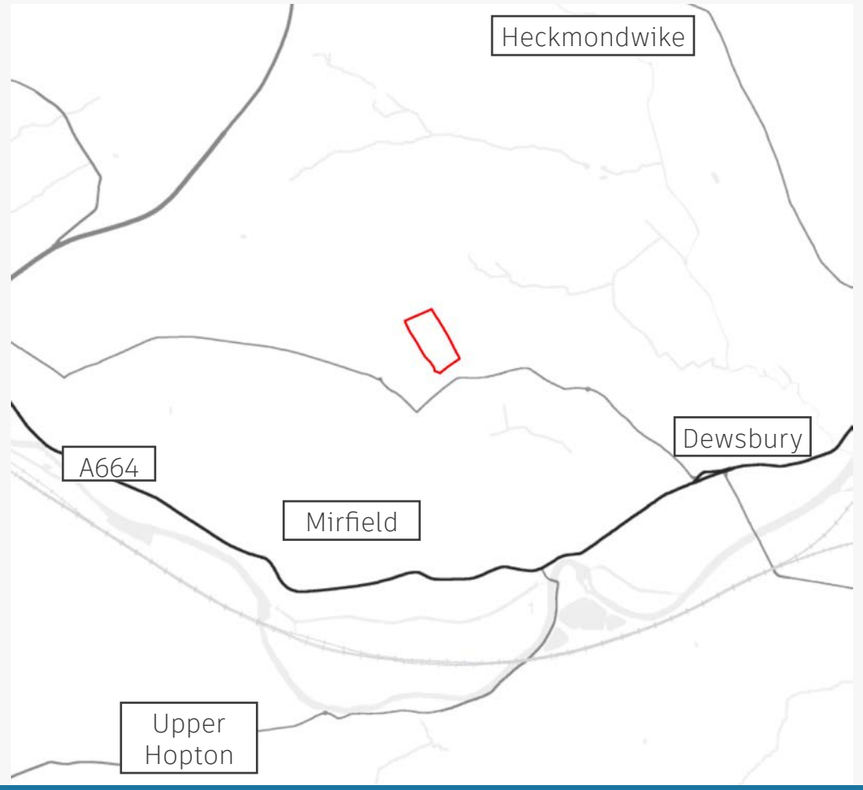
STRATEGIC CONTEXT

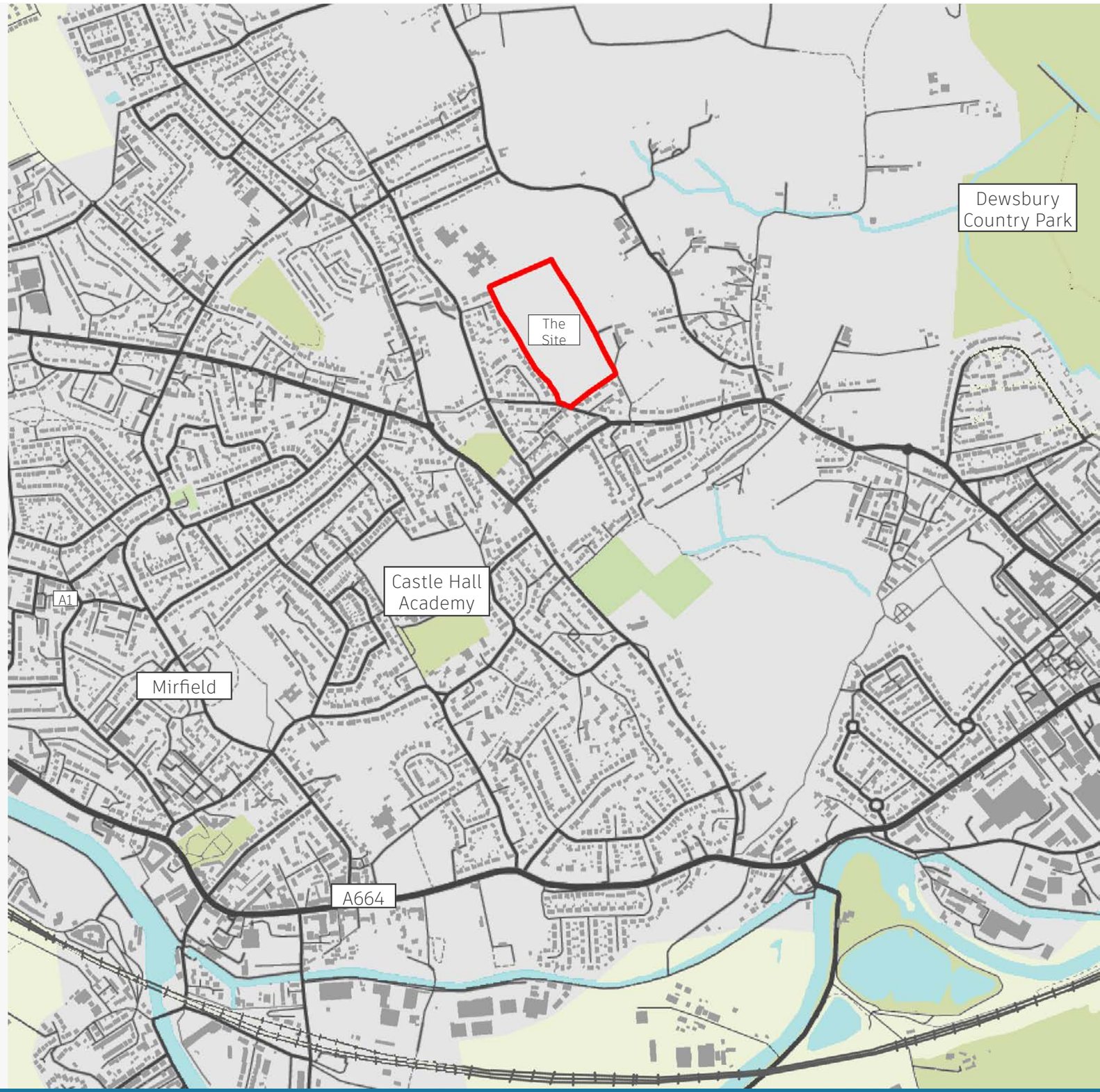
The site is located at the northern edge of Mirfield, within a semi-rural setting that blends residential areas with surrounding green spaces. The location benefits from a balance of accessibility and openness, with nearby neighbourhoods and countryside contributing to the town's character.

Mirfield enjoys excellent transport connections. Leeds lies approximately 10 miles to the east, Huddersfield around 12 miles to the northwest, and Wakefield about 12 miles to the southeast. The town is well-served by the M62 and A644, providing convenient links to the wider region.

The area surrounding the site features gently rolling fields and pockets of green space, reflecting the town's mix of urban and rural landscapes.

Rail connections are strong, with Mirfield railway station offering services to Leeds, Huddersfield, and Manchester, while nearby stations provide access to the national rail network, including London and the North East.





2 ASSESSMENT
HISTORIC CONTEXT

Mirfield is a historic town within the Kirklees district of West Yorkshire, set in the Calder Valley between Huddersfield and Dewsbury. The town occupies gently undulating ground with views across the River Calder and wooded hillsides, giving it a distinct semi-rural character while maintaining strong connections to nearby urban centres.

18TH-19TH CENTURY
Originating in the medieval period, Mirfield developed around the parish church of St. Mary the Virgin and a cluster of farmsteads along the river. The arrival of the Calder and Hebble Navigation and later the railway in the 18th and 19th centuries spurred growth, linking the town to regional trade routes and driving industrialisation.

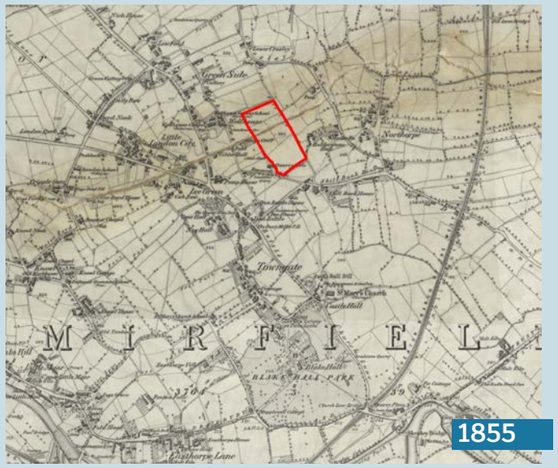
During this period, Mirfield evolved from an agrarian community into a settlement shaped by textile and milling industries. Rows of stone-built workers' cottages and terraces formed around mills along the River Calder and canal, creating a cohesive vernacular of sandstone buildings with slate or stone roofs that continues to define the historic core.

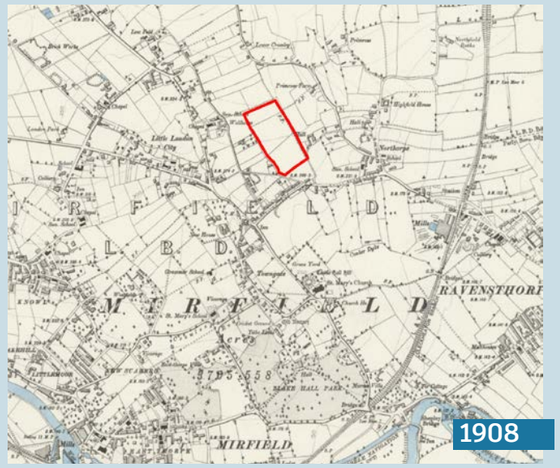
20TH CENTURY
Traditional field patterns, farmsteads, and stone boundaries remain visible in the surrounding landscape, reflecting Mirfield's rural origins. The 20th century brought gradual residential growth, notably in the post-war years, with suburban housing and small estates extending north and west from the centre while respecting the town's scale and topography.

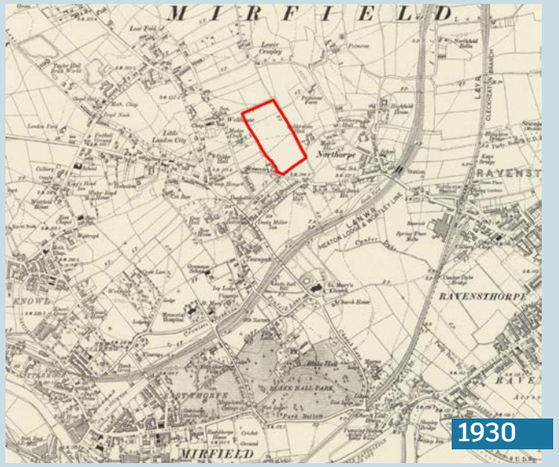
Later developments introduced red brick and concrete tiles but retained Mirfield's open, low-density character. Proximity to the A644, M62, and rail services to Leeds, Huddersfield, and Manchester enhanced its accessibility and supported its role as a sustainable commuter settlement.

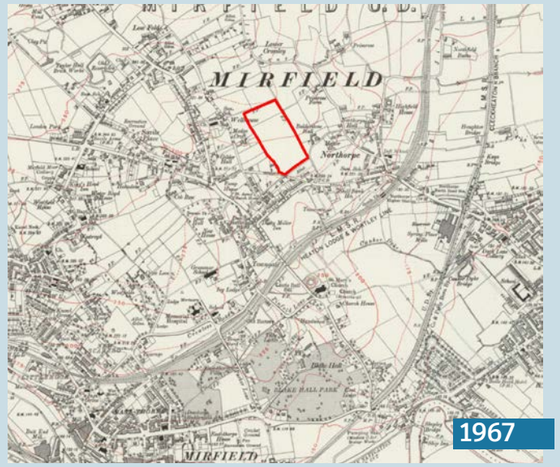
MIRFIELD CONTEXT
The town's wider setting features river valleys, wooded slopes, and enclosed pastures. The River Calder, canal network, and green corridors contribute both ecological value and visual identity, reinforced by mature trees, hedgerows, and historic stone walls. The countryside surrounding Mirfield forms a well-defined edge, maintaining openness and a strong connection with the wider Calder Valley landscape.

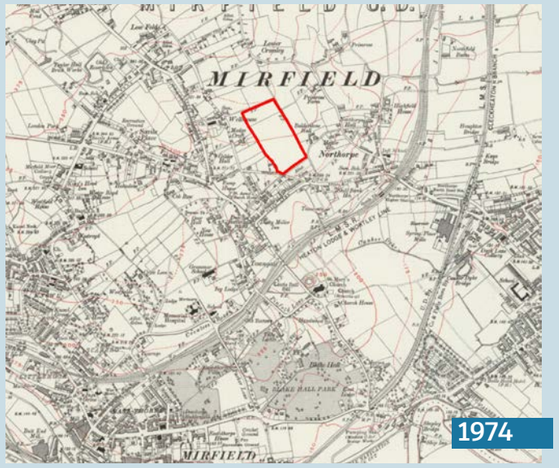
SURROUNDING CONTEXT
Together with nearby settlements such as Ravensthorpe, Hopton, Upper Hopton, and Battyeford, Mirfield contributes to a varied urban–rural character within Kirklees. Larger centres like Huddersfield and Dewsbury complement it through wider employment, services, and transport links, supporting Mirfield's identity as a well-connected, sustainable residential community.

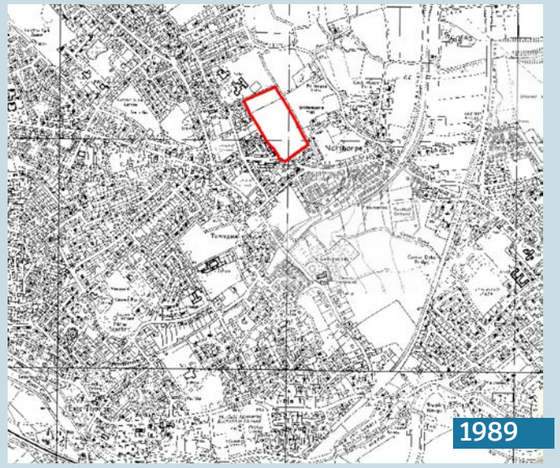












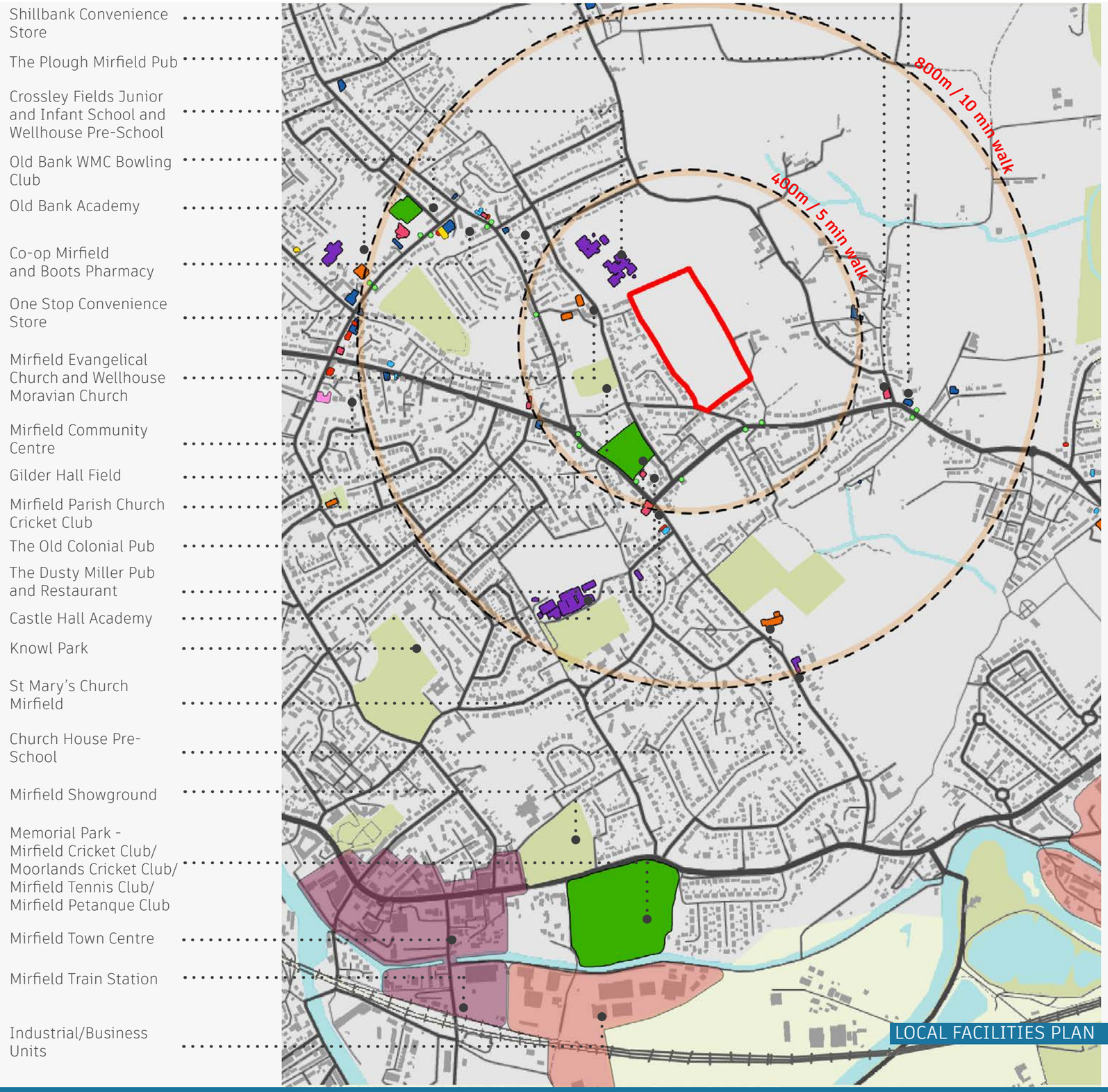
2 ASSESSMENT
LAND USE AND FACILITIES

RETAIL AND LEISURE
Mirfield offers a range of retail and leisure opportunities for residents. The town centre features a mix of local shops, cafés, and pubs, providing day-to-day convenience alongside independent and specialist retailers.

Leisure facilities in and around Mirfield include sports clubs, tennis courts, football and cricket clubs, and community recreational spaces, supporting an active and social lifestyle for all ages.

EDUCATION
Mirfield and its surrounding area are served by a variety of education facilities, including primary schools, secondary schools, and further education options. Both public and independent schools are accessible within a short distance from the site, ensuring convenient travel for families.

EMPLOYMENT
The town offers diverse local employment opportunities. These include small and medium-sized industrial estates, retail, and service sectors, providing a range of jobs close to home and supporting the local economy.



LOCAL FACILITIES PLAN

KEY

- Site Boundary
- Bus Stops
- Education
- Community Centre
- Shops (Convenience/ Mixed Retail)
- Health (Pharmacy/ Dentist/Other)
- Beauty (Hair/Other)
- Pubs/Restaurants
- Takeaways
- Place of Worship
- Leisure
- Town Centre Area
- Industrial/Business Use

BUILDING FOR A HEATHLY LIFE (BHL)

Facilities and services

2 ASSESSMENT
GREEN NETWORK

Mirfield is enriched by abundant green spaces, seamlessly connecting the town to the surrounding countryside



WIDER LINKS

The countryside around Mirfield offers excellent opportunities for outdoor recreation, with numerous footpaths and bridleways connecting the town to the surrounding area.

To the south, these paths provide convenient links into Mirfield and extend further towards Dewsbury, while to the north they connect seamlessly with the open countryside, enhancing access to green spaces and encouraging walking and cycling.



IMAGE OF MIRFIELD WAR MEMORIAL LOCATED INGS GROVE PARK

2 ASSESSMENT
MOVEMENT NETWORK

The footpaths and bridleway network around Mirfield and its surrounding area provide excellent opportunities for walking and cycling.

FOOTPATHS

1. Local Connections:
   Footpath links provide local connections to amenities, wider trails, and local parks, encouraging walking as a means of transport.
2. Rural Routes:
   Several paths connect into the local surrounding countryside, allowing residents to explore scenic routes through fields and river banks.
3. Accessibility:
   Many footpaths are well maintained, making them accessible for families, individuals, and those with mobility challenges.

The site is bordered by multiple public rights of way, which facilitate legible and accessible links to the broader network and adjacent areas of green space.

BRIDLEWAYS & CYCLE ROUTES

A wider network of bridleways and cycle routes are present in the surrounding area.

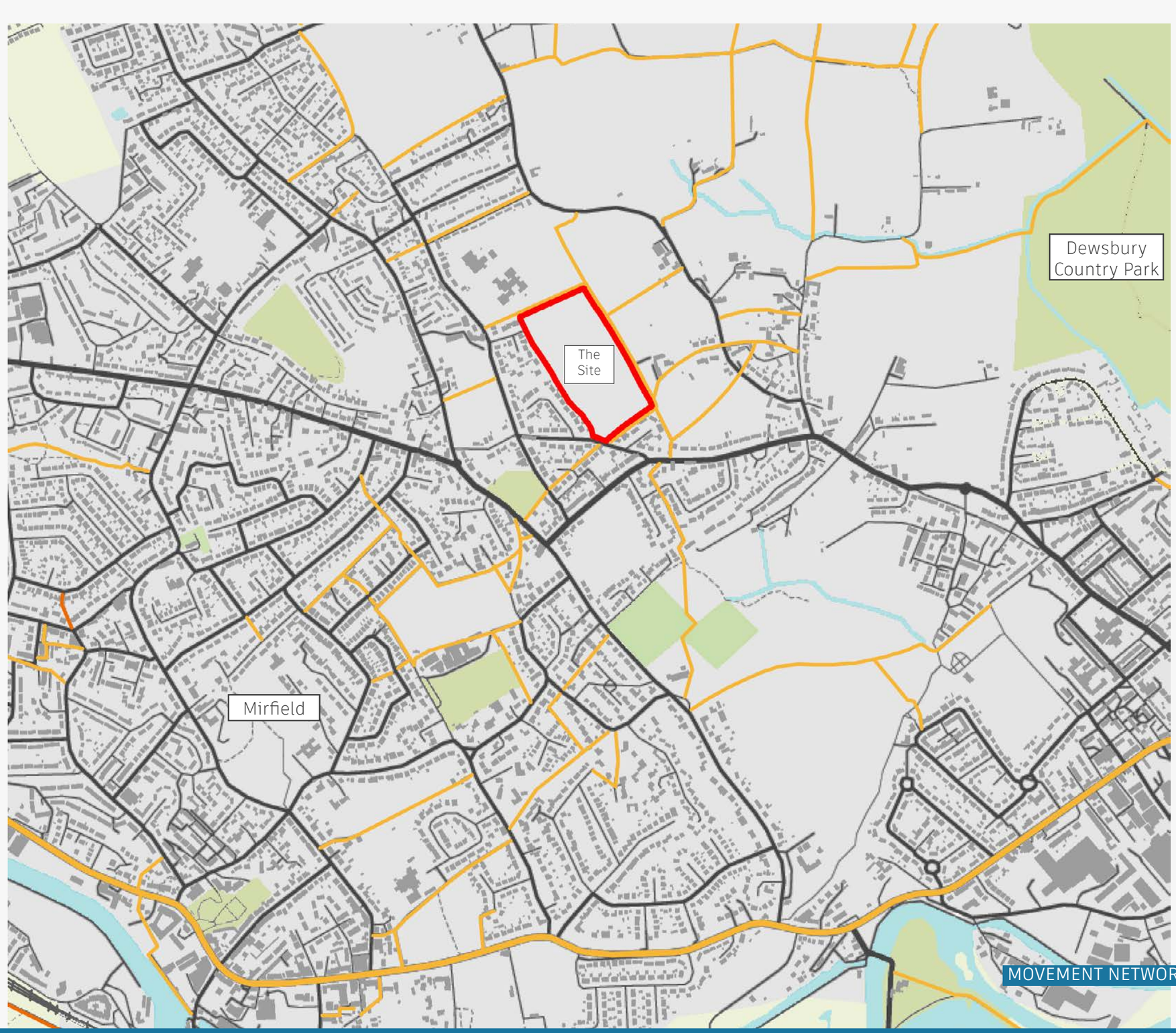
KEY

Public Rights of Way

Bridleways

BUILDING FOR A HEATHLY LIFE (BHL)

- Walking, cycling and public transport



MOVEMENT NETWORK

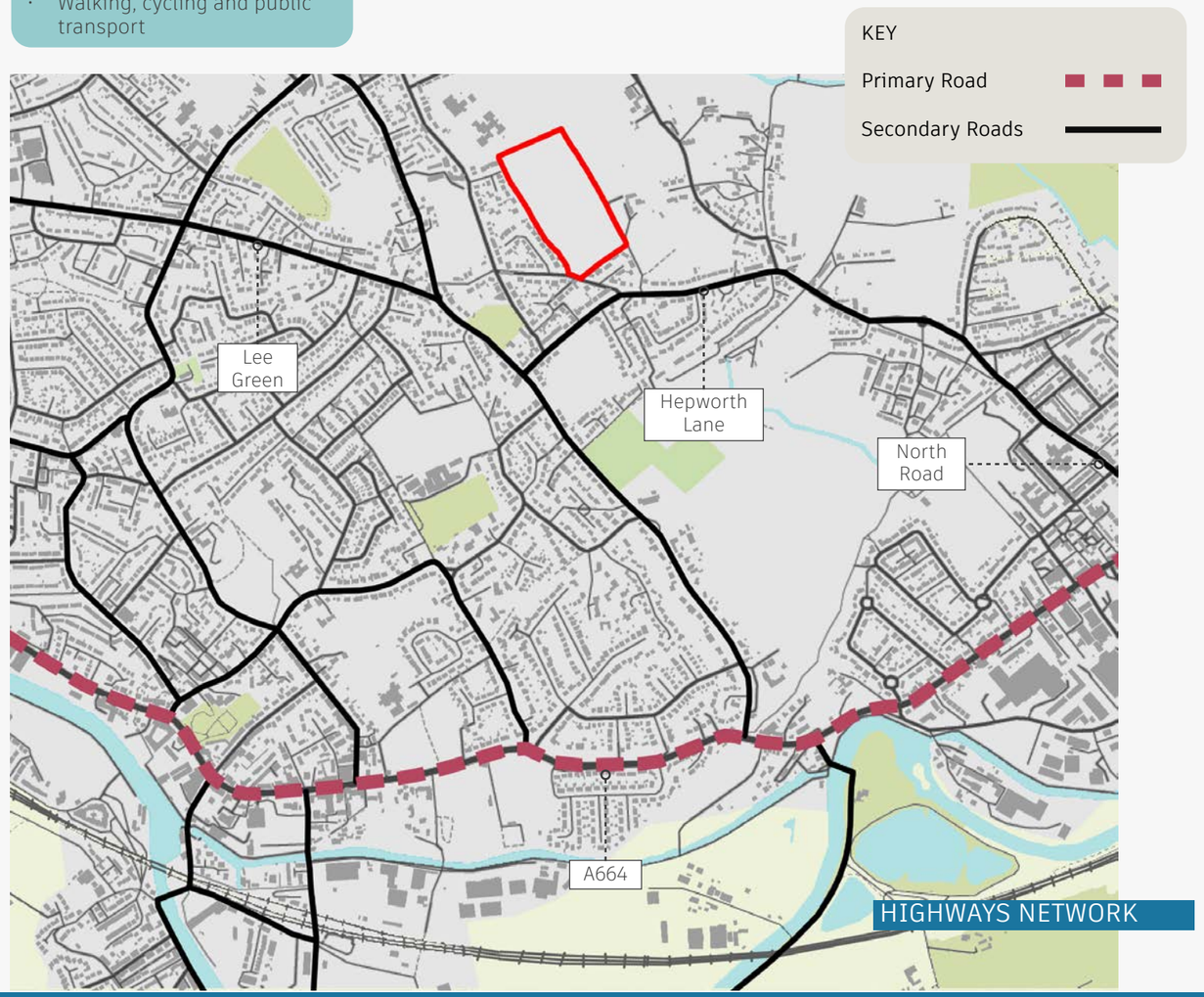
This section provides a brief summary of the local highway network and public transport links.

HIGHWAYS

The site offers the opportunity for a new connection onto Wellhouse Lane, creating a convenient link into Mirfield town centre and surrounding neighbourhoods. This would make local shops, schools, and amenities easily accessible, helping residents feel connected to the heart of the town. Junction 25 of the M62 lies to the north-west, providing quick and easy access to the wider region and beyond, while keeping Mirfield's vibrant local community within easy reach.

BUILDING FOR A HEATHLY LIFE (BHL)

- Walking, cycling and public transport



HIGHWAYS NETWORK

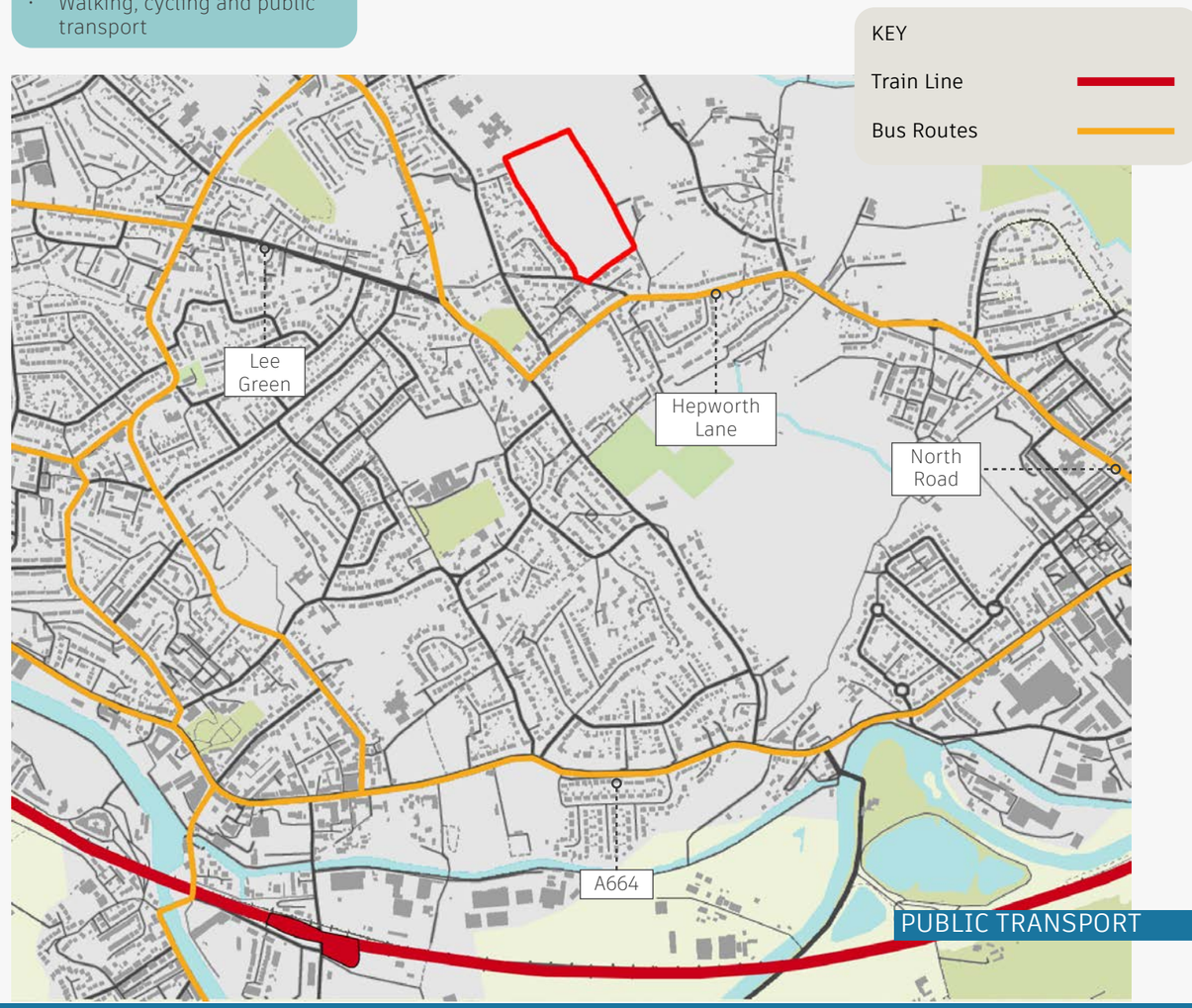
PUBLIC TRANSPORT

The proposed development off Wellhouse Lane, benefits from strong public transport links, supporting sustainable travel. Several bus stops are located within a short walking distance, including Wellhouse Church and Lee Green, served by key routes such as the 202 (Leeds–Huddersfield), 205 (Mirfield–Dewsbury), and AL5 (local service). Mirfield railway station is approximately 1.4 km from the site, offering regular services to Leeds, Huddersfield, and beyond via Northern, TransPennine Express, and Grand Central.

The site's location and proximity to these services provide excellent opportunities for residents to access local and regional destinations without reliance on private vehicles.

BUILDING FOR A HEATHLY LIFE (BHL)

- Walking, cycling and public transport



PUBLIC TRANSPORT

2 ASSESSMENT
ARCHITECTURAL CHARACTER

The site is located at the northern edge of Mirfield, a town set within a predominantly semi-rural landscape, surrounded by green fields and open spaces. Mirfield retains a strong sense of local character, shaped by its historic development, varied building styles, and connection to the surrounding countryside.

While the town does not have a designated Conservation Area in the immediate vicinity of the site, there are a number of notable historic buildings that contribute to the local heritage, including churches and traditional cottages that provide a sense of place and history.

STREET PATTERN:
Mirfield's street pattern is a mix of historic lanes and more recent residential layouts. The town's older areas feature:

- Linear and organic growth along main roads and lanes
- Buildings set within generous plots, contributing to a lower-density, open feel
- Green spaces, mature trees, and hedgerows that frame the streetscape and soften the built form

The streets retain a semi-rural character, with narrower roads, grass verges, and boundaries defined by walls or hedging rather than formal footpaths. This helps maintain a sense of openness and connection to the surrounding landscape.

BUILT FORM:
The town exhibits a variety of dwelling types, styles, and scales, reflecting different periods of development. Older buildings are generally clustered around historic cores, while more modern residential areas extend outward, forming a cohesive but varied urban grain.

Terraced and semi-detached properties coexist with detached dwellings, all contributing to a balanced density that is neither too tight nor too dispersed. Newer development has generally respected this pattern, extending naturally from the existing town fabric.

MATERIAL AND DETAILING:
Mirfield's architectural character is defined by the use of traditional local materials, creating streetscapes that are visually coherent yet varied. Common features include:

- Brick construction in a variety of tones
- Pitched roofs with red clay tiles, with some slate or grey concrete tiles on newer properties
- A mixture of vertical and horizontal windows
- Brick chimney stacks, stone lintels and cills, modest porches, and arched brick heads

These elements together create a sense of rhythm, scale, and subtle detailing that is characteristic of the town's vernacular architecture.

Mirfield's character is defined by traditional vernacular buildings, local stone and slate, and its agricultural and industrial roots. Its charm lies in its modest scale and close connection to the surrounding landscape. Examples of the varied architectural styles are captured below.










2 ASSESSMENT
SITE PHOTOGRAPHS



THE SITE

Having undertaken an assessment of the surrounding context, the remainder of this section examines the site and its key features.

A - A view from the northeastern corner reveals the existing hedgerow, creating a clearly defined boundary that emphasizes how the site sits neatly contained within its natural enclosure.





B - The view illustrates the route of the existing public right of way running along the eastern boundary and highlights the areas of intermittent planting that define sections of the boundary.





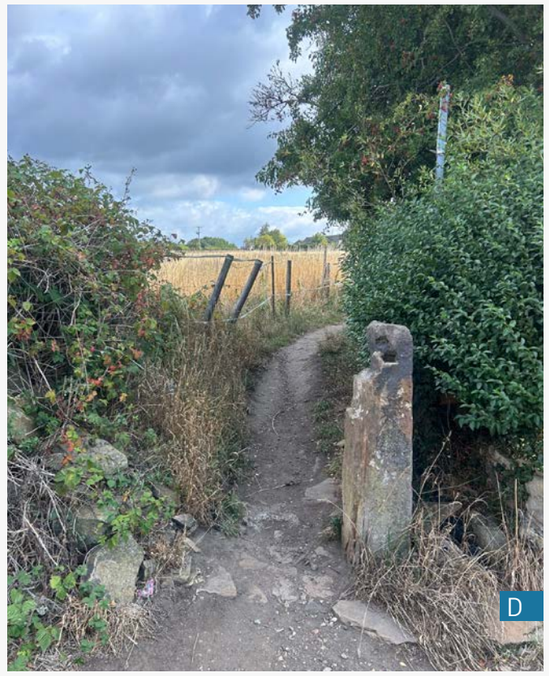
2 ASSESSMENT
SITE PHOTOGRAPHS











C - These views are located along the eastern boundary and are directed toward the existing built form along the western edge, as well as along the length of the eastern boundary both north and south. These photographs also capture the overhead electric cables that cross the site.





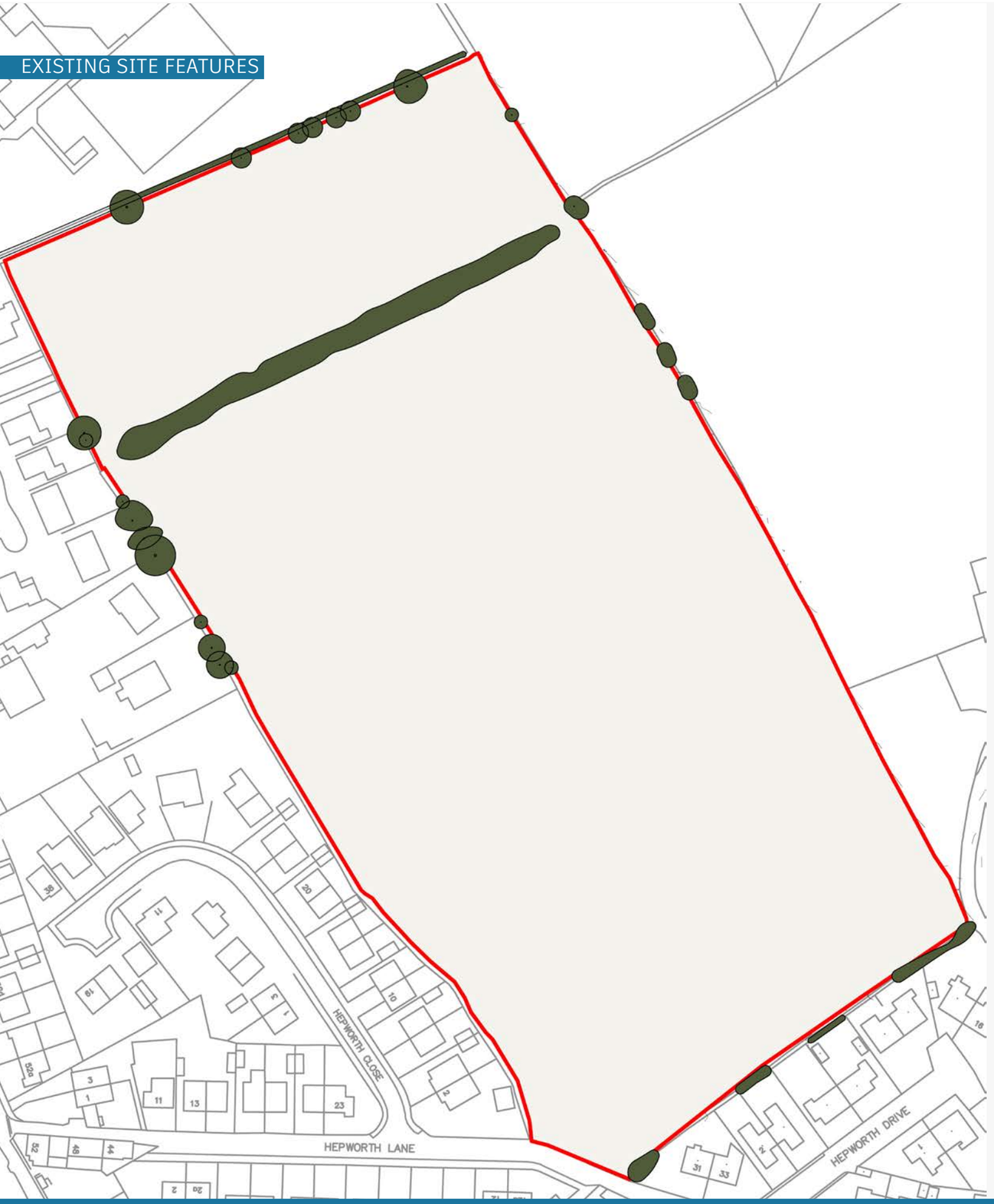
D - These views are taken along the public right of way that defines the southern boundary, where a well-established planted edge runs alongside the footpath. The photographs also illustrate the gradual rise in land levels from the southern boundary towards the northern boundary, showing how the site gently ascends across its extent.

E - The photograph is taken along the public right of way that follows the northern boundary, offering a viewpoint situated behind the existing properties on Woodward Court.



2 ASSESSMENT
LANDSCAPE & TOPOGRAPHY

EXISTING SITE FEATURES



The application site is located within Mirfield, in the Kirklees district of West Yorkshire. The site is positioned off Woodward Court and forms part of a transitional area between established residential neighbourhoods and the surrounding open countryside.

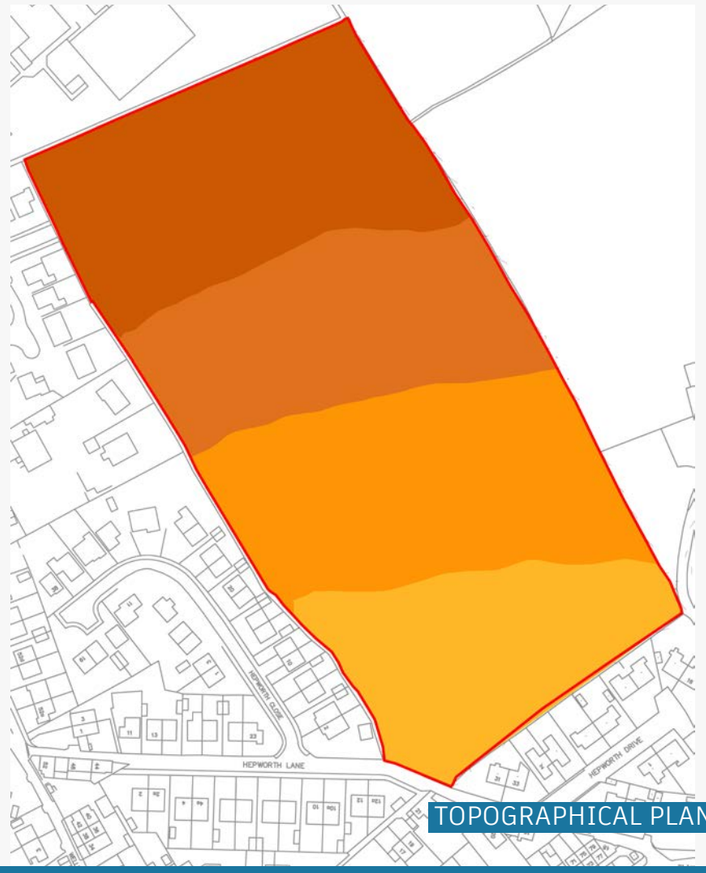
The topography of the land falls gradually from the northern boundary towards the existing dwellings along the southern boundary, creating a gentle slope across the site. This natural landform influences local drainage patterns and provides opportunities for views towards the wider landscape setting.

The immediate landscape context is characterised by a mix of residential gardens, mature boundary planting, and areas of open grassland, which together create a well-defined edge between the built form and the adjoining countryside. Existing vegetation, including hedgerows and tree cover, contributes to the site's visual containment and helps integrate it into the surrounding landscape character.

Overall, the site's topography and landscape features present a well-contained and visually coherent setting that can be sensitively developed while respecting the area's existing character and relationship to the wider landscape.

BUILDING FOR A HEATHLY LIFE (BHL)

- Making the most what's there
- Green and Blue Infrastructure



TOPOGRAPHICAL PLAN

2 ASSESSMENT
CONSTRAINTS AND OPPORTUNITIES

The adjacent plan identifies the key features that shape the site's design at strategic, settlement, and neighbourhood levels. Derived from the site analysis, these highlight both opportunities and constraints, including topography, views, landscape features, access, and connectivity.

CONSTRAINTS

Historic mining activity has created defined no-build zones that must be adhered to for stability and safety. Public Rights of Way along the northern, eastern, and southern boundaries require careful design to protect access and privacy. The attenuation basin on the southern boundary restricts development and forms part of the site's drainage and landscape structure. The proximity of listed buildings, particularly Balderstones Hall, requires a sensitive approach, with a landscaped buffer proposed to safeguard their setting.

OPPORTUNITIES

The site provides opportunities to create a well-connected and visually appealing development. Existing Public Rights of Way support improved pedestrian links, while a landscaped buffer along the western boundary will screen nearby dwellings. An open space in the north-east and a linear green corridor along the eastern edge will enhance character and provide recreational value, complemented by green verges along the primary road to establish a cohesive streetscape.

BUILDING FOR A HEATHLY LIFE (BHL)

- Making the most what's there
- Green and Blue Infrastructure



CONSTRAINTS AND OPPORTUNITIES PLAN

3

CONSULTATION & EVOLUTION

3 CONSULTATION & EVOLUTION
PLANNING HISTORY



PREVIOUS APPLICATION - 2014
In 2014, a full planning application was submitted for the development of 135 dwellings on the site, together with associated access, landscaping and open spaces. However, the application was withdrawn before a decision could be made.



PREVIOUS APPLICATION - 2017
In 2017, a full planning application was submitted for the development of 61 dwellings on the site, including associated access, landscaping and open spaces. However, the scheme was refused due to concerns relating to highways.

3 CONSULTATION & EVOLUTION

FRAMEWORK PLAN

Following previous applications, Parker Peel Architectural were engaged by Bellway Homes to evaluate the site and its design opportunities. The following is a description of this process.

The adjacent plan has been prepared in response to the key site-specific constraints identified, as well as the lessons learned from previous planning applications. The aim is to deliver a development that is both achievable and sensitive to the local context, reflecting the character, scale and form of the surrounding area.

Vehicular access is proposed from Woodward Court, providing a safe and convenient entry point that integrates with the existing road network. The layout comprises well-proportioned development parcels arranged to create a clear, legible streets, with generous areas of open space and landscaping. These spaces provide amenity and recreational opportunities for new residents while benefiting the wider local community.

The scheme also prioritises pedestrian connectivity, with footpaths linking the development to the surrounding public rights of way. These connections enhance accessibility, encourage walking and promote integration with the wider neighbourhood, offering residents safe and attractive routes for leisure and daily travel.

The relationship between buildings, open spaces, and the existing context has been carefully considered to ensure privacy, reinforce local character, and encourage social interaction. The design incorporates sustainable principles, such as enhancing biodiversity, creating green corridors, and designing welcoming outdoor spaces. The result is a development that is functional, attractive, and well integrated into its surroundings.



GREEN ARTERIES



MOVEMENT CONCEPT



EARLY CONCEPT PLAN



STRUCUTRE PLAN

3 CONSULTATION & EVOLUTION

PUBLIC CONSULTATION

Prior to the preparation of the submitted planning application and supporting information, a public consultation event was held at St Andrew's Methodist Church, Mirfield on 2nd October between 4pm to 7pm.

Members of the team, including representatives from Bellway Homes and the technical team covering transport, masterplanning, and planning, were on hand to answer questions throughout the exhibition.

The exhibition was advertised to local residents and other stakeholders, including the Parish Council via a leaflet drop in the weeks leading up to the event.

The leaflet drop was a flyer which was sent to all householders and other key stakeholders within the local vicinity of the site.

A handout and comment form were distributed at the event. This sought general feedback to help guide the evolution of the design.

A dedicated email address for comments was provided so that consultees could provide comments at their leisure after the event.

Matters which were raised at the event, returned on the feedback forms and sent to the email address included:



Bellway

Land off Woodward Court, Mirfield

Welcome

Bellway Homes is preparing to submit a planning application to Kirklees Council for a proposed residential development on land off Woodward Court, Mirfield. Before submitting an application, we are consulting with the local community.

Members of the development team are on hand to discuss the proposals with you, and answer any questions.

To have your say, please complete a feedback form and post in the box here today, or take it away along with a freepost envelope to return for free later.

Alternatively, you can comment online at www.bellway-mirfield.co.uk or scan the QR code.

0800 089 0362

ben@royalpilgrim.com



Bellway

Land off Woodward Court, Mirfield

The Site

The site is identified as Safeguarded Land within Kirklees Council's Local Plan, which safeguards the site for potential development in the future. However, given the lack of viable and deliverable allocated land within Kirklees and the demonstrable and pressing requirement for new homes, Bellway Homes would like to bring this site forward to help address the immediate housing needs of the borough.



Bellway

Land off Woodward Court, Mirfield

The Proposals

The proposals include:

- Up to 75 new homes with a mix of 2, 3 and 4 bed properties.
- A 20% affordable homes provision which would be a mix of shared ownership and affordable rent tenures.
- Retained and new landscaping across the site, including tree planting.
- Landscape screening between existing properties and the site to protect residential amenity. The layout has been designed to ensure sufficient separation between existing and new properties.
- Improved footpaths linking to the Public Right of Way.
- Publicly accessible open space for new and existing residents to use and enjoy.
- Financial contributions to local infrastructure such as education and healthcare. Discussions will take place with the Local Authority through the planning process.



IMAGE OF MIRFIELD PUBLIC CONSULATION EVENT



Bellway

Land off Woodward Court, Mirfield

Key considerations

Highways

A full and comprehensive Transport Assessment (TA) will be submitted as part of the planning application. The TA will consider existing roads, traffic flows, traffic speeds, on-street parking, junction capacities, and accident data, as well as estimated new trips generated by the development. It will also look at any mitigation that may be required on the surrounding road network. The Transport Assessment will be rigorously assessed by Kirklees Council through the planning process to ensure the development is acceptable in highways terms.

Residential amenity

A landscape buffer between existing properties and the new properties is proposed to protect residential amenity. In addition, the site layout has been designed taking account of neighbouring properties and to provide sufficient separation between existing and new properties.

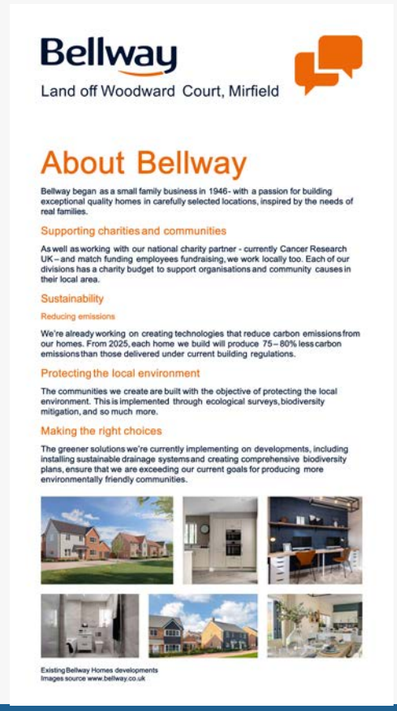
Flooding and Drainage

A Flood Risk and Drainage Assessment will be submitted with the application. Sustainable drainage is proposed, including an attenuation basin which captures rainwater and releases it slowly. The development will ensure the rainwater run-off rates remain the same as at present.

Local infrastructure

The development would provide financial contributions to local infrastructure including education and healthcare.

Existing Bellway Homes developments
Images source www.bellway.co.uk



Bellway

Land off Woodward Court, Mirfield

About Bellway

Bellway began as a small family business in 1946 - with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families.

Supporting charities and communities

As well as working with our national charity partner - currently Cancer Research UK – and match funding employees fundraising, we work locally too. Each of our divisions has a charity budget to support organisations and community causes in their local area.

Sustainability

Reducing emissions

We're already working on creating technologies that reduce carbon emissions from our homes. From 2025, each home we build will produce 75 – 80% less carbon emissions than those delivered under current building regulations.

Protecting the local environment

The communities we create are built with the objective of protecting the local environment. This is implemented through ecological surveys, biodiversity mitigation, and so much more.

Making the right choices

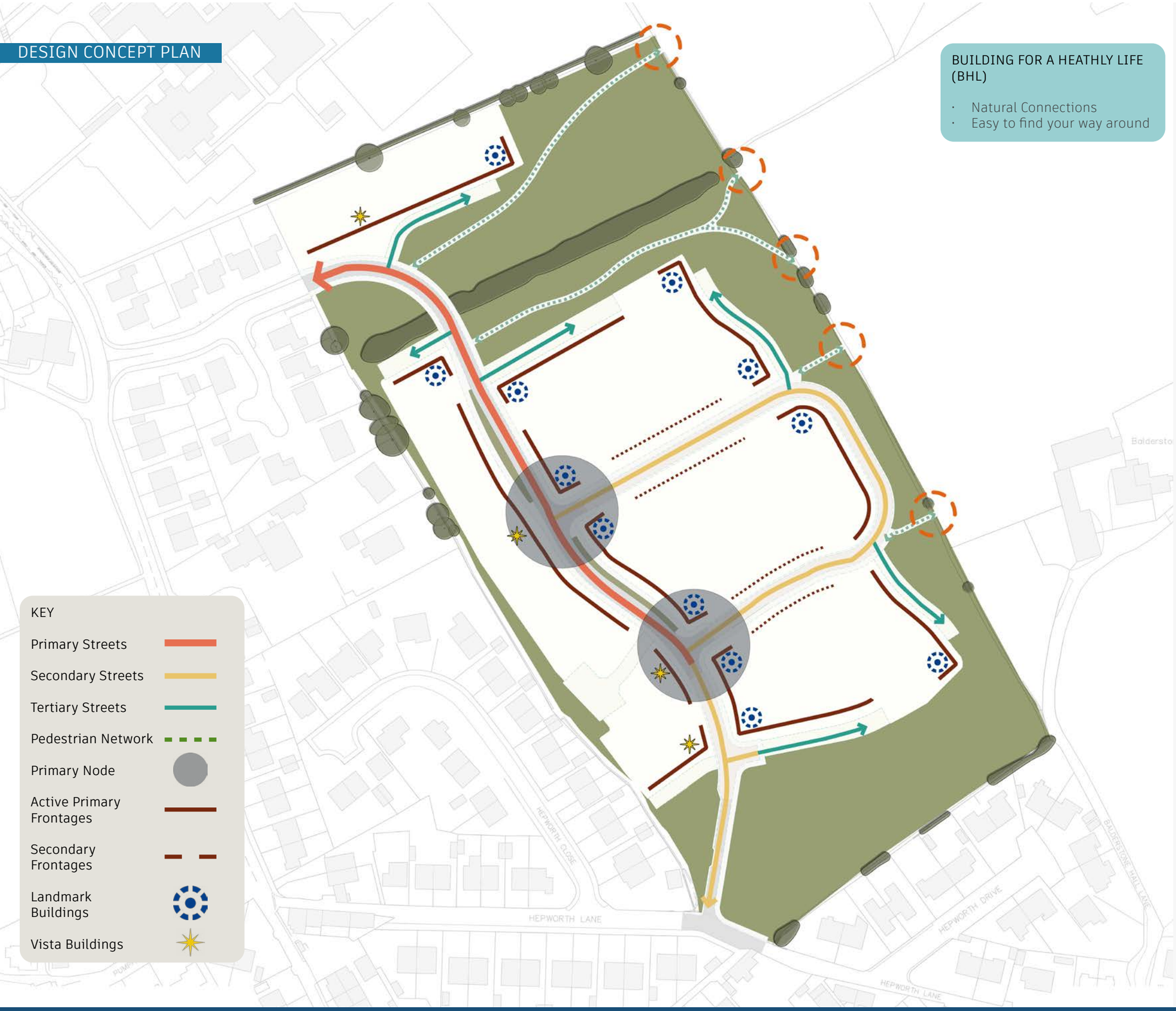
The greener solutions we're currently implementing on developments, including installing sustainable drainage systems and creating comprehensive biodiversity plans, ensure that we are exceeding our current goals for producing more environmentally friendly communities.

Existing Bellway Homes developments
Images source www.bellway.co.uk

4

DESIGN

DESIGN CONCEPT PLAN



BUILDING FOR A HEATHLY LIFE (BHL)

- Natural Connections
- Easy to find your way around

THE ADJACENT GRAPHIC SHOWS THE DESIGN CONCEPT AND PRINCIPLES FOR DEVELOPING THE SITE. THE KEY OBJECTIVE IS TO CREATE A SPACE THAT CATERS FOR ALL USERS AND STRENGTHENS THE WIDER COMMUNITY.

DESIGN CONCEPT

The proposed development has been designed as a natural infill along Mirfield's urban edge. The proposed open spaces surrounding the north, south and east boundaries create a gradual and sensitive transition between the open countryside and the established settlement. In response to the local context, the character of the development varies across the site is carefully graduated – lower plot densities will be presented to the outer edges..

Access is taken from the main road off Woodward Court, with a one-way exit provided onto Hepworth Lane. This one-way arrangement was introduced following the consultation process and pre-application discussions with the LPA to help address local traffic concerns. A central loop road within the site establishes a movement framework, connecting key spaces and supporting safe, convenient circulation for all users.

Green spaces follow the alignment of existing public rights of way, providing natural movement routes while shaping the overall layout. These landscaped corridors are framed by active building frontages, creating a well-defined and engaging public realm. Along the eastern boundary, a substantial linear green space provides a landscape edge between the development and the adjoining agricultural land, ensuring the site retains a soft, rural edge.

4 DESIGN
SITE LAYOUT

This section presents the design proposal, developed through an iterative process of assessment, analysis, and evaluation outlined earlier in this Design and Access Statement. The scheme has been shaped by a clear understanding of the site's opportunities, constraints, and context, ensuring each element of the layout is well-justified and thoughtfully integrated.

The adjacent plan shows the proposed site layout submitted as part of this application. Delivered by Bellway Homes, the scheme comprises 75 new dwellings arranged to respond sensitively to the site's natural topography, existing vegetation, and key landscape features. The layout integrates with its surroundings, creating natural vistas, supporting effective drainage, and forming a coherent and visually balanced pattern of streets and spaces.

A clear and legible streetscape is achieved through well-defined frontages, an active public realm, and a structured hierarchy of streets and open spaces, fostering a safe, distinctive neighbourhood while maintaining appropriate privacy for residents.

Overall, the proposal balances local character and landscape sensitivity with the delivery of a high-quality, functional, and sustainable residential environment. By blending traditional architectural references with contemporary design principles, it offers an attractive, resilient, and adaptable neighbourhood for future residents.



4 DESIGN
STREET TYPOLOGY

MOVEMENT
The proposed development will help to meet local housing needs while encouraging sustainable travel. Connections to existing vehicle, pedestrian and cycle networks will provide future residents with a variety of travel options, encouraging active and sustainable lifestyles.

STREET TYPOLOGY
The access strategy establishes a clear street hierarchy, comprising a primary road running through the site. An internal shared-surface loop provides an integrated road structure that makes it easy to move around the development. A one-way exit towards the southern boundary offers a direct route to Hepworth Lane. Shared driveways serving two to five dwellings are positioned across the layout to create a softer transition between built areas and green spaces. This approach delivers a permeable and well-connected environment that prioritises walking, cycling and public transport. Low vehicle speeds across the development create a safe, legible and sustainable network that links seamlessly to the wider settlement.

PARKING
In line with the council's parking standards, each home will have the necessary provisions. The design of parking areas prioritises the safety and convenience of pedestrians and cyclists.

KEY

Vehicular Access Point

One-Way Access Point

Pedestrian Access Points

Primary Streets

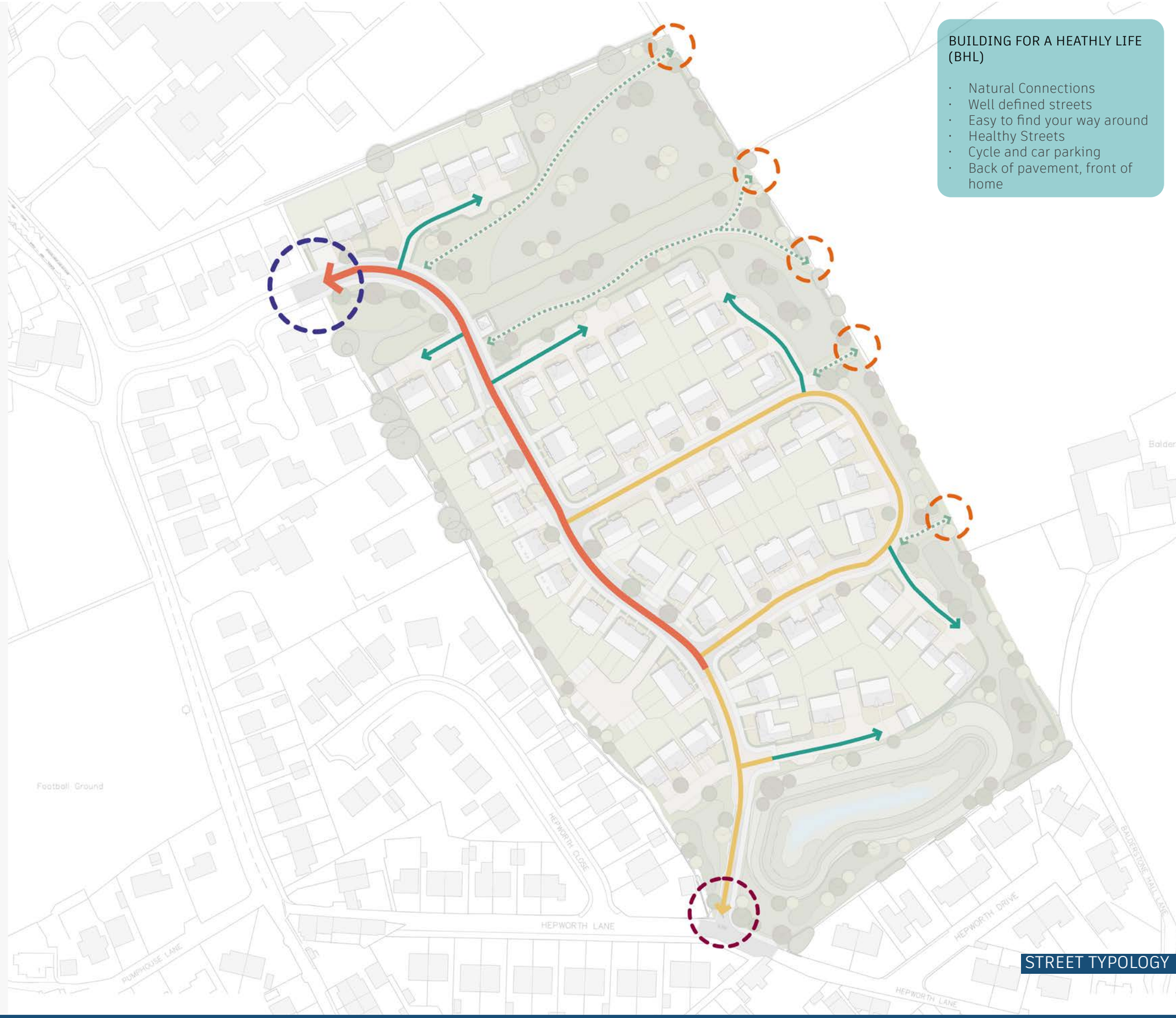
Secondary Streets

Tertiary Streets

Pedestrian Network

BUILDING FOR A HEATHLY LIFE (BHL)

- Natural Connections
- Well defined streets
- Easy to find your way around
- Healthy Streets
- Cycle and car parking
- Back of pavement, front of home

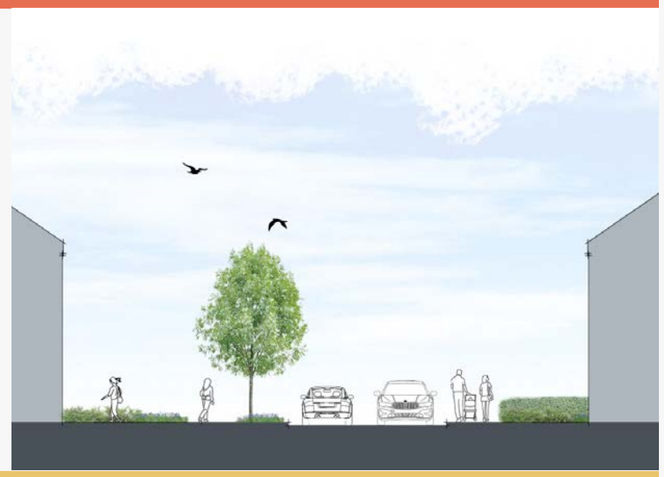


STREET TYPOLOGY

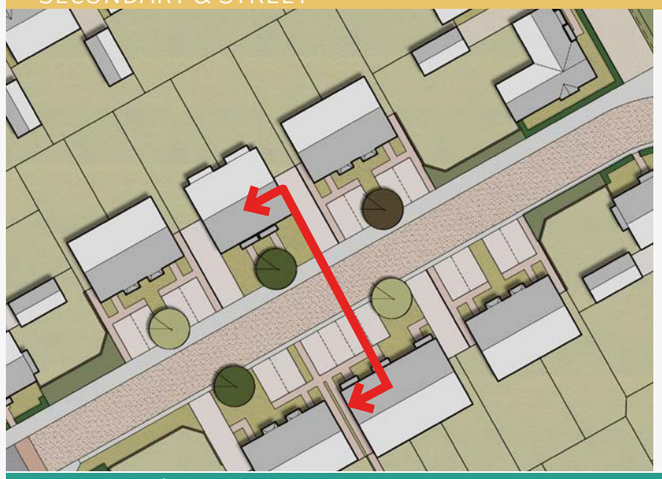
4 DESIGN
STREET TYPOLOGY

PRIMARY STREET



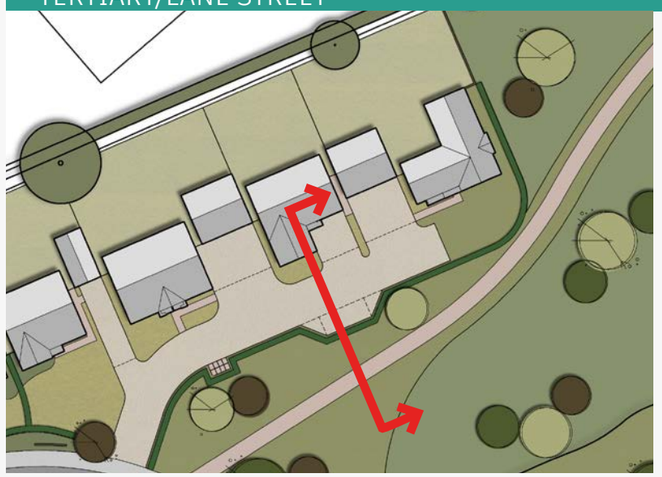


SECONDARY & STREET





TERTIARY/LANE STREET





PRIMARY STREET

The primary street is designed with a 5.5m wide vehicular carriageway flanked by footpaths on both sides to ensure safe pedestrian movement. One side may feature an informal verge for tree planting and soft landscaping. Cyclists are expected to share the carriageway with vehicles rather than using the footpaths.

Front gardens typically range from 2-4m in depth, adding variety and visual interest to the streetscape. The distance between the fronts of buildings opposite each other is approximately 21m, creating a spacious and comfortable street environment that is consistent with the best UK residential street design standards. This approach creates a safe, attractive and functional public space that encourages walking, cycling and social interaction.

SHARED SURFACE STREET

Shared surface street usually have a carriageway that is 5.5m wide, with a footpath on one side and a verge on the other. This gives an overall width of around 8.1m.

These streets have varied building setbacks and a mix of side and frontage parking, creating a diverse and informal streetscape. This street typology provides local vehicular access and plays a significant role in enhancing pedestrian connectivity, creating a calm social environment where vehicle speeds are low and all users share the space more equally. The design encourages careful negotiation between motorists, pedestrians and cyclists, making the neighbourhood more welcoming and accessible for residents and visitors.

ONE WAY STREET/SHARED DRIVES

The one-way street within the development is designed with a carriageway width of 3.7m, featuring localised narrowings to 3m to discourage two-way traffic movements and promote safe, controlled vehicle flow. Shared drives are the lowest tier in the street hierarchy. They serve a limited number of dwellings and are accessed via primary or shared surface streets.

They primarily provide access to dwellings overlooking open spaces within the development, which encourages low vehicle speeds and creates tranquil environments. A mixture of side and frontage parking, combined with varied building setbacks, contributes to a diverse, informal streetscape that enhances the character and functionality of these intimate residential areas.

4 DESIGN
SCALE AND MASSING

The proposed two-storey dwellings have been designed with close attention to the surrounding built environment and established local character. Their layout, scale, and form echo the proportions and rhythm of nearby residential development, allowing the new homes to blend with their setting. A consistent two-storey height has been adopted to reflect the prevailing built form, contributing to a coherent and visually balanced streetscape.

A small number of 2.5-storey dwellings are positioned along the western boundary and centrally within the housing row, serving as visual markers or termination points for views along the primary street.

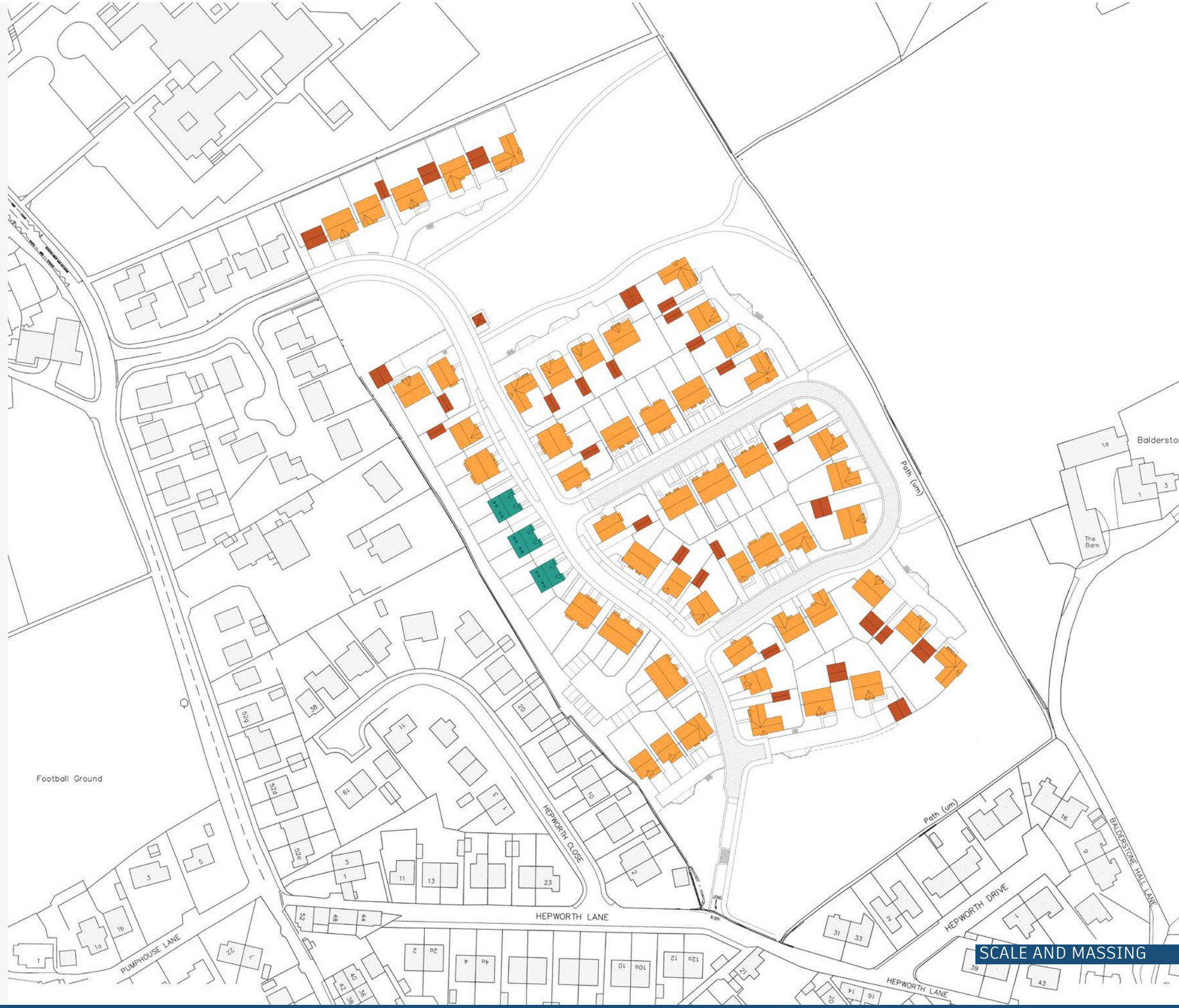
Attention has also been given to building orientation, spacing, and frontage design to create a sense of continuity, enhance legibility, and contribute positively to the overall identity and character of the emerging neighbourhood.

KEY

1 Storey

2 Storey

2.5 Storey



MIX AND DENSITY



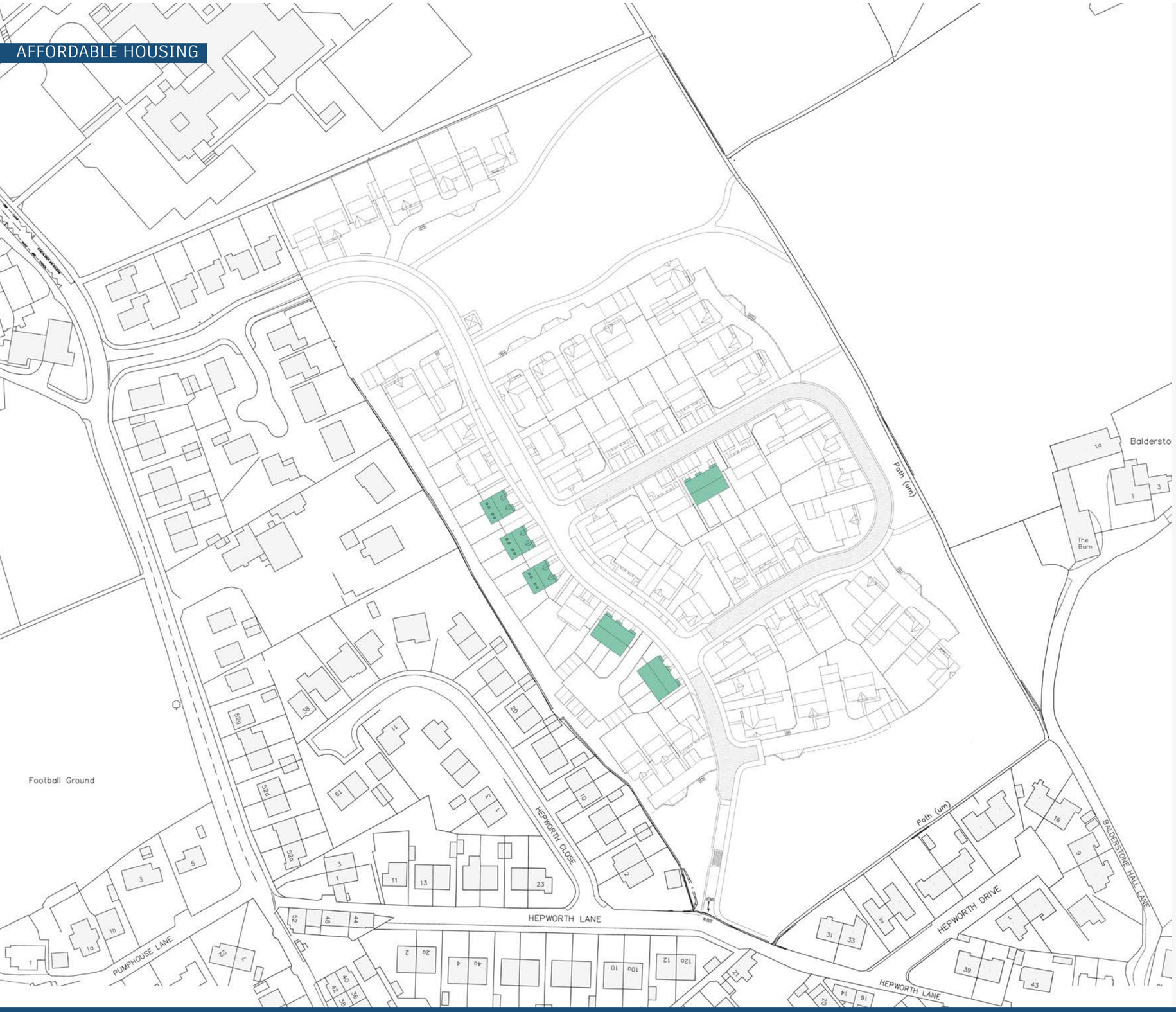
The proposed development comprises 75 dwellings, offering a well-balanced mix of 2, 3, 4, and 5-bedroom homes designed to meet the needs of a diverse and evolving community in Mirfield. This variety provides flexible living options that cater to different household sizes and stages of life, ensuring the development can accommodate a broad spectrum of residents.

The site's density has been carefully considered to make efficient use of the land while maintaining a high-quality living environment, providing appropriate spacing, privacy, and outdoor amenity. This thoughtful approach supports the creation of a sustainable and inclusive neighbourhood that responds sensitively to the character, scale, and pattern of the surrounding area.

KEY

- 2 Bed Dwellings
- 3 Bed Dwellings
- 4 Bed Dwellings
- 5 Bed Dwellings

AFFORDABLE HOUSING



The development includes a 20% affordable housing provision to meet identified local housing needs, delivering 15 affordable homes within the overall scheme of 75 dwellings.

These affordable units will consist of a carefully considered mix of 2 and 3-bedroom homes, providing flexible and suitable accommodation for a range of household sizes, including families and smaller households. The affordable homes will be distributed across the site and integrated within the wider development.

To maintain visual harmony and a strong sense of community, all affordable dwellings will be tenure-blind, designed with the same high-quality architectural style, materials, and finishes as the open market homes. This approach will create a cohesive, attractive, and inclusive streetscape throughout the development.

KEY

Affordable Dwellings

4 DESIGN
MATERIALS STRATEGY

The proposed materials palette has been carefully selected to give the development a visually appealing character. Roof treatments will be consistent across all dwellings, featuring grey concrete roof tiles to ensure a unified appearance.

Two complementary brick choices are proposed to provide variety and interest within the streetscape, which will create an attractive and engaging environment. The primary brick, Farmstead Antique, will be used on prominent plots and key vistas.

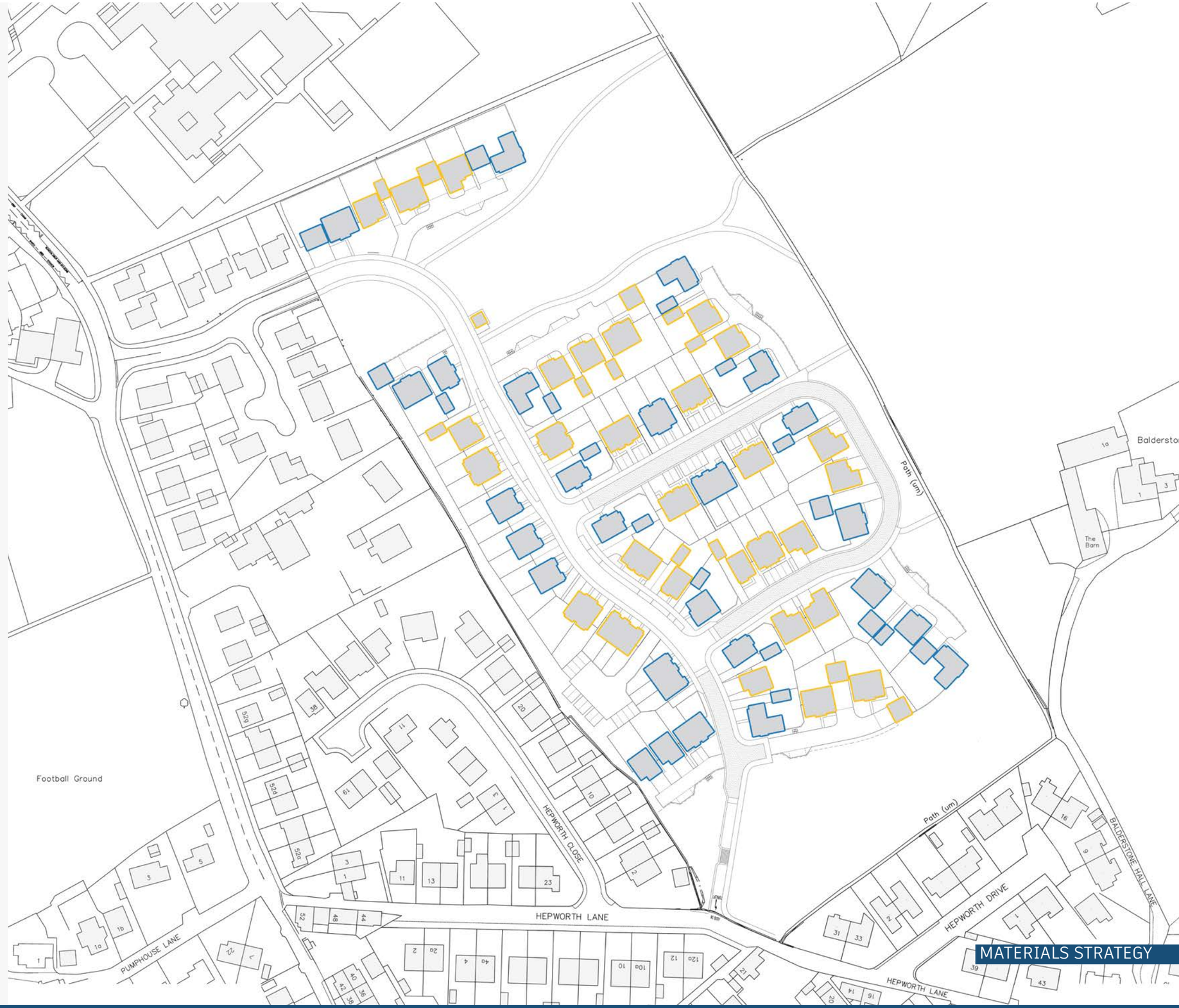
The secondary brick, Lindum Cottage Red Multi, will be interspersed strategically to introduce variation and richness in tone.

Detailed brickwork will be used throughout the development to accentuate key architectural features and add depth to dwelling elevations, thereby supporting the creation of a high-quality, visually engaging environment.

KEY

Main Brick - Farmstead Antique
Detail Brick - Red Engineering Brick
Roof - Sandtoft Calderdale Slate Grey

Main Brick - Lindum Cottage Red Multi
Detail Brick - Red Engineering Brick
Roof - Sandtoft Calderdale Slate Grey



4 DESIGN
CREATING CHARACTERFUL STREETS AND PLACES

This section establishes a framework to guide the site's overall layout, scale and provision of open spaces, while also addressing the appearance of the built environment. The aim is to ensure that the development responds sensitively to the local context and makes the most of the site's unique opportunities. The proposals have been shaped by detailed site analysis and a clear vision focused on creating a high-quality environment.

APPROACH TO CHARACTER
Creating character in a new development requires a sensitive response to the site and its surroundings. High-quality character will be embedded throughout the development, with a particular focus on primary frontage areas. The site layout is designed to create a well-designed environment featuring a variety of detached, semi-detached and terraced homes, set within a spacious green landscape. This landscape will reinforce local distinctiveness and contribute to an engaging streetscape.

BUILDING FOR A HEATHLY LIFE (BHL)

- Easy to find your way around
- A memorable place
- Back of pavement, front of home



CHARACTER AREA PLAN



CGI EXAMPLE OF BUILT FORM AND LANDSCAPING



EXAMPLE OF CENTRAL OPEN SPACE



EXAMPLE OF SHARED SURFACE LANE

PROPOSED CHARACTER AREAS
The character of the site is defined by the street structure, the scale and layout of open and green spaces, and key physical features such as existing vegetation, topography, and outward views. All of these elements contribute to the unique identity and sense of place of the area.

These physical elements define the urban form, influencing movement, visual connectivity, and the relationship between buildings and the landscape. Other influences include the proposed housing variety, street typologies and parking strategy, density and appearance. Working together, these factors create a distinctive and harmonious environment balancing natural and built elements, that will foster social interaction and support a high-quality residential experience.

CHARACTER AREAS
To deliver a varied, well integrated development that offers a high quality living environment, the Site Layout introduces a series of distinct character areas. These areas are shaped by a range of attributes, including:

- Views towards key landscape features
- Variations in housing density
- Sensitive boundary treatments, including the retention of existing planting
- The nature of green spaces, informed by their formality and planting character

The distinguishable character areas are as follows:

1. Village Green
2. The Avenue
3. Green Edge

Each of these areas are described in more detail in the following pages.

4 DESIGN

VILLAGE GREEN

A central aim of the development is to create a varied and engaging residential environment where green corridors and open spaces are integrated into the design to improve accessibility and create visual interest.

The Village Green serves as a key focal point, positioned at the entrance to the site. The architectural design ensures that the buildings are arranged in such a way that they overlook and frame this space, thereby reinforcing its role as a central gathering point within the development.



EXAMPLE OF VILLAGE GREEN

URBAN FORM

- Consistent, formal building line
- Strong sense of frontage onto the village green
- Low/Medium Density

PARKING

- On plot in garages and private driveways

PUBLIC REALM

- Mature, feature tree planting to soften and formalise streetscape
- Existing planting to be retained

BUILDINGS & PLOTS

- Buildings setback from the street with small front gardens
- Dwellings front directly onto the village green



CHARACTER AREA PLAN

THE AVENUE

The primary avenue will feature landscaped verges with regular or organic forms to evoke a rural character and soften the streetscape. Compact, village-like housing will front the avenue, with architecture inspired by local vernacular styles to provide variety and authenticity.

Tree lined verges and key junctions will enhance visual interest, while the avenue terminates in a southern green space.



CGI EXAMPLE OF TREE LINED STREET AND VERGE

URBAN FORM

- Consistent, formal building line to create a sense of enclosure
- Tight knot and compact layout
- Medium/High Density

PARKING

- On plot in garages and private driveways, with the provision of a rear parking court

PUBLIC REALM

- Tree planting to soften and formalise the streetscape

BUILDINGS & PLOTS

- Dwellings positively address the avenue with low level boundary treatments to define private frontages to the public realm



CHARACTER AREA PLAN

4 DESIGN
GREEN EDGE

This character area combines open green spaces, hedgerows, and informal areas for recreation and exploration, creating a landscape-led setting with a strong rural identity. An attenuation basin is integrated as a functional drainage feature, contributing also to the area's amenity and biodiversity value.

Screen planting along the site edge will soften views and enhance a natural transition to the surrounding countryside. The built form will reflect the rural context through sympathetic scale, massing, and materials.

Defined by a high proportion of green space relative to built form, this area provides a soft, sensitive transition from open countryside into the settlement when approached from the east. Generous open spaces, informal greens, and planted areas reinforce the landscape-led approach, while outward-facing dwellings are carefully positioned to create a rural edge that integrates with its setting.

URBAN FORM

- Regular building line facing open space
- Sinuous edge to create a sense of informality and openness
- Low/Medium Density

PARKING

- On plot in garages and private driveways

PUBLIC REALM

- Area is dominated by green features
- Enhance existing landscape features

BUILDINGS & PLOTS

- Dwellings with a rural character
- Generous front gardens set within a large plot

BUILT FORM FRONTAGE ONTO OPEN SPACE



BUILT FORM FRONTAGE ONTO OPEN SPACE





CHARACTER AREA PLAN



3 BED SEMI-DETACHED

- Arched Brick Window Heads
- Brick Window Cills
- Door Canopy
- 2.5 Storey Dwelling Typology



3 BED DETACHED

- Arched Brick Window Heads
- Brick Window Cills
- Integral Garage
- Door Canopy
- Gable Projection Feature



4 BED DETACHED

- Arched Brick Window Heads
- Brick Window Cills
- Door Canopy
- Glazed Side Vision Panel-Front Door
- Gable Projection Feature
- Decorative Brickwork



4 BED DETACHED

- Arched Brick Window Heads
- Brick Window Cills
- Door Canopy
- Glazed Side Vision Panels-Front Door
- Gable Projection Feature
- Decorative Brickwork

4 DESIGN
STREETSCENES

The streetscenes provide a representation of the built form and the relationship with the street.

Each scene is taken along key routes, one along dwellings that back onto the northern boundary and form the entrance into the site and the other along the eastern boundary, onto the proposed landscape edge



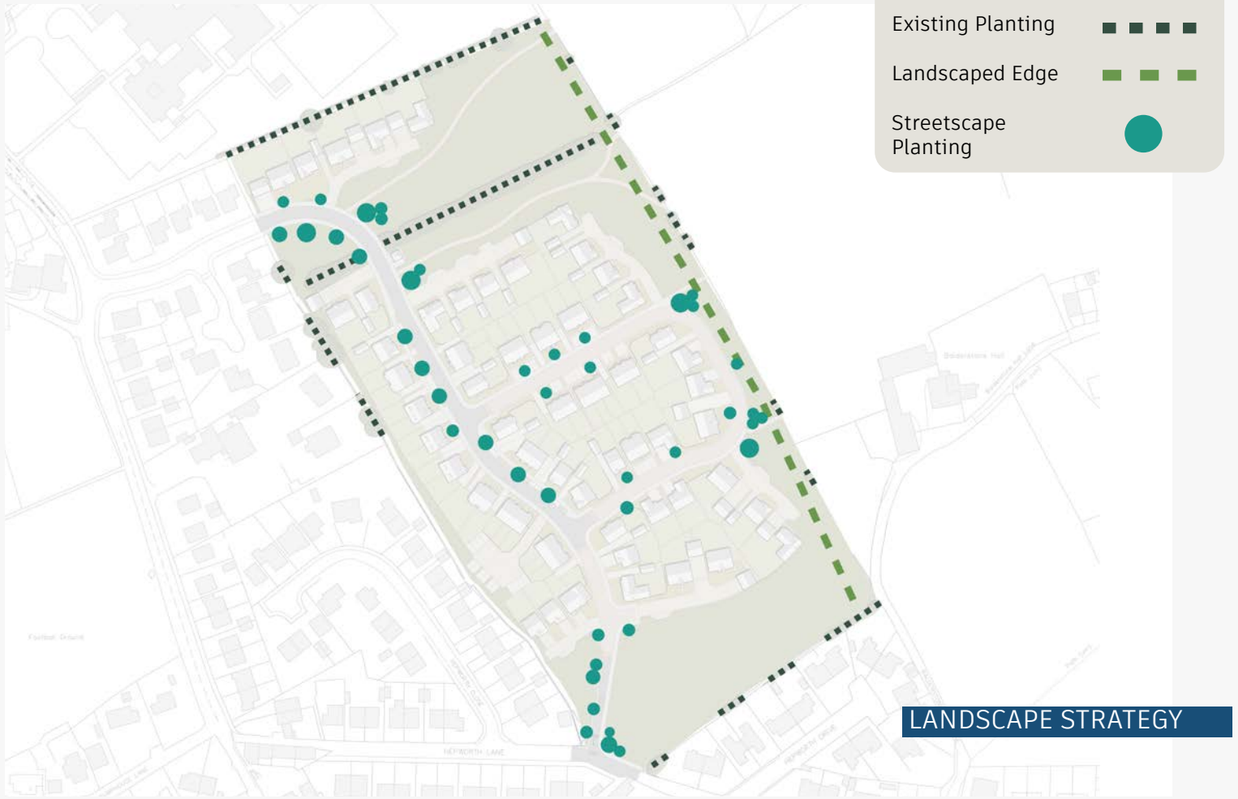
STREETSCENE A-A



KEY PLAN



STREETSCENE B-B



LANDSCAPE STRATEGY

FROM THE OUTSET, THE LANDSCAPE STRATEGY AND SITE ASSESSMENT HAVE PROMOTED A CONTEXT-SENSITIVE APPROACH, PLAYING A KEY ROLE IN SHAPING THE SITE LAYOUT.

MITIGATION MEASURES HAVE BEEN FULLY INCORPORATED INTO THE DESIGN TO ADDRESS ANY POTENTIAL LANDSCAPE ISSUES AND ENSURE THE SITE IS WELL INTEGRATED WITH ITS SURROUNDINGS.

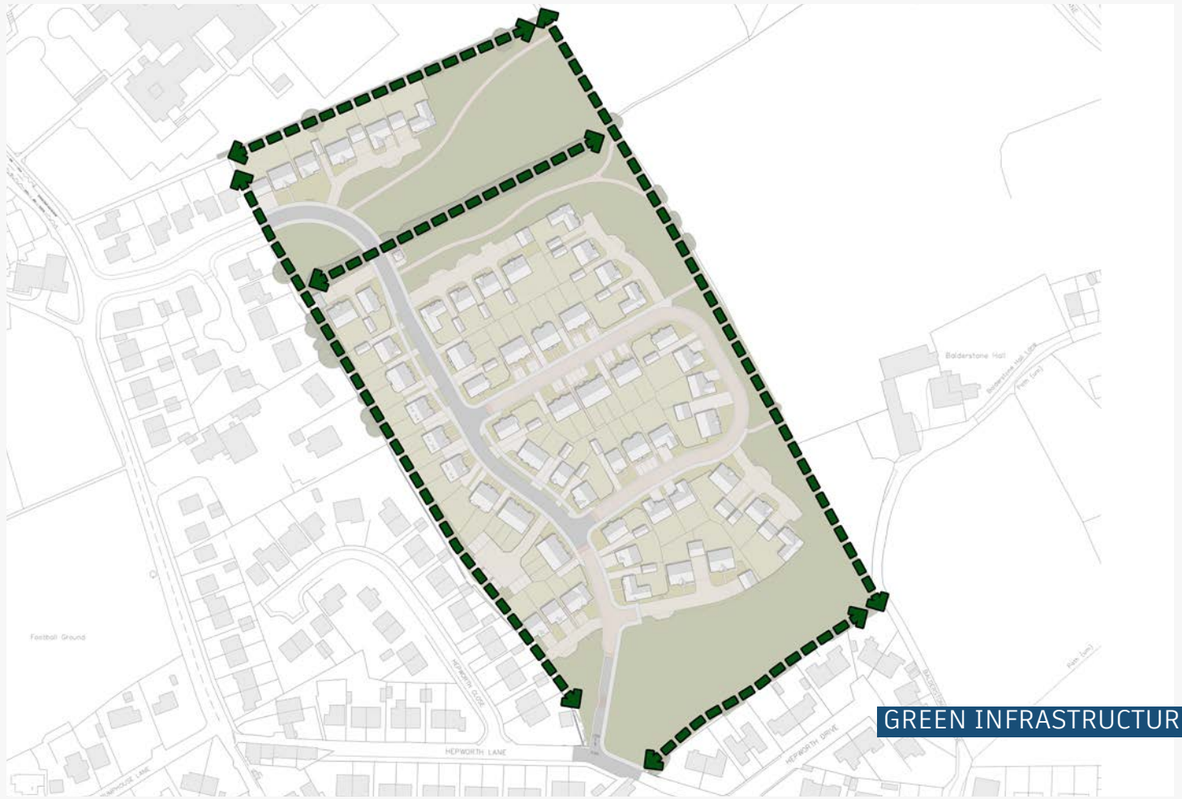
BUILDING FOR A HEATHLY LIFE (BHL)

- Green and Blue Infrastructure

LANDSCAPE STRATEGY

Existing trees and hedgerow boundaries should be retained and, where appropriate, enhanced.

Intermittment planting is proposed along the eastern boundary and open space areas to provide visual screening while maintaining a rural edge character. Thoughtfully considered and integrated with existing vegetation and built form, it will create a cohesive, balanced transition between the rural landscape and the settlement edge.



GREEN INFRASTRUCTURE

THE GREEN INFRASTRUCTURE STRATEGY PROVIDES A MULTIFUNCTIONAL NETWORK OF OPEN SPACES, GREEN CORRIDORS AND ECOLOGICAL AREAS THAT EXTEND ACROSS THE SITE, SEAMLESSLY LINKING IT WITH THE SURROUNDING COUNTRYSIDE AND EXISTING OPEN SPACES.

THIS INTEGRATED NETWORK ENHANCES BIODIVERSITY, SUPPORTS RECREATION AND MOVEMENT, AND STRENGTHENS THE SITE'S LANDSCAPE CHARACTER.

GREEN INFRASTRUCTURE OBJECTIVES

- Create a connected green network that supports recreation, biodiversity, and links to the wider landscape.
- Promote walking and cycling through safe, direct, and accessible routes
- Use native planting to reflect the rural character and enhance ecological value.
- Retain existing trees and hedgerows wherever possible to preserve landscape continuity.
- Incorporate SuDS to manage surface water sustainably and enhance public spaces.

BUILDING FOR A HEATHLY LIFE (BHL)

- Green and Blue Infrastructure

4 DESIGN
LANDSCAPE MASTERPLAN

LANDSCAPE MASTERPLAN



The proposed landscape strategy establishes a green and attractive setting that enhances the character and overall quality of the development. Low-level planting, including hedgerows and ornamental shrubs, softens dwelling frontages and creates a gentle transition between public and private spaces.

Tree planting is strategically distributed across the layout to break up areas of frontage parking, provide visual interest, and support biodiversity. Existing vegetation along the northern edge is retained, forming a strong and ecologically valuable boundary.

A swathe of open space runs alongside the existing hedgerow, providing separation between the initial development backing onto the northern boundary and the larger section of development to the south. This open space contributes to visual amenity, ecological value, and a clear distinction between development areas. The landscaped eastern boundary, a separate feature, enhances the edge of the site, with the open space naturally leading into it and reinforcing the site's green character.

Green verges are proposed along the primary road network, creating opportunities for tree planting and further enhancing the streetscape, ecological value, and overall connectivity of the landscape.

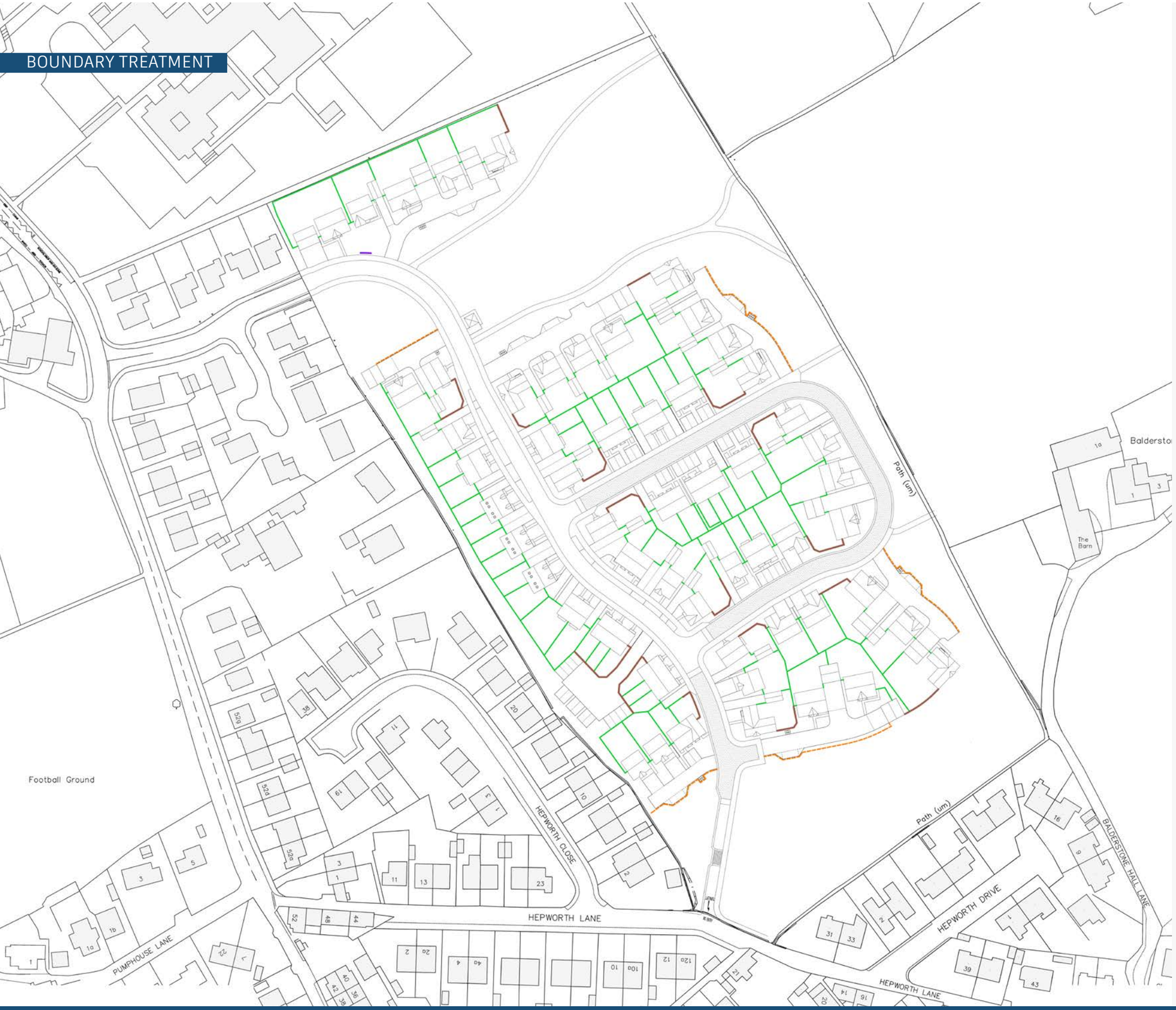
Together, these landscape elements create a connected, legible, and sustainable environment that supports community use and strengthens the environmental quality of the site.

BUILDING FOR A HEATHLY LIFE (BHL)

- Healthy Streets
- Green and Blue Infrastructure

4 DESIGN
BOUNDARY TREATMENTS

BOUNDARY TREATMENT

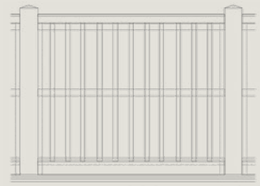


The adjacent plans illustrates the layout and distribution of the various boundary treatments proposed.

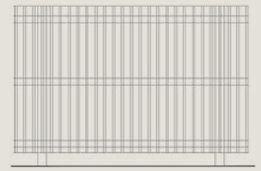
Clearly distinguishing public and private spaces is fundamental to creating safe, attractive, and well-functioning environments. Thoughtfully chosen boundary treatments such as low level railings, fences, or hedges define and reinforce the character and use of areas across the site, strengthening the sense of place.

These treatments help provide a clear transition between public and private realms, supporting site security, minimising visual impacts, and enhancing how residents and visitors experience the environment.

KEY



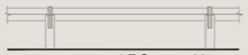
1800mm High Feature Boundary Fence Close Boarded



1800mm Featherboard Boundary Fence

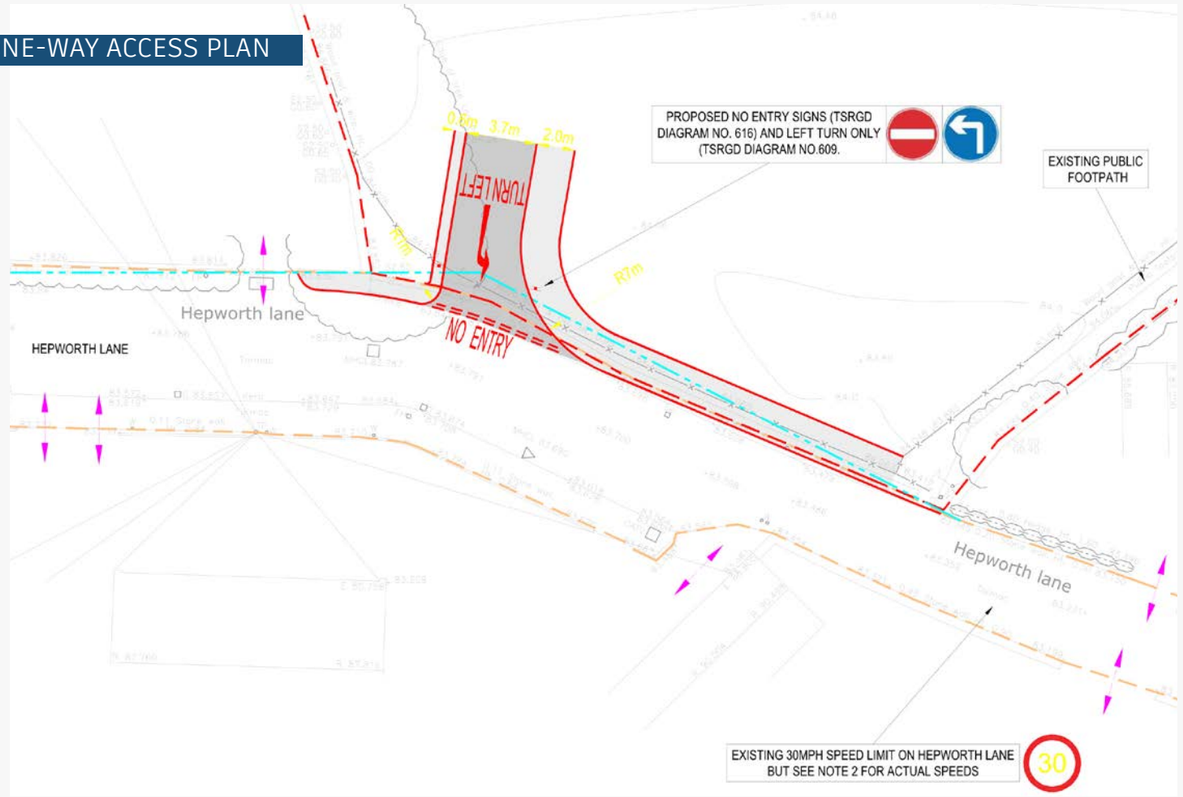


Drystone Wall with Nameplate



450mm Knee Rail

ONE-WAY ACCESS PLAN



DRAINAGE STRATEGY



ACCESS

The primary vehicular access to the site will be from Woodward Court, which is located in the north-west corner. Furthermore, the proposal includes a one-way exit onto Hepworth Lane, with the aim of decreasing the number of vehicles using Wellhouse Lane.

A detailed Transport Assessment has been compiled to provide comprehensive analysis for the application. This document demonstrates that the anticipated increase in traffic resulting from the proposed development can be safely and efficiently accommodated within the existing surrounding highway network.

CONNECTIVITY

The internal road network serving the site off Woodward Court, Mirfield, will be designed in line with local highway design guidance, with a strong focus on meeting the needs of pedestrians and cyclists. This approach encourages sustainable travel and reduces dependence on private vehicles.

The proposed street layout will form a permeable and well-connected network that allows convenient movement throughout the site and integration with the surrounding area. Residential streets will be designed to maintain vehicle speeds at or below 20mph, enhancing safety and promoting a pedestrian-friendly environment.

DRAINAGE STRATEGY

The proposed development will incorporate a surface water drainage system following sustainable drainage (SuDS) principles to manage runoff and reduce surface water flood risk. Surface water discharge will be restricted to existing greenfield runoff rates to ensure no increase in downstream flood risk.

This will be achieved through on site attenuation storage designed to temporarily hold excess water before being released at a controlled rate. The preferred solution includes an attenuation basin along the southern boundary, as indicated on the plan below.

The drainage strategy will be supported by water efficiency measures within the development, such as low-flush toilets and aerated taps, to reduce overall water consumption. Foul drainage will connect to the existing public sewer network in accordance with standard design practice.

4 DESIGN
LEVELS STRATEGY

The levels strategy for the proposed residential development has been thoughtfully shaped to establish a sensitive relationship with the existing site topography, neighbouring properties, and the wider landscape. The aim is to deliver a coherent, accessible layout that limits earthworks while creating functional and visually well-balanced streets and spaces.

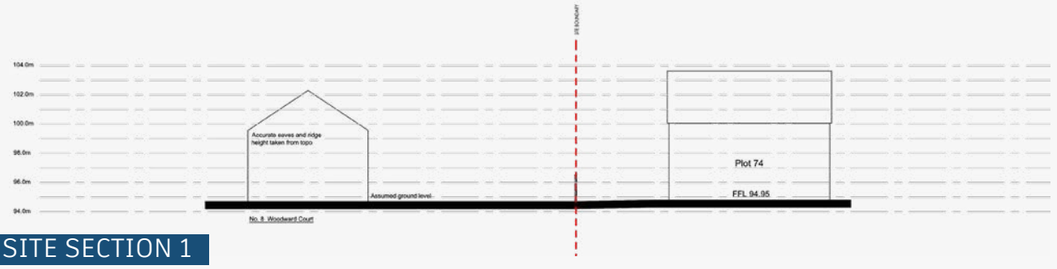
Existing ground levels have guided the siting and design of building platforms, road gradients, and garden areas. Wherever possible, the strategy follows the natural contours of the land, reducing the need for significant engineering interventions and helping to retain the site's inherent character. Where level changes are necessary, they are addressed through gentle re-grading, low-level retaining structures, or landscaped solutions to soften transitions and maintain a consistent streetscape.

Levels remain subject to detailed design, with a potential variation of approximately ±0.5 m.

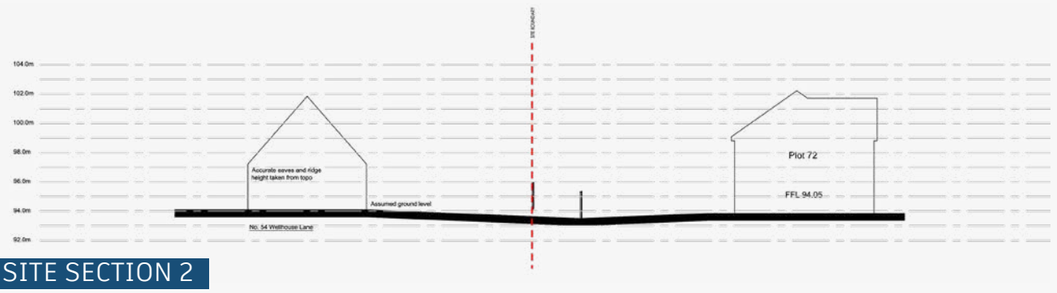


LEVELS STRATEGY

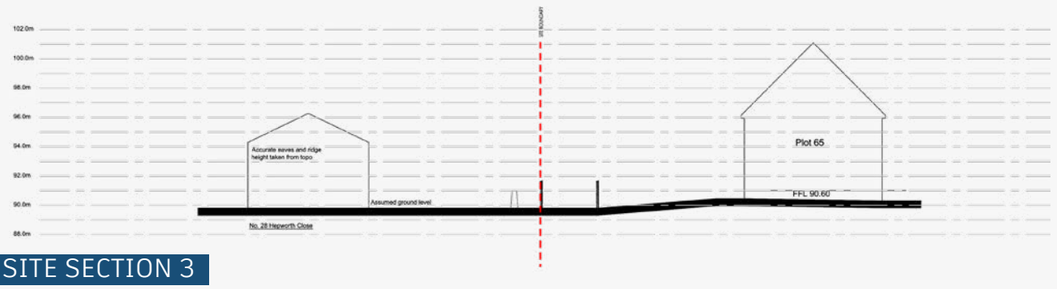
4 DESIGN
SITE SECTIONS



SITE SECTION 1



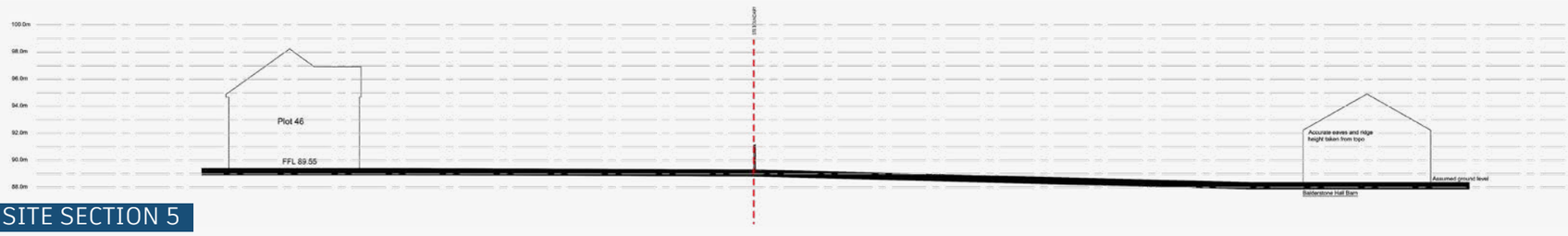
SITE SECTION 2



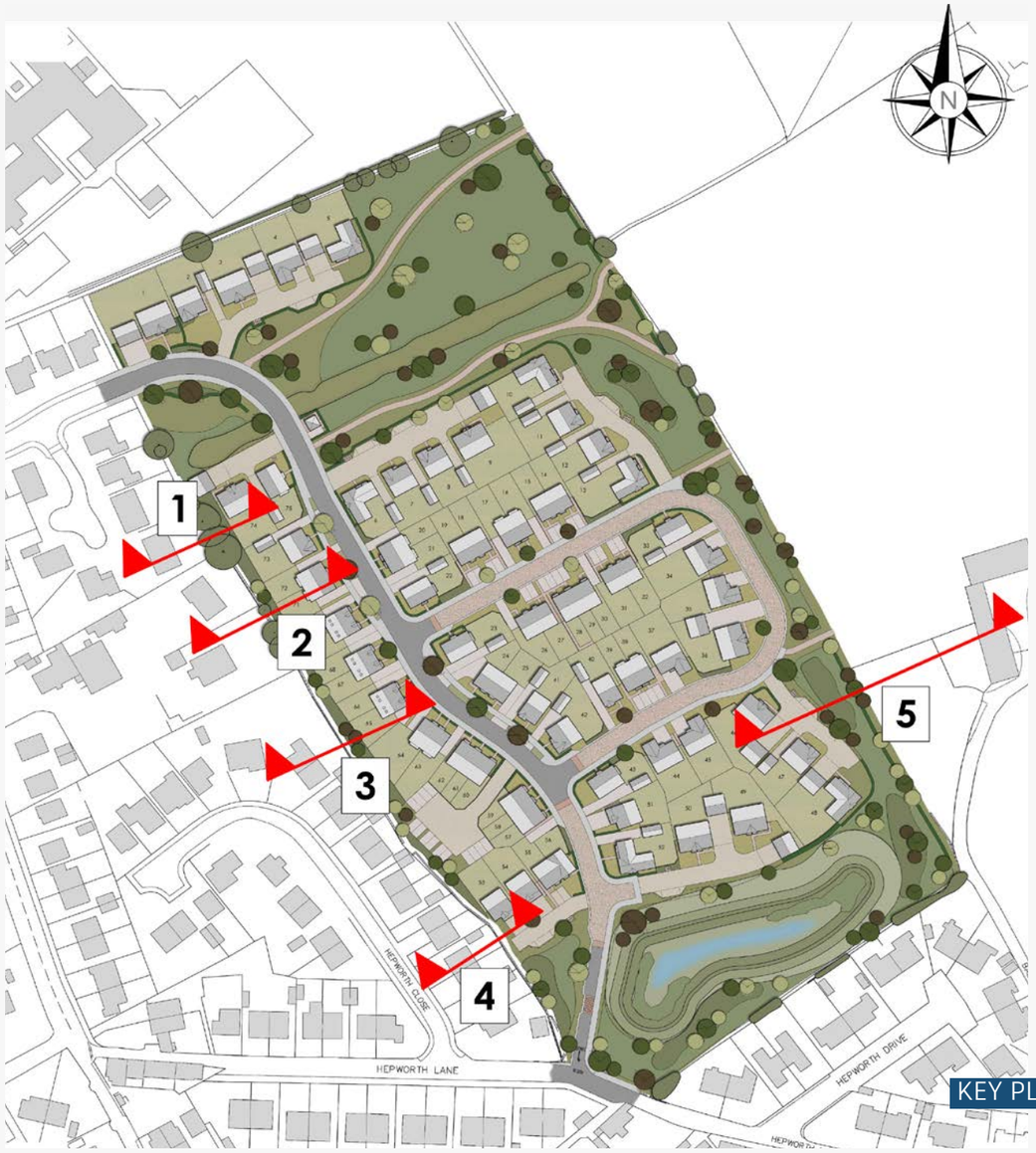
SITE SECTION 3



SITE SECTION 4



SITE SECTION 5



KEY PLAN

4 DESIGN
SUSTAINABILITY

DESIGN AND LAYOUT
A high quality of design is proposed throughout the development, including the new streets and open spaces, which together with ongoing maintenance will help to promote respect towards the environment and therefore increase its use, safety and the overall sustainability benefits of the application site.

The detailed design of buildings will adopt the energy strategy required in the UK Building Regulations, encouraging the conservation of heat through the design of the built fabric and layouts.

The orientation of buildings will also be designed to respond to opportunities for solar benefit whilst incorporating passive shading and cooling. Measures will be incorporated to minimise potential pollution elements such as light and noise. Lighting and ventilation strategies will be developed further through the detailed design of the dwellings.

Embodied energy of materials used during construction will be minimised through the responsible sourcing of raw materials whilst full consideration will be given to minimising waste and promoting re-use and recycling of materials

TRANSPORT AND MOVEMENT
The proposed development will be connected to the surrounding areas by a range of modes, including walking and cycling.

Sustainable transport such as walking and cycling has been given priority in the proposed development, with the layout providing legible and direct routes following desire lines. Links to existing public rights of way have been incorporated into the proposals.


EXAMPLE OF RURAL PATH/CYCLE NETWORK

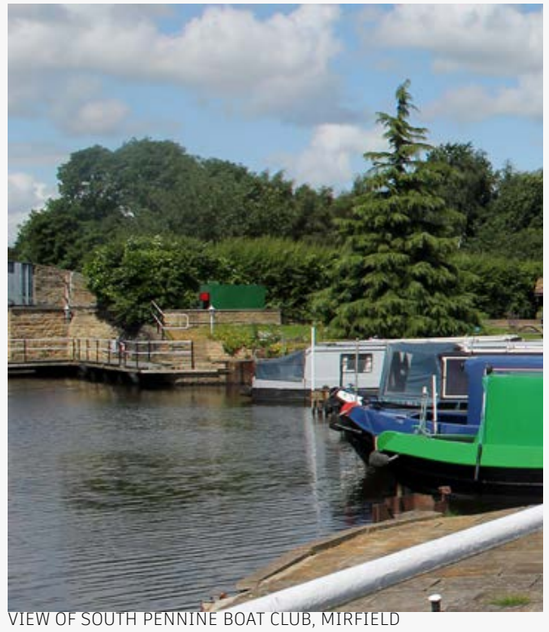
ECOLOGY
The ecological strategy will protect and enhance the biodiversity of existing habitats and ecology. The planting proposed will select appropriate locally occurring native trees and shrubs.

WATER
The use of water efficient fittings and water efficient appliances will ensure that water demand is reduced below average existing rates.

SUSTAINABLE DRAINAGE
The use of Sustainable Drainage Systems (SuDS) will help reduce the volume and flow rate of surface water run-off from the site. The drainage strategy will employ storage methods such as the basins in order to attenuate flow, remove pollutants, and ensure that runoff to existing watercourses is restricted according to the existing hydrology of the application site. All SuDS elements will be sized to accommodate increased flows from potential future climate change.

WASTE AND RESOURCES
Ample segregated waste storage space will be provided. External storage for recycled waste will be well considered and integrated into the design of the dwelling plot. On-site composting of appropriate kitchen and garden waste will be encouraged. During construction full consideration will be given to minimising waste and promoting re-use and recycling of materials. Waste will be managed and the proportion sent to landfill minimised through efficient design, waste segregation, reuse and recycling. Appropriate steps will be taken to protect the quality of groundwater and watercourses from run-off.


SUSTAINABILITY - BENEFITS OF PLANTING AND ECOLOGY


VIEW OF SOUTH PENNINE BOAT CLUB, MIRFIELD

5

CONCLUSION

5 CONCLUSION
BUILDING FOR A HEALTHY LIFE

BUILDING FOR A HEALTHY LIFE

Healthy placemaking is an increasingly significant consideration, a trend that has been further underscored in the aftermath of the COVID-19 pandemic. High-quality design can promote routine physical activity, support walking and cycling to local services, facilities, and employment, and foster a stronger connection with the natural environment—each contributing to enhanced wellbeing.

This Design and Access Statement utilises the Building for a Healthy Life (BHL) framework to demonstrate how the proposals for the site at Land East of Woodward Court, Mirfield, have been informed by principles that promote benefits for people and nature. In line with BHL's focus on active travel, the accompanying assessment also identifies how the scheme maximises opportunities to deliver well-designed walking, cycling, and public transport infrastructure.

The BHL assessment uses a clear traffic light scoring system—Green, Amber, and Red—to evaluate each of the twelve considerations. Green indicates that the proposals meet or exceed best practice; Amber signifies partial or moderate compliance; and Red highlights areas where improvements are needed. This approach provides a visual and structured means of identifying strengths and opportunities, helping to guide the design towards a healthier, more sustainable neighbourhood.



INTEGRATED NEIGHBOURHOODS
Natural connections
Walking, cycling and public transport
Facilities and services
Homes for everyone

DISTINCTIVE PLACES
Making the most of what's there
A memorable character
Well defined streets and spaces
Easy to find your way around

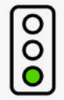
STREETS FOR ALL
Healthy streets
Cycle and car parking
Green and blue infrastructure
Back of pavement, front of home



NATURAL CONNECTIONS

The site layout establishes a clear primary vehicular access point from Woodward Court at the southern boundary, providing direct entry into the development. A secondary one-way exit onto Hepworth Lane supports improved traffic management. Multiple pedestrian connections are located along the eastern boundary, shown clearly on the plan, linking internal pathways to the surrounding public rights of way (PROWs) that border the site to the east, north, and south. This connectivity encourages walking and cycling, enhancing integration with neighbouring areas and open countryside.

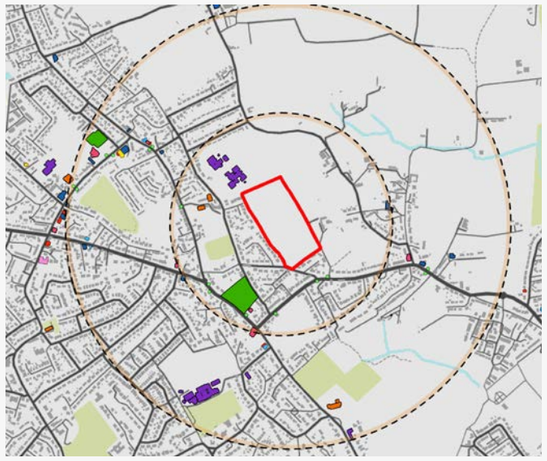




WALKING, CYCLING AND PUBLIC TRANSPORT

The internal network of footpaths and streets supports safe and convenient walking and cycling. The plan illustrates well-defined pedestrian routes, including a footpath that runs parallel to the eastern landscaped edge, connecting to wider PROWs. The nearest public transport stops are on accessible Shillbank Lane, promoting sustainable travel choices.





FACILITIES AND SERVICES

The site's proximity to Mirfield local services is reinforced by the pedestrian connections and accessible streets shown on the layout. The routes enable straightforward walking and cycling access to shops, schools, and community facilities. The proposed developments clear linkage to adjacent residential streets further supports connectivity to local amenities, reducing car dependency.



HOMES FOR EVERYONE

The development delivers 75 dwellings with a well-considered mix: 12% 2 bed, 44% 3 bed, 34% 4 bed, and 10% 5 bed. The housing distribution is dispersed throughout the plan, promoting inclusive neighbourhoods and meeting a range of household needs. Homes are arranged to reflect the local density and scale, consistent with the wider area. Affordable housing provision meets the local planning policy requirement, with the development providing a total of 15 dwellings and is achieved through a mix of 2 or 3 bed dwelling types.



5 CONCLUSION
BUILDING FOR A HEALTHY LIFE

MAKING THE MOST OF WHAT'S THERE
The layout retains and integrates existing natural features, notably the hedgerow running east–west across the site, which is visible on the plan as a landscaped linear feature. This natural element informs the street pattern and provides an ecological corridor. The southern part of the site incorporates a landscaped attenuation basin within a green space, serving drainage functions and enhancing visual amenity. Existing vegetation along the boundaries is preserved, and a new landscape buffer is proposed on the western edge to provide screening between the new homes and existing neighbours.

A MEMORABLE CHARACTER
The plan shows a coherent street hierarchy with character areas defined by building clusters and landscaping. Varied building orientations and grouped house types create visual interest, while key buildings address street corners and open spaces, reinforcing the neighbourhood's identity. The landscaped edges, including the eastern green corridor and northern open space, contribute to a strong sense of place rooted in the local context.





WELL DEFINED STREETS AND SPACES
The street layout clearly defines public and private realms. Dwellings overlook streets and green spaces, providing natural surveillance. The northern open space is surrounded by homes on three sides, forming a well-enclosed communal area that encourages social interaction and informal recreation. Streets are designed to create a legible network, as demonstrated by the distinct street loops and connecting routes.

EASY TO FIND YOUR WAY AROUND
The development's legibility is supported by the simple and clear street structure, which includes a main loop road branching into smaller residential streets and cul-de-sacs. The linear hedgerow and the attenuation basin act as key landscape markers, aiding orientation. Pedestrian links to PROWs further enhance navigability for residents and visitors alike.

HEALTHY STREETS
The streetscape prioritises pedestrian comfort and safety. Narrow street widths, traffic-calming bends, and landscaping elements slow vehicle speeds. Footpaths are continuous and fronted by active building elevations. Street trees and green buffers soften the environment, encouraging residents to walk, cycle and spend time outdoors, fostering physical activity and social wellbeing.



CYCLE AND CAR PARKING
Parking provision balances resident needs with street aesthetics. The plan shows a mix of on-plot parking spaces and sensitively located on-street visitor parking bays, avoiding visual clutter. Secure cycle parking is provided within private gardens or dedicated storage areas, supporting active travel and reducing car reliance.



GREEN AND BLUE INFRASTRUCTURE
The scheme integrates green and blue infrastructure effectively, with tree-lined streets, structural planting, and retained hedgerows clearly visible on the plan. The attenuation basin on the southern site edge provides sustainable drainage and wildlife habitat, while open spaces in the north and landscaped edges contribute to biodiversity and community amenity. The western landscape buffer offers privacy and screening, reducing impact on existing neighbours.

BACK OF PAVEMENT, FRONT OF HOME
Homes present active, welcoming frontages directly onto the street or adjacent green spaces. The proposed development illustrates clearly defined boundaries through hedges and planting, enhancing privacy without compromising connection to the public realm. Entrance features and windows reinforce natural surveillance, contributing to a safe, sociable environment.

5 CONCLUSION

CONCLUSION

SITE LAYOUT



This document outlines the design evolution of the proposed Woodward Court development in Mirfield. The process began with a thorough analysis of the site and its wider context. This was informed by local and national design guidance, and supported by detailed character assessments. The insights gained from this initial work have informed the vision for a development that will positively respond to its setting and contribute to the character of the local area.

Access to the site will be from Woodward Court, providing a logical and convenient connection to the existing road network. The layout has been carefully designed to create a clear and legible structure, ensuring the safe and efficient movement of vehicles and pedestrians. Landscaped areas and green spaces have been positioned to enhance visual amenity, support biodiversity and provide opportunities for recreation and interaction.

A landscape-led approach has informed the design from the outset, with a focus on retaining and enhancing existing site features wherever possible. This approach ensures that the development sits comfortably within its surroundings, maintaining a sense of continuity with neighbouring properties and the wider Mirfield area. The proposals aim to deliver a high-quality, functional and attractive environment, establishing a strong sense of place that is grounded in the local character and landscape.

SUMMARY

THE SITE OFFERS A SUITABLE AND SUSTAINABLE LOCATION FOR NEW HOUSING WITHIN THE DISTRICT. THE PROPOSALS OUTLINED IN THIS DESIGN AND ACCESS STATEMENT AIM TO DELIVER A HIGH-QUALITY DEVELOPMENT THAT INTEGRATES SEAMLESSLY WITH ITS SURROUNDINGS AND ENHANCES THE LOCAL CHARACTER.

Bellway

PARKER PEEL
ARCHITECTURAL