

HIGH SHANN · KEIGHLEY

Design and Access Statement

November 2012





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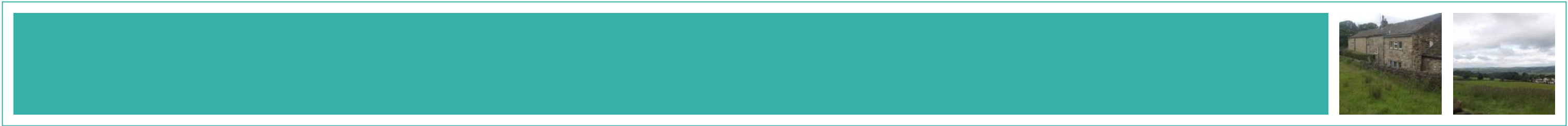
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The Shann Lane Site - Looking north west towards Silsden and the Aire Valley



1.0 Introduction

1.1 Introduction

The development proposal described within this Design and Access Statement (DAS) supports an Outline Planning Application for the residential development of High Shann, off Shann Lane Keighley. The site is described by Policy H2 of the Bradford RUDP application and is identified for housing development by detailed policy K/H2.22. A full appreciation of the planning policy context is provided in the Planning Statement, which accompanies this planning application.

The application development proposal has been prepared by Arup, supported by Lathams and J O Steel Consulting, on behalf of the current land owner the Trustees of the Chatsworth Settlement. The development proposal has been shaped by a considerable amount of technical and market research, which helped to inform the generation of development options which, then were evaluated by the design team and shared with Bradford Council Planners. A proposed indicative design of the development was presented to the community and related feedback from consultation has informed the development proposal described within this document.

1.2 Brief and Objectives

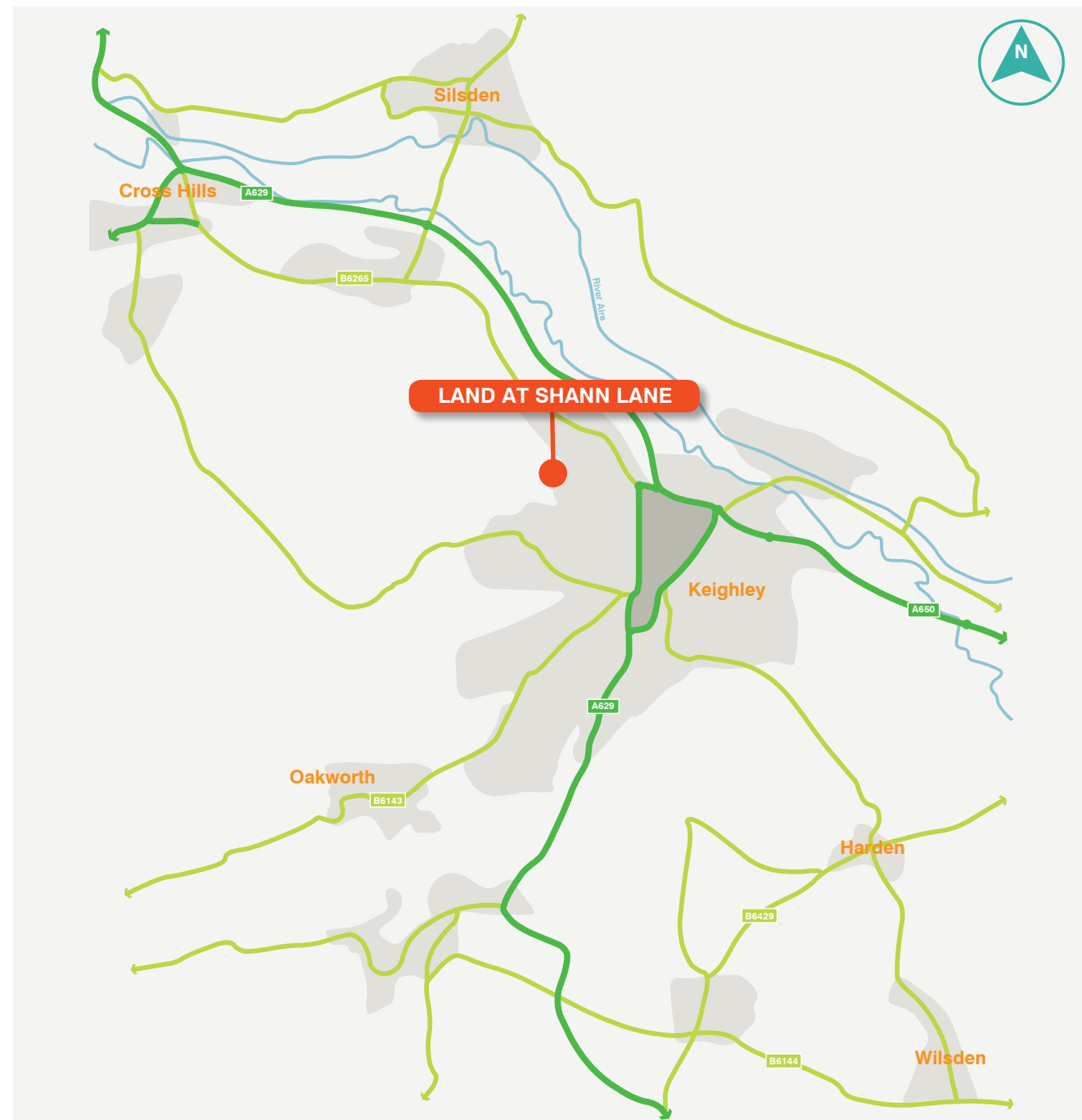
The brief prepared by the Trustees of the Chatsworth Settlement set out a number of important project objectives. These included the need for an Outline Planning Application to be prepared and submitted which; responded effectively to the policy framework set out by Bradford Council for the site and its context; addressed highways issues relevant to the development of the site; responded appropriately to the opportunities and constraints presented by the physical site; and was shaped by community consultation.

Although the development proposal described within this DAS is presented as part of an Outline Planning Application, the proposed layout and design of the scheme are to be determined at the reserved matters stage. Therefore the indicative masterplan provides an indication of what the scheme could look like, within agreed parameters. The indicative masterplan has been supported by desk based technical investigation by Arup into ground conditions, flood risk, topography and other themes in order to establish a degree of robustness to the proposals.

Pre application discussions with Bradford Council have informed the approach to residential development density levels.



Looking north along Shann Lane towards the site



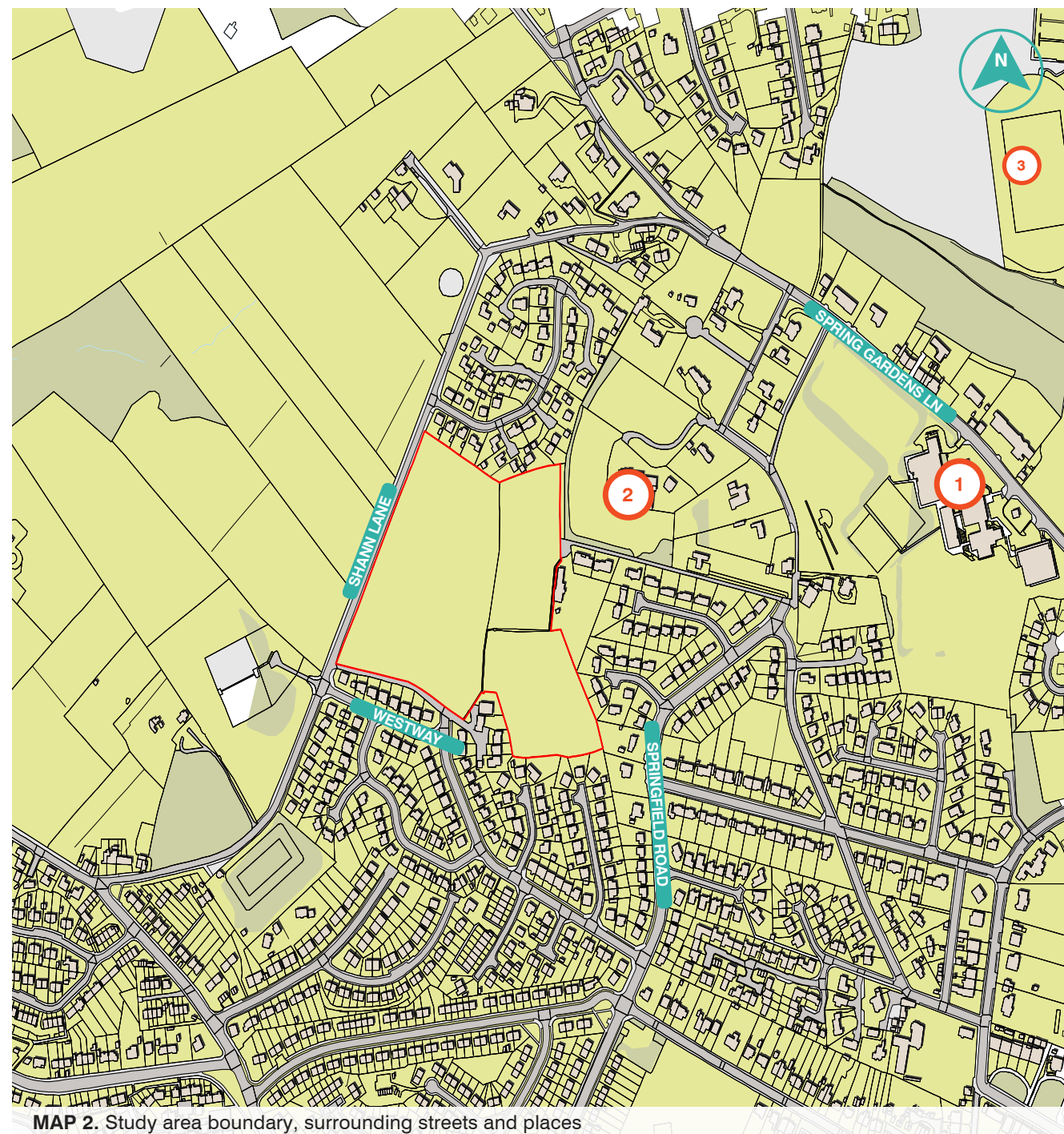
MAP 1. Site location within Keighley

1.3 Summary of Proposals

The development proposal comprises the development of a fragment of pasture land, which is surrounded on three sides by existing housing estates. The development proposal will consist of *“the erection of up to 135 dwellings, details of the provision of two new vehicular accesses from Shann Lane and Broadway and the laying out of open space, with all other matters reserved.”*

The design will respond to the character of the surrounding area and the opportunity provided by the site itself, whilst balancing policy requirements for the efficient use of land.

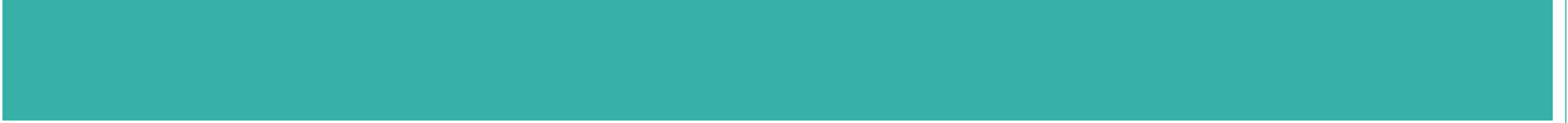
The views and aspect afforded by the site will be fully exploited and the orientation of development will assist with the sustainability of the scheme. Existing features located on the site, the mature trees and the dry stone wall will be retained and incorporated into the development.



- 1 Holy Family Catholic School
- 2 Shann Manor
- 3 University Academy Keighley

— Site

0 100 200
Scale (metres)



2.0 Planning Policy

2.1 National Planning Policy

The National Planning Policy Framework (NPPF) was published in March 2012. It replaces previous national planning guidance and aims to promote sustainable growth.

The NPPF sets out a presumption in favour of sustainable development. Local planning authorities should positively seek opportunities to meet the development needs of their area and approve development proposals that accord with the development plan without delay.

Paragraph 17 of the NPPF sets out 12 Core Planning Principles. Two of these principles are relevant to the design of the development proposal:

- 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; and
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

Requiring good design

Chapter 7 of the NPPF includes policies on design. Paragraph 56 states that the 'Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development'. It states that 'sustainable development is indivisible from good planning, and should contribute positively to making places better for people'.

Paragraph 58 states 'Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Delivering a wide choice of high quality homes

Chapter 6 of the NPPF sets out national policy on delivering new homes. Paragraph 49 states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'. It stresses the need to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'.

Paragraph 50 states that local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.



2.2 National Guidance

Code for Sustainable Homes

The code for sustainable homes is the Government's preferred method for measuring the performance of new homes against sustainable objectives reducing energy and water consumption, reducing waste and using sustainable building material.

Building for Life

Building for Life is the national standard for well-designed homes and neighbourhoods.

Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and celebrates best practice in the house building industry.

Building for Life uses a simple, evidence-based system to score housing schemes against the 20 Building for Life criteria. This leads to an assessment which is expressed as a mark out of 20.

The 20 criteria cover four assessment themes;

- The environment & community.
- Character.
- Streets parking & pedestrianisation.
- Design and construction.

Manual for Streets

Manual for Streets provides guidance for the planning, design, provision and approval of new residential streets.

Manual for Streets highlights two key principles vital for the creation of high quality streets and spaces:

- Layout & connectivity.
- Quality places.

Manual for Streets supplements guidance for appropriate layout & connectivity and quality places with detailed advice on specific design issues::

- Street users needs.
- Street geometry.
- Parking.
- Traffic signals and markings.
- Street furniture and street lighting.
- Materials, adoption and maintenance.

Secured by Design

'Secured by Design' is a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. 'Secured by Design' aims to achieve a good overall standard of security for buildings and for the private and public spaces around them.



Looking east towards Keighley from the site



The public footpath along the southern site boundary



Neighbouring properties located to the south east

2.3 Regional Planning Policy

The Regional Spatial Strategy for Yorkshire and Humber sets out the broad strategy for the region up to 2026. The Regional Spatial Strategy for Yorkshire and Humber was issued in May 2008 and currently forms part of the Statutory Development Plan for the area. The Coalition Government has stated their intent to abolish the Regional Strategies through the Localism Act.

In the interim period, decision makers in local planning authorities will, in their determination of planning applications, need to consider whether the Government's stated intent to abolish the RSS affects the weight to be afforded to the policies contained therein.

2.4 Existing Local Planning Policy

2.4.1 Overview

The Bradford Replacement Unitary Development Plan (RUDP) was issued in 2005. Within RUDP the application site was allocated as a phase 2 housing site under policies H1 and H2. In September 2008 there was a requirement for the RUDP policies to be saved by the Secretary of State in order for them to remain part of the development plan after 2008. In error, policies H1 and H2 were not saved in the saving direction, which saved the majority of the RUDP policies.

As a result of this oversight, the High Shann site is no longer technically allocated for housing. However, it is considered that the extensive and robust process which allocated the sites under policies H1 and H2 means that significant weight would be afforded to the consideration of these sites for residential development.

Moreover, a resolution on this matter was made by Bradford Council Executive on the 21st November 2011, which was to continue forward with the implementation of policies H1 and H2 until they are subsequently replaced by the Local Development

Framework (LDF).

As such, it is considered that policies H1 and H2 comprise part of Bradford Council's existing planning policy for the proposed development site.

Policy H2 and specially allocation K/H2.22 from the Bradford RUDP allocated

Shann Lane, Black Hill, Keighley as a housing site.

As such, the extract from the RUDP effectively allocates the site for housing development.

2.4.2 Housing Policy

Policy H7 states that planning permission will only be granted for residential development with a density of 30 – 50 dwellings per hectare.

Policy H8 states that subject to other housing policies and other relevant policies elsewhere in the plan (such as policy D1), the council will refuse planning permission where it is satisfied that the site is capable of accommodating a greater density of development than that proposed, in accordance with policy H7.

Policy H9 states that on planning applications for substantial residential development the Council will negotiate for a proportion of affordable housing based on the extent and type of need, the suitability of the site or buildings in the case of conversions and economics of provision.

2.4.3 Transport Policy

Policy TM1, sets out the requirement for development proposals likely to be significant generator of travel to be supported by a detailed Transport Assessment (TA).

Policy TM2, states that planning permission for new development or change of use will not be granted unless:

- '1) the council is satisfied that the proposal does not adversely affect existing and proposed transport infrastructure or services, including public transport and walking and cycling facilities, in the vicinity of the site, or the local environment; or
- 2) improvements considered necessary by the council to overcome any adverse impact of the proposal will be secured by agreement or undertaken as part of the development

Policy TM8 states that 'the council will require the provision, where appropriate of new pedestrian and cycle links through development sites and open spaces, especially where these will provide links to existing routes'.

Policy TM12 requires the provision of parking in accordance with the Council's adopted standards.

2.4.4 Open Space Policy

Policy OS5, relates to open space provision for new residential development. This policy states that developers are required to make appropriate provision of or equivalent commuted payment for:

- '1) recreation open space, including children's play space and informal open space to a minimum standard of 20 square metres per dwelling, including a suitably designed and equipped play area in developments of 0.8ha or 50 or more family dwellings; and
- 2) playing fields to a minimum standard of 40 square metres per dwelling. Provision will be located within the site, however where this is inappropriate off site provision or improvements to existing local provision can be a suitable alternative'.



2.4.5 Design Policy

Policy D1, states that 'all development proposals should make a positive contribution to the environment and quality of life through high quality design, layout and landscaping. In particular they should:

- (1) be well related to the existing character of the locality in terms of design, scale, massing, height and materials;
- (2) provide a quality setting for the development;
- (3) retain, and where appropriate enhance, important ecological and landscape features;
- (4) not intrude on to prominent skylines;
- (5) relate to existing natural and built features, landmarks or views that contribute to the area;
- (6) incorporate adequate design arrangements for servicing, waste handling, recycling and storage;
- (7) allow for flexibility to adapt to meet changing needs and circumstances and provide for access for those with physical disabilities;
- (8) not harm the amenity of prospective or existing users and residents."

Policy D2, states that: "proposals should maximise opportunities to conserve energy and water resources through the layout and design of development. In considering planning applications the council will encourage where appropriate:

- (1) the use of solar energy, passive solar gain and heat recycling (such as combined heat & power); and
- (2) layouts which reduce windchill and maximise the efficient use of natural light.
- (3) the use of rain water and grey water recycling and sustainable Drainage systems.'

Policy D4, states that 'development proposals should be designed to ensure a safe and secure environment and reduce the opportunities for crime'. The policy states that 'developers will need to ensure that crime prevention is considered as an integral part of the initial design of any development and not as an after thought. Development should incorporate the principles of 'Secured by Design'. In particular, they will need to demonstrate how their development proposal has addressed the following issues, with regard to designing out crime:

- Natural surveillance of public and semi-private spaces, in particular, entrances to a development, paths, play spaces, open spaces and car parks;
- Defensible space and the clear definition, differentiation and robust separation of public, private and semi-private space, so that all spaces are clearly defined and adequately protected in terms of their use and ownership;
- Lighting of the development, in particular, streets and paths;
- Design and layout of pedestrian, cycle and vehicular routes into and within the site, including how these integrate with existing patterns; and
- Landscaping and planting, in particular, hiding places and dark or secluded areas should not be created.



Holy Family Catholic School located to the east of the site



Looking north towards housing located on Greenacres drive



2.5 Emerging Core Strategy

2.5.1 Overview

The Further Engagement draft of the Core Strategy, which forms part of the Local Development Framework was issued for consultation in October 2011.

2.5.2 Settlement Hierarchy

The emerging Core Strategy seeks to identify Keighley as a Principal Town (SC4 Hierarchy of Settlements), and to focus an additional 5,000 new homes in the town up to 2028 (Policy HO3, Distribution of Housing Requirement).

2.5.3 Housing Policy

Policy HO11 (Affordable Housing) states that: “the Council will work with partners, including RSL’s and developers, to ensure that there is adequate supply of good quality affordable housing distributed throughout the district, particularly in the areas of highest need.”

Policy H05 (Density of Housing Schemes) states: “that in order to meet the objectives of delivering housing growth and managing that growth in a sustainable way, developers will be expected to make the best and most efficient use of land. This will mean delivering the most houses possible, while taking account of the need to arrive at a well-designed layout, which reflects the nature of the site, its surroundings and given the type and size of housing need in the area.”

The policy notes that densities should normally achieve at least a minimum of 30 dwellings per hectare.

Policy H08 (B) states that: “all large sites will be expected to incorporate a mix of house types and sizes. The exact mix should be based on market demand and evidence of local need within the district’s SHMA together with any other up to date local evidence or information.”

2.6 Supplementary Planning Guidance

2.6.1 Bradford Council Planning Obligation SPD, 2007

The Bradford Council Planning Obligation Supplementary Planning Document (SPD) provides additional detail on the required planning obligations. For example the document sets out potential contributions to affordable housing, education, public transport and highway improvements.

2.6.2 Strategic Housing Land Availability Assessment (SHLAA)

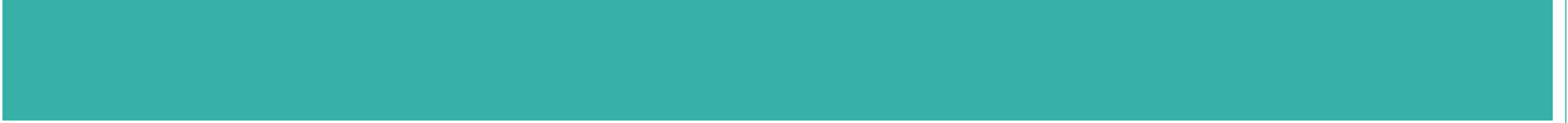
The proposed development site at High Shann (SHLAA HY/007) has been identified in the Council’s 2011 Strategic Housing Land Availability Study (SHLAA). The SHLAA is part of the LDF evidence base to aid the LPA in identifying future land allocations. Some weight can be afforded to this document. The SHLAA considers that the High Shann site is suitable, available and achievable for housing development. The SHLAA notes that the site is likely to be available in the next 1 – 6 years.

2.6.3 Strategic Housing Market Assessment, 2010

The SHMA is another part of the LDF evidence base and assists the LPA in determining the housing needs of the District. This document notes that the demand for open market accommodation exceeds supply, particularly in Keighley. Moreover, the SHMA particularly highlights a shortfall of three bedroom properties in general across the district, with shortfalls the greatest in Keighley and Worth Valley.

2.6.4 Street Design Guide, Supplementary Planning Document, 2009 (Leeds City Council)

This document has been used to develop the indicative masterplan, including road widths and design features. The parking standards included in this document have also been used to develop the Transport Assessment. Arup was instructed to use this document by the Highway Department at Bradford Council for this development.



3.0 Site Context

3.1 Historic Development

The first series OS (1853) shows the site surrounded by open fields. The site itself is sub-divided by a number of intermediate field boundaries, only two of which survive. Little development encroached upon the site until around 1963-4 when development appeared to the east of the site. By the early 1980's the area including Westway and Broadlands was developed to the south and by the early 1990's, Greenacres was developed to the north.

Neighbouring streets are quiet, houses are set well back from the street with private access drives, with ample parking provision and clear separation of the street and private spaces.

This 'leafy residential character' is complemented by mature street trees within gardens, shrubbery and hedging which shields views towards houses.

The streets are narrow and unpaved in areas, restricting vehicular access. The streets are crossed by narrow pedestrian footpaths in places.

Landscaping

There is an emphasis on security, privacy provided through clear definition of boundaries using soft landscaping, planting, high walls and electronic gates.

Houses have large planted, lawned front gardens and large private spaces to the rear.

3.3.2 Housing to the north (Greenacres Drive)

Houses in this area are a mixture of single storey bungalows and 2 story family homes. All properties in this area are detached, have generous plots with front and back gardens. Density is low.

The topography is similar to the site. Greenacres Drive slopes steeply downhill to the north. There are examples of house design using the topography in innovative ways.

Houses are constructed from; stone (lighter stone closer to Shann Lane, darker away from Shann Lane), white and dark cream render (increased use of render and lighter coloured render closer to Shann Lane). The houses have brown roof tiles close to Shann Lane, darker roof tiles away from Shann Lane, light stone lintels and sills.

Street

The area of housing is served by one residential street with a junction with Shann Lane with cul-de-sacs running off it.

Landscape

Soft landscaping is used for boundaries. There are few walls or railings to define boundaries. All properties have space for off-street parking and some have garages.

There are very few street trees and landscaping is limited to planting within front gardens with some vegetation on the street.

3.3.3 Housing to the south (Westway, Broadlands and the Chase)

The housing in this area predates the housing built around Green Acres Drive. The majority of houses in this area are detached. The housing is constructed from yellow/beige brick with stone cladding on the front and rear facades. Roofs have grey concrete tiles and most houses have upvc windows. Brick colour becomes lighter away from the Shann Lane frontage.

Along the Shann Lane street frontage houses have moderate setbacks providing space for small front gardens. Each house has a private drive accessed from Shann Lane which leads to a private garage set well back from the street.

The housing is constructed from red/deep orange brick with stone cladding on the front and rear facades. Roofs have grey concrete tiles and most houses have upvc windows. Variety is provided by porch design and some houses have gables ends fronting the street

Streets

The streets are relatively busy. There is a greater degree of connectivity than the area around Greenacres Drive although there are also a number of cul-de-sacs. The streets are busier as a result although the majority of activity is provided by vehicular traffic.

The streets have a meandering design with curved roads.

There are few grassed verges and little separation between pavement and road. Plot boundaries are therefore close to the road.

Although each property has adequate private parking, there remains a significant amount of on-street parking

Landscape

Streets to the south of the site have more street planing, planting within gardens and street trees planted within the public realm.

3.2 Local Character

3.3.1 Housing to the East (Glenlyon & Hawkstone Drive)

The majority of houses are large detached properties which appear to be former farm houses or later constructions in-filling the spaces between the older houses. There is also a large house, Shann Manor, which occupies a large plot which backs onto the site. Most of the properties in this area predate the majority of the surrounding residential development to the north, south east and south of the site.

Houses to the east of the site have a variety of building styles and materials. Older houses are constructed from stone, have stone lintels and stone boundary walls. There are other more modern properties constructed from brick with stone cladding and white render. The more modern houses which fill the plots between the older properties attempt to conform to the established residential character of the area however most lack authenticity and are somewhat pastiche, lacking in design quality relative to the older houses.

Streets



Residential property located off Glenlyon Drive



Residential property located off Greenacres Drive



Residential property located off Springfield Road



Residential property located off Broadlands



Residential property located off Glenlyon Drive



Residential property located off Greenacres Drive



Residential property located off The Chase



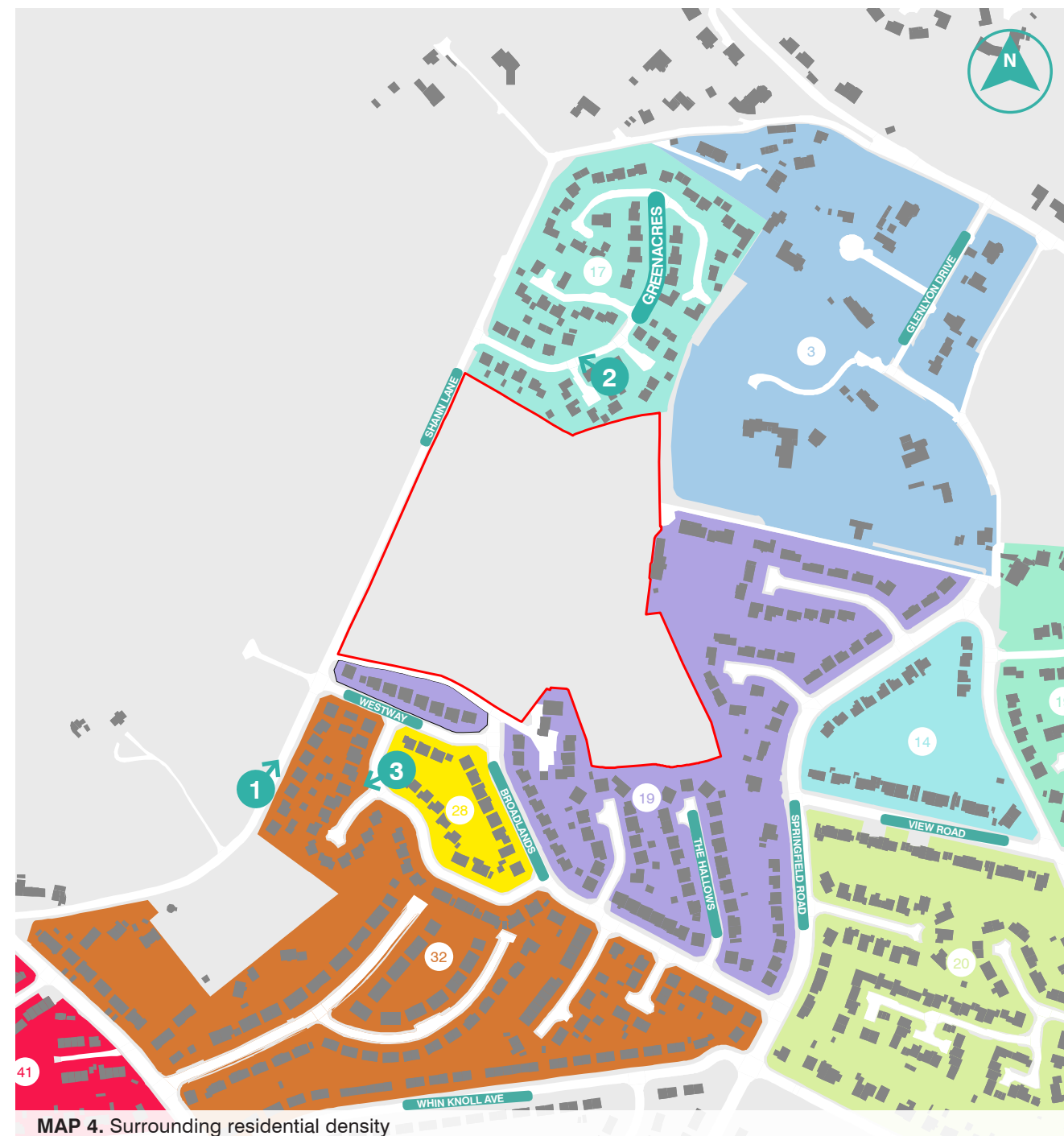
Residential property located off The Chase



3.3 Morphology and density

The existing development surrounding the site varies considerably in density. The late C20th residential development immediately to the north and south of the site is less than 20 units/Ha. Further to the south and east development densities begin to rise to 32 units/Ha which is closer to Bradford's current policy objectives. The area to the north east of the site has an exceptionally low development density resulting in part from the conversion of farm houses to residential.

The residential areas to the north and south of the site are laid out around Cul-de-Sacs and Courts linking onto connected estate roads.



Houses fronting Shann Lane to the south of the site



Detached housing located on Greenacres Drive



Located on the junction of Westway and The Chase

Legend

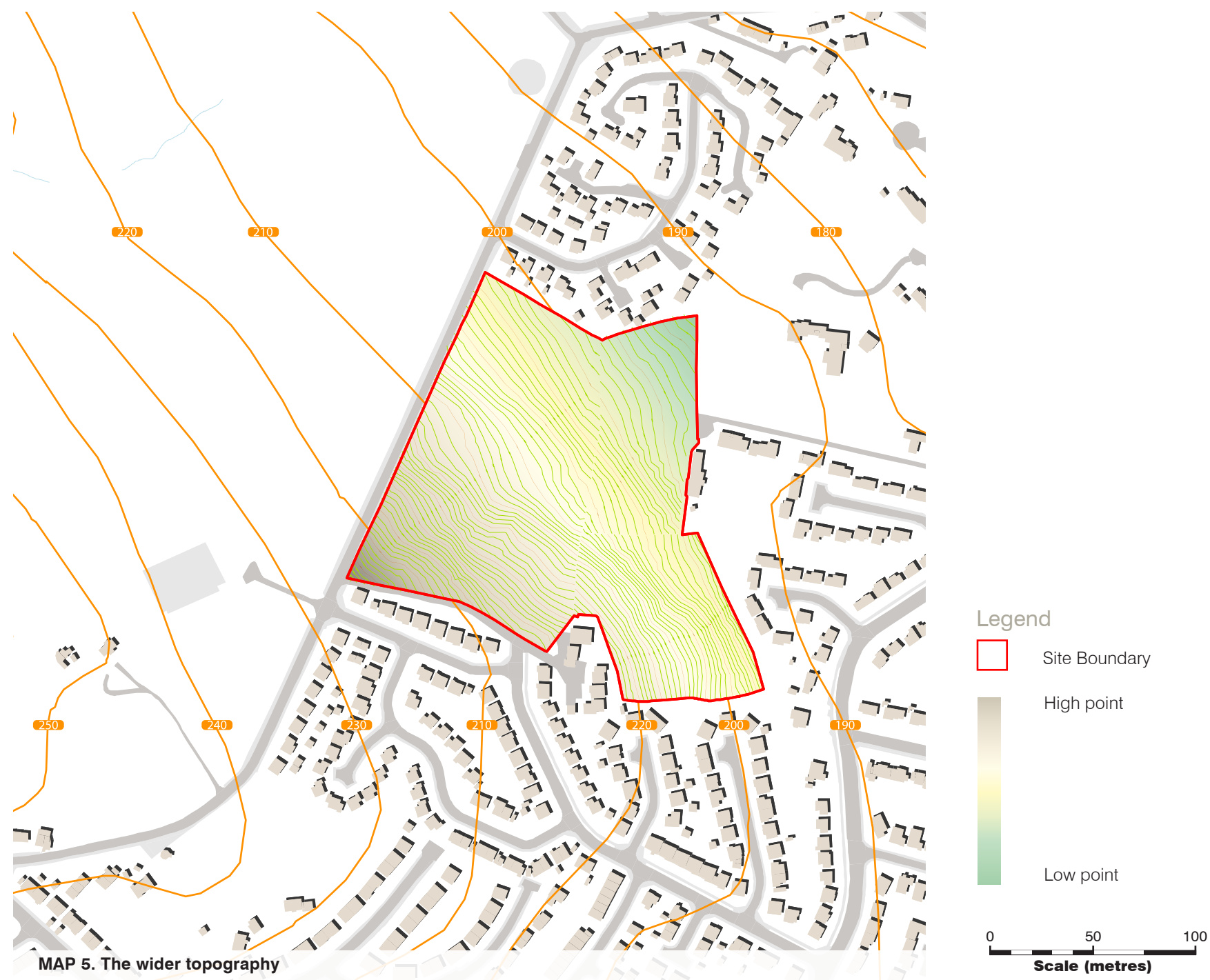
Site Boundary

0 100 200
Scale (metres)

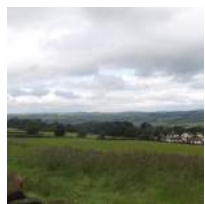


3.4 Wider Topography

The site is located on the southern side of Airedale high above the valley floor to the north. The steeply sloping valley side which surrounds the site affects the character of the surrounding residential area (to the south, east and north). The ridge line to the southern side of the valley is located immediately to the south of the site. The topography of the surrounding area means that the site commands excellent distant views to the north and north east. The views of open countryside to the north west are less dramatic but nevertheless provide an excellent prospect from the site.



MAP 5. The wider topography



4.0 Site Analysis

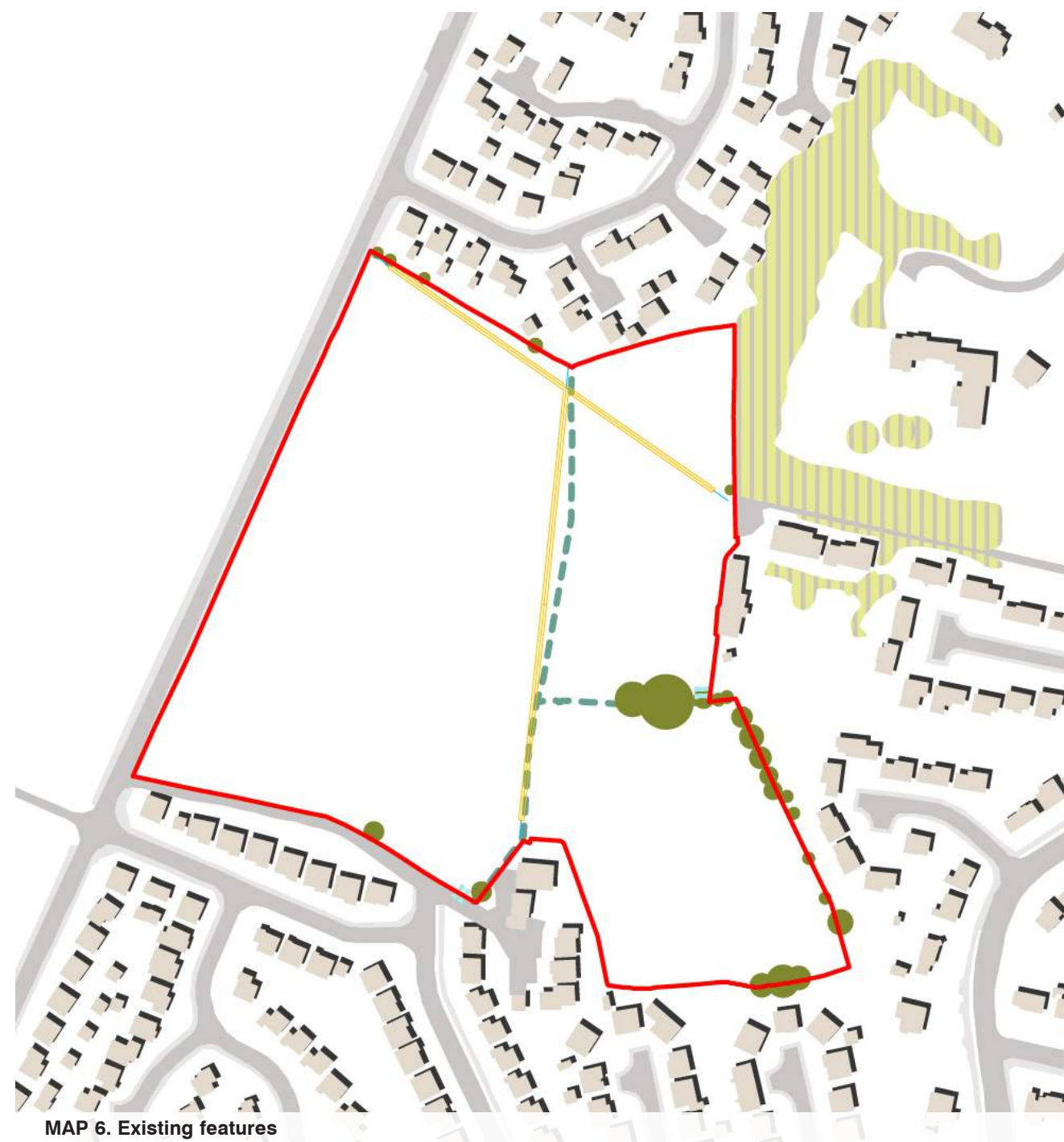
4.1 Existing Features

The site currently contains pasture land contained by dry stone walls constructed from local grit stone. Within the site a few existing features are evident. These include two dry stone walls, one of which runs north south through the middle of the site, the other runs east west and is located towards the eastern site boundary.

There are few trees on the site although there are a number of significant mature trees located around the eastern perimeter of the site which help to define the site character. The two mature oak trees are located adjacent to the east-west dry stone.

There are two low voltage overhead power lines running across the site. One approximately follows the line of the north south dry stone wall whilst the other crosses the northern section of the site close to the site boundary.

There is public footpath which runs within a green lane along the south-west site boundary before entering the site via a stone stile adjacent to the north-south dry stone wall and existing the site on the eastern boundary.



MAP 6. Existing features

Legend

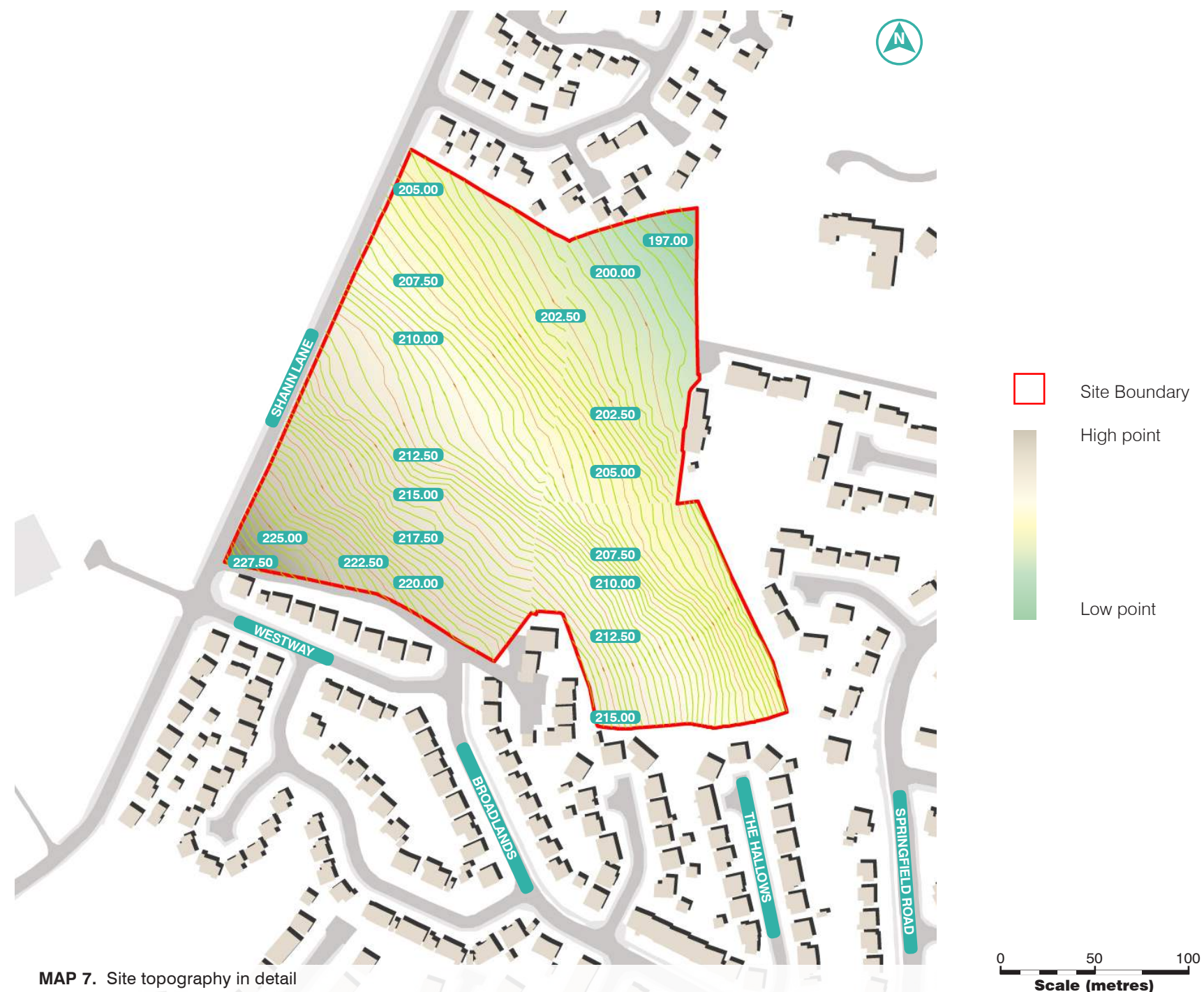
- Site boundary
- Dry stone wall
- Tree - on site/ on site boundary
- Tree or wooded area - off site
- Stile/pedestrian access
- Power lines

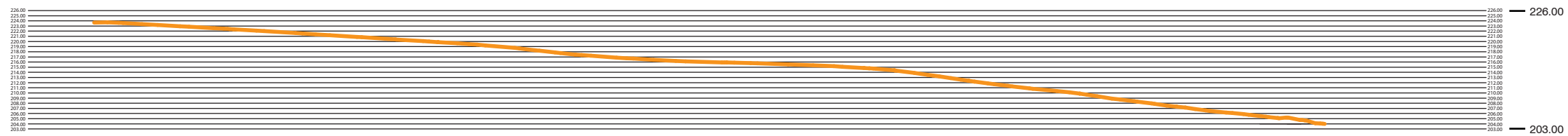
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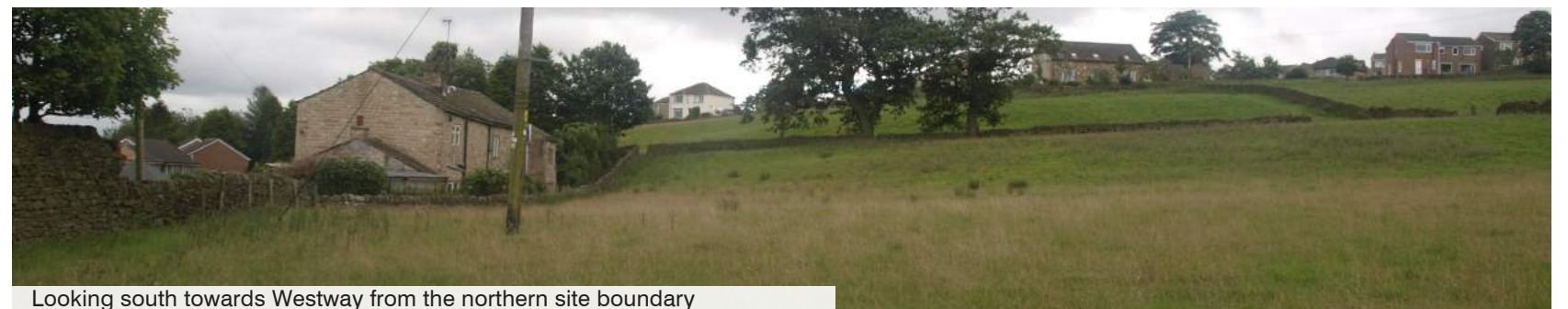
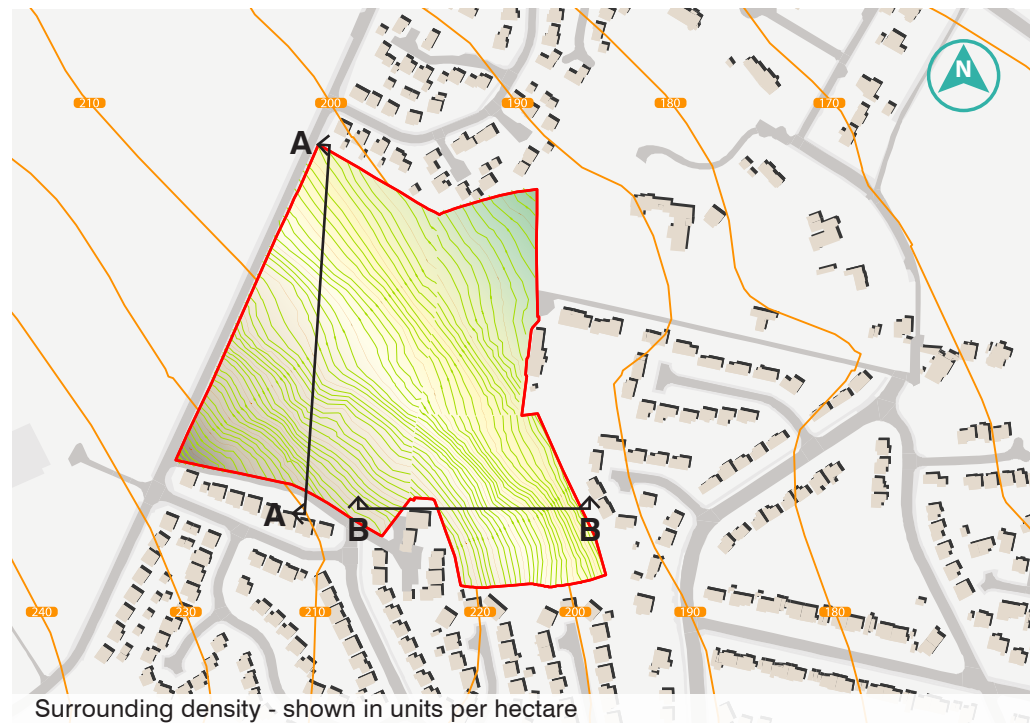
4.3 Site Topography

The site has significant falls from a highpoint of around 227m AOD in the south west corner to around 197m AOD in the north east corner (30m cross site fall). Contour lines run across the site in an approximate north west to south east pattern with steeper site gradients occurring in the south west corner and in a diagonal belt across the centre of the site.





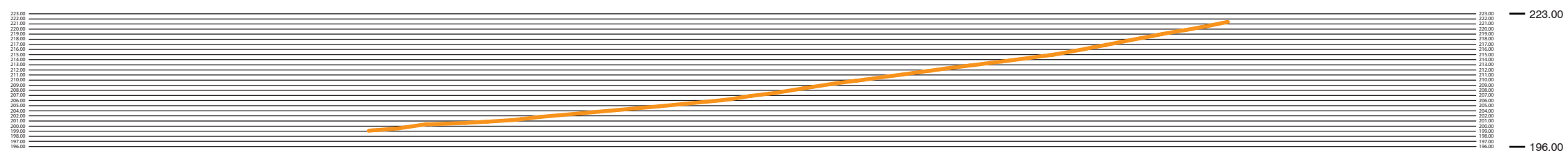
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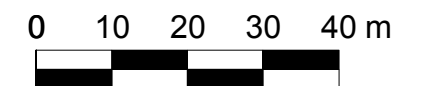
Looking south towards Westway from the northern site boundary



Looking east from the south east south boundary



Section BB 1:1000





5.0 Scheme Design



Dry-stone wall running east to west and mature tree

5.1 Development Objectives

The development objectives which underpin the Outline Application Scheme all seek to ensure that the development of the site provides a positive benefit to the immediate area and the wider town in terms of housing provision, design quality and environment.

Diversity of Housing Provision

It is envisaged that the proposed scheme will contain a mix of residential unit types and sizes which will be determined at the Reserved Matters stage.

Strengthening the Area

It is envisaged that the development will be able to provide a strong and positive external presence to Shann Lane.

Working with the site

The scheme seeks to work with the existing physical quality of the site (including the retention of key features such as trees and dry-stone walls) and its surrounding context to ensure that the proposals both reflect and enhance the area.

Providing a Place where people want to live

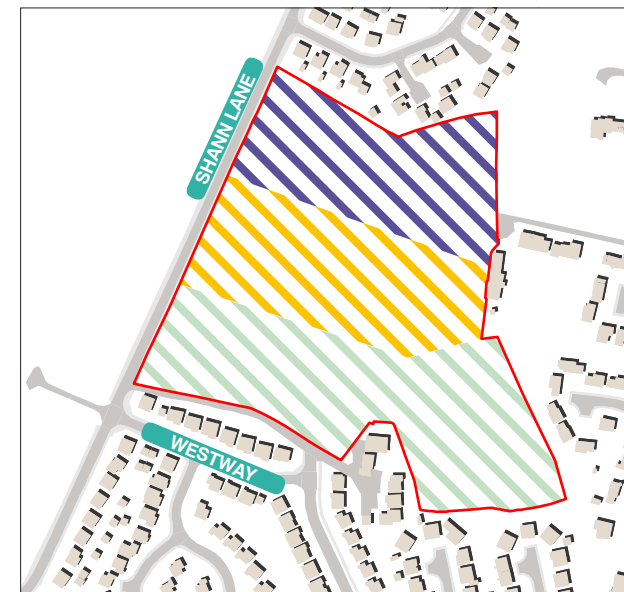
Ultimately the prime objective of the proposal is to provide attractive new contextual housing which is popular with local people and others with a commitment to Keighley.



5.2 Development Principles

Layout & Orientation

The following development principles have been established in order to guide the composition of the development proposal. The development proposal presented here attempts to respond to these broad development principles.



Density

The development proposal comprises 135 units. This equates to an overall site density of around 30 units/Ha. Within the site however it is considered desirable to introduce some gradation of densities in order to support the development of distinctive character areas.



Landscape

The proposed retention of the existing mature oak trees to the east of the site informs the suggested provision of a public open space which will in turn benefit the overall development in terms of amenity and character definition/distinctiveness. Street trees will be planted but these will reflect the hierarchy of associated routes and will be employed to help emphasise character. Low planting will be employed to soften the impact of retained dry stone walls. The southern gateway to the site will be enhanced by the incorporation of a small copse.



Layout & Orientation

The proposed development is laid out to run, roughly, parallel to the existing contour lines of the site. Various orientations have been considered which all have pros and cons in terms of site remodelling, vehicular & pedestrian access and potential views. The proposed layout works well in terms of on site mobility with street generally avoiding steep gradients. In addition the orientation of the proposal combined with the site topography will enable an optimum number of new homes to benefit from good distant views. The orientation also protects the opportunity of home owners to efficiently install PV cells.

Materials

Materials will respond to the established local character. Local gritstone will be used on all external facing frontages, gateways to the site and the principle vehicular route through the site. Development round the proposed open space should also have principle visible elevations constructed from local natural stone. Less visible areas of the site may include elements of other complimentary materials such as render (as found on some existing residential development immediately to the north and south of the site).

Views

The site affords excellent distant views over Airedale to the north and east. The development proposal will seek to optimise views from new residential property. The impact of the proposed development on views into site will be mitigated by the integration of landscaping (street trees) and by the use of natural materials for visible and impactful elements of the scheme.

Character

The character of the proposed scheme will be informed by much of the above. Gateways to the site, development surrounding the proposed open space, development fronting Shann Lane along with that fronting the proposed principle access route through the site must all demonstrate a character which reflects and respects local context. The density levels across the site (lower to the south and higher to the north) along with landscape proposals will also help define character across the development.

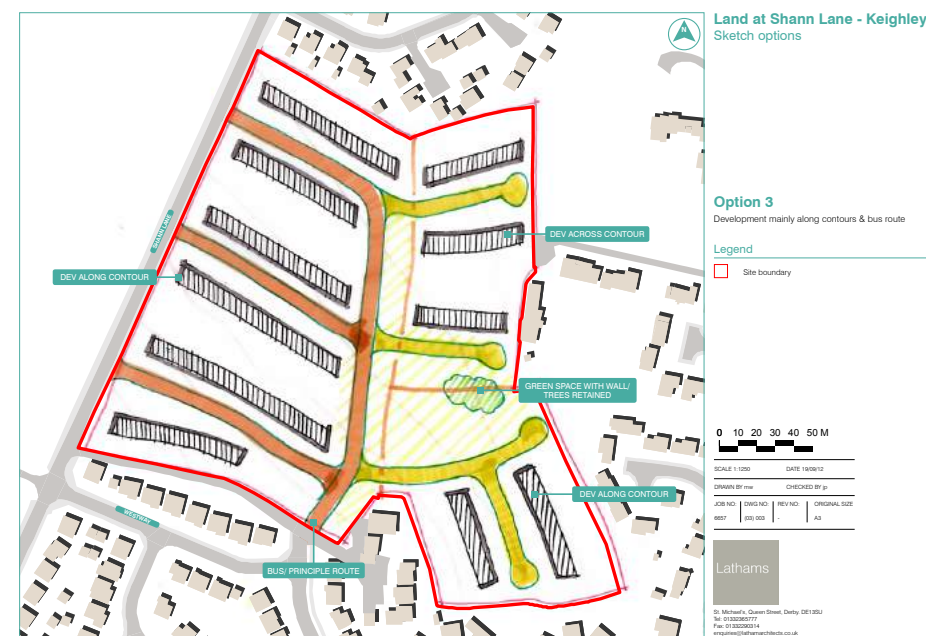
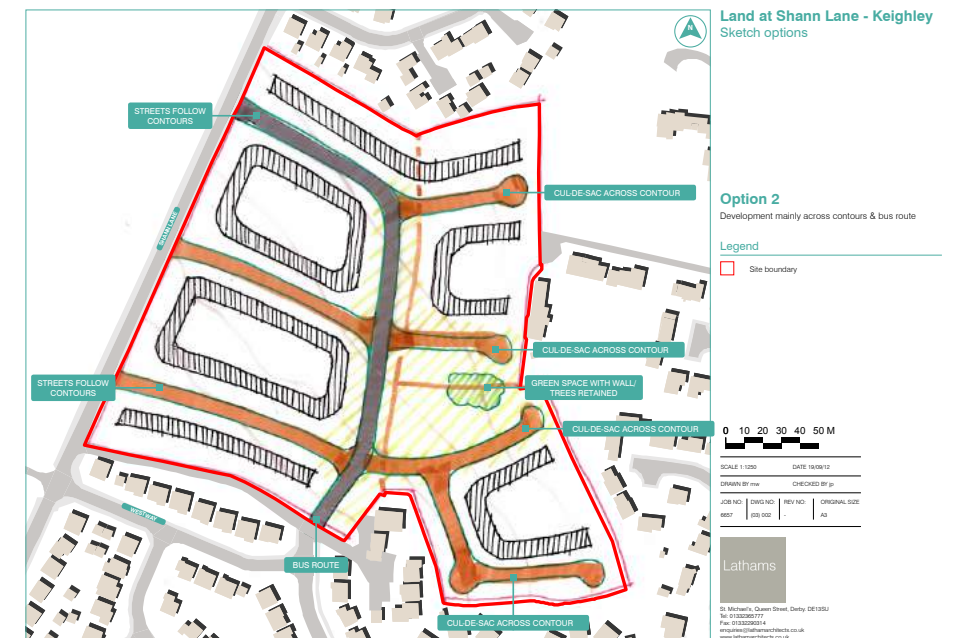
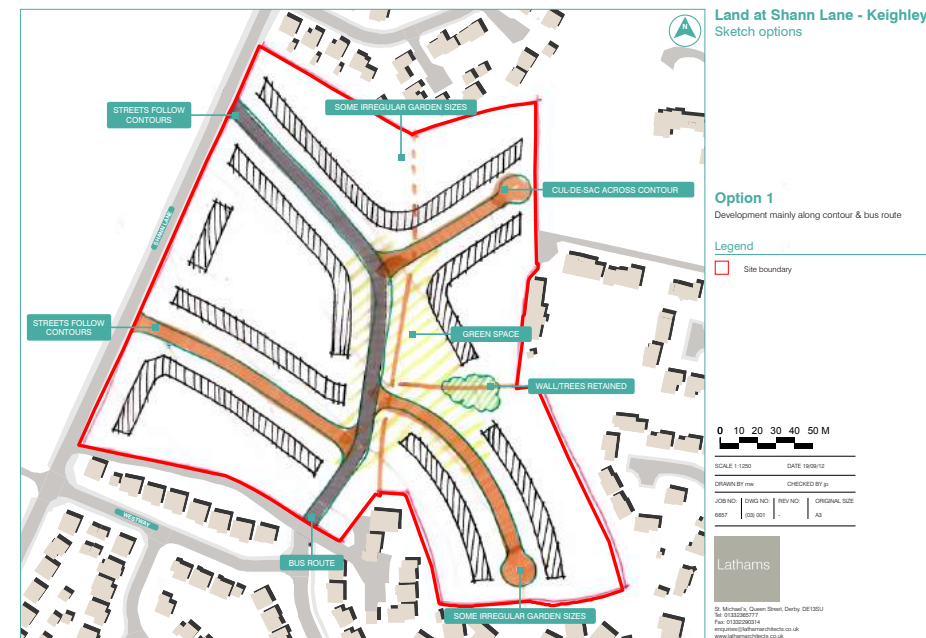


5.3 Design Evolution

The layout of the development proposal has evolved through an iterative design process. Initial concepts for the possible future layout of development considered a number of options which all attempted to respond to the opportunities and constraints presented by the site. Topography, site geometry and on site existing features presented some of the constraints. Views, aspect, landscape character and adjacent residential character presented some of the opportunities.

All options were tested for compliance with policy requirements, deliverability (including technical factors) and market fit. In addition the ability of options to meet aspirational and national housing guidance quality benchmarks for reviewed.

Pre application discussions with the Council's officers and the feedback from Community Consultation have also helped to inform the application scheme composition.





6.0 Pre Application Consultation

The design of the scheme has been developed through close working with Bradford Council and Keighley Town Council. This included three pre-application meetings with Bradford Council and a presentation to the Town Council. In addition a public exhibition was held on the 24th October at the Keighley Civic Centre. This was advertised through a public notice in the Keighley News and letters to surrounding residents and ward members. The approach taken meets the pre-application consultation requirements set out in the Bradford Council Statement of Community Involvement.



The public exhibition at the Keighley Civic Centre



7.0 Application Proposals

7.1 The Proposal

The development proposal for the site consists of up to 135 residential units of various sizes and formats together with associated highways infrastructure and open space/landscaping.

The design of the proposed new residential streets and units has been informed by the characteristics of the surrounding area. In terms of layout, this includes maintaining a strong link between topography, landscape and built development. In terms of proposed residential units this includes responding to established characteristic of development such as materials, forms and heights.



Legend

Site Boundary



MAP 8. Indicative Masterplan

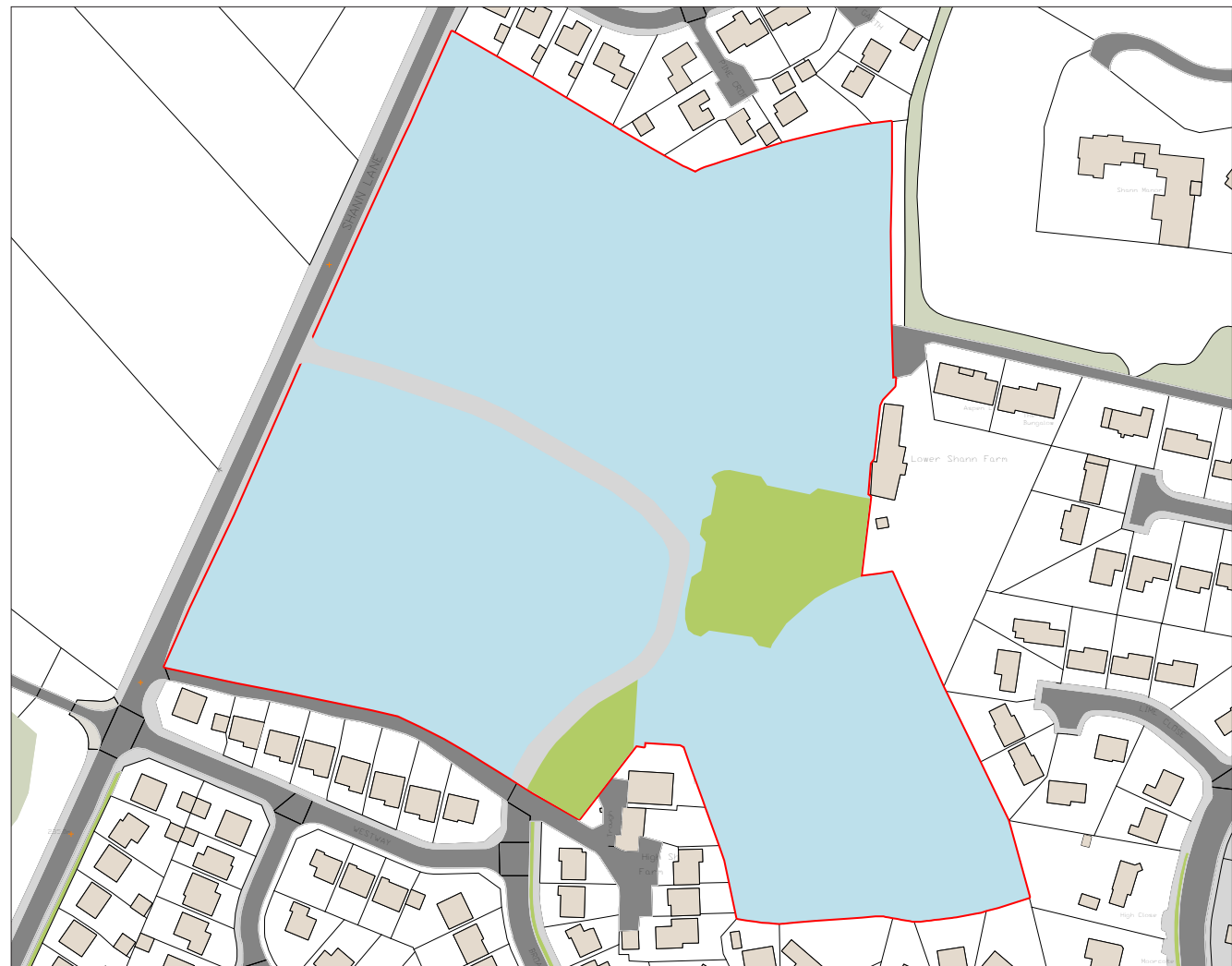


7.2 Development Parameters

Although the proposed scheme is presented as part of an Outline Planning Application a number of broad development parameters have been identified. The Development Parameters explain certain features of the outline scheme and provide an explanation of certain aspects of indicative design concept for the future development proposal. The parameters are derived from an appreciation of the character of the site and its context, policy and an interpretation of the development principles.

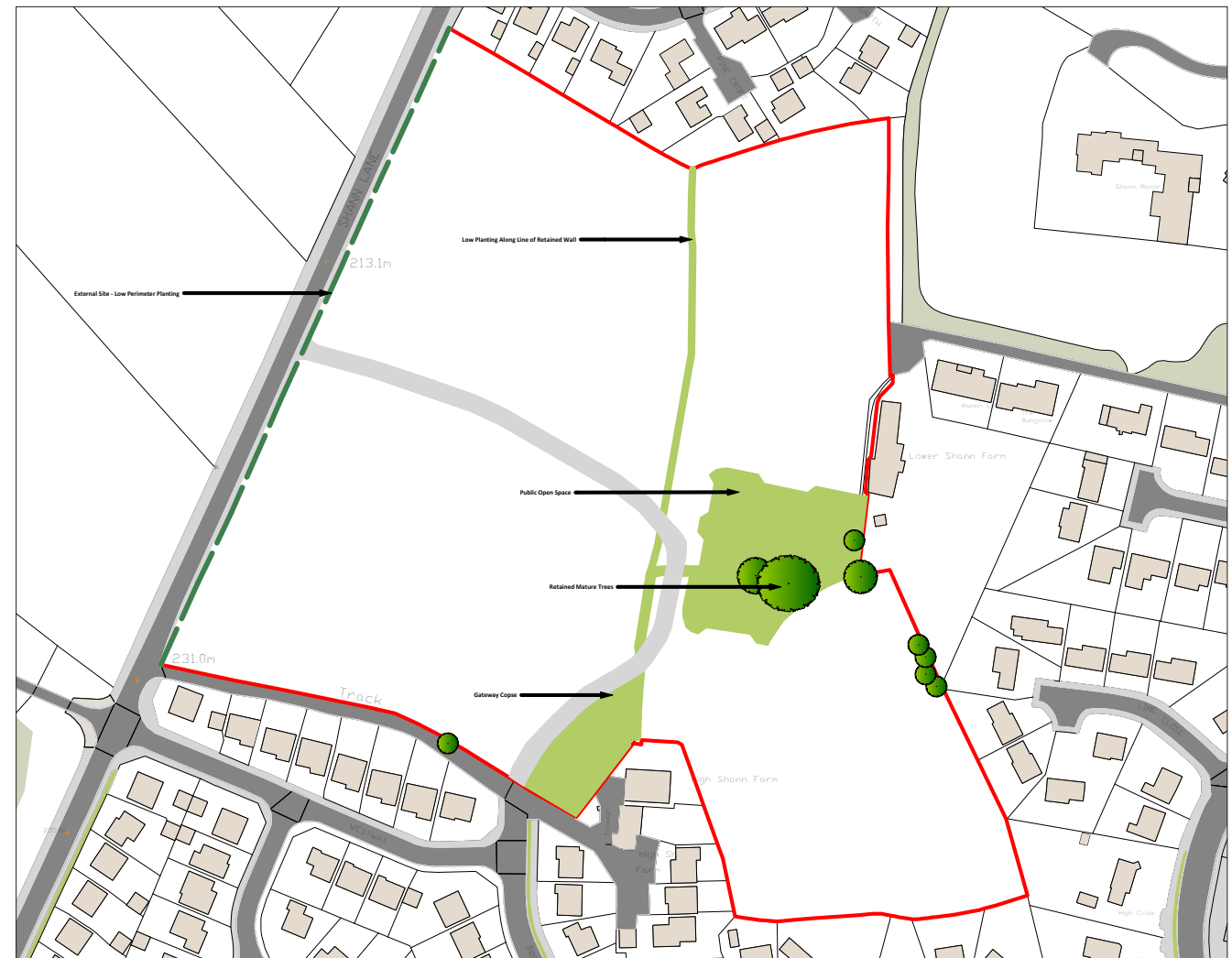
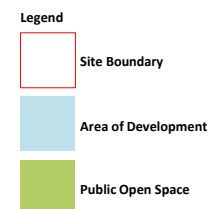


Indicative visualisation looking south west from the proposed area of public open space towards Westway



Development Blocks

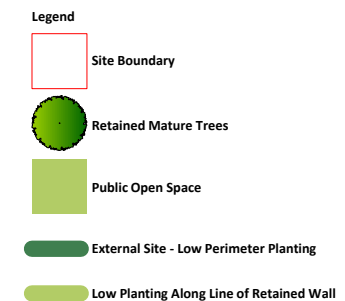
The development blocks are roughly aligned along the contour lines of the site. Blocks within the heart of the site are conventionally laid out with two parallel outward facing belts of residential development accessed from adjacent streets. The orientation of the blocks allows good views out from the site for a large number of proposed properties.

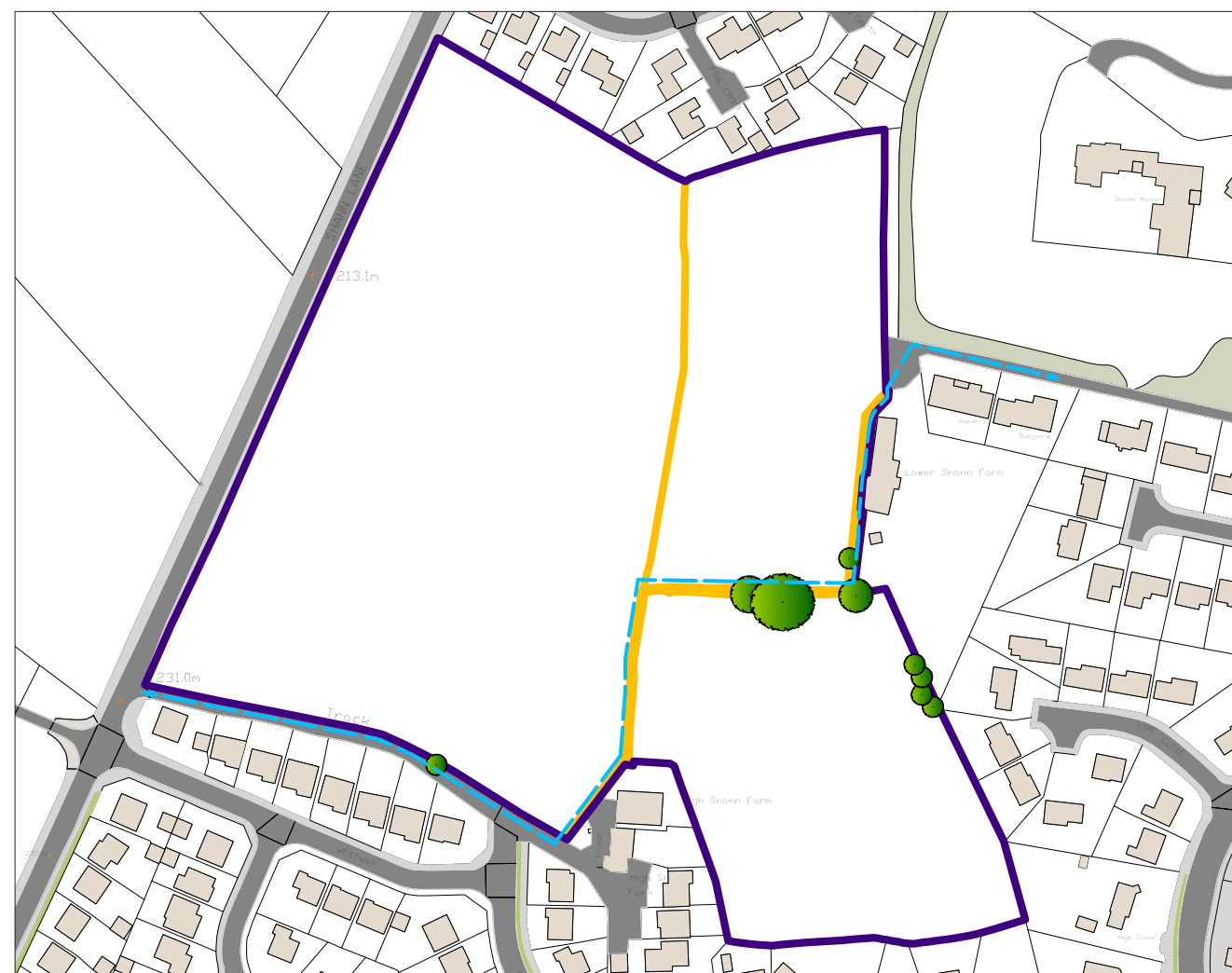


Landscape

Mature trees within the site will be protected where they are healthy and public open space will be provided to give them an appropriate setting. Play facilities will be provided within the open space.

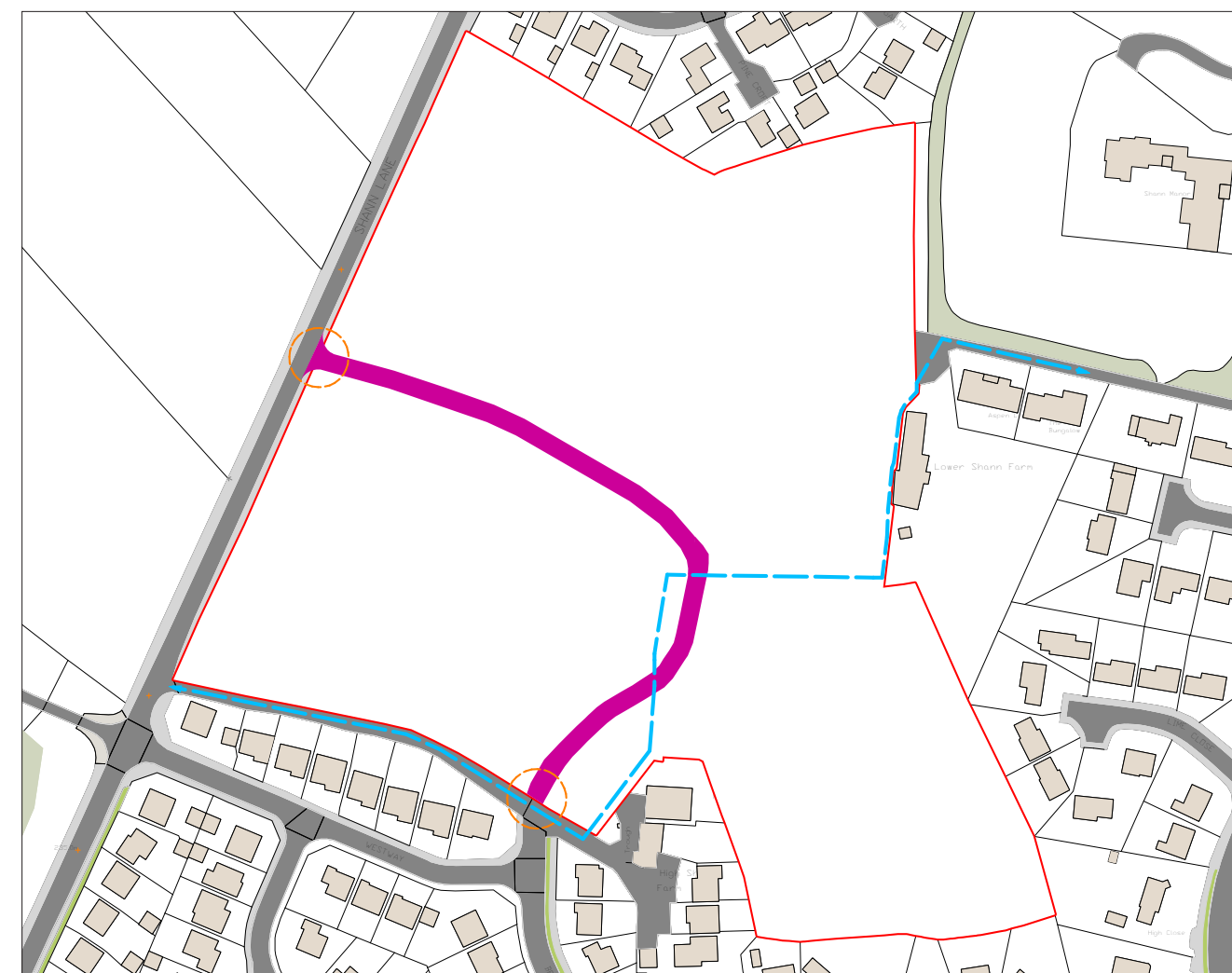
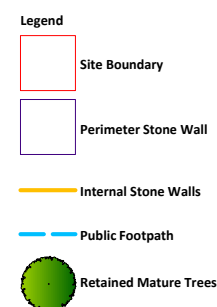
Elsewhere the southern gateway to the site from West way will be enhanced by the creation of a small copse. Occasional street trees (native deciduous species) will be introduced along all residential routes and low planting will be introduced to compliment the retained dry stone wall within the heart of the site and that flanking Shann Lane.





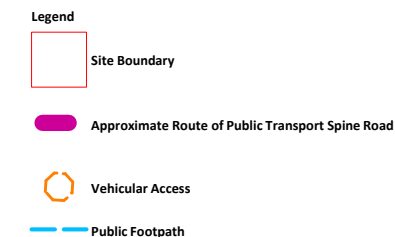
Retained Features

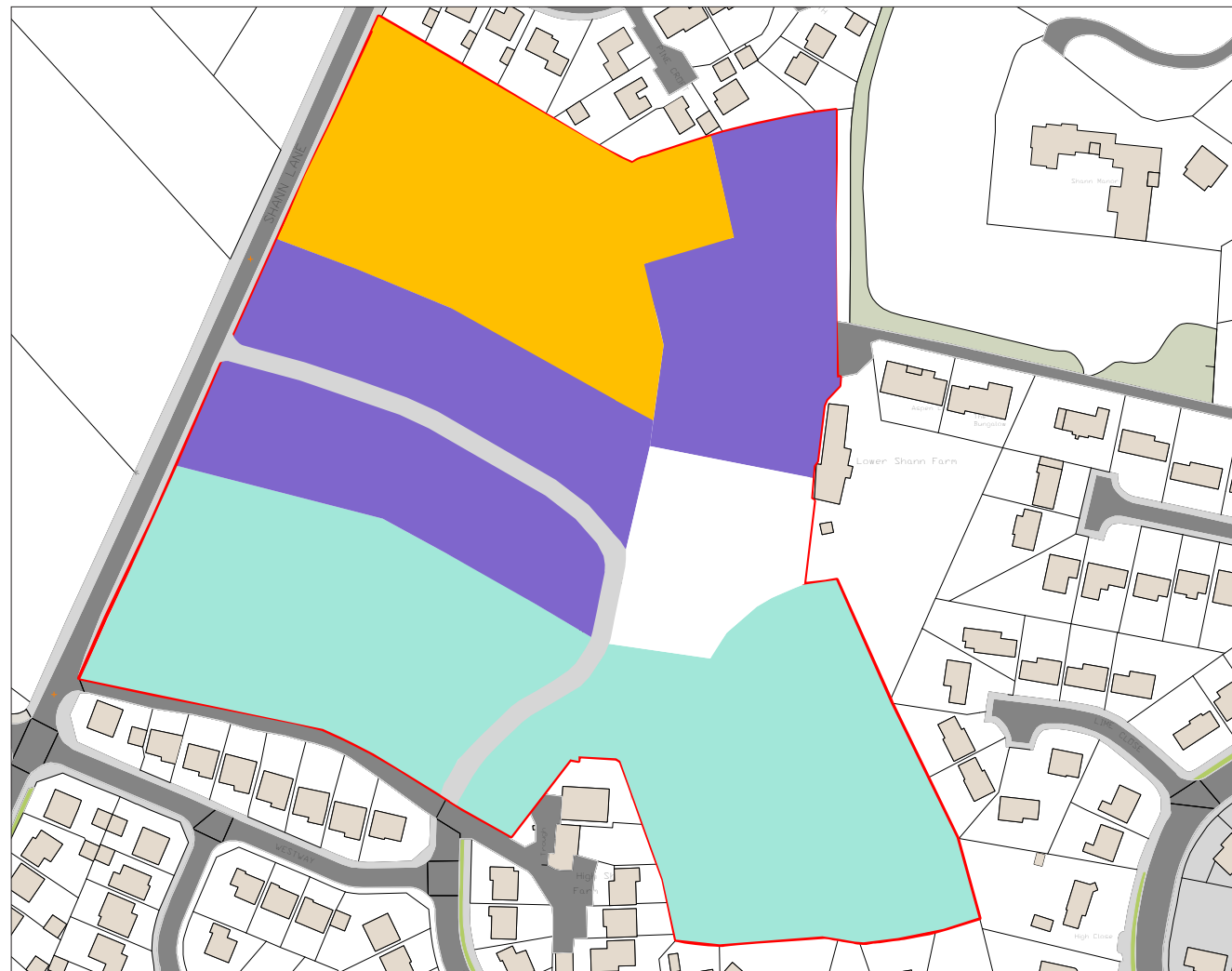
Where possible, existing physical features which are located on the site will be retained. The two mature oaks located towards the eastern edge of the site will be retained. As retention will require the provision of a significant root protection area which would not be compatible with residential gardens an appropriate open space to contain the trees should be provided. The dry stone wall which runs north-south through the site and east-west adjacent to the retained trees will be integrated within the residential scheme. Some adaption of the wall will be required to facilitate access. The existing public footpath will be incorporated into the proposed scheme and will follow its current alignment where possible.



Movement and Access

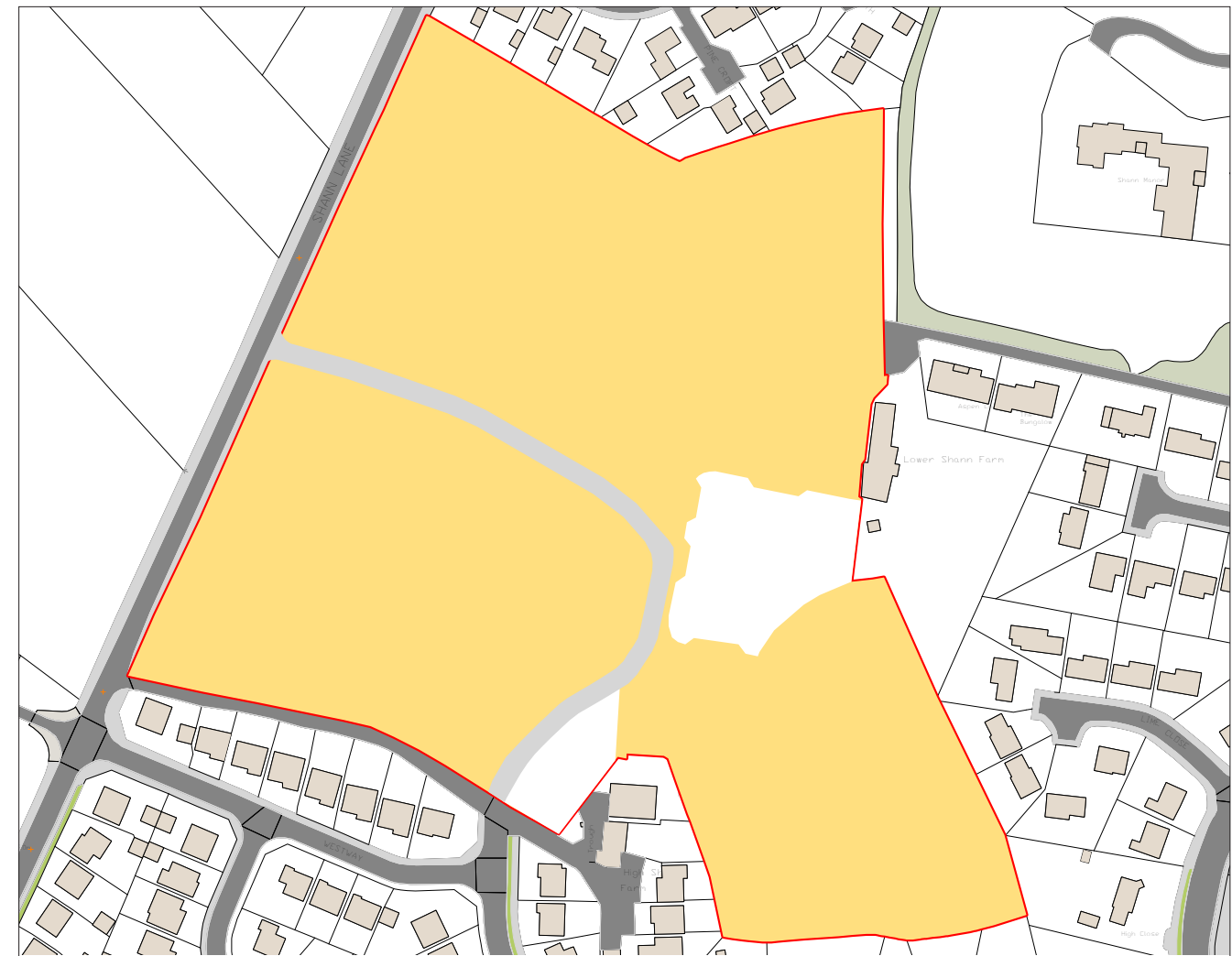
Although detailed highways layout will be determined by any future Full Application there are number of movement and access objectives which should be common to any future scheme. These include to provision of a route through the site connecting Shann Lane to Westway capable of adoption for public transport use. Other highways within the site should have a clear hierarchy with secondary and tertiary routes having a distinct character. For highways safety purposes only one vehicular connection to Shann Lane is proposed however additional pedestrian connections should be provided where possible. The existing public footpath through the site will be integrated into the detailed design/layout.





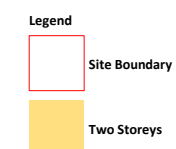
Character Areas

The character of the scheme and the future development will reflect the density gradients across the site. Lower density development will be located to the south of the site on higher ground with higher density development located to the north of the site. Character will also respond to adjacent open space, the movement hierarchy and visibility and will be reflected in materials, boundary treatment and landscaping.



Heights

Proposed residential development will not exceed two storeys in height. This approach reflects the established character of residential development within the area. Ridge heights for larger properties with greater plan depths will be higher than those on smaller properties. No property regardless of size will have a ridge height of above 10.5m (above ground) and the majority of properties are likely to have a ridge height of no greater than 8m (above ground).





8.0 Access

8.1 Existing Access

The proposed development site currently has no vehicle access points.

There is a gated access to the site from Broadlands.

A Public Right of Way runs along the southern edge of the site, and cuts across the site from the north to the east.

8.2 Proposed Access

Vehicular access to the site would be taken from a new priority junction on Shann Lane, accommodating all movements to and from the development.

In addition, a new connection will be provided to the existing Broadlands / Westway junction to the south of the site. The access road will join Broadlands immediately to the north of the existing junction with Westway, and will effectively continue the alignment of Broadlands into the development site. The existing layout and priorities at the Broadlands / Westway junction will be retained.

The general arrangement of the proposed access junctions and associated works on Shann Lane is shown on Arup Drawing CH-001, which is appended to the Transport Assessment. For further details on the proposed vehicle access to the site please see the Transport Assessment.

The existing Public Right of Way will be retained on the same alignment and has been incorporated in to the proposed development.



Looking south across the site towards Greenacres Drive



9.0 Conclusions

9.1 Conclusion

The development proposal, including indicative masterplan to deliver up to 135 residential units at High Shann, Keighley is compliant with relevant density and design policies in the National Planning Policy Framework and the Bradford Replacement Unitary Development Plan (RUDP).

In producing the indicative masterplan for the scheme, consideration has been given to the existing site context and features, such as topography, trees, the Public Right of Way and dry stone walls. It was considered important to retain the features which give the site its character. The proposed development therefore excludes some area of the site from development in order to retain these features.

The broad layout of the indicative masterplan has therefore being influenced by the retention of existing features on the site. The indicative masterplan is compliant with Paragraph 58 of the NPPF and policies D1 and D2 of the Bradford RUDP as it has considered the layout and orientation of the residential blocks, views across the site and the scale and local character of the surrounding area.

9.2 Approach to the Density of Development

The approach to determining an appropriate density of development on the site is a balance of National Planning Policy on design approach, Bradford's planning policies on both the design approach and density requirements and the character of the local area in which the application site sits.

Both the NPPF (paragraph 58) and Policy D1 of the Bradford RUDP emphasise the importance of new development responding to local character and surroundings. The context and scale of the immediate residential area surrounding the application site has been considered in developing the indicative masterplan and parameter plans. The surrounding area has a relatively low density of between 3 to 28 dwellings per hectare. Retaining existing feature on the site also enhances its character and appearance.

Bradford RUDP policies H7 and H8 seek to achieve between 30 and 50 dwellings per hectare on housing sites. Policy H8 notes that subject to other housing policies and relevant policies elsewhere in the plan, the council will refuse permission where it is satisfied that a greater density could be achieved.

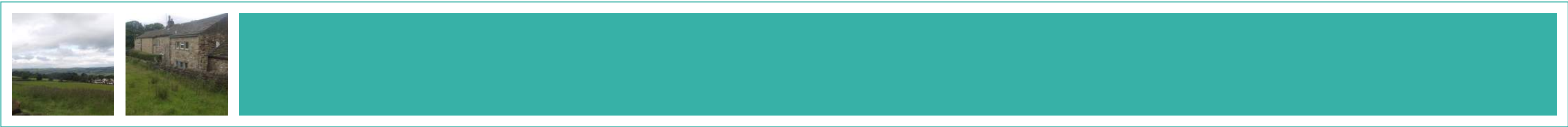
It is considered that given that the scale and density of the surrounding housing estates is between 3 and 28 dwellings per hectare, a development of 30 dwellings or more per hectare at the application site will impact on the character of the site. It will appear more urban and compact than the surrounding housing estates and would also limit the ability to retain existing features on the site and provide open space.

The proposed development would therefore not meet with National and Bradford's own policies about a good design approach. A proposed development of up to 135 dwellings on this 4.8 hectare (gross area) site would equate to up to 28 dwellings per hectare. It is considered that this density of development represents a balanced approach to making the most efficient use of the land, retaining its existing features and ensuring a quality design approach.

9.3 Housing Mix

The indicative masterplan has assumed a mix of housing types on the application site. The exact types and sizes of the residential units will be determined by a future reserved mater planning application. This approach meets the requirements of the NPPF and policy H05 from the emerging Bradford Core Strategy.

As stated above the proposed development would allow for a mix of housing types, including three bed units, which are an identified housing need set out in the Bradford Council Strategic Housing Market Assessment (SHMA).

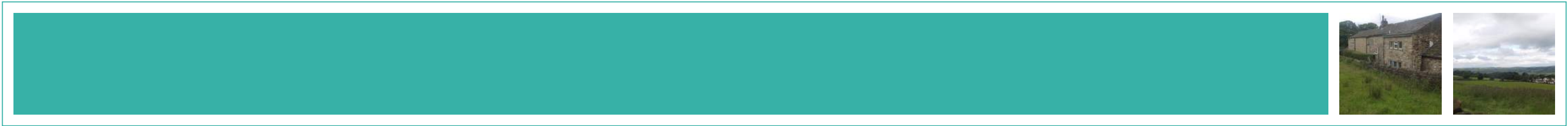


Appendix B

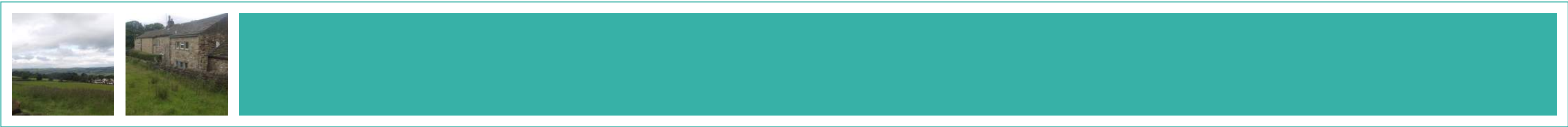
Building for Life Assessment

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Evaluation Criteria	Response	Score
1 Connections		
1a. Where should vehicles come in and out of the development?	Connections to the local highway network are shown at Shann Lane and at Westway. As the site is surrounded by existing development to the east and the north these are the only possible connection locations.	●
1b. Should there be pedestrian and cycle only routes into and through the development? If so where should they go?	The existing public footpath through the site is retained and integrated into the development proposal. Additional pedestrian and cycle routes are suggested connecting no through roads to Shann Lane.	●
1c. Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood.	The development proposal connects to the existing neighbourhood at Westway. This is the only possible vehicular connection with the established residential neighbourhood. The existing public footpath which connects the site with the area to the east is retained and enhanced.	●
1d. How should the new development relate to the existing development? What should happen at the edges of the development?	Shann Lane is the only significant external visible frontage of the development proposal. The development proposal seeks to avoid	●
2 Facilities and services		
2a. Are there enough facilities and services in the local area to support the development? If not, what is needed?	The area surrounding the site is well served by existing schools. Utley School is ½ Km to the north east of the site and Merlin Top Primary School is located less the 1 Km for the site to the south west.	●
Where facilities are proposed;	No additional on site facilities are required.	●
2b Are there facilities what the area needs?		
Where new facilities are proposed;	N/A	
2c Are these new facilities in the right place? If not where should they go?		



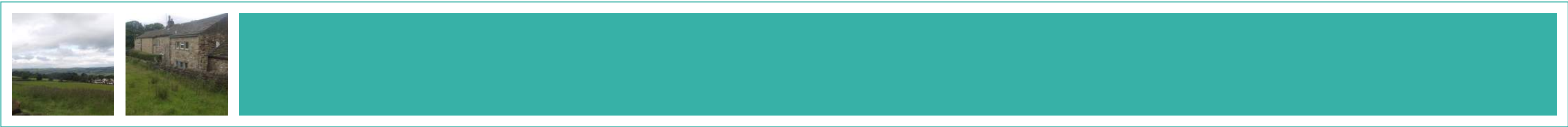
Evaluation Criteria	Response	Score
3 Public Transport		
3a. What can the development do to encourage more people (both existing and new residents) to use public transport more often?	The development proposal incorporates a new route through the site which is capable of accommodating public transport.	●
3b. Where should new public transport stops be located?	Assuming that a bus operator provides a service through the site stop should be provided at the southern gateway and at the heart of the development (providing greatest access to existing and new communities).	●
4 Meeting local housing requirements		
4a. What types of homes, tenure and price range are needed in the area (for example, starter homes, family homes for those down sizing)?	The area requires the provision of a diverse range of housing to meet with local housing need and market requirements. The development proposal seeks to provide housing diversity and thus support a balanced community.	●
4b. Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?	It is anticipated that 15% of homes within the development proposal will be affordable. The composition of the affordable mix could be set out within the S106 agreement (if required by LPA).	●
5 Character		
5a How can the development be designed to have a local or distinctive character?	Local context has informed the design of the development proposals. Site topography, aspect and existing features have informed layout. The design characteristics of neighbouring buildings have informed the suggested design of individual buildings.	●
5b Are there any distinctive characteristics within the area, such as building shapes, styles, colours and material or the character of streets and spaces that the development should draw inspiration from?	Suggested properties are of a similar scale, massing and material to those found on adjacent residential streets to the north and south of the site. No property will be over 2 storeys in height and natural stone will be used for high visibility frontages.	●



Evaluation Criteria	Response	Score
6 Working with the site and its context		
6a. Are there any views into or from the site that need to be carefully considered?	The suggested layout of the development proposal seeks to exploit good distant views of Airedale for the benefit of the optimum number of new homes. Gateways to the site and external visible elements of the development proposal will be carefully designed and landscaped to ensure integration with the surrounding context.	●
6b. Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?	The existing trees and walls located within the site boundary are incorporated within the development proposal.	●
6c. Should the development keep any existing building(s) on the site? If so, how could they be used?	There are no existing buildings on site.	●
7 Creating well defined streets and spaces		
7a. Good streets and spaces are created by enclosing them with buildings and a strong landscaping scheme. Are buildings used to create enclosed streets and spaces?	The development proposal is comprised of traditional format residential streets with well defined private gardens separating homes from the public realm. Street trees and landscaping will be introduced where applicable to reinforce character.	●
7b. Good buildings ‘turn’ corners. Do buildings turn corners well?	Buildings located on corner plots will overlook both adjacent streets or routes.	●
7c. Do all fronts of buildings, including front doors, face the street?	All building fronts within the development proposal face streets.	
8 Easy to find your way around		
8a. Will the development be easy to find your way around? If not, what could be done to make it easier to find your way around?	The development proposal seeks to provide a clear route hierarchy. The proposed public transport route, estate roads and shared surface courts/rows will all have distinctive identity defined by materials, boundary treatment, landscaping and carriageway width/treatment.	●



Evaluation Criteria	Response	Score
9 Streets for all		
9a. Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?	The combination of carefully curved and contoured routes will encourage slow and safe vehicle movement through the site. Additional traffic calming measures may be introduced at the reserved matters stage subject to discussions with the Highway Authority.	●
9b. Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?	Other than the suggested public transport route through the development proposal all other highways are 'no through routes' which vary in character, dependant on size and location but will all be safe with limited slow traffic.	●
10 Car parking		
10a. Is there enough parking for residents and visitors?	The exact parking coverage per unit will be determined by the house type mix which is a reserved matter.	●
10b. Is parking positioned close to people's homes?	The development proposals indicate that all parking is on curtilage.	●
10c. Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?	Parking courtyards are avoided.	●
10d. Are garages well positioned so that they do not dominate the street scene?	Garages will be set back at or behind the building line.	●



Evaluation Criteria	Response	Score
11 Public and private space		
11a. What types of open space should be provided within this development?	The development proposal incorporates a generous centrally located public open space which will help to define identity. The open space protects existing trees and provides an amenity for the future and existing communities.	
11b. Is there a need for play facilities for children and teenagers? If so, is this the right place or should the developer contribute towards an existing facility in the area that could be made better?	Public open space will be provided in the development. Off site contributions will also be made towards play facility enhancement elsewhere.	
12 External storage and amenity space		
12a Is there enough storage space for bins and recycling, as well as vehicles and cycles?	Although this is an Outline Application the unit types and layout used to inform the development proposal incorporate adequate storage and amenity space.	

