

DESIGN AND ACCESS STATEMENT

**Outline Planning Application
(Means of Access and Layout Only)**

**Land Adjacent to 161 Reinwood Road
Reinwood
Huddersfield
HD3 4DS**

May 2026

Introduction

This Design and Access Statement (DAS) has been prepared to support an outline planning application (means of access and layout only) for residential development on land adjacent to 161 Reinwood Road, Reinwood, Huddersfield. All other matters - appearance, scale, and landscaping - are reserved.

Location

The site lies on the southern side of Reinwood Road within an established residential area. It is approximately 170m from the Reinwood Road / Quarmby Road junction and 3.4km west of Huddersfield town centre.

To the immediate north of the site is Reinwood Road and an existing bus stop. To the east lie football pitches and woodland, which is also present to the south of the site. To the west lie residential properties on Reinwood Road and Royd Croft.

A small area of previous landfill has been identified through the contaminated land surveys to be present on the north-east corner of the site. Remediation has been proposed within the reports submitted to support the application.

The site is held to be very sustainably located with good access to public transport, schools, shops and employment areas.

The site is approximately one acre (0.4ha) and slopes gently from north to south. It is currently unused and overgrown. It is allocated in the Kirklees Local Plan as Urban Green Space (UGS).

Design principles

The design has largely been informed by the character of the surrounding area, which is predominantly residential in nature.

The layout demonstrates that five detached dwellings can be comfortably accommodated served from an unadopted access road. The linear nature of the layout is influenced by the linear, oblong-shaped nature of the site, with layout of the houses set to the east of the site, as far as possible away from existing residential properties to maintain space and privacy distances but as close as possible to Reinwood Road to maintain as much of the existing open space as possible and to allow for views to the open space beyond the site to the south.

The existing bus stop is to be relocated to point further along Reinwood Road to allow for a safe access into and egress from the site, which also has the benefit of providing an access to the site away from the junction arrangement at Reinwood Road / Hawes Avenue / Myrtle Grove.

Part of the site is subject to land contamination, being part of a former local authority landfill site. In terms of land contamination, a Phase I report and a Phase II report (to include gas monitoring) have been submitted with this application.

The Phase II report concludes:

- Soakaways are not recommended due to inconsistent sandstone fractures
- No groundwater was encountered
- Surface water will be managed via attenuation and controlled discharge
- Foul drainage will be via package treatment plants (PTPs)

Full drainage details will be provided at Reserved Matters stage.

In terms of ground Conditions and contamination, the Phase I and Phase II investigations conclude:

Landfill

- A historic landfill encroaches 1–3m into the north-east boundary
- Made ground to 2.30m depth in WS01
- The remainder of the site is underlain by competent sandstone

Contamination

- Lead and asbestos detected only in WS01 (landfill area)
- No contamination in the main development area

12.3 Gas

- 0.0% methane
- 0.0–0.9% CO₂
- Flow rate 0.0 l/hr
- Characteristic Situation 1
- No gas protection required

Foundations

- Shallow strip foundations suitable
- Must avoid spanning landfill edge
- Weak zones to be excavated and replaced

The conclusion to these reports is that the site is suitable for residential development subject to standard remediation, which is capable of being secured by condition.

ASSESSMENT

The Tilted Balance (NPPF Paragraph 11(d))

Kirklees Council cannot currently demonstrate a deliverable 5-year housing land supply and it is understood that the Council's land supply currently stands at 3.2 years.

Under NPPF 11(d), the presumption in favour of sustainable development applies unless:

- Policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusal; or
- Adverse impacts **significantly and demonstrably** outweigh the benefits.

In this respect, the site is **NOT**:

- Allocated as Green Belt
- In a Conservation Area
- Subject to ecological or heritage designations
- A flood risk
- Within a protected landscape

Therefore, **no NPPF footnote 7 policies apply**. However, as the site is allocated as Urban Green Space, it must be demonstrated that any

adverse impacts of the proposed development **significantly** and **demonstrably** outweigh the benefits of the proposed scheme.

Benefits

It is contended that the proposed scheme provides the following benefits that weigh heavily in favour of the development -

Delivery of new family housing – the Council is currently unable to demonstrate a five-year land supply for housing, with a current supply of 3.2 years which is still reducing.

Efficient use of underutilised land – the land has no public access and is adjacent to a significant area of Urban Green Space which is in public ownership and to which the public does have access. Therefore, the loss of a small area of underutilised land to development will make efficient use of this land and not prejudice the wider Urban Green Space.

The site is in a very sustainable location - within easy walking distance of schools, local services, and facilities and lies on a well-used bus public transport route.

There will be local economic benefits during construction - given the size of the site, the site is likely to be taken by a small, local builder. The site could even be considered for self-build plots.

Development and occupation of new houses will increase long-term local spending.

Whilst landscaping is not applied for, it is likely that significant improvements to landscaping and biodiversity enhancements can be achieved, particularly on the south of the site.

The re-location of the bus stop will require the removal of an outdated bus lay-by and an improved footway.

Adverse impacts

The technical reports submitted with the application confirm:

Highways: no material impact on highway safety.

Drainage: the use of PTPs is proposed and other drainage matters are manageable.

Contamination: there is a low risk to proposed dwellings if standard remediation is undertaken

Gas: no issues have been found in respect of CS1 and therefore no protection is required (see above)

Residential amenity: there are acceptable separation distances between proposed dwellings and existing dwellings on Royd Croft

Loss of Urban Green Space: whilst a small amount of the extensive Urban Green Space in this location will be lost, the vast majority of Urban Green Space is retained and there will still be views through the site from Reinwood Road to the woodland to the south, land which is likely to be enhanced visually and ecologically through landscaping.

Conclusion on the tilted balance

The adverse impacts are considered to be limited and manageable, while the benefits are held to be significant and compelling.

Therefore, under NPPF 11(d), planning permission should be granted.

DESIGN

Use

The proposal is for residential development (Use Class C3), which is consistent with the surrounding land uses and the Local Plan's spatial strategy.

Amount

The outline application proposes:

- Five dwellings
- Private shared access road
- Visitor parking
- Bin collection point
- Relocated bus stop

The amount is modest and appropriate for the site's size and context.

Layout

The indicative layout shows:

- A single point of access from Reinwood Road
- A 4.5m wide shared surface access road
- Five dwellings arranged to maintain spacing and privacy
- Gardens to the rear

- Visitor parking at the entrance
- A surfaced link to maintain the informal pedestrian route to the football pitches
- Avoidance of the landfill area identified in WS01 and trenches LF01–LF07

The layout demonstrates that the site can be developed without adverse impact on neighbours or the character of the area.

Scale (Reserved)

Scale will be addressed at Reserved Matters stage.

However, the indicative layout demonstrates that:

- Two storey dwellings may be appropriate
- Adequate spacing can be achieved
- The development will sit comfortably within the street scene

Appearance (Reserved)

Appearance will be determined at Reserved Matters stage.

However, the intention is to reflect:

- Local materials (stone, brick)
- Traditional roof forms
- Local vernacular architecture

Landscaping (Reserved)

Landscaping will be designed to:

- Retain boundary vegetation where possible
- Provide the maximum biodiversity net gain
- Soften the development edge
- Integrate with woodland to the east and south

ACCESS

A detailed Highway Statement has been submitted to support the application.

Vehicular Access

- New vehicular footway crossing
- 4.5m wide private access road
- Visibility splays of 2.4m x 43m in both directions
- Removal of the bus stop lay-by and its relocation 80–85m east

Traffic Impact

- 3 trips in the AM peak
- 2 trips in the PM peak
- No material impact on the local network
- No road safety issues have been identified

Pedestrian Access

- Continuous footways on both sides of Reinwood Road
- Surfaced link to maintain informal access to football pitches

Inclusive Access

The development will provide:

- Level access to dwellings
- Shared surface with low vehicle speeds
- Safe pedestrian routes
- EV charging for each dwelling

Sustainability

The site is inherently sustainable due to:

- Proximity to bus services
- Walkable access to local schools and shops
- EV charging points
- Opportunities for biodiversity net gain

Conclusion

This Design & Access Statement demonstrates that:

- The site is suitable for residential development
- Access and layout are safe, policy-compliant and well-designed
- Ground conditions and contamination can be addressed
- The development will integrate positively with its surroundings
- The tilted balance strongly favours approval

The proposal represents sustainable development and is capable of approval subject to any reasonable and necessary conditions.