

FURNESS AVENUE AND TURNER AVENUE, NORTH HALIFAX

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

WHO ARE KEEPMOAT.

We're a top 10 UK house builder with a track-record of delivering quality homes across the UK. However, bricks and mortar are only one side of our corporate story. Working alongside our partners, we have built thousands of new homes across the country, transforming brownfield sites into thriving new communities. We're also leading the way for first time buyers. Around 70% of the homes we build help people take their first steps on the property ladder.

Our aim is simple: to deliver more of the high-quality, multi-tenure, new homes the UK needs

BACKGROUND

Keepmoat and Anchor are seeking planning permission for residential development on land allocated for housing under the Calderdale Local Plan (LP0523 and LP0261).

Following an assessment of the sites, Calderdale recognise that these parcels are an important part of the Council's proposed delivery vehicle to improve housing delivery and meet identified housing need. The Authority see this site coming forward as part of the North Halifax Transformation Project.

It is envisaged that the LP0523 site could provide 104 new homes. LP0261 could accommodate up to 91 homes.

Keepmoat are proposing the erection of 185 homes plus a care home in conjunction with Anchor.



Calderdale Local Plan - Housing Allocation LP0523 and LP0261



Aerial Plan



Opportunities and Constraints

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“Development of 185 high quality family homes”



ILLUSTRATIVE LAYOUT

It is anticipated that the proposed housing scheme will incorporate:

- 185 homes and Care Home
- High Quality Public Open Space
- Tree planting and landscaping
- High quality pedestrian linkages providing key routes to existing services and permeability through the site.
- Biodiversity enhancements created throughout the site with additional tree planting.

- ① Care home design carefully considered to ensure a holistic design solution for the site.
- ② Primary vehicle access points into the development from Furness Drive and Furness Place.
- ③ Key area of open space with strong frame by the position of dwellings.
- ④ Pedestrian connections integrated and enhanced as part of the proposals
- ⑤ Two storey development created along Furness Drive reflecting local character
- ⑥ Tree line verge has been introduced along the whole of the spine road. These are on key routes and/or key vistas.
- ⑦ Development proposals retain the hedgerows and standard trees located to the north of Furness Gardens.

Generally car parking is positioned to the side of the properties and set back so as to avoid car dominated frontages

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KEY BENEFITS

This diagram below shows the analysis of the local area and how the development can enhance the area:

- Careful consideration of the existing retail services and ensuring easy access to those and other services such as bus stops / schools.
- Protection of existing trees and vegetation within the site.
- Enhance existing footpaths and ensure properties provide surveillance to those routes. This will ensure they are utilised but would avoid antisocial behaviour.

- The development responds to the scale, grain and character of the local area
- Improved vehicular access into and around the site
- Enhanced area for biodiversity and ecological enhancements
- Provision of a wide range of accommodation including 2 and 3 bedroom properties in addition to the care home.



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KEY SPACES

Keepmoat and Anchor understand the importance of high quality open spaces within their developments and therefore the plans opposite demonstrate the proposals for the key areas of open space within the wider development and how the new housing development can help to create high quality spaces.



Dwellings served from the rear of the buildings - provides car free, strong frontage which frames the open space and provides a vista to the existing greenspace



Street trees introduced along Furness Drive to enhance the quality of the street. This would be within tree pits that sit behind the existing pavement.



Dwellings provide a strong frame to the pedestrian routes and open space with parking set behind. The existing landscape features to Furnace Gardens are retained within the public realm.



Furness Gardens connection provides a green link through the development which is surveilled and framed encouraging its use.



Existing tree provides a focal point for the southern most POS area - the direct connections provide links to the school located to the south of the site.



Inviting green spaces maintains an open view of the site from Turner Avenue South and provides direct connections to the retail units.

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HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns
- Completing a form at the consultation
- Emailing us via Consultation@keepmoat.com
- Commenting through the website - www.jrpassoc.co.uk/consultation
- Writing to us at Keepmoat Homes, Vico House, 111 Ring Rd, Lower Wortley, Leeds LS12 6AN

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Keepmoat and Anchor will review all comments received at the exhibition as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit a planning application to Calderdale Council in August 2023.