

DESIGN AND ACCESS AND PLANNING POLICY STATEMENT

FORMER DEWSBURY ARENA

BOOTHROYD LANE, DEWSBURY, WF13 2LF

PROPOSED ERECTION OF 10-UNIT CLASS C2

SPECIAL NEEDS CARE HOME AND ASSOCIATED BUILDING

ON BEHALF OF HORIZON HEALTHCARE HOMES LTD

Project Title:	Site of the former Dewsbury Area, Boothroyd Lane, Dewsbury, WF13 2LF
Report Title:	Design and Access and Planning Policy Statement
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1.0 INTRODUCTION AND BACKGROUND

This Design and Access and Planning Policy Statement is submitted in support of a full planning application for the redevelopment of the former Dewsbury Arena site for a specialist residential care facility (Use Class C2) for adults with learning and physical disabilities. The Arena site closed in 2016/2017, the buildings demolished and has been disused since. The council disposed of the site in January 2025. In planning terms, the former use has been abandoned.

The proposal will provide an 8-bed assisted living unit with a 2-bed annex (Block A) and a detached ancillary building (Block B) containing staff offices, administration space, welfare/breakout areas, and dedicated sensory and physiotherapy rooms.

The application is submitted by Horizon Healthcare Homes Ltd, an experienced care provider operating nine registered care homes across West Yorkshire. The proposal will create approximately 40 new local jobs, with staff recruited from the Dewsbury area.

The proposal was the subject of a Pre-Application Enquiry submitted to the council in July 2025. A site meeting in September 2025, was attended by the applicant and the Planning case officer, and the officer response to the Pre-Application Enquiry issued in October. The key issues raised by officers in respect of the former recreation and open space use of the site are considered in a separate Supporting Statement. This document addresses all other relevant issues under each development plan policy.

In addition to this Design & Access Statement, the planning application comprises and is supported by the following documents;

- Planning Application Form;
- Ownership Certificate and Agricultural Land Declaration;
- OS Location Plan;
- Proposed Site Layout;

- Proposed plans and elevations;
- Site sections;
- CGI of proposed development;
- Applicants' Statement;
- Planning Supporting Statement addressing Open Space policy;
- Transport Statement;
- Drainage Strategy report;
- Phase 1 and 2 Site Investigation reports;
- PEA and BNG baseline assessment and metric;
- Environmental, Social, and Governance Strategy;
- Landscape proposals; and
- Tree Survey and Impact Assessment.

The proposal

The proposal comprises the erection of two, detached buildings. The first, Block A providing 8 en-suite bedrooms and a 2-bed annex, and Block B providing ancillary offices, administration and breakout space for staff and sensory and physiotherapy facilities for residents.

The proposal includes landscaped gardens, secure outdoor amenity areas, and improved vehicular access and parking with EV and cycle provision.

2.0 SITE DESCRIPTION AND SURROUNDING AREA

The application site extends to some 0.34ha and is located east of Boothroyd Lane, off Moorlands Road, in a residential area of Dewsbury some 0.8 km west of the town centre. The site is roughly rectangular in shape and was previously occupied by a youth centre, the Dewsbury Arena, now demolished. The site benefits from good access to public transport routes, local services and the nearby town centre.

Figure 1 below shows a site location plan with the site edged red and Figures 2 and 3, overleaf, aerial views of the site while occupied by the Dewsbury Arena and following demolition.



Figure 1. Site location



Figure 2. Aerial view of site, dated 5 June 2016. Former Arena building and MUGA pitch visible



Figure 3. Current aerial view, dated 3 September 2023. Former Arena building demolished and MUGA pitched derelict

3.0 SCALE, AMOUNT, LAYOUT & DESIGN

The proposed site layout is reflective of the former Dewsbury Arena development at the site and reuses the existing access to Boothroyd Lane leading to an access road running along the southern boundary with the proposed blocks sited in the approximate location of the footprints of former Arena car park and main building.

The following table provides a schedule of the proposed accommodation.

Schedule of Accommodation	
Office	Area: 10.0sq.m
Day Lounge	Area: 31.1sq.m
Dining Room	Area: 22.3sq.m
Kitchen	Area: 10.7sq.m
Laundry	Area: 6.5sq.m
Sensory Room	Area: 14.2sq.m
Staff Room	Area: 6.1sq.m
Bedroom 1	Area: 16.5sq.m + en.suite wetroom
Bedroom 2	Area: 16.5sq.m + en.suite wetroom
Bedroom 3	Area: 16.6sq.m + en.suite wetroom
Bedroom 4	Area: 16.6sq.m + en.suite wetroom
Bedroom 5	Area: 16.5sq.m + en.suite wetroom
Bedroom 6	Area: 16.5sq.m + en.suite wetroom
Bedroom 7	Area: 16.6sq.m + en.suite wetroom
Bedroom 8	Area: 16.6sq.m + en.suite wetroom
Assisted Bathroom	Area: 14.0sq.m
Living Room	Area: 26.4sq.m + kitchenette
Bedroom 9	Area: 16.7sq.m + en.suite wetroom
Bedroom 10	Area: 16.7sq.m + en.suite wetroom

Table 1. Schedule of Accommodation

Block A has been specifically designed to provide self-contained residential care facilities within a single storey building to assist residents and management of the care home. The bulk of the building has been broken up by adopting a combination of low eaves heights and sloping hipped and gabled roofs with low ridge heights. Additionally, the use of artificial stone with extensive glazing on elevations further reduces the scale of this building.

The detached, ancillary building, Block B, contains staff offices, administration space, welfare/breakout areas, and dedicated sensory and

physiotherapy rooms. This two-storey building shares the same materials palette with a strong vertical emphasis to break up the bulk of this building. Overall, both buildings sit well within the site as demonstrated by the following CGI submitted with the application.



4.0 ACCESS CONSIDERATIONS

Vehicular access will utilise the existing entrance, with improvements to visibility. On-site parking will include EV charging points. Parking provision is in accordance with the applicants' experience in developing similar schemes elsewhere in Kirklees and meets the objectives of policy requirements in this sustainable location.

Level pedestrian routes provide step-free access to all entrances, and the development complies with Part M of the Building Regulations and the Equality Act 2010.

The site layout accommodates a bin store close to the site access to enable refuse vehicles to service the site from the road. This has been agreed with the council's refuse collection department.

A Transport Statement prepared by LCP Highway Consultants demonstrates that the proposal is self-contained in parking terms, swept paths confirm the site layout can accommodate the required service vehicles and fire tender, that the proposal encourages use by staff and visitors of alternative means of transport other than the private car and overall, there will be no change in existing levels of highway safety,

5.0 PLANNING POLICY ASSESSMENT

Section 38(6) of the Planning and Compensation Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Kirklees District is the Kirklees Local Plan, adopted February 2019.

The following table identifies key Local Plan policies and provides an assessment of compliance and in doing so addresses the key issues raised in the Planning Officer Pre-Application Enquiry response.

The issues raised by Planning officers at Pre-Application Enquiry stage in respect of the former recreation use and open space use of the site are considered in detail in a separate Planning Supporting Statement.

POLICY	POLICY TITLE	ASSESSMENT
LP1	Presumption in Favour of Sustainable Development	The proposal reuses a vacant brownfield site within a sustainable urban location, delivering economic, social, and environmental benefits.
LP3	Location of New Development	The site is sustainably located near services and public transport, appropriate for development of much-needed specialist residential accommodation.
LP7	Efficient and Effective Use of Land and Buildings	Development of the site as proposed is an efficient use of brownfield land at an appropriate density for supported living.
LP11	Housing Mix and Affordable Housing	The Class C2 residential use contributes to meeting the urgent need for specialist supported living.
LP21	Highways and Access	The existing access from the cul de sac, Boothroyd Lane is to be reused with the boundary wall lowered to improve visibility. This will lead to an internal access road running along the site's southern boundary and a turning circle which will enable service vehicles to enter and leave in forward gear.

		<p>Disabled and EV spaces and cycle parking are proposed to encourage use by staff and visitors of alternative means of transport other than the private car.</p>
LP22	Parking	<p>Parking provision is in accord with the development's operational requirements based on the applicants' extensive experience elsewhere and has been accepted within Kirklees district as appropriate for the proposed use. The submitted Transport Statement confirms the proposal will be self-contained in parking terms, and on this basis there is no justification for any off-site highway restrictions.</p>
LP24	Design	<p>The proposal will reuse this longstanding vacant brownfield site. The proposal is for a high design standard, and the proposal will sit comfortably within the site, with the majority of existing boundary screening retained. It will function well and will positively add to the overall character and quality of the area.</p>
LP30	Biodiversity and Geodiversity	<p>The applicants are aware of the statutory requirement that the scheme provides a 10% uplift in biodiversity value from the pre-development position. The application is supported by a Preliminary Ecological Assessment and BNG Metric. This leads to a minor shortfall and 1.46 off-site biodiversity units from the Environment Bank habitat bank at Bolserstone have been reserved. The Environment Bank's letter confirming this is submitted with the planning application.</p>
LP32	Landscape	<p>The application is supported by a soft landscaping specification which provides a landscaped setting to the buildings and integrates the proposals well into the local context and provides an opportunity for biodiversity enhancements.</p>
LP33	Trees	<p>A tree survey and impact assessment are submitted with the planning application. New tree planting is proposed to enhance the site character and its ecological value.</p>

LP49	Educational and Health Care Needs	The proposal provides specialist care accommodation meeting identified local needs.
LP50	Existing sport & leisure facilities	The submitted Planning Supporting Statement demonstrates the proposals are in accord with LP50.
LP51	Protection and Improvement of Local Air Quality	The proposed design is low emission with EV and cycle parking provision to minimise emissions and to protect local air quality.
LP53	Contaminated and Unstable Land	The submitted Phase 1 and Phase 2 Site Investigation Reports confirm any contamination can be remediated through standard measures.
LP61	Development involving loss of greenspace	The submitted Planning Supporting Statement demonstrates the proposals are in accord with LP61.

The proposal clearly represents sustainable development which accords with the development plan and there are no material considerations to indicate a decision should not be made in accordance with plan policies.

6.0 NATIONAL PLANNING POLICY FRAMEWORK

The Government's National Planning Policy Framework, revised 2024, (the Framework) forms the relevant policy guidance at the national level for the determination of all planning applications.

As previously set out, planning law still requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions.

Key provisions of the Framework which provide the basis for decision making in this instance, are found in the following sections of the Framework:

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment

Overall, the proposed development meets the three overarching objectives of the planning system, economic, social, and environmental, as defined in the Framework, as follows:

- **Economically**, the proposal represents a significant investment in Kirklees directly and indirectly creating construction and related jobs. It will support up to 40 full-time equivalent jobs across a 24-hour operational schedule, contributing to sustained employment in the locality;
- **Socially**, it will provide a much-needed care facility in a sustainable urban location, strengthening community infrastructure and meeting the significant needs of and demand for this form of specialised housing; and

- **Environmentally**, it involves the reuse of a large, brownfield site in the urban area, and commits to measurable biodiversity improvements.

7.0 THE PLANNING BALANCE AND CONCLUSION

The Planning Supporting Statement presents an audit of development plan policy and National Planning Policy Framework guidance relevant to the assessment of a proposal for the erection of a full planning application for the redevelopment of the former Dewsbury Arena site for a specialist residential care facility (Use Class C2) for adults with learning and physical disabilities.

The proposal represents a sustainable redevelopment of a disused brownfield site, of a high design quality, providing a purpose-built care facility that meets identified needs for specialist housing in Kirklees District. It will create 40 local jobs, deliver high-quality design, and make efficient use of land in line with the Kirklees Local Plan and Framework guidance.

Overall, the proposal represents sustainable development which accords with the development plan. There are no material considerations to indicate a decision should not be made in accordance with plan policies and therefore planning permission should be granted without delay.