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PLANNING,
DESIGN
& ACCESS
STATEMENT

DEMOLITION OF MOLDGREEN TOP CLUB AND
ERECTION OF 12 APARTMENTS AT
15 CHURCH STREET, MOLDGREEN,
HUDDERSFIELD, HD5 9DL.

Ref: 2596

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SECTION 1:INTRODUCTION

- 1.1 This Planning Policy Statement has been prepared to support a planning application for the demolition of the Moldgreen Top Club and erection of 12 apartments at 15 Church Street, Moldgreen, Huddersfield.
- 1.2 Planning consent was granted for the development of this site in May 2009 (Ref: 2008/93878), which comprised the demolition of the social club and the erection of 9 apartments.
- 1.3 The revised layout provides a better use of the site with more units than the previously approved scheme with a slight reduction in the footprint.
- 1.4 The aims of the statement are to ensure design is integral to the creation of new development; this further reinforces guidance contained in the National Planning Policy Framework.
- 1.5 The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:
 - Assessment
 - Involvement
 - Evaluation
 - Design
- 1.6 The statement should also address the following factors:
 - Use - What the land and buildings will be used for.
 - Amount - How much development can the site accommodate.
 - Layout - How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.
 - Scale – How big the buildings and spaces will be specifically their height, width and length.
 - Landscaping - How open spaces will be treated to enhance and protect the character of a place.
 - Appearance - What the building and spaces will look like, for example building materials and architectural details.
- 1.7 The access element of the statement must include two aspects of access to the development:
 - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

- Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The site comprises the former Top Club Social Club in Moldgreen, comprising a two-storey building with a hard-surfaced area to the front. The site is approximately 100m from the centre of Moldgreen, which is defined as a District Centre in the Kirklees Local Plan and provides a good range of shops and services, making this a sustainable location.
- 2.2 The site fronts onto Church Street with access from Highroyd Crescent to the side. The overall site extends to some 0.07 hectares.
- 2.3 The building and hard-surfaced area occupies the majority of the site. There is a small yard area to the rear between the building and the rear gardens of properties on Highroyd Crescent to the rear. The building is raised in height from the road/pavement level, with the land sloping up beyond the site to the west.
- 2.4 The site is unallocated in the recently adopted Local Plan. The surrounding area is predominantly residential in nature and characterised by terraced properties. However, there are more recent developments in the surrounding area which add to the mix of house type, design and age. Most notably, the adjoining site has recently been developed with 4-5 storey apartment blocks of modern design (Aspley Heights)

Photo 1: Application Site



SECTION 3: THE PROPOSED DEVELOPMENT

- 3.1 The proposed development will result in the demolition of the existing social club and the erection of a new three-storey apartment block with 6 No. two bedroom apartments and 6 No. one bedroom apartments. The building will be served by underground parking accessed via Church Street. The underground parking area will include a bin storage area, a secure bicycle store/parking area as well as 14 No. car parking spaces.
- 3.2 The building is to be of modern design drawing on the principles of the adjoining development. The building will be sited to the front of the site but will maintain the line formed by properties to the north.

SECTION 4: PLANNING POLICY CONTEXT

- 4.1 The statutory development plan comprises the Kirklees Local Plan that was adopted by Kirklees Council on 27th February 2019.
- 4.2 The statutory development plan is the starting point in the consideration of planning applications for the development of use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004)

National Planning Policy Framework (NPPF)

- 4.3 The NPPF was published in July 2018 and sets out the Government's proposed economic, environmental and planning policies for England.
- 4.4 The NPPF carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system and this includes building houses.
- 4.5 More specifically the NPPF identifies a presumption in favour of sustainable development, which as set out in paragraph 11, means for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.6 The NPPF constitutes guidance for local planning authorities and is a material consideration in determining planning application.
- 4.7 The following Chapters of the NPPF are relevant to this planning application:
 - Chapter 2 – Achieving Sustainable Development
 - Chapter 4 – Decision Making

- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Kirklees Local Plan

4.8 The site is unallocated in the recently adopted Local Plan. The following policies within the PDLP have been identified as being relevant to this application:

- PLP1 – Achieving Sustainable Development
- PLP2 – Place Shaping
- PLP21 – Highway Safety
- PL22 - Parking
- PLP24 – Design
- PLP30 – Biodiversity and Geodiversity

SECTION 5: PLANNING POLICY ASSESSMENT

5.1 This section considers the proposed development against planning policy requirements.

Principle of Development

5.2 The site is unallocated in the Kirklees Local Plan. Planning consent was granted for the development of this site in May 2009 (Ref: 2008/93878) which comprised the demolition of the social club and the erection of 9 apartments.

5.3 The revised layout provides a better use of the site than the previous planning consent with more units in a reduced footprint and lower overall height, by making more efficient use of the internal space. The main efficiency has been established by improving the internal access within the building.

5.4 The proposed development is within a predominantly residential area, and the proposed development recognises and reflects the character of the surrounding area.

Layout

- 5.5 The drawings that accompany this planning application show the internal layout of the building and how the apartments exceed the Council's space standards.
- 5.6 The new apartments will be environmentally sustainable from the outset and the scheme will be constructed to Building Regulation standards ensuring a highly energy efficient scheme.

Promoting Safe and Sustainable Transport

- 5.7 It is not envisaged that the proposed development will impact on Highway Safety. The proposed development maintains the access that was approved under the previous planning application for the site (Ref: 2008/93878).
- 5.8 As set out the proposed development reflects the previously approved scheme, but with a greater number of parking space provided within the site.
- 5.9 The proposed development is in a sustainable location, being within walking distance of the shops and services in Moldgreen District Centre. The site is also well served by Public Transport with frequent bus services running along the A629 Wakefield Road providing good public transport links with Huddersfield and its surrounding employment areas, as well a locations further afield such as Wakefield and Barnsley.
- 5.10 Issues relating to highways are detailed in the accompanying Statement. However, it is considered that the proposal can be suitably accessed and the improvements proposed will provide general benefits

Achieving well-designed places

- 5.11 The scheme submitted as part of the planning submission demonstrates how the development can successfully be accommodated on the site.
- 5.12 The surrounding area is characterised by a mix of dwelling types, ages and designs. A recent development in the area adjoins the application site and comprises a four to five storey apartment block of modern design. The proposal relates well within this development resulting in a street scene that is appropriate to this location
- 5.13 The scheme demonstrates that the development complies with the NPPF Policies, and Policy PLP 24 of the Local Plan.

- 5.14 The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities (paragraph 124). Paragraph 127 indicates that developments should, amongst other things:
- Function well and add to the overall quality of the area.
 - Be visually attractive as a result of good architecture and appropriate landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting.
 - Establish a strong sense of place;
 - Optimise the potential of the site to accommodate and sustain an appropriate mix of development (including green and other public space) and support local facilities and transport networks;
 - Create places that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users.
- 5.15 The development will seek to provide a high-quality residential development with a clear character reflecting the site's location and inspired by its setting and attributes.
- 5.16 It is considered that the proposals respond positively to the site's landscape context and relationship to the existing urban form.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.17 The Framework notes that the planning system should support the transition to a low carbon future in a changing climate, taking account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. (paragraph 148). It indicates that authorities should apply a sequential, risk-based approach to the location of development so as to avoid, where possible, flood risk to people and property (paragraph 157).
- 5.18 The proposed development does not fall within an area subject to flood risk and as such would satisfy the sequential approach set out within the NPPF.

Conserving and enhancing the natural environment

- 5.19 Paragraph 170 of the NPPF explains that development should minimise impacts on and provide net gain for bio-diversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 5.20 A Bat Survey was carried out in February 2009 which concluded that as the building remains well sealed, there is no evidence to suggest the presence of a bat roost within the building and accordingly no need to seek a Natural England Licence. A copy of the bat survey accompanies this planning application.

SECTION 6: CONCLUSION

- 6.1 The 2018 National Planning Policy Framework identifies a clear presumption in favour of sustainable development and requires that Local Planning Authorities should, where relevant grant planning permissions unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.3 The proposed development is wholly consistent with the presumption in favour of sustainable development set out in the National Planning Policy Framework and it positively addresses each of the Core Planning Principles.
- 6.4 Technical reports accompanying the application are comprehensive in their coverage and where necessary provide appropriate and deliverable mitigation measures. The proposed development will not give rise to any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.
- 6.5 The proposals are supported by the Government's commitment to ensuring the planning system does everything it can to support growth. The proposals provide a housing offer fit for the 21st century in the right place and will contribute to the Government's desire for economic competitiveness, which subsequently facilitates a mobile workforce and dynamic economy.