

Open space is a vital component of urban locations, providing an integrated balance of built development with landscape elements. Linking these landscape areas allows the wider network to have more impact than the individual parts.

The land surrounding the golf course forms a key element of an emerging green corridor in the area and this can be protected and enhanced within the Masterplan. The proposal allows for these spaces to be opened up to the public as a Country Park, making full use of the landscape for its visual contribution and as a leisure resource.

#### Green corridor network



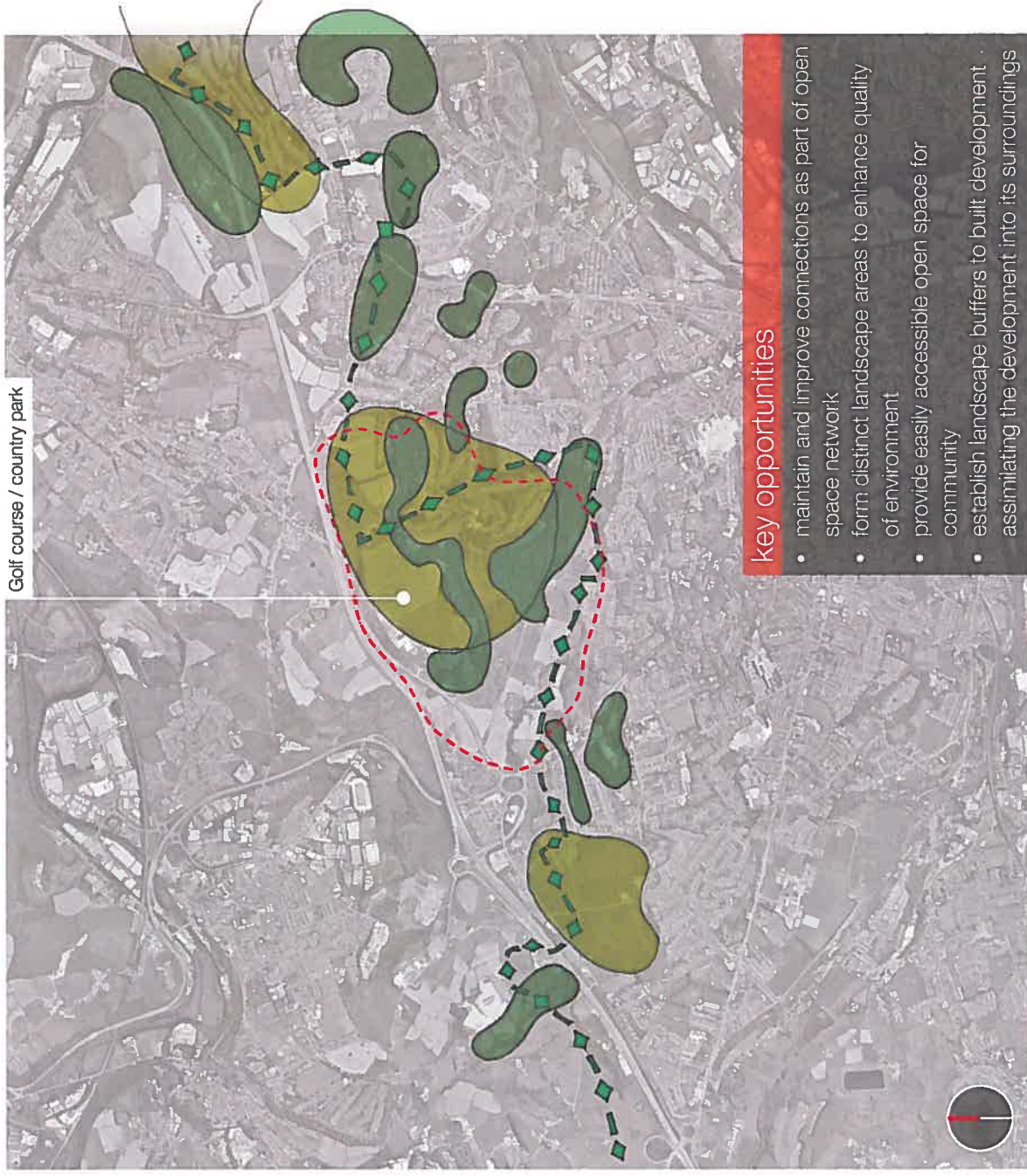
The site allows linking green spaces across the area and connecting to other local open space. The substantial area retained as open landscape allows a wide variety of spaces and routes to be formed to add to the range in Kirklees.

#### Kirklees Way



The Kirklees Way runs through the area as a pedestrian route capitalizing on a sequence of green spaces. The route can be enhanced by developing the existing character and ensuring it is properly way-marked as part of the new network of leisure paths proposed for the area.

Links from surrounding urban areas can be enhanced to promote better pedestrian access to the leisure areas.



#### key opportunities

- maintain and improve connections as part of open space network
- form distinct landscape areas to enhance quality of environment
- provide easily accessible open space for community
- establish landscape buffers to built development assimilating the development into its surroundings

The existing landscape has a very strong overall character which gives the area a distinctive feel. Individual elements such as the topography, substantial tree belts and variety of open and enclosed spaces provide interest and variety.

Capitalising on these characteristics is key to developing a subtle integration of new development, that protects and enhances the area.

To achieve this the masterplan should have a landscape-led form. Built development must then be achieved in a way that reinforces the dominance of the basic structure and grain set by the landscape elements.

#### Existing landscape structure



Tree belts form a dominant visual feature of the area, which can be used to generate the basic larger scale masterplan structure.

#### New tree belts



Adding new tree belts extends the existing dominant landscape form.

#### Secondary landscape zones

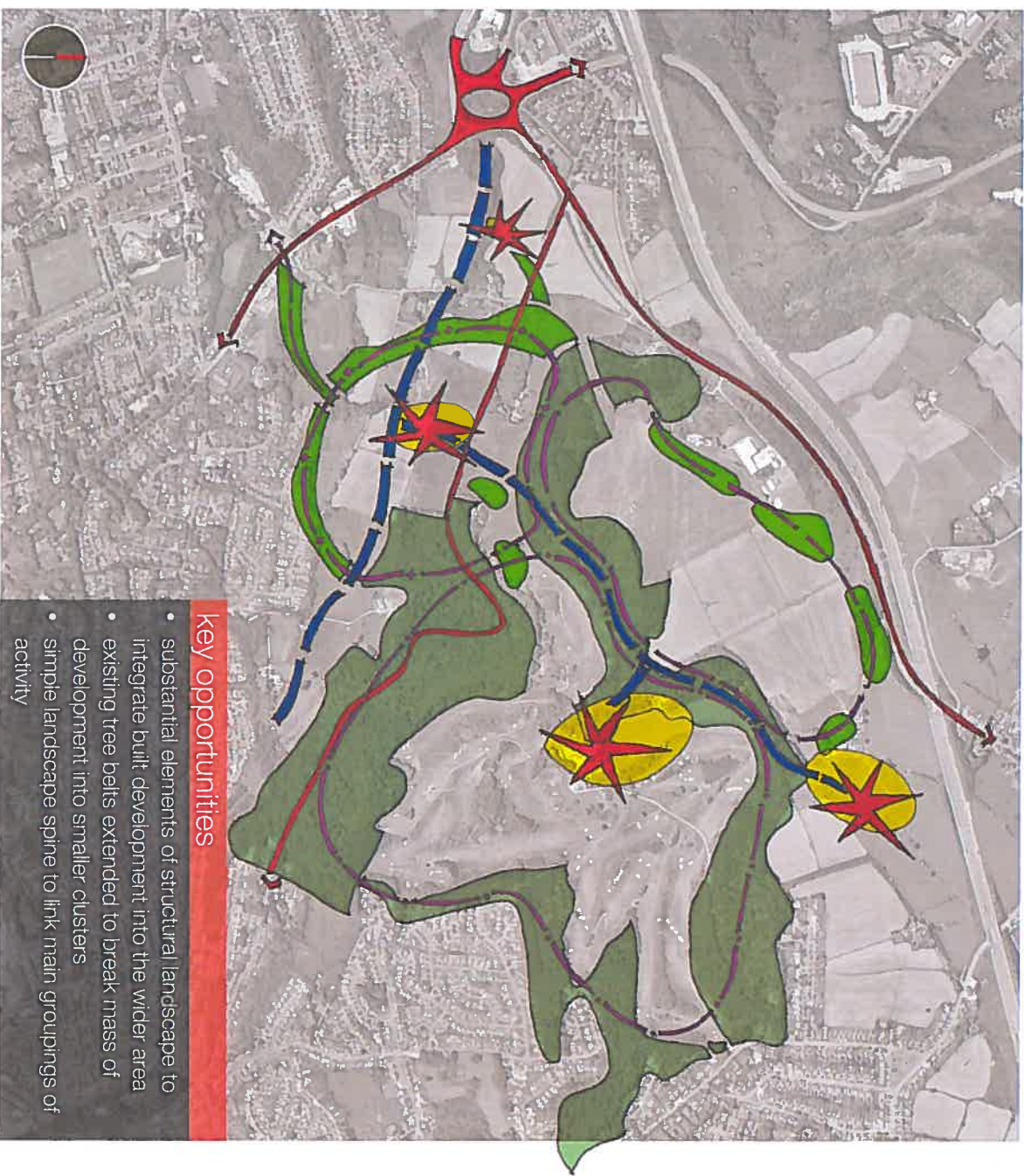


Three key landscape zones can be formed, with careful tree planting to provide enclosing edges to subtly emphasise the transition between different zones.

#### Links between activity clusters



Routes through the key landscape elements link the main clusters of activity within the site. This reinforces the sense that individual elements of the plan are part of a wider development and community.



#### key opportunities

- substantial elements of structural landscape to integrate built development into the wider area
- existing tree belts extended to break mass of development into smaller clusters
- simple landscape spine to link main groupings of activity

Good access is fundamental to the success of the development to help attract users and investment to the commercial and employment areas and promote interest in the residential elements. Realising the potential of the leisure facilities and country park also requires good vehicle and pedestrian access.

These links must respond to wider connections to surrounding districts, via the M62. Local access between the development and the town centre to supporting uses and rail links is also important to allow local people access to a wide range of facilities.

The summary on roads and bus routes in Section 05 provides technical information on the necessary enhancements, to provide sufficient capacity to cater for the development and provide additional capacity to minimise disruption to the existing road and bus network.

A substantial benefit for Kirklees is the proposed re-configuration of the roundabout to the west of the site to ease flows from Huddersfield to the M62, and roads to Calderdale.



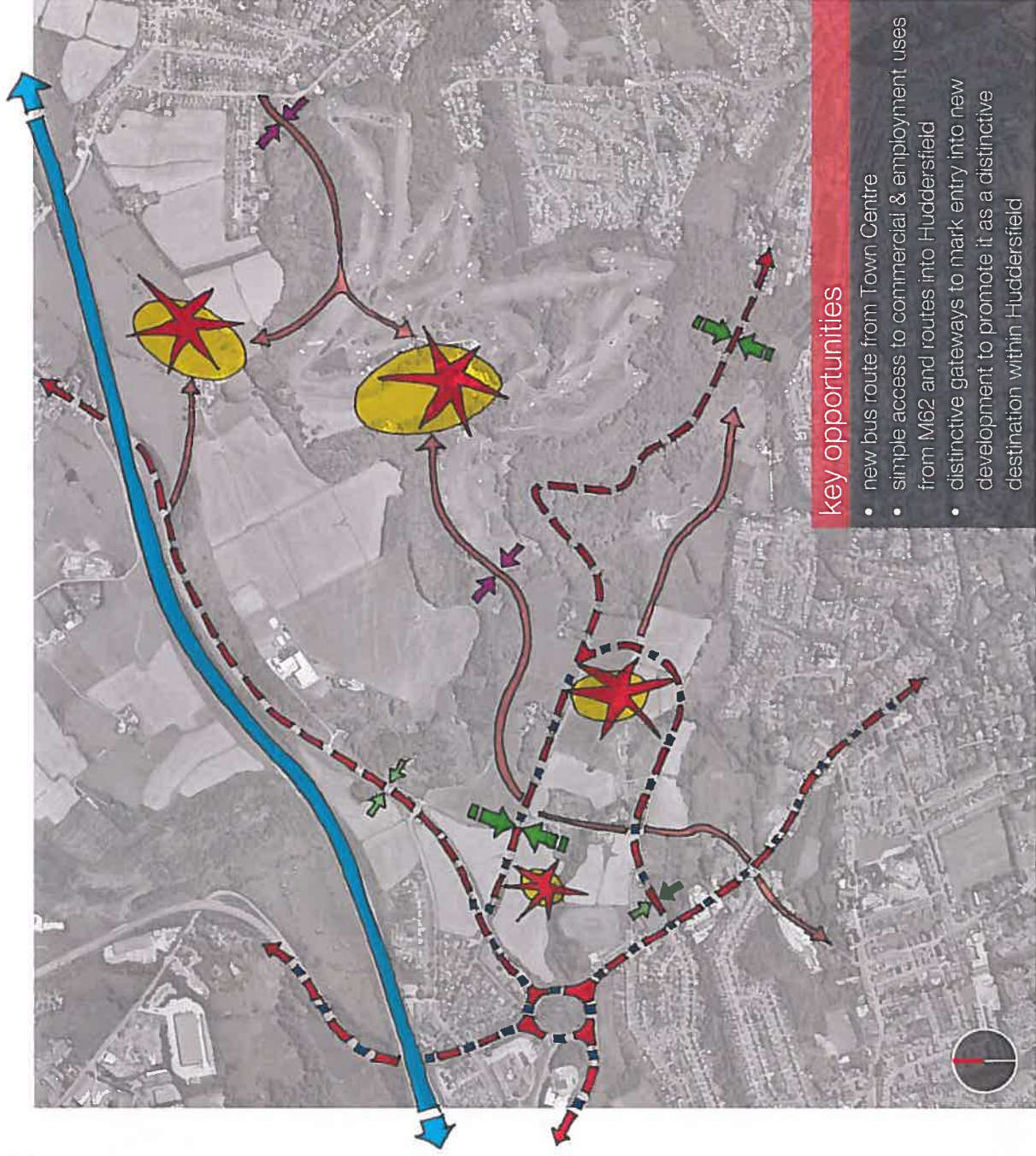
Existing road network



Gateway markers  
Urban design features will help define entry points into the new development



Bus route through the new residential area



### key opportunities

- new bus route from Town Centre
- simple access to commercial & employment uses from M62 and routes into Huddersfield
- distinctive gateways to mark entry into new development to promote it as a distinctive destination within Huddersfield

Simple links between key clusters of activity within the proposal area can promote a sense of community by stimulating interaction and sense of place.

Links to surrounding areas are also fundamental to ensure proper integration of the development into the existing Huddersfield and Halifax network and facilities. Existing communities must feel that new facilities and employment opportunities in the development are a resource for them. Access to the leisure facilities and Country Park is particularly important for the new and existing residents in the wider area.

Existing paths, bridleways and rights of way can form the basis for an extended network of primary links and leisure paths. All routes must be safe and provide an interesting environment to encourage pedestrian movement.

**Primary links between activity clusters**



A simple primary network connects key clusters of uses, within the different zones of the site.

**Secondary pedestrian routes**



Leisure circuits form a valuable resource for the local and wider communities.

**Kirkless Way**

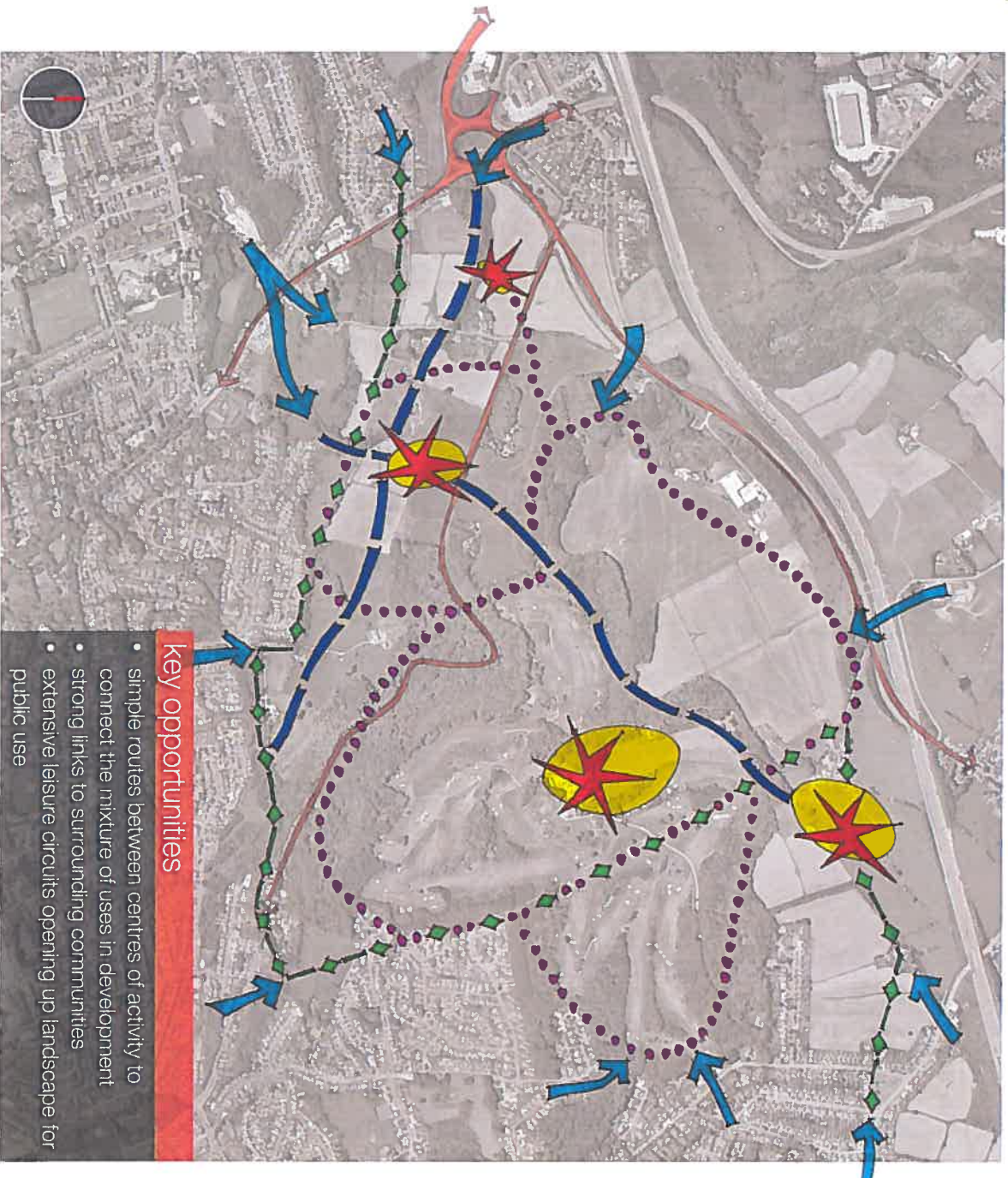


The national trail can be enhanced.

**Key Access Points**



Links to and from adjacent communities will allow full integration of the development into the surrounding area.



## 6.07

## use zones

Three main zones deliver the key elements of development: commercial and employment uses; leisure facilities and country park; residential area.

While the proposal for this mixed use development does form primary zones of the same use, there are secondary uses within each of these areas.

Key to the distribution of uses is understanding the best way to ensure they interact positively and respect the landscape structure of the area. Providing urban design benefits, where development in property integrated into the environment, is a fundamental aim of the masterplan.



Principle areas for built development & landscape related uses



Gateway  
Commercial and employment



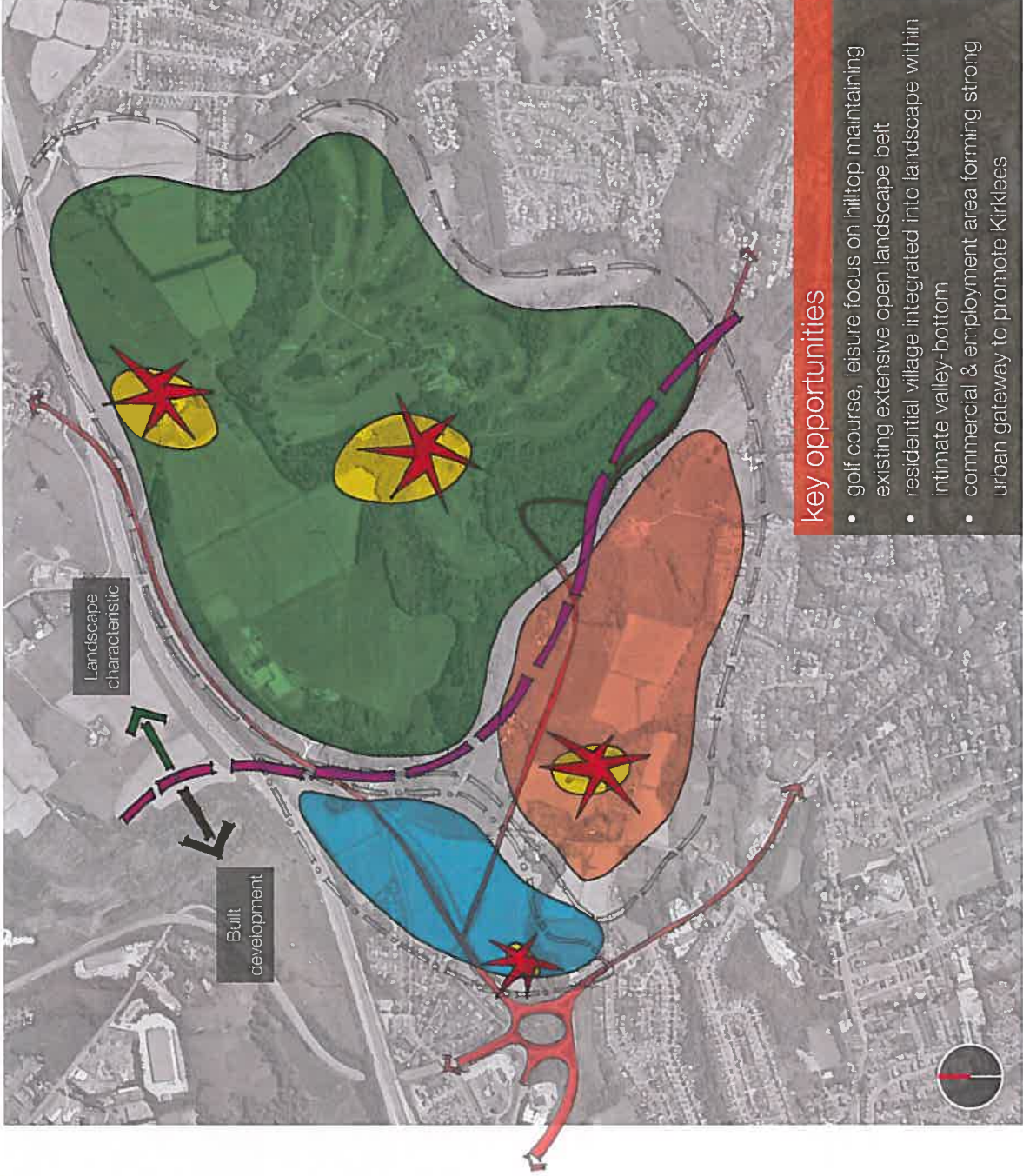
Hillside  
Golf course, leisure and country park



Valley  
Residential-led village



Focus of activity



### key opportunities

- golf course, leisure focus on hilltop maintaining existing extensive open landscape belt
- residential village integrated into landscape within intimate valley-bottom
- commercial & employment area forming strong urban gateway to promote Kirklees

6.08 use zone: hilltop golf & leisure



Golf course & leisure provision



The enhancement of the golf course facilities can further exploit the landscape potential – capitalizing on the large, varied and interesting range of characteristics of the site, notably: woodland; heathland/roofland; acid grassland; the open views; exposure to the elements; changes in topography; water features.

County Park



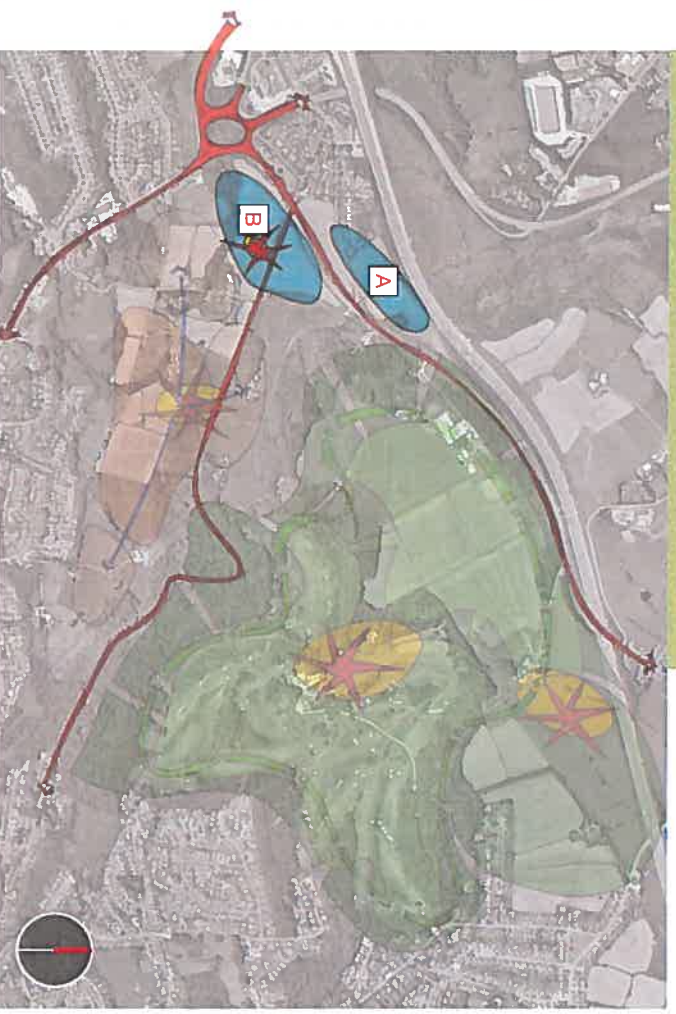
Primary areas for public access via a sequence of linking spaces, with pedestrian paths forming different length circuits. Variations in character occur throughout the area make the routes interesting, including woodland and open spaces, exposed headlands with long distance views and more intimate enclosed spaces.

Focal points



Clusters of activity for support facilities that service the main uses create focal points.

6.09 use zone: commercial gateway



Site A



Provides a prominent escarpment overlooking the M62 and road frontage onto Bkghouse Road. This high visibility at entry points into Kirkstall and Huddersfield is ideal as a location for commercial development that promotes the area as a thriving and high quality employment area.

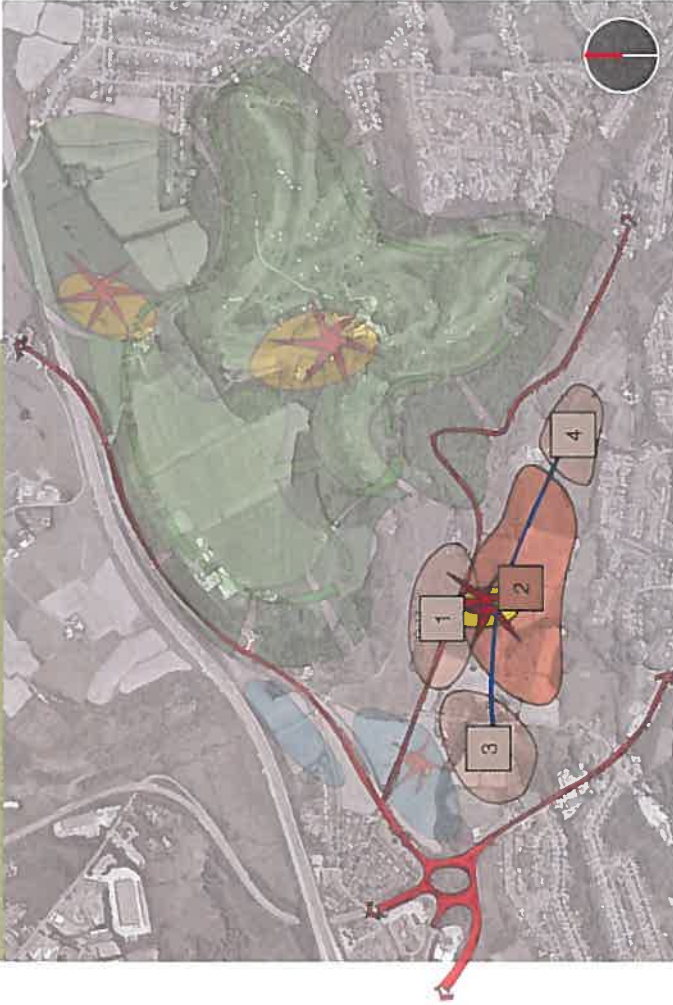
Site B



Excellent connections to the M62 at junction 24 makes the western edge site ideal for commercial development – exploiting the potential as a destination on the Leeds-Manchester corridor. Combining quality development with the suggested alterations to the roundabout will form a new western gateway into Kirkstall.

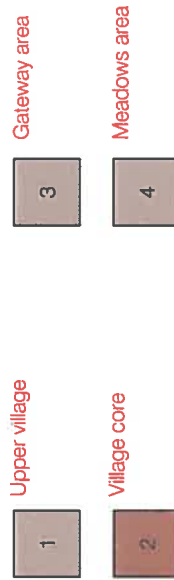
There is also potential within site B to provide a regional attraction – possibly an eco-education/research facility which would also benefit from the wider catchment along the M62.

6.10 use zone: residential village



The core of the primary residential area sits within the more intimate valley bottom, adjacent to existing housing. It is seen as having a distinctive 'village' character with a central village square containing supporting retail and public functions.

The area subdivides naturally into four zones, which can deliver subtle differences of character to avoid the area becoming a large suburban development lacking a sense of place.







# 07 emerging masterplan

## Commercial gateway & residential village

- 7.01 design approach
- 7.02 development plots
- 7.03 uses
- 7.04 landscape framework
- 7.05 urban design elements
- 7.06 vehicle access
- 7.07 pedestrian routes
- 7.08 indicative masterplan
- 7.09 character sketches
- hilltop leisure
- 7.10 existing situation
- 7.11 future opportunities
- 7.12 potential range of facilities
- 7.13 golf & leisure format
- 7.14 country park format
- 7.15 indicative masterplan

This section outlines how the broad development concepts outlined in Section 06 can generate a successful masterplan for the development. It illustrates the fundamental principles that will underpin the design and layout and how they come together to form an integrated solution.



## 7.01 design approach

A primary driver of the masterplan is balancing the quantum of accommodation with the amount of open space.

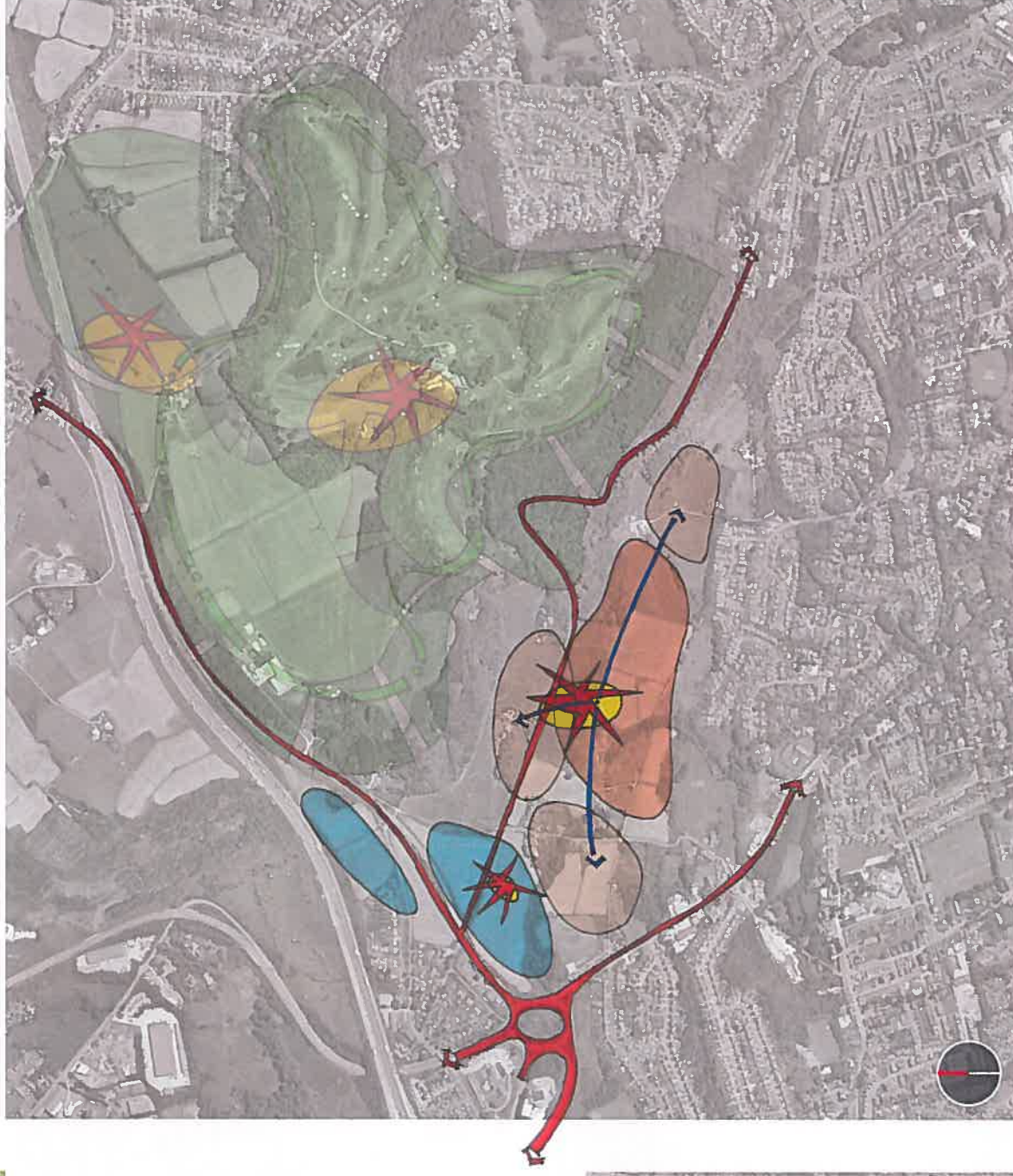
This landscape led approach is key to integrating development into the existing area and forming a distinctive and identifiable character.

The broad concept that can achieve this is to concentrate built development to the West and South of the proposed area (Zone A) with land based leisure areas to the North and West (Zone B).

This landscape approach to the layout is taken further by ensuring that built development in Zone A has substantial areas of landscape to break up the mass of buildings, in addition to the main structural landscape.



## commercial gateway & residential village



The form of the masterplan must deliver an integrated mix of built development, within a strong landscape structure.

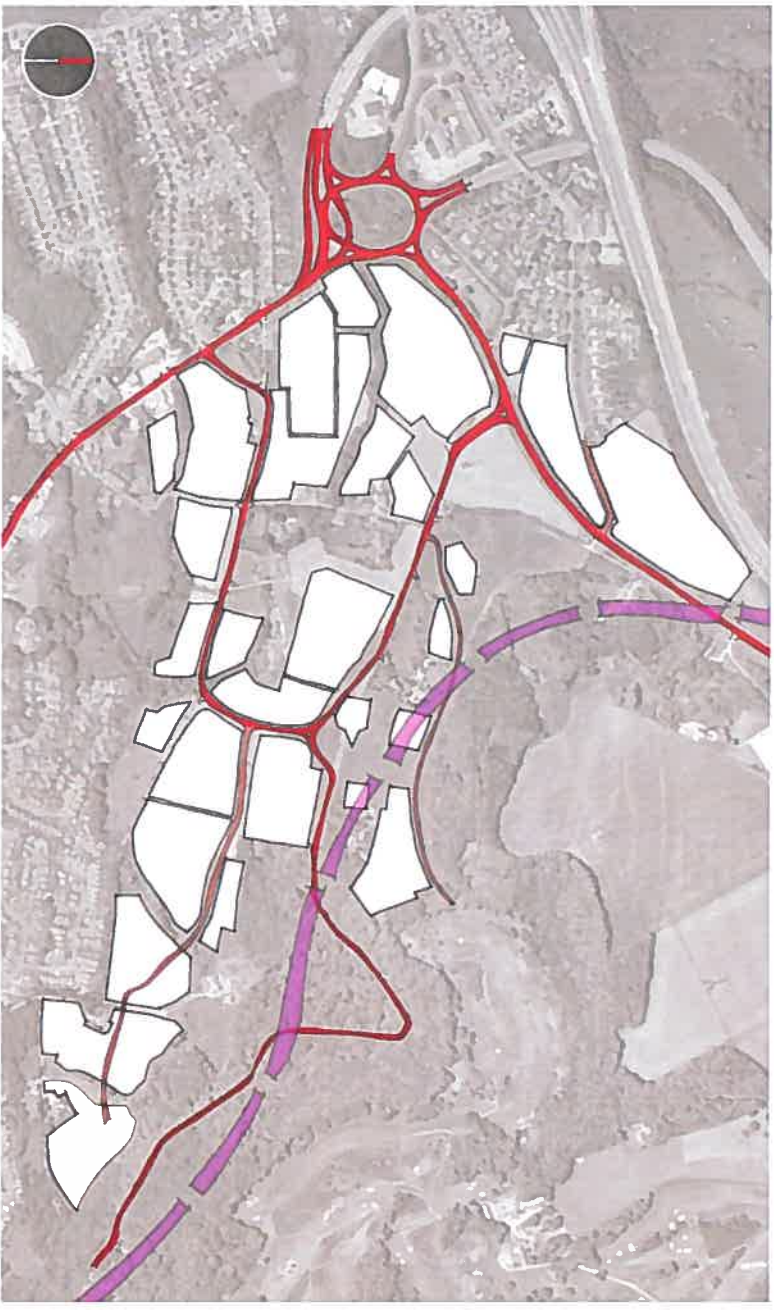
Subdividing the area to form development plots breaks up the overall quantum of development.

The size and location of the plots resolves the following key issues:

- The constraints of the topography
- The flexibility to respond to different building formats as market needs and expectations evolve through the delivery period
- A cost effective servicing strategy
- A comfortable relationship with the landscape character
- Breaking down the mass of development to allow integration into the wider landscape
- Plot sizes that allow phased delivery of achievable amounts of development.

The total area of development plots is 98.28 hectares (95 acres).

Within the total area of the proposal (260 Hectares) these development plots account for 15% of the total – which leaves the majority of the site with a dominant landscape character.

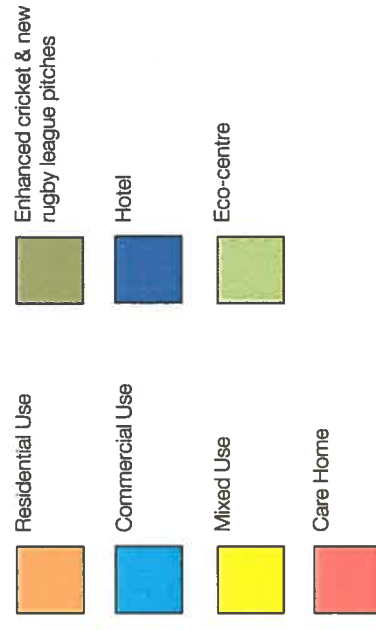
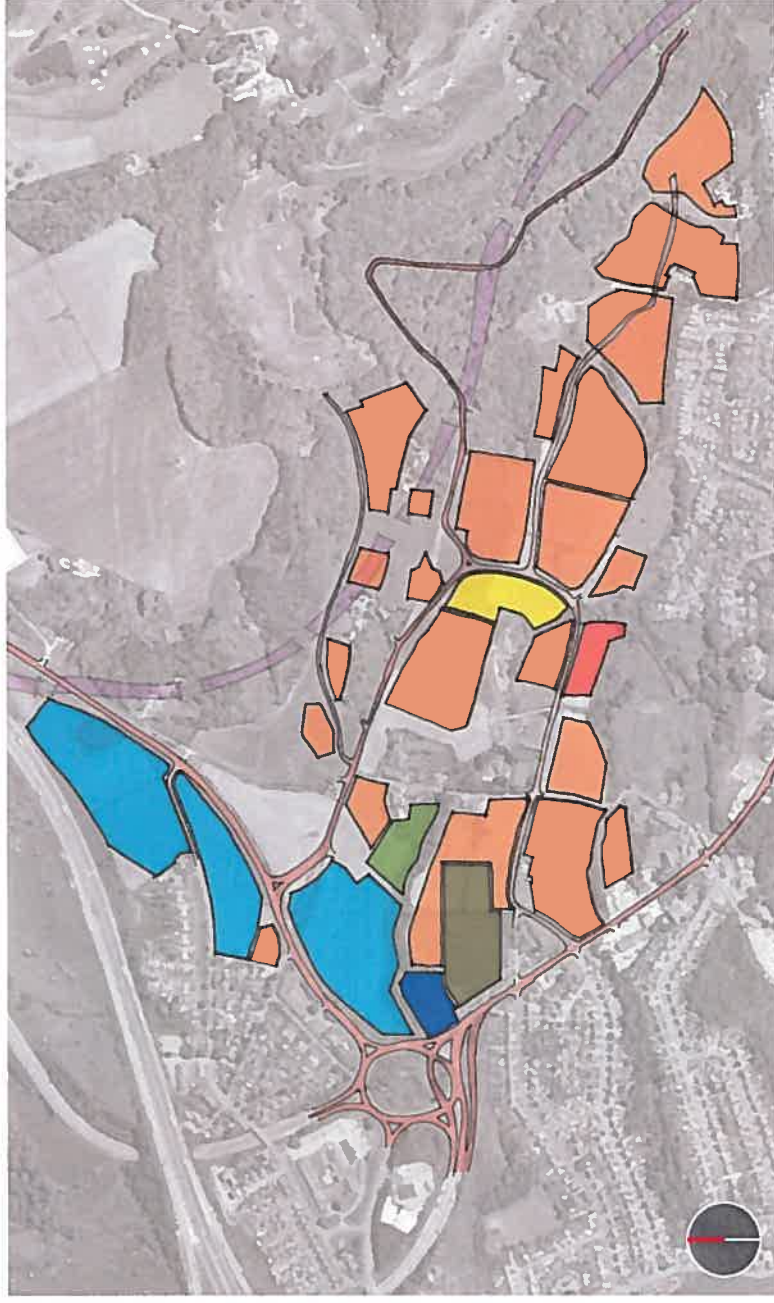


### Uses

The whole development functions as an integrated mixed use area through strong pedestrian and vehicle connections and the common design concept.

The development plots deliver the following range and quantum of development:





- Residential - 841 Units
- Offices - 355,000ft<sup>2</sup>
- Retail - 10,000ft<sup>2</sup>
- Healthcare - 6,000ft<sup>2</sup>
- Care home - 60 Bed
- Hotel - 60 Bed
- Eco Centre - 20,000ft<sup>2</sup>
- Enhanced leisure provision - cricket & new rugby league pitches



7.04

landscape framework









-  Primary landscape spine between clusters of activity - location of primary circulation route through development and access to proposed bus route and village centre with its support uses
-  New sequence of woodland and landscape elements to establish the structural landscape as the primary masterplan driver - dividing area into a smaller pattern of development clusters
-  Village centre - principal activity focus
-  Existing woodland

7.05

urban design elements



-  Important focal buildings
  - A) Gateway building
  - B) Marker from M62
  - C) Village centre
-  Primary gateway to indicate entry point into the village
-  Secondary gateway
-  Strong road frontages
-  Important spaces – linear circulation & landscape spine
-  Primary pedestrian & landscape link between village centre & hilltop leisure

vehicle access

7.06



Re-configured roundabout to improve access into Kirklees and Calderdale



Extended bus route to serve development



Existing primary road network



Plot access from the primary & secondary road network



Secondary road structure to serve development plots



pedestrian routes

7.07



Links to surrounding communities



Primary circulation spine to link main clusters of activity



Kirklees Way  
National pedestrian route

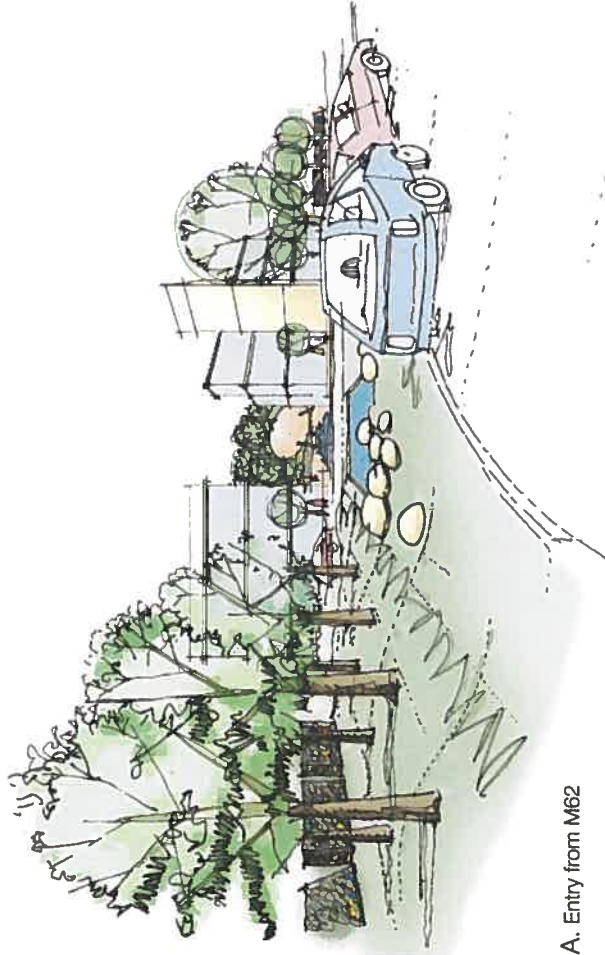


Secondary links and leisure routes extending the existing bridleways, historic paths and rights of way





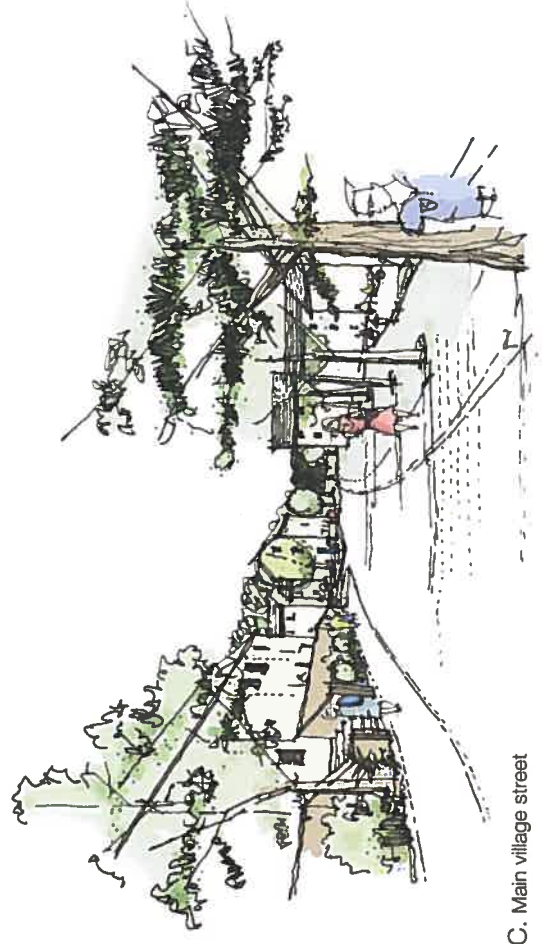




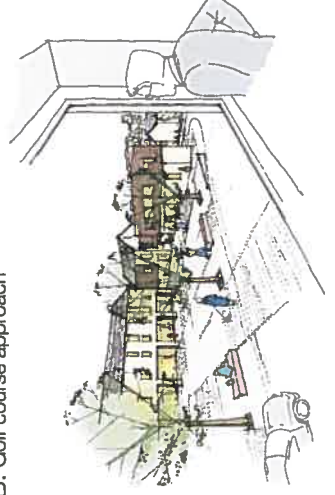
A. Entry from M62



B. Golf course approach



C. Main village street



D. Village centre



The hilltop area around Fixby Hall is home to Huddersfield Golf Club, with the Hall acting as clubhouse. To the North of the area, overlooking the M62, are agricultural fields associated with Lower Cote Farm.

There is general public access by road to the area from Lightbridge Road to the Golf Club. Pedestrian entrances from surrounding communities occur at a number of points, with a public right of way, running North-South past Fixby Hall as the primary link. This path, part of the Kirklees Way, encourages public use of the area as a through route for walkers across the estate and as a local resource – often for dog walkers.

The character is of a substantial landscape area. This functions as 'breathing space' within the surrounding suburbs and as a landscape foil to the urban built-up areas to the East, South and West. The extent of the area allows many smaller-scale variations in character, ranging from large woodland stands; small sequences of spaces; the semi enclosed bowl around Fixby Hall; steep escarpments and gently rising hillside.

There are dramatic long distance views from the site to the North and East, and equally many long views into the area feature the extensive woodland around the hilltop.



## Landscape

The benefit of the landscape contribution to the wider area is significant and this proposal sees the maintenance of this character as a primary objective.

The current uses support this landscape led objective. The golf course, as the main use, contributes through its role as an open landscape leisure use. The arrangement of the course responds to the local landscape which helps maintain its parkland character with the layout responding to small site variations.

## Golf club

Huddersfield Golf Club, which leases the land, has an established reputation and membership base. As with all leisure facilities it looks in its business plan to develop its core business to ensure it remains attractive to users, and maintain its position in competition with other facilities.

To achieve this in the medium to long term there is a need to consider:

- Maximising the benefit of existing facilities
- Updating course facilities and supporting accommodation to reflect modern expectations
- Introducing a wider range of facilities to maintain its attractiveness to existing and new users
- Develop effective management techniques to provide an efficient and cost effective service

As well as safeguarding the landscape, a major benefit of the club to the area is in providing a public leisure resource, for both its amenity value and its health/activity benefits. It also allows public access to a distinctive and valuable landscape area.

The continued evolution of the Golf Club is seen as intrinsic to the long term future of the area, and encouraging greater public use is of significant benefit to the local community.

## Country park

Currently there is minimal sign posting, which makes it difficult to know where full access is allowed. As the right of way crosses the golf course there is also a lack of understanding of which areas are suitable and safe for the general public.

Maintaining and extending public access to the area is a key objective of the proposal by enhancing the parkland as a leisure resource for local communities. This suggests a change of emphasis for the area from ad-hoc access to a better defined 'Country Park'.

To improve accessibility and extend the range of facilities and experiences for the public there is a need to consider:

- Establishing a clear hierarchy for paths for public use.
- Providing different length pedestrian circuits to cater for a range of people and amount of time they wish to spend in the area.
- The potential to open up new areas for public use to add the variety of spaces and experiences.
- Addressing the potential conflict between the golf course & public
- Managing the estate to ensure the safety of the public, but maintaining its character through suitable interventions.
- Extending the range of landscape based leisure uses and activities available.

The primary objective should be to capitalize on the existing landscape character to benefit the local community – both existing people in the Kirklees area and for the users attracted to the new built development within the proposal.

## 7.12 potential range of facilities

### Golf Course – opportunities being considered:

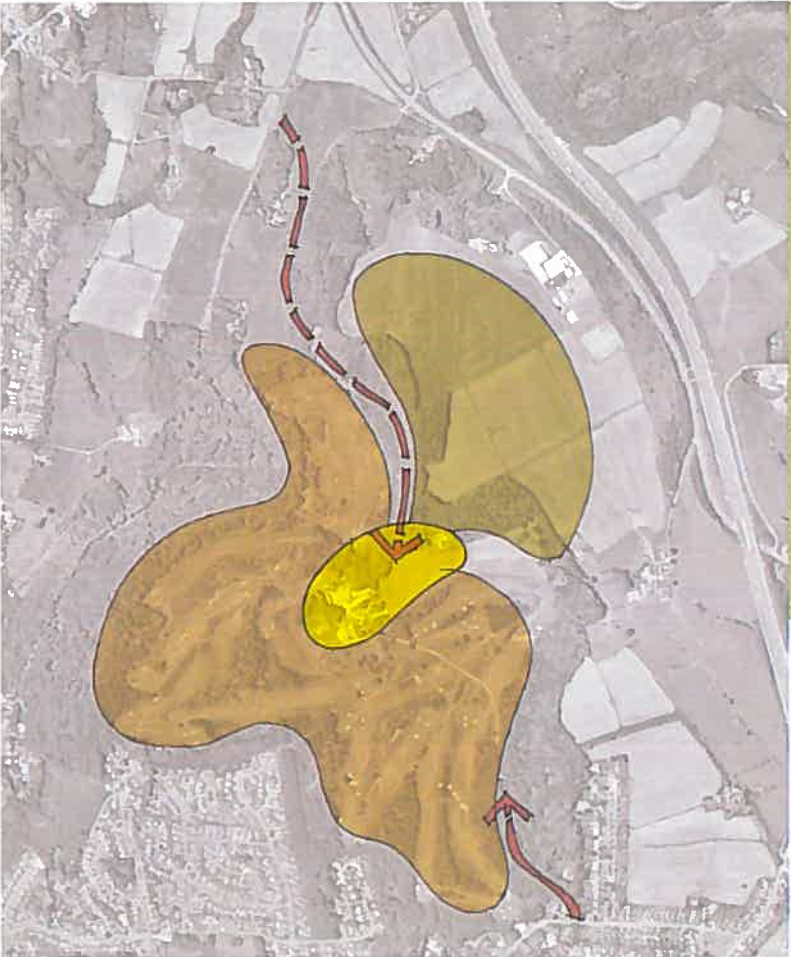
- To create an up-to-date clubhouse, quality hotel and spa within the Fixby Hall curtilage;
- Re-aligned/re-routed, enhanced and improved 18-hole golf course, aiming to eradicate safety problems, steep walks, crossing holes and sloping fairways;
- Remove access road from East, new access road from West (following existing driveway route through Ridge Plantation);
- Create new 9-hole academy (shorter) course (more attractive to entry-level golf (the new Olympians)) - younger, older, less able, beginner golfers, people with less time available - in areas to North of Plantation Wood;
- Create new 9-hole pitch and putt course in same location
- Create a covered golf academy to reflect golf educational programmes to include floodlighting with a 300 metre-length driving range with target greens - in areas to the north of Plantation Wood;
- Create a new, environmentally sound, sustainable, "state-of-the-art" greenkeepers compound at a distance from Fixby Hall and clubhouse;
- Create new native woodland blocks/copses in areas north of Plantation Wood, designed to provide protection from wind, to screen out ugly views - Fixby Water Works and pylons, and to focus on attractive vistas/views towards the distant hills and dales;
- Enhancement of grassland areas, re-establishment of moorland and heathland areas
- Create more historical "country estate" feel on the golf course by eliminating serried rows of non-native trees, and re-establishing "copses" and more "naturalistic" plantations






### Country Park – opportunities being considered:

- Creation of woodland walks, cycle routes, bridleways, trim trails and rural educational/interpretation routes;
- Large feature lake as main central focus which will be part of the drainage and surface water management infrastructure (flood prevention) and support the golf course irrigation system – providing new habitat for wading birds, possible potential for fishing;
- Woodland to be native and designed to be varied and have year-round interest, offering all kinds of characteristics to be found in the Yorkshire region – bluebells, celandines, nuts, berries and coppicing;
- Sculpture trail and local dry-stone wall features;
- Views and vistas of surrounding hills and valleys to be exploited;
- Rustic picnic sites and seating areas

7.13

golf & leisure format









-  **Golf club**  
Member and visitor facilities; leisure provision; public facilities; hotel; greenkeepers & maintenance compound
-  **Golf course**  
Potential additional holes and practice areas
-  **Golf course**  
Main golf course
-  **Vehicle access - proposed**  
Promote new vehicle access route from Grinnescar Road to link to new village and improved access route from north-west Huddersfield and the M62 corridor
-  **Vehicle access - existing**

7.14

country park format



-  Possible vehicle access
-  Focus of activity
-  Kirklees Way (Right of Way)
-  Pedestrian paths forming leisure circuits
-  Major tree belts
-  Connections to the residential & office development areas

7.15

indicative masterplan

golf course & country park







## 08 sustainability & integration

- 8.01 local facilities
- 8.02 sustainable ethos
- 8.03 checklist of key issues
- 8.04 sustainability framework
- 8.05 PPS3 compliance

This section sets out objectives for delivering a sustainable development and an analysis of key elements embedded in the development proposals.

