

# BROW BOTTOM LANE, 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 – at prices people can afford, in places where they want to live. We are delighted to have achieved 5-star builder status in the National Home Builders Federation (HBF) Awards. This is only awarded to homebuilders who receive a rating of at least 90% in the National New Homes Customer Satisfaction Survey.

## BACKGROUND

Keepmoat are seeking planning permission for residential development on land allocated for housing under the Calderdale Local Plan (LP1009).

It is envisaged within the LP1009 that the site could provide 38 new homes however this is simply based on a site area and assumed mix.

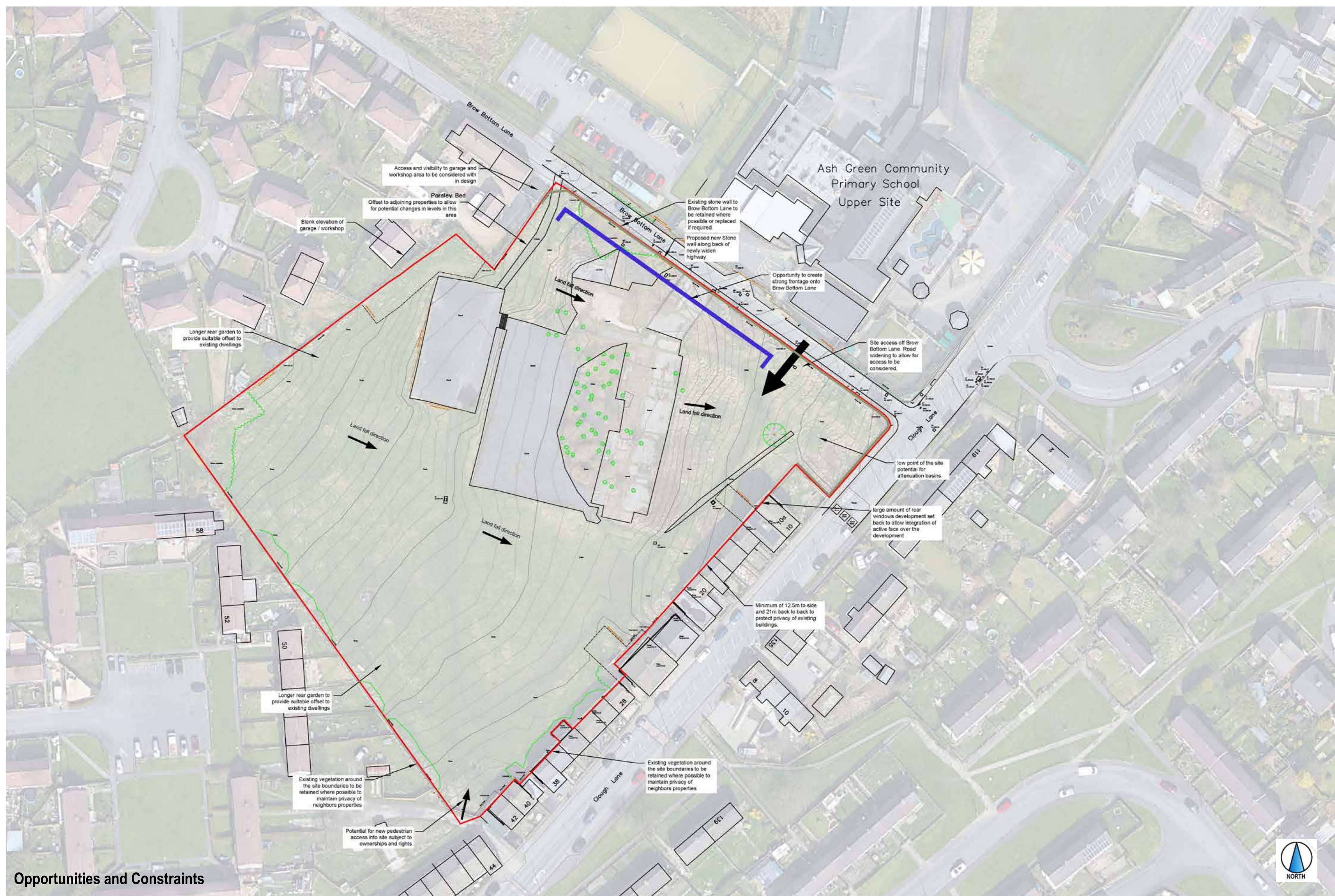
Keepmoat are proposing the erection of 49 homes and on site open space facilities.



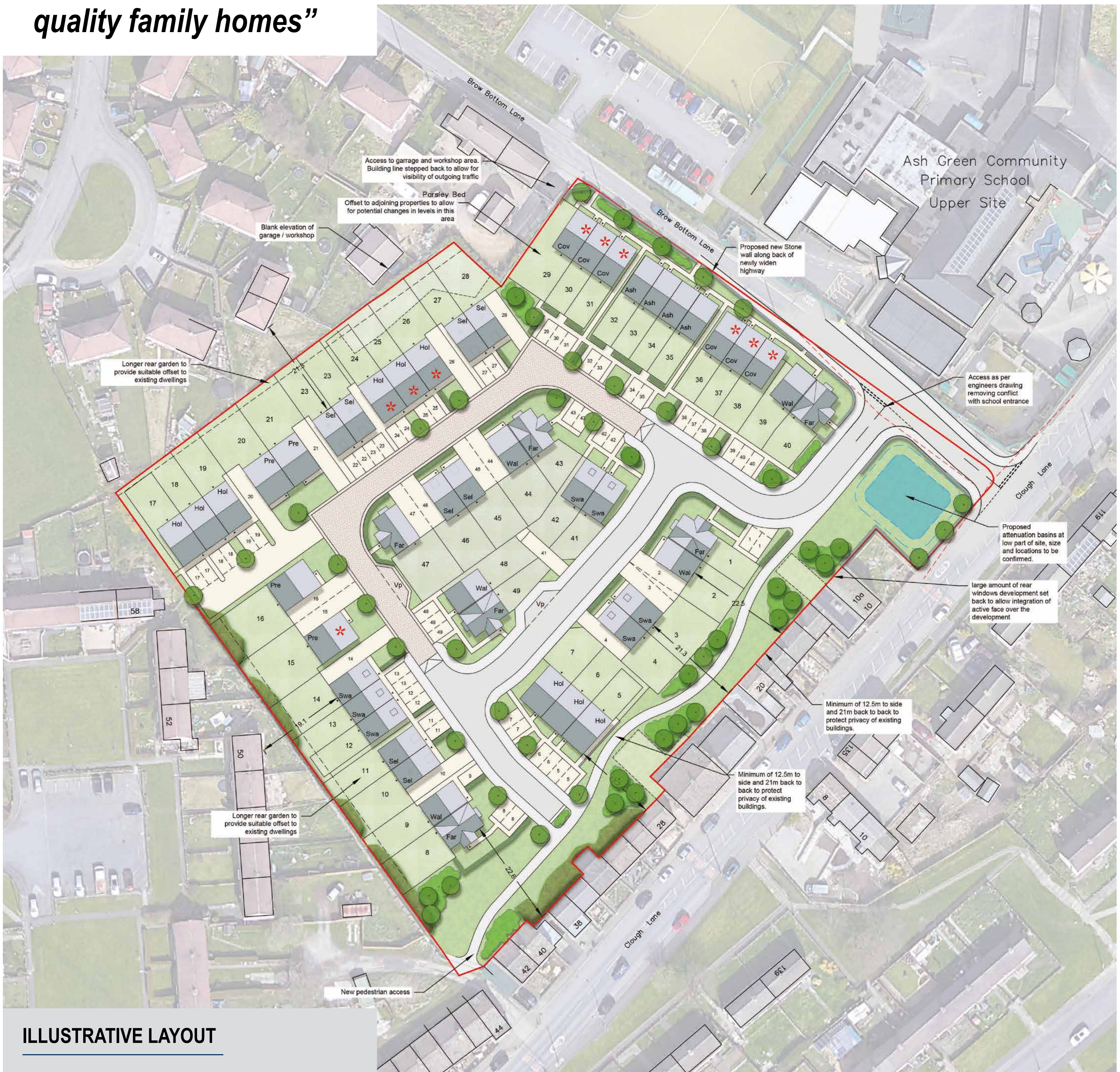
Aerial Plan



Calderdale Local Plan - Housing Allocation LP1009



## “Development of 49 high quality family homes”



### ILLUSTRATIVE LAYOUT

It is anticipated that the proposed housing scheme will incorporate:

- 49 homes in a mix of 2, 3 and 4 bedroom homes
- High Quality Public Open Space
- Tree planting and landscaping
- High quality pedestrian linkages
- Biodiversity enhancements created throughout the site with additional tree planting.

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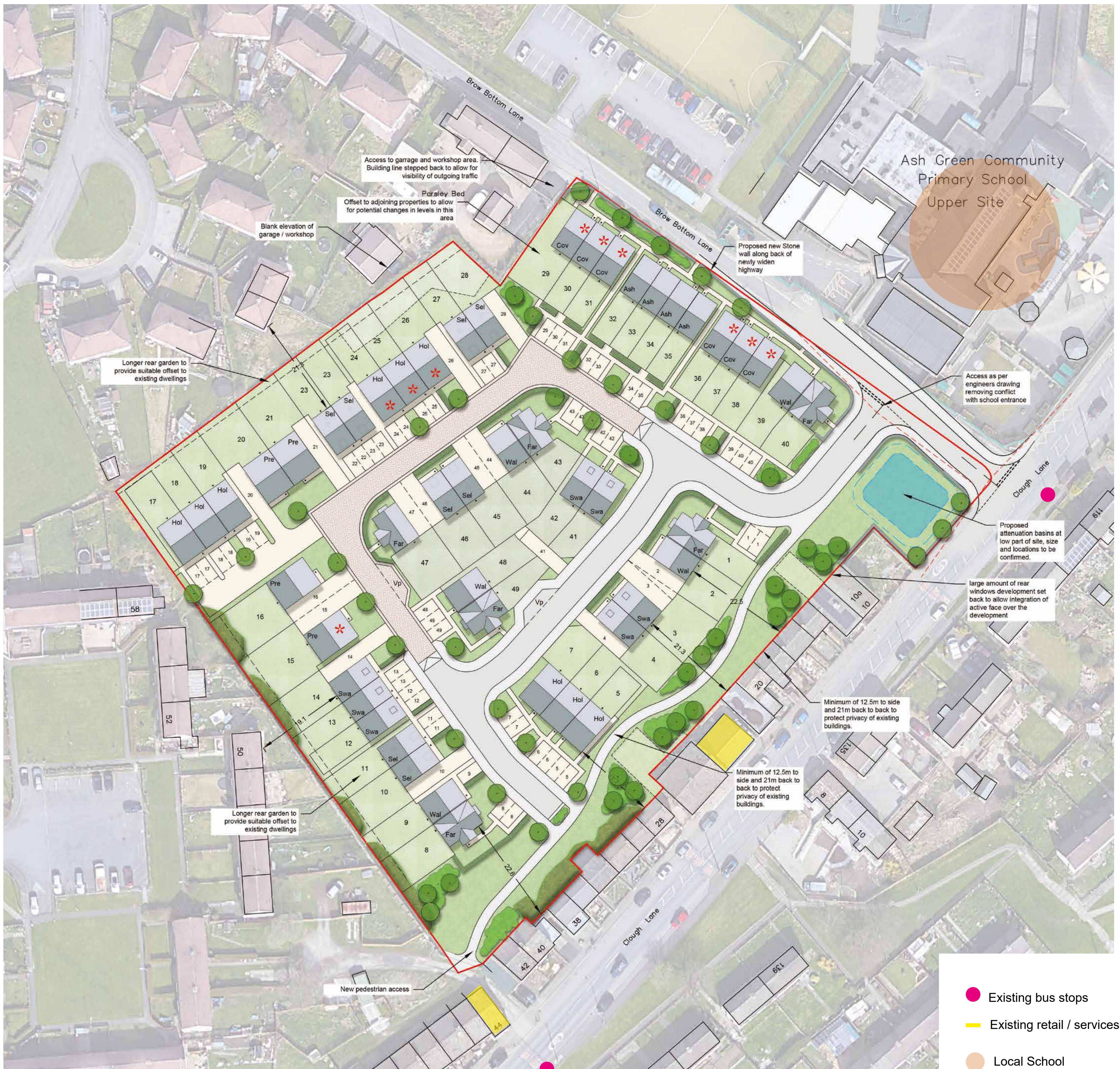
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## KEY BENEFITS

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.
- Enhance existing footpaths and ensure properties provide surveillance to those routes. This will ensure they are utilised but would avoid antisocial behaviour.
- Protection of the amenity of existing residents through increased separation and orientation of plots.
- Strong frontage to Brow Bottom Lane with enhanced planting to the site frontage.

- 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 through tree planting
- Provision of a wide range of accommodation including 2, 3 and 4 bedroom properties



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## KEY SPACES

Keepmoat understand the importance of high quality open spaces within their developments.

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 fronting Brow Bottom Lane are set behind a landscape strip enhancing the street scene. Parking is set to the back of the houses creating car free frontages and no conflict with existing traffic. Road widened and new stone wall to be provided.



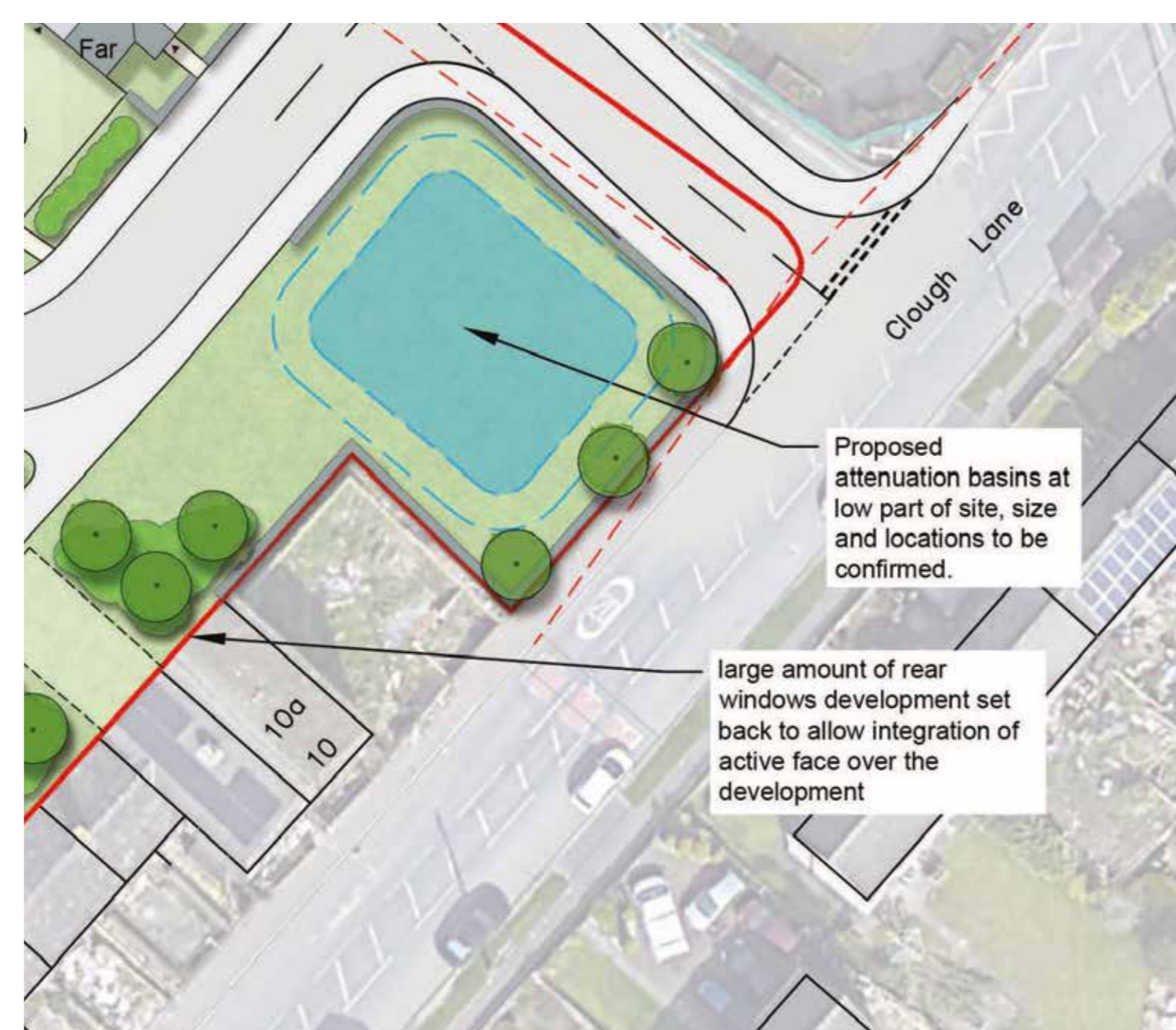
High quality open space has been created within the site with a walkway created through the green swathe.



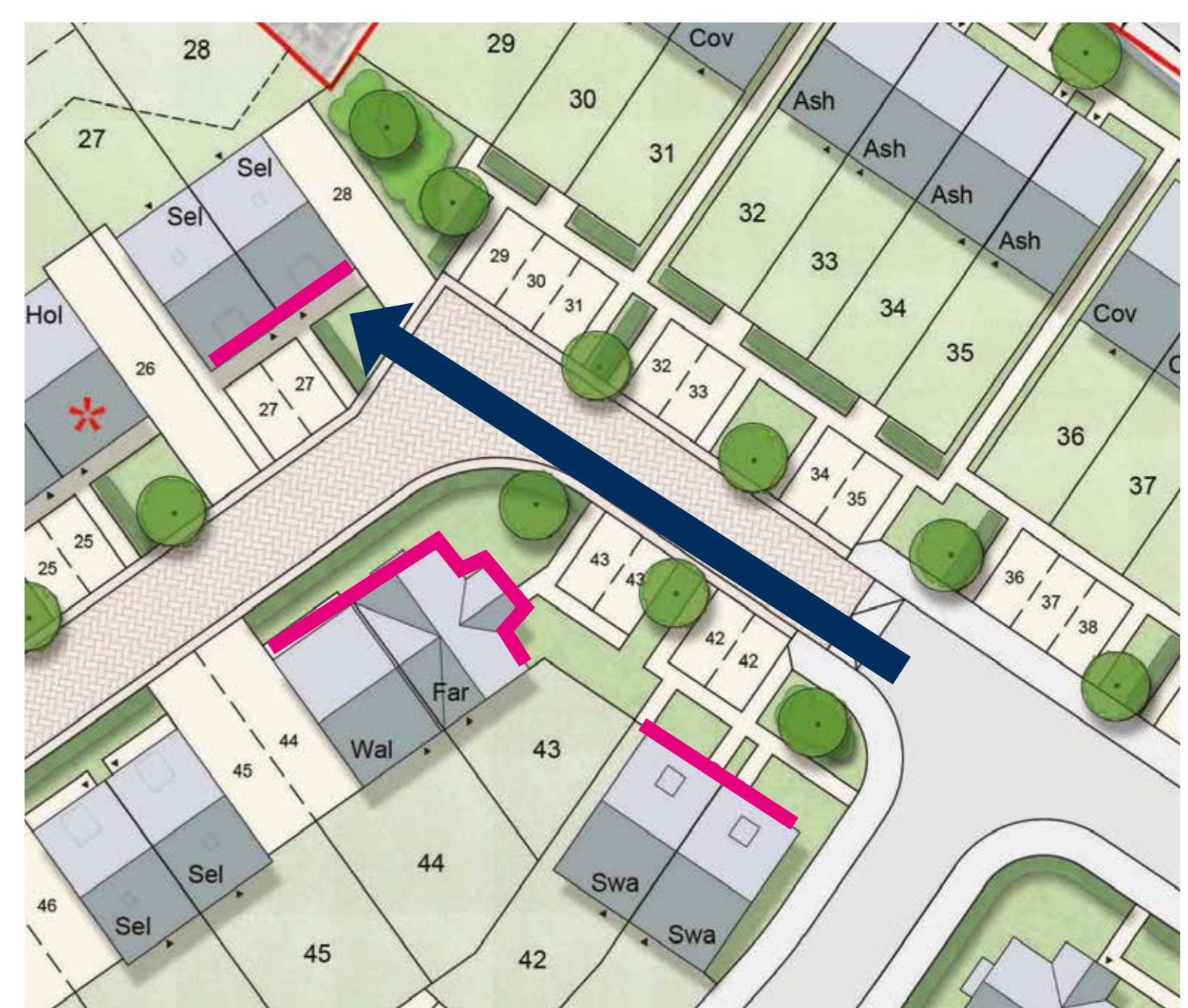
Dwellings have been designed to provide focal points and vista stops to the roads within the site. True dual aspect dwellings are positioned to the corners of the street ensuring active frontages and surveillance.



A new pedestrian link has been created to the corner of the site which provides a key footpath through the site and towards the existing school. Care has been taken to ensure new dwellings are sited a significant distance away from existing dwellings protecting amenity



Sustainable urban drainage solution has been created to the lowest part of the site. This provides an open feel to the site frontage and will aid in ecological enhancements. Care has also been taken to protect the outlook of 10a with the level of existing windows facing the site.



Unique solution to provide rear parking and high levels of landscape planting will assist in breaking up the parking levels. Dual aspect dwellings provides surveillance and activity to those spaces for security.

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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](mailto:Consultation@keepmoat.com)
- Commenting through the website - [www.jrpassoc.co.uk/consultation](http://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 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 Autumn 2023.