

Design & Access Statement Including Air Quality Mitigation Proposals

In support of an application for outline planning permission



82 Park Road, Bingley, West Yorkshire, BD16 4EJ

Proposal:	Outline planning application for up to 45 dwellings and associated works with all matters reserved except for access to the site (access within the site is reserved)
Site address:	Land off Redwood Close, Long Lee, Keighley
Client:	Mr Stuart Brook
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Revision:	1

14 February 2017

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APPENDIX 1 – SITE LAYOUT PLAN SUBMITTED IN SUPPORT OF PRE-APPLICATION ENQUIRY

1.0 INTRODUCTION

This statement has been prepared on behalf of Mr Brook (the 'Applicant') in support of an outline planning application. The proposal is for the construction of up to 45 dwellings and associated works, with all matters reserved except for access to the site (access within the site is reserved).

The purpose of this statement is to:

- Explain the design principles and concepts that have been applied to the development proposed.
- Demonstrate the steps taken to appraise the context of the proposed development.
- Show how the design of the development takes the site's context into account.
- Explain how the proposal addresses issues relating to access.
- Outline proposals for air quality mitigation.

This document should be read alongside:

- Site Location Plan
- Topographical Survey by Sterling Surveys
- Illustrative Proposed Site Plan by Planet Architecture
- Planning Statement by Heritage Planning Design
- Transport Statement by Sandersons
- Flood Risk and Drainage Impact Assessment by Sandersons
- Ecological Appraisal by Haycock and Jay
- Phase I Site Investigation by Arc Environmental

Site Location

The site lies approximately 1 kilometre to the south east of Keighley Town Centre and the national grid reference for the centre of the site is SE 07199 40394. The existing access to the site is from the south via High Fold Farm off Long Lee Lane.

The majority of the site (1.0 of 1.14 hectares) is allocated by the Replacement Unitary Development Plan (2005) as Safeguarded Land (ref. K/UR5.21) and the remainder, to the south west corner of the site, is unallocated.

Figure 1: Site location



Please note: boundary approximate, refer to location plan by Planet Architecture for precise boundary

Pre-Application Enquiry

A pre-application enquiry (ref. 13/02993/PMJ) was submitted in July 2013 and a response received in October 2013 (submitted site plan attached as appendix 1). The response was supportive of the proposal in principal but highlighted a number of recommended improvements, including:

- Omission of the proposed access off Long Lee Lane
- A reduction on the amount of proposed highway
- The need for the development to address and not 'turn its back' on Redwood Close
- A reduction in frontages dominated by parked cars
- The inclusion of electric vehicle charging points
- The desirability of retaining former farm buildings and cottages to the south of the site

The application has sought to address the above matters and to provide all of the information required to support the outline planning application. However, the proposed site layout plan is indicative and there remains scope to make further improvements prior to submission of a reserved matters application.

2.0 SITE DESCRIPTION

The site area is 1.14 hectares. It is roughly rectangular in shape and comprises a grassed field surrounded by existing residential development on all sides. To the north, it adjoins Redwood Close (figure 2); to the south, it adjoins High Fold Farm and properties along Long Lee Lane (figure 3); to the east, it adjoins properties off Royd House Road (figure 4); and to the west, it adjoins properties off Linden Rise and an unadopted highway (figure 5).

The land slopes from north to south, steeply in parts.

The land is used for agricultural grazing. No public footpaths adjoin or cross the land and it is not used by the public for recreational or any other purposes.

The southern part of the site is crossed by electricity cables but there are no pylons on site.

Figure 2: Northern boundary along Redwood Close



Figure 3: View across site towards southern boundary



Figure 4: View across site towards eastern boundary



Figure 5: View across site towards western boundary



3.0 SITE CONTEXT

The site is set within a suburban context and most surrounding buildings were constructed in the mid to late 20th century. The characteristics of surrounding properties are outlined below.

Redwood Close and Linden Rise

Key facts:

Age	1970s to 1980s
Type	Detached and semi-detached houses and bungalows
Size & Scale	Modest predominantly 2 and 3 bed family homes of 1 and 2 storeys
Density	Approximately 30 dwellings per hectare
Materials	Buff coloured bricks and render with grey concrete roof tiles
Layout	Cul-de-sac

Comments:

Redwood Close and Linden Rise are part of a substantial privately built residential development constructed in the 1970s and 1980s. The exterior appearance of the development would have been improved by use of higher quality walling materials.

Figure 6: Redwood Close



High Fold Farm and Cottages, 141 to 149 Long Lee Lane

Key facts:

Age	Mid to late 19 th century
Type	Farmhouse and terraced cottages
Size & Scale	Mid-sized farmhouse with attached cottage and adjacent row of cottages, 2 and 2.5 storeys tall
Density	Approximately 55 dwellings per hectare (excluding agricultural buildings and yard)
Materials	Natural stone walls and roofs
Layout	Two rows facing onto communal green space

Comments:

147 and 149 Long Lee Lane (figure 7) are estimated to have been constructed in the mid-19th century and are two of the oldest properties in the area. 141 to 145 Long Lee Lane were constructed in the late 19th century.

Figure 7: 147 and 149 Long Lee Lane



Springfield, Meadowcroft, Sunnymead and Den Holme, Long Lee lane

Key facts:

Age	1920s to 1930s
Type	Semi-detached dwellings
Size & Scale	Generous semi-detached properties of 2 storeys
Density	Approximately 22 dwellings per hectare
Materials	Natural stone (one pair rendered) with blue slate roofs
Layout	Facing main road with generous front gardens

Comments:

Good quality, generous, semi-detached properties dating from the early 20th century.

Figure 8: Sunnymead and Den Holme, Long Lee Lane



Royd House Road and Royd House Way

Key facts:

Age	1950s
Type	Terraced dwellings
Size & Scale	2 and 3 bed dwellings of two storeys in height
Density	Approximately 45 dwellings per hectare
Materials	Pebble dash with red concrete roof tiles
Layout	Cul-de-sac

Comments

These properties are part of a post Second World War Local Authority led development.

Figure 9: Royd House Way



Context: Summary

Age

The dwellings in the immediate area vary in age considerably from the mid-19th century (perhaps earlier) to the 1980s. The dwellings constructed from the 1950s onwards are of poorer visual quality than the older buildings in the area.

Type

The majority of dwellings in the surrounding area are terrace or semi-detached but there are a number of detached dwellings on Redwood Close.

Size & Scale

Properties in the immediate area are predominantly two storeys but there are a number 1 and 2.5 storey properties. Most properties are modest family homes with 2 or 3 bedrooms but there are some larger properties, such as the two pairs of 1920s/ 1930s semi-detached dwellings fronting Long Lee Lane.

Density

Most development in the surrounding area is fairly dense (30+ dwellings per hectare) but there are a limited number of larger properties set within generous plots.

Materials

A diverse range of building materials can be found in the area including: walls constructed from natural stone, buff coloured bricks, pebble dash and render; and, roofs constructed from stone slate, blue slate, grey concrete tiles and red concrete tiles.

Layout

There is a predominance of cul-de-sacs in the area. Whilst such a layout does have some benefits they can create places that are poorly connected and can be difficult to navigate. The proposal strives to create a simpler highway layout that still respects the urban grain of the area.

Most development in the area is set either parallel with or perpendicular to the lay of the land.

4.0 POLICY CONTEXT

In terms of design and access, the key policies taken into account are those outlined in the Replacement Unitary Development Plan for the Bradford District and the National Planning Policy Framework. In addition, the Planning for Crime Prevention Supplementary Planning Document, Building for Life 12, the Sustainable Design Guide Supplementary Planning Document, and The Code for Sustainable Homes and have all been considered.

At this stage, many of the policies and guidance documents identified have only limited applicability because the matters to which they relate are reserved for later approval. However, it is helpful to consider relevant policies and guidance and how they can be applied to shape the proposal from the outset.

A number of additional local and national policies are identified and considered by the Planning Statement that should be read alongside this document.

Replacement Unitary Development Plan

Key design and access related policies considered:

- UDP3 - Quality of Built and Natural Environment
- UR2 - Promoting Sustainable Development
- UR3 - The Local Impact of Development
- H7 - Housing Density - Expectation
- H8 - Housing Density - Efficient Use of Land
- TM2 - Impact of Traffic and its Mitigation
- TM12 - Parking Standards for Residential Developments
- TM19A - Traffic Management and Road Safety
- D1 - General Design Considerations
- D2 - Energy Efficiency and Sustainable Design
- D4 - Community Safety
- D5 - Landscaping
- NE10 - Protection of Natural Features and Species
- NE12 - Landscape and Wildlife Enhancement.

National Planning Policy Framework

In addition to the core planning principles, key design and access related sections and paragraphs considered include:

- Section 4 - Promoting sustainable transport, in particular paragraphs 32, 35, 36 and 39.
- Section 6 - Delivering a wide choice of high quality homes, in particular paragraph 50.
- Section 7 - Requiring good design, in particular paragraphs 56, 57, 58, 60, 61, 64 and 66.
- Section 8 - Promoting healthy communities, in particular paragraphs 69 and 75

- Section 10 - Meeting the challenges of climate change, flooding and coastal change, in particular paragraphs 96, 99 and 103
- Section 11 - Conserving and enhancing the natural environment, in particular paragraphs 109, 118, 121 and 123.

Planning for Crime Prevention Supplementary Planning Document

The Planning for Crime Prevention Supplementary Planning Document provides guidance to supplement Replacement Unitary Development Plan policies, in particular policy D4. The core principles are:

- Defensible space
- Natural surveillance
- Safe permeability
- Property security
- Maintenance

Building for Life 12

Building for Life is the industry standard, endorsed by Government, for well-designed homes. The guidance is structured around 3 themes and 12 questions that have been considered in developing the proposal.

The Code of Sustainable Homes and Sustainable Design Guide Supplementary Planning Document

The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design that exceed the current minimum standards set out by the Building Regulations.

The Sustainable Design Guide Supplementary Planning Document provides guidance to supplement the Replacement Unitary Development plan, in particular policy D2.

5.0 DESIGN PRINCIPLES & CONCEPTS

Drawing upon the policies and guidance outlined above, the following design principles and concepts have been developed to inform the proposal. More work will be done to refine these principles and the design of the development prior to the submission of reserved matters. The main purpose of this statement and the proposed illustrative site plan submitted is to demonstrate that the use and amount of development proposed is appropriate and that a high quality residential development is achievable.

The Applicant and their Design Team welcome feedback regarding the design of the proposal and will take any comments into account in developing and refining the proposal prior to the submission of reserved matters.

Design Principle 1

To reinforce and respect the local character of the area and achieve a high standard of aesthetic design

The appearance of the buildings and streets will be further developed and details provided at the reserved matters stage. In terms of materials palette, it is envisaged that the proposal will predominantly utilise reconstituted stone for walls with concrete tile roofs. Limited amounts of render and cladding may also be incorporated. Careful attention will be paid to the fenestration and architectural detailing of the dwellings (which is a weakness of dwellings constructed in the area between the 1950s and 1980s). It is envisaged that buildings will be limited to not more than 3 storeys.

Design Principle 2

To create high quality and safe streets

The layout aims to minimise the amount of highway, achieve low vehicle speeds, reasonable pedestrian and driver visibility, adequate carriageway and footway widths and the appropriate provision of off-street parking spaces and safe on-street parking opportunities, whilst ensuring that vehicles do not dominate the street. It will be complemented by a scheme of high quality soft and hard landscaping.

Vehicular access is to be via Redwood Close only, whilst a secondary and more direct route to Long Lee Lane and the centre of the village is proposed to the south to encourage walking and use of public transport.

Design Principle 3

To provide high quality market and affordable family homes that benefit from a high standard of amenity

The proposal provides good quality family homes that:

- Aim to meet the communities need for 2, 3 and 4 bed family sized market and affordable homes.
- Meet or exceed the space standards outlined in the Core Strategy Publication Draft and specified by the Council's Housing Department for affordable dwellings.
- Provide good levels of natural daylight light and privacy for both occupants of the proposed dwellings and existing neighbours in the area.
- Include good levels of outdoor amenity space and storage.
- Are accessible to those with impaired mobility and adaptable to meet changing requirements.

Design Principle 4

To achieve a high standard of sustainable design

It is envisaged that the development proposed will exceed the current Building Regulations. Consideration will be given to meeting The Code for Sustainable Homes Level 1, 2 or 3 when assessed against the 9 measures of sustainable design that are:

- Energy/CO2
- Water
- Materials
- Surface water runoff (flooding and flood prevention)
- Waste
- Pollution
- Health and well-being
- Management
- Ecology

It is proposed that each dwelling with off-street parking will have an electric vehicle charging point. The proposal will be further developed in this respect and full details provided at reserved matters stage.

Design Principle 5

To deter and minimise opportunities for crime and anti-social behaviour

The proposal aims to minimise opportunities for crime and antisocial behaviour by adopting the principles outlined in the Planning for Crime Prevention Supplementary Planning Document. These are:

- Defensible space
- Natural surveillance
- Safe permeability

- Property security
- Maintenance

However, it is recognised that these principles do have to be balanced with other, sometimes competing issues, such as the need to create a visually attractive place. Full details will be provided at reserved matters stage.

6.0 USE & AMOUNT

The proposal seeks permission for the construction of up to 45 dwellings. An illustrative proposed site plan is provided to show that the amount of development proposed is achievable and appropriate for this site and its context and this shows a total of 38 dwellings, which equates to 33 dwellings per hectare. The number of dwellings could be increased to 45 dwellings (39 dwelling per hectare) by reducing the number of detached properties and/ or increasing the number of townhouses.

It is envisaged that the final number of dwellings will be between 35 and 45 thereby achieving a minimum of 30 dwellings per hectare. Of these dwellings, 15% will be affordable housing.

Table 1: Key details of dwellings shown on illustrative proposed site layout plan

Property Type	Bedrooms	Storeys/ Height	Quantity
A	2	2	9
B	3	2	17
C	2	1	2
D	3	2	8
E	3/ 4	2	2
Total			38

The reason a specific number of dwellings is not given is because other reserved matters, in particular layout, will have a bearing on the amount of development achievable. At this stage, layout must be reserved because a final decision has not been made on whether or not to bury the high voltage electricity cables. A decision will be made once a detailed feasibility study has been completed.

7.0 LAYOUT

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Article 2 of Development Management Procedure Order 2010

Layout is a reserved matter. However, to comply with the Design Principles outlined it is envisaged that:

- The layout will aim to integrate the development into the existing neighbourhood by facing dwellings directly onto Redwood Close and creating a new pedestrian connection onto Long Lee Lane.
- The street layout will be simple and legible so that it is easy to navigate.
- The development will respond to the landform by setting most dwellings either parallel with or perpendicular to the lay of the land.
- Whilst some car parking will be in front of dwellings, to make the most efficient use of space, the development will aim to integrate car parking and use landscaping so that it does not dominate the street.
- A minimum of 17 metres will be maintained between the habitable room windows but the proposal will strive to achieve distances of 20 metres between most properties.
- Rear gardens will be a minimum of 7 metres long to provide good outdoor amenity space and to ensure adequate levels of privacy but the proposal will strive to achieve rear gardens that are 10 metres long to most properties.
- The proposal will aim to make the most of the site’s orientation to maximise daylight, solar gain and the quality of outdoor amenity space.
- The layout will seek to maximised natural surveillance and deter crime.
- The layout will seek to make efficient use of land and achieve a minimum density of 30 dwellings per hectare.

8.0 SCALE

“Scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

Article 2 of Development Management Procedure Order 2010

Scale is a reserved matter. However, to comply with Design Principles outlined, it is envisaged that:

- Most dwellings will be 2 storeys.
- The development will include a variety of dwelling types and sizes.
- The development will seek to reflect the scale of existing dwellings found in the surrounding area.

Figure 10: 141 Long Lee Lane is one of the tallest residential buildings in the immediate area at 2.5 storeys



9.0 LANDSCAPING

“Landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

(a) screening by fences, walls or other means;

(b) the planting of trees, hedges, shrubs or grass;

(c) the formation of banks, terraces or other earthworks;

(d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

(e) the provision of other amenity features.

Article 2 of Development Management Procedure Order 2010

Landscaping is a reserved matter. However, to comply with the Design Principles outlined, it is envisaged that:

- Soft landscaping will be used to screen, green and break-up vehicle parking areas.
- Walls and fences and other landscaping features will be used to define public and private space, to enhance privacy and to improve security.
- The landscaping scheme will be developed with the aim of enhancing the existing low ecological value of the site.
- Within the curtilage of properties, hard landscaping materials will be permeable, if practicable, to minimise surface water run-off and drain the site via infiltration.
- The new highway and footways will be constructed to an adoptable standard.

10.0 APPEARANCE

“Appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

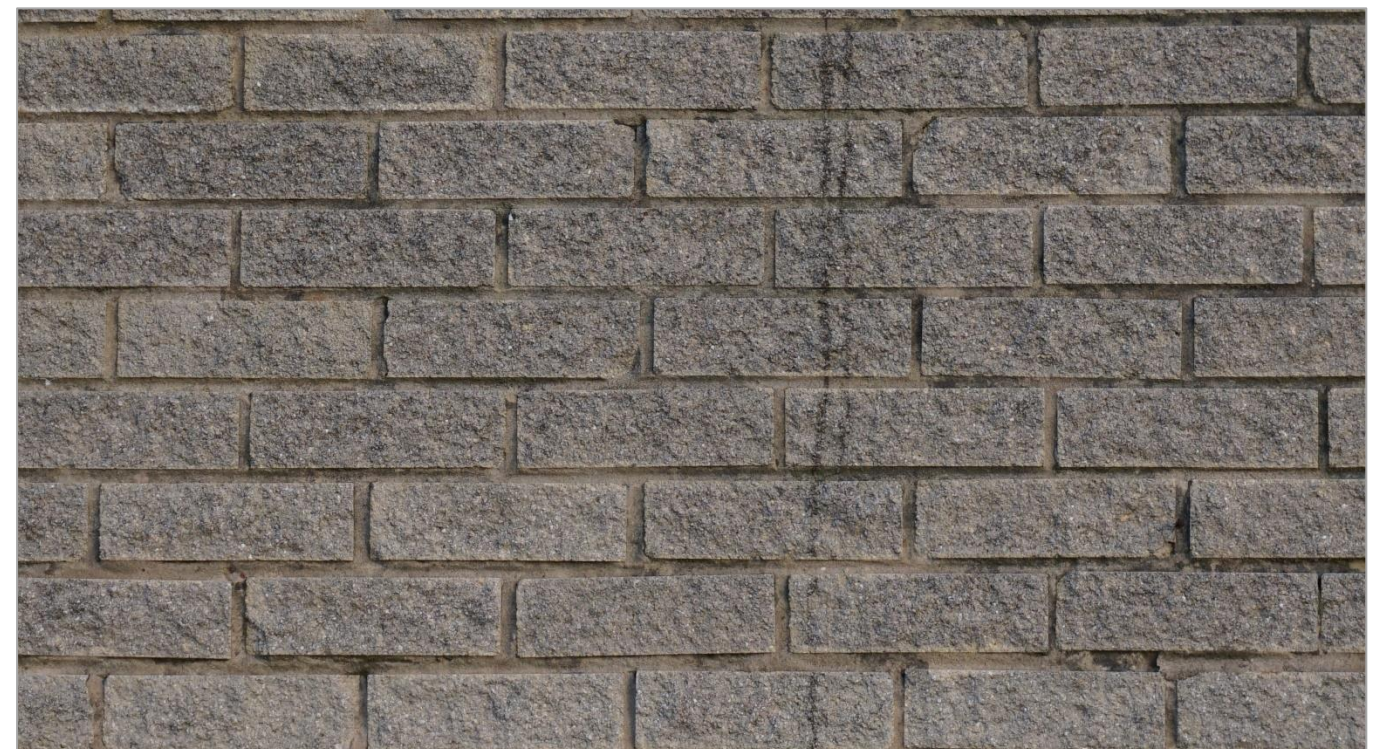
Article 2 of Development Management Procedure Order 2010

Appearance is a reserved matter. However, to comply with the Design Principles outlined, it is envisaged that:

- Good quality reconstituted stone and concrete roof tiles will be used to reinforce local character and distinctiveness, without repeating past mistakes which have included the use of poor quality buff coloured bricks (figure 11). Limited amounts of render and cladding may also be used to provide variety and visual interest.
- Careful attention will be paid to the fenestration and architectural detailing of buildings, particularly elevations that face streets. In this respect many dwellings constructed in the area since the 1950s are of lesser quality than earlier buildings.
- Buildings will be of traditional form with dual pitched roofs and a mixture of gable ends and hips.

The Design Team welcome any suggestions for an alternative approach.

Figure 11: The buff coloured bricks used to construct many dwellings in the 1970s and 1980s



11.0 ACCESS

“Access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.

Article 2 of Development Management Procedure Order 2010

Access to the Site

The outline planning application made seeks approval for the vehicular access to the site from Redwood Close which is an adopted public highway. The access from Redwood Close will be a traditional estate road with 5.5 metre carriageway and 2 metre footways.

To the south of the site there will be a secondary pedestrian access to and from Long Lee Lane, which will encourage walking and use of public transport.

The proposed accesses are safe for all users and will not have any unacceptable impacts. For more detailed analysis, refer to the Transport Statement.

Access within the Site

Access within the site is reserved for subsequent approval. The reason being that this matter closely relates to layout that can only be finalised once more detailed investigations have been completed, particularly with regard to the high voltage electricity cables.

Access to Buildings

Access into buildings will comply with or exceed the requirements of the Building Regulations. Consideration will also be given to constructing the dwellings to meet Lifetime Home Standards.

12.0 AIR QUALITY MITIGATION PROPOSALS

To encourage the use of electric and plug-in hybrid ultra-low emission vehicles, which have the potential to significantly improve air quality, properties with off-street parking will incorporate electric vehicle charging points. Full details will be provided at reserved matters stage or to comply with a planning condition.

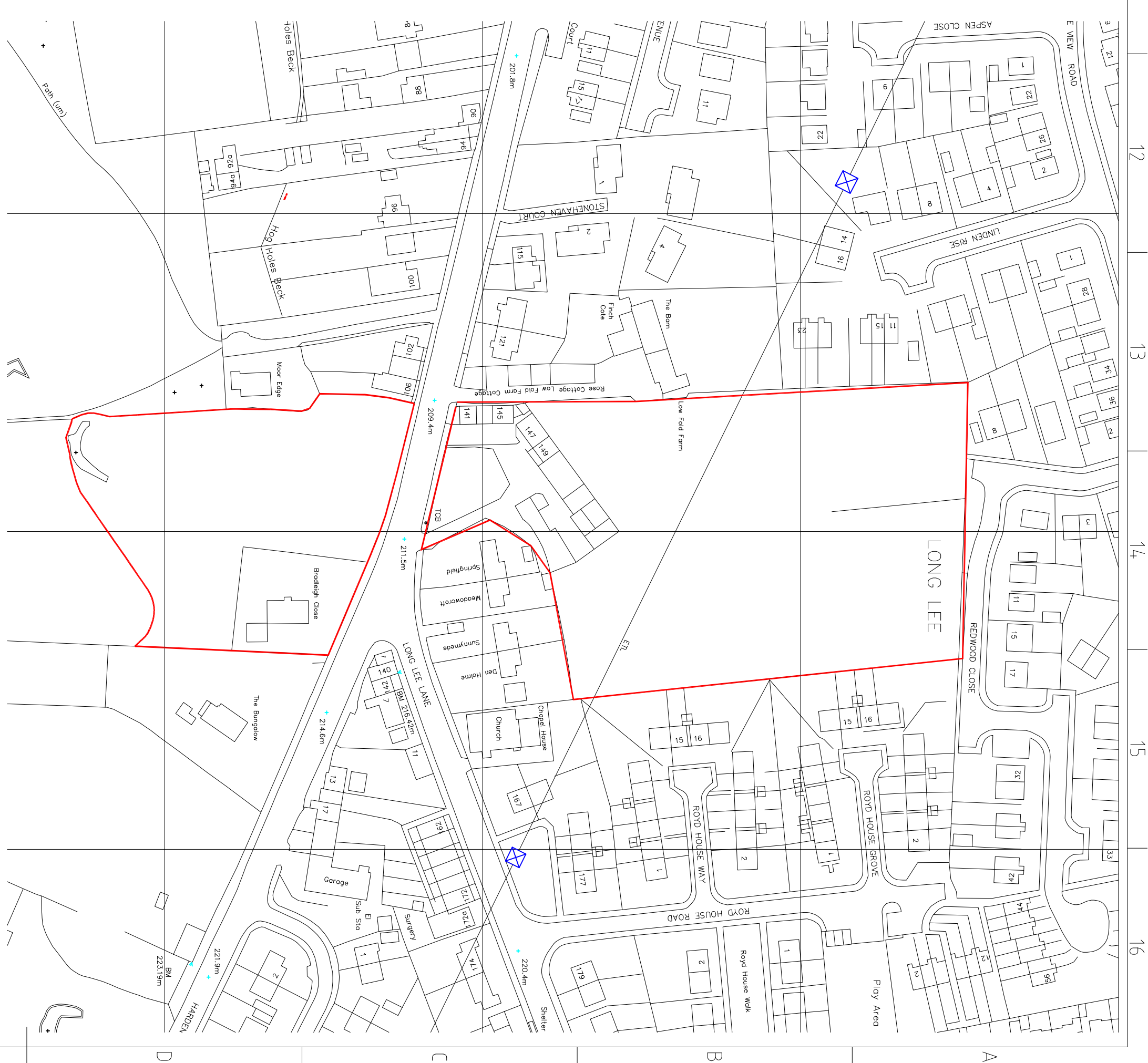
13.0 CONCLUSION

This Design and Access Statement:

- Fulfils the statutory requirements and purposes stated on page 3 of this document.
- Demonstrates that the use and the amount of development proposed is achievable and appropriate, having had regard to a range of issues including the need to:
 - complement the existing character and appearance of the area, without repeating past mistakes;
 - make efficient use of land;
 - create good quality family housing;
 - maintain or create high levels of amenity for existing and future residents.
- Shows that the proposed vehicular pedestrian accesses to the site are safe and will have not any unacceptable impacts.
- Demonstrates that the proposal has been carefully considered and is clearly capable of being acceptable in terms of the reserved matters of access within the site, layout, scale, landscaping and appearance.

In terms of Design and Access, the proposal complies with, or at reserved matters stage is capable of being compliant with, the National Planning Policy Framework and the Replacement Unitary Development Plan for the Bradford District, including policies UDP3, UR2, UR3, H7, H8, TM2, TM12, TM19A, D1, D2, D4, D5, NE10 and NE12.

APPENDIX 1 – SITE LAYOUT PLAN SUBMITTED IN SUPPORT OF PRE-APPLICATION ENQUIRY



LOCATION PLAN 1:1250

SCHEDULE OF PROPOSED HOUSING CAT A SITE			
1 to 8	3 Bed Semi	140m ²	Open market
9 to 14	3 Bed Semi	120m ²	Affordable
15 to 30	2 Bed Semi	80m ²	Affordable
31 to 44	3 Bed Semi	140m ²	Open market
45	3 Bed Detached	150m ²	Open market

SCHEDULE OF PROPOSED HOUSING CAT B SITE		
1 to 14	3 Bed Semi	120m ² Open market
15 to 24	3 Bed Semi	120m ² Affordable

revision	discription	date
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planetarchitecture
environmentally sensitive design

project

OUTLINE PROPOSAL FOR CATEGORY A AND A CATEGORY B HOUSING ESTATES ON LAND OPPOSITE AND ADJACENT TO BRADLEIGH CLOSE, LONG LEE.

MR AND MRS BROOK

drawing no.	PROVISIONAL SITE LAYOUTS AND LOCATION PLAN FOR PRE-APPLICATION ASSESSMENT 001.
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Drug Size	A1 - PRE-APPLICATION
date	JULY 2013

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