

Community Consultation Leaflet

Land off Rambling Walk, Clayton

On behalf of our client, Patchett Developments Ltd, we write to inform you of their intention to submit an outline planning application to the City of Bradford Metropolitan District Council (CBMDC) for residential development of Land off Rambling Walk, Clayton ("Application Site").

The Application Site is currently designated as Green Belt; however, a pre-application enquiry to Bradford Council has identified that the Site has potential to satisfy the criteria for Grey Belt development. The Site is identified as having the potential to deliver a mixture of much needed market and affordable housing.

At this stage our client is only looking to establish the **1)** the Principle of Development, and **2)** the suitability of the access points from Rambling Walk (vehicular and pedestrian). The details of layout, scale and appearance of the development are not for consideration at this stage, and will be brought forward as part of a future Reserved Matters submission. A Parameters Plan is provided to broadly inform the later detailed design stage.

In summary the proposal will provide: -

- Much needed residential dwellings of which 35% will be affordable dwellings, addressing the substantial housing shortage within Bradford;
- The retention and improvement of existing Public Rights of Way across the site, including agricultural access from Delph Drive;
- Designated areas of open space and play within the site;
- Landscape buffers along the northern edge to facilitate an assimilation into the landscape, providing a logical extension to the settlement;
- Off-street parking for each of the residential dwellings, alongside dedicated visitor parking spaces. This will reduce the number of cars within the street scene, and improve road safety; and,
- Appropriate and sustainable management of all foul and surface water.

A copy of the site layout can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to:-

consultation@johnsonmowat.co.uk

Following this consultation, the development team will review and consider all comments received prior to the submission of a formal application to City of Bradford Metropolitan District Council

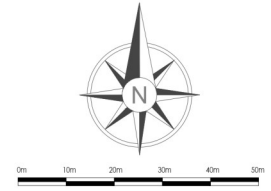
Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.



JohnsonMowat
Planning & Development Consultants

Parameters Plan

INDICATIVE MASTERPLAN - HOLTS LANE, CLAYTON



DRAWING LEGEND

- RED LINE BOUNDARY
- EXISTING PLANTING
- INDICATIVE PLANTING
- INDICATIVE AREA FOR PLAY
- INDICATIVE LOW LEVEL PLANTING
- INDICATIVE AREA FOR MEADOW PLANTING
- PRIMARY ROAD
- TRANSITION SQUARE
- INFORMAL LANE
- SHARED DRIVES

INDICATIVE MASTERPLAN - 2332-MP-01
HOLTS LANE, CLAYTON
PATCHETT DEVELOPMENTS
SCALE: 1:500@A1 - DECEMBER 2025

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