

EcoHolmes, Chippings

Design and Access Statement



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EcoHolmes
Community Land Trust
AFFORDABLE LOW ENERGY HOUSING
FOR THE HOLME VALLEY

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- Topographical information
- Planning approval
- Building Regulations approval / fire engineering
- Rights of lights Issues
- Review of easements and covenants
- Full structural review

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CONTENTS

SECTION 1.0

INTRODUCTION

- 1.1 Introduction & Planning Background
- 1.2 GWP Architecture
- 1.3 EcoHolmes

SECTION 2.0

SITE ANALYSIS

- 2.1 Site location
- 2.2 Site history
- 2.3 Social Context
- 2.4 Site Photos - Around the Site
- 2.5 Site Analysis
- 2.6 Topographic Survey
- 2.7 Existing Trees

SECTION 3.0

PREVIOUS CONSULTATIONS

- 3.1 Pre-App Submission 2021/20912
- 3.2 Public Consultation

SECTION 4.0

DESIGN PRINCIPLES

- 4.1 Design Principles
- 4.2 Proposed Layout
- 4.3 Typical House Layout - 2b4p

- 4.4 Typical House Layout - 3b4p

- 4.5 Typical House Layout - 2b4p - Part M4(3)

- 4.6 Proposed Scheme - Site Aerial Perspective

- 4.7 Scheme Development & Elevational Treatment

- 4.8 Proposed Materiality

SECTION 5.0

SUSTAINABILITY STRATEGY

- 5.1 Sustainability - Passivhaus, Fabric First Design & Embodied Carbon

SECTION 6.0

LANDSCAPE & ECOLOGY

- 6.1 Landscape

SECTION 7.0

ACCESS

- 7.1 Accessibility

- 7.2 Secured by Design

- 7.3 Waste strategy

APPENDIX

- Appendix 01- Supporting Letters

1.0 Introduction

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

1.1 INTRODUCTION & PLANNING BACKGROUND

This Design & Access Statement accompanies a planning application for 10 affordable homes development on a small ex-quarry plot, Chippings, on the edge of Scholes village .

The Application

The application is for an affordable, low energy housing development of 10 dwellings, with 7 2bed 4-person, 2 3bed 4-person and one 2 bed unit to meet future needs in line with Building Regulation Part M4(3).

The information included in this statement includes a description and analysis of the site; an analysis of the design approach; pre-application and community engagement process; application drawings indicating the form, materials, and elevational treatment of the development.

The Team

The key team that the Applicant has engaged to develop a proposal for this site are:

Architect:	GWPA
Planning Consultant:	d5planning
Structural Engineer:	Dudleys
MEP:	Thornley & Lumb
Transport:	VIA Solutions
Ecology	Encon
Acoustics	Auditiv

The Process

In developing the proposals, the Applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to this application.

The proposed development has been subject to a pre-application process with Kirklees Council. The pre-application response has informed the design of the development, and adjustments to the scheme have been included where appropriate.

Document Structure

The document has been prepared in accordance with the principles of CABE guidance 'Design & Access Statements: How to write, read and use them' (2006), which identifies the four key stages of the design process that need to be described in the planning submission. These are Assessment, Involvement, Evaluation and Design – all of which are covered on the subsequent pages of this statement.



1.2 GWP ARCHITECTURE

GWP Architecture have a history of delivering highly sustainable yet affordable projects which have been recognised by numerous awards.

As part of delivering exceptional buildings, we are Passivhaus Certified Designers and registered Domestic Energy Assessors, ensuring we understand the latest in design and construction methodologies. The practice is ISO14001 certified (alongside ISO19001) and members of the Green Register. We also have over a decade of experience working with sustainable benchmarking tools such as BREEAM and LEED, with a number of schemes meeting the rigorous ‘Outstanding’ level of performance.

GWPA are currently working as design and sustainability consultants on the Great Places Innovation Chain North framework, a £750m commitment to building sustainable, affordable homes as well as a number of other schemes for Affordable Housing Providers.

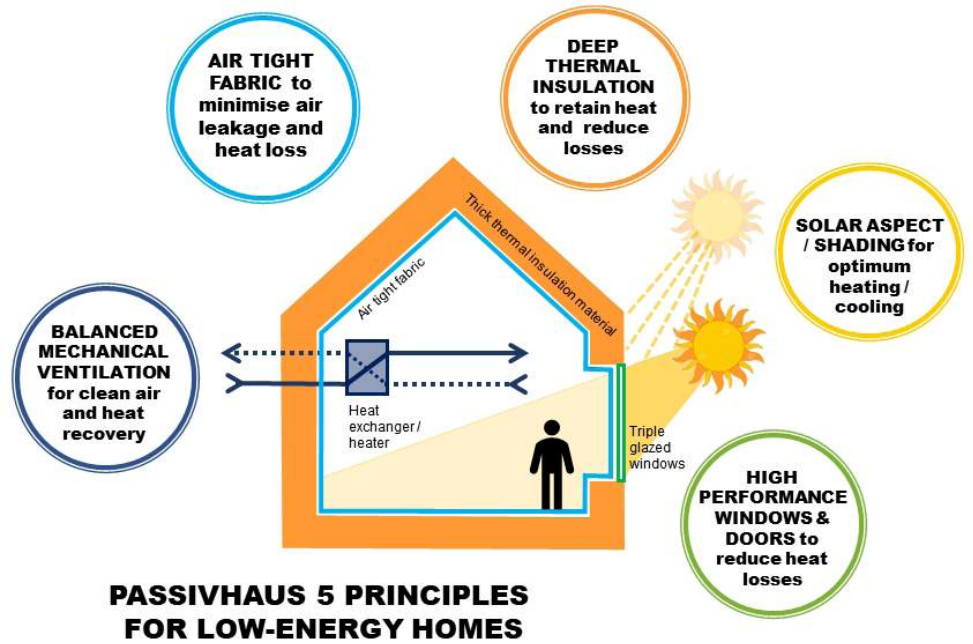
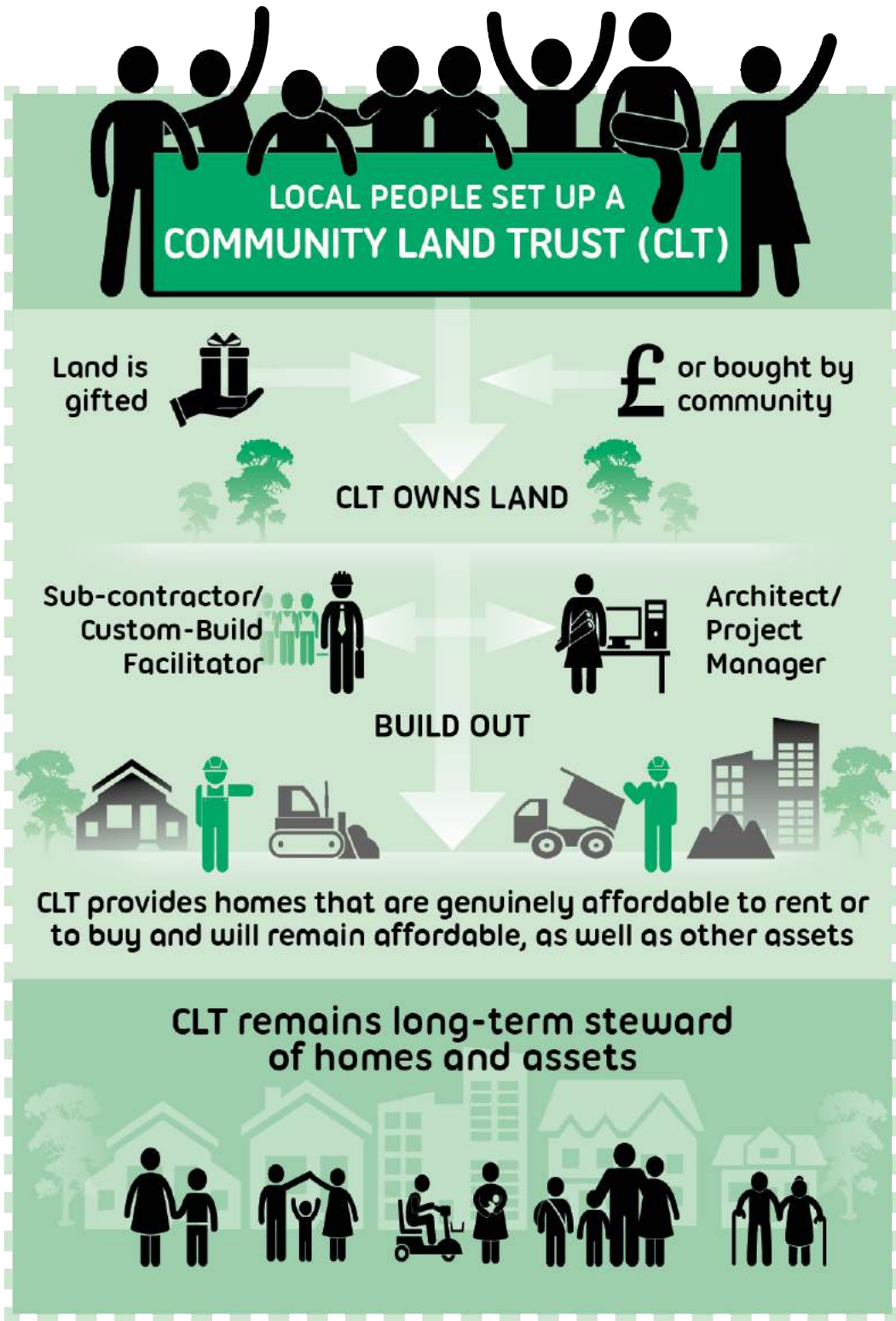


1.3 ECOHOLMES

EcoHolmes is a member-led community business with charitable status which has been established to help address and meet housing needs in the Holme Valley. Their mission and vision is to create affordable low-energy homes fit for the future in a climate change world. We are responding to the pressing shortage of low-cost affordable housing in the Holme Valley, both for sale and for rent, to stabilise family life and protect the future of our local community. The homes built by EcoHolmes will be allocated to local people on the basis of housing need, on the basis of an open and transparent allocations policy. There is also a growing realisation that we need more energy efficient housing, as we move to a more sustainable lifestyle as part of our response to the Climate Emergency. This is needed to reduce domestic energy losses and consumption, in order to reduce our carbon emissions. The homes built by EcoHolmes will be built to Passivhaus principles with a ‘fabric first’ approach, in order to achieve our ambition of providing exemplars for both affordable and low-energy housing in the Holme Valley.

EcoHolmes are part of the fast-growing community-led housing network, where local people play a leading role in solving local housing problems, building genuinely affordable homes and creating stronger communities in ways that are difficult through current mainstream housing. There are currently 548 CLT’s in England and Wales, with over 7,100 CLT provided homes in the pipeline. EcoHolmes is the first CLT in Kirklees! EcoHolmes has been set up by local people as a ‘not-for-profit’ community-led housing (CLH) business to acquire land at low or zero cost, then build affordable low-energy housing using eco-building methods. These will be homes fit for the future; homes that are affordable to buy or rent, homes that are also energy efficient, cheap to run and can be used as Climate Emergency exemplars for low-carbon living.

EcoHolmes are promoting this affordable low-energy housing scheme on the Chippings site on the edge of Scholes village, in partnership with the Holme Valley Land Charity, the current owners of the site. EcoHolmes plan to develop the site with a development partner, a housing association who, as a Registered Provider (RP) for social housing, are able to secure grant funding from Homes England, the UK government housing accelerator. Our preferred development partner is Connect Housing, an established provider of affordable housing in West Yorkshire, based in Kirklees. Together we hope to develop the Chippings site for affordable low-energy homes for the benefit of the local community in the Holme Valley.



2.0 Site Analysis

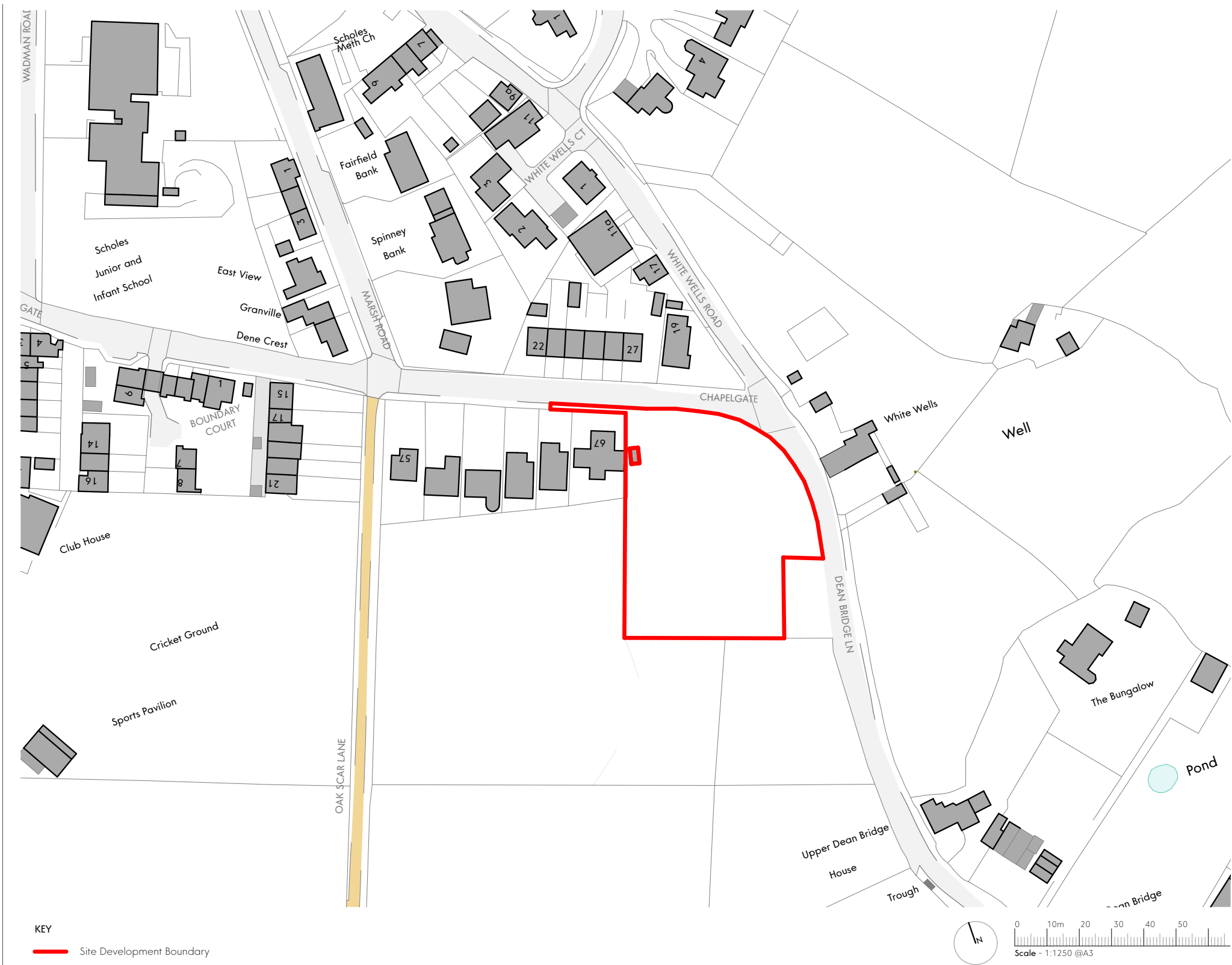
CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

2.1 SITE LOCATION

The site is located off Chapelgate Road, in Scholes, Holmfirth, from approximately 2km S-E Holmfirth town centre.
The site covers an area of approximately 0.37 hectares.

The boundaries of the site are Chapelgate and Dean Bridge Lane to the north and east, agricultural field boundary fences to the south and west, and a residential property garden fence in the north-western corner of the site.

Adjacent land uses were residential to the north, residential and agricultural to the east, agricultural to the south and west, and residential to the north-west.



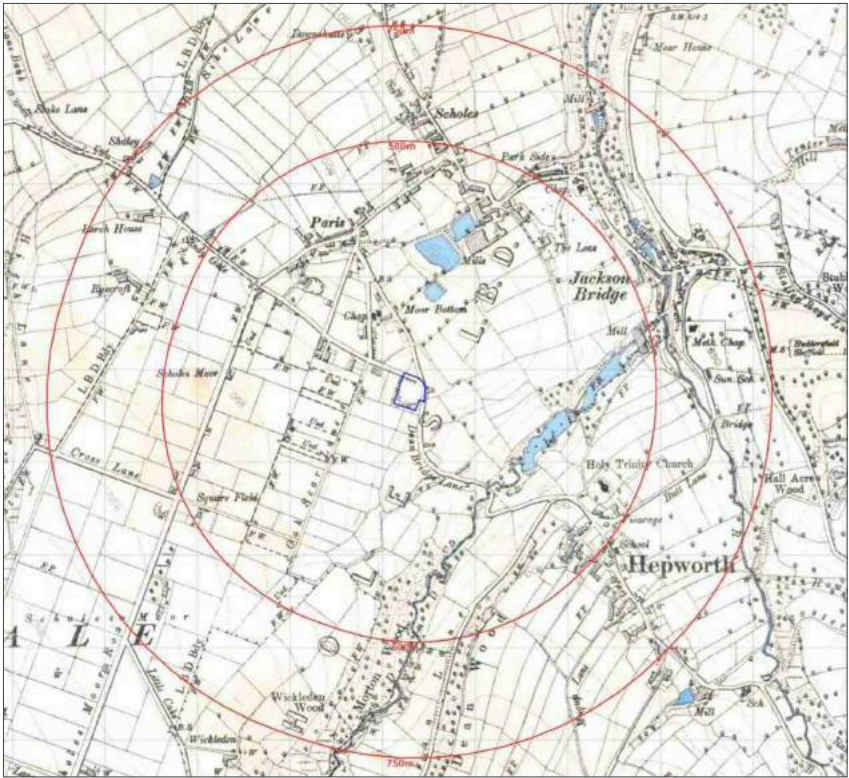
2.2 SITE HISTORY

The site was undeveloped agricultural land in 1854 and was then quarried by 1888. The shape and size of the quarry did not change from 1888 until 1965-1970, when the topography of the north-western corner of the site changed, with a slope shown falling south-east into the centre of the site; this may represent the site being partially filled with road chippings – as per the local anecdotal evidence. The site then remained the same until the present day.

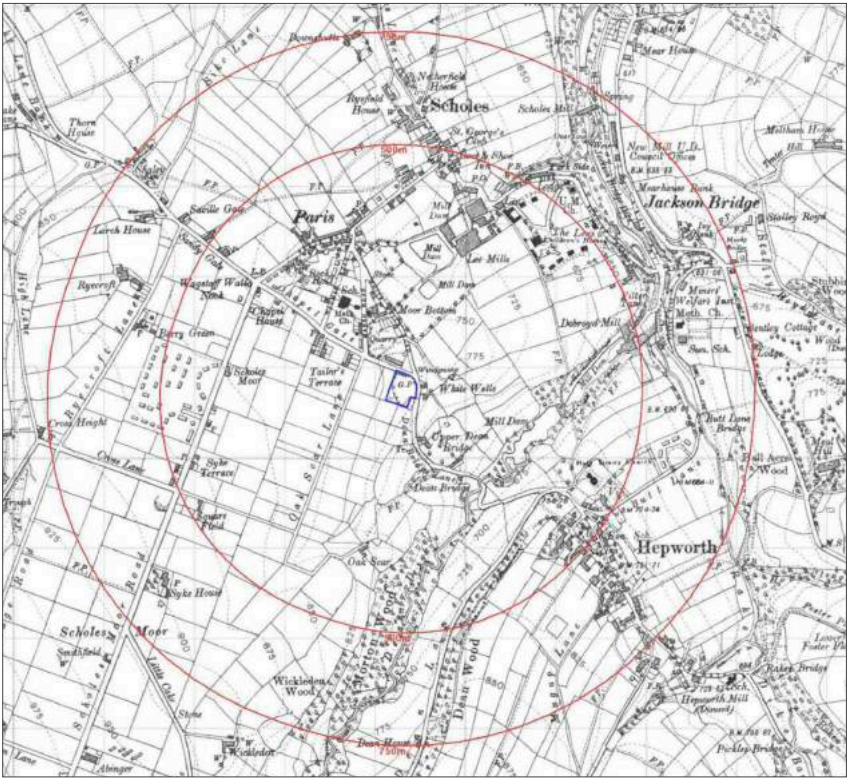
In 1854, the surrounding area was mostly occupied by small agricultural fields, with several small villages around the north and east of the site, including residential properties and several inns and mills. There were also several quarries – most of which were labelled as sandstone quarries – immediately north of the site, and between 300m to 750m south and west of the site. By 1888 there were several new mill ponds 250m north of the site, and along Dean Dike, 250m to 400m east of the site. The area around the site largely remained the same until the present day.

2.3 SOCIAL CONTEXT

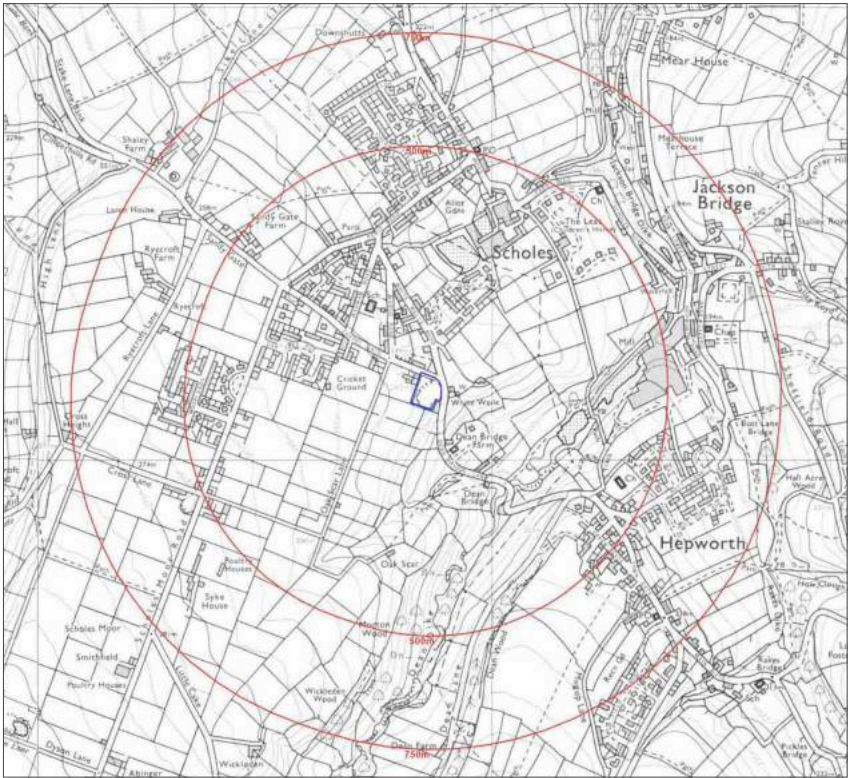
- The site is currently undeveloped and is located in the Greenbelt, as clarified and identified by Kirklees Council.
- The proposed development would provide much needed new family housing for local people.
- The need for this type of housing is clearly identified in the Housing Needs Survey undertaken to provide affordable homes on this rural exception site (as defined under the National Planning Framework and Kirklees Local plan).
- It is anticipated that the majority of the houses will be occupied by young families, helping to secure an economically active population is retained in the area, which will increase support for local amenities.



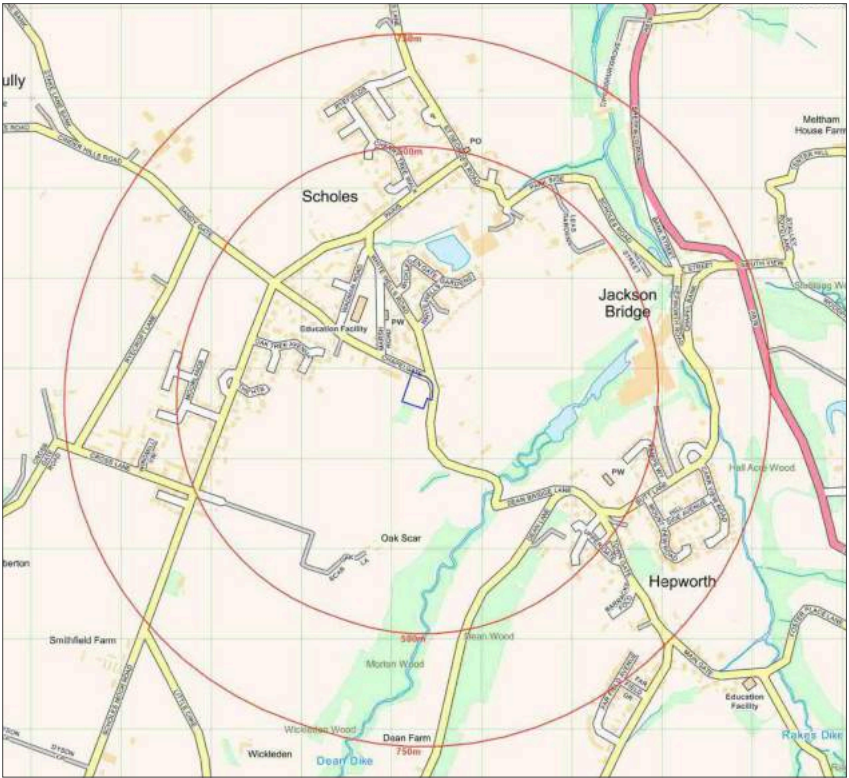
1888



1948



1980



2022

2.4 SITE PHOTOS - AROUND THE SITE



1. View from Chapelgate towards Dean Bridge Ln



2. View from Chapelgate



3. View from Dean Bridge Ln



4. View of neighbouring Football Ground



5. View from neighbouring Football Ground towards the site

2.4 SITE PHOTOS - AROUND THE SITE



6. View from Chapelgate. Adjacent to proposed site entrance



7. View from inside Chippings Quarry



8. Chippings quarry in 1995

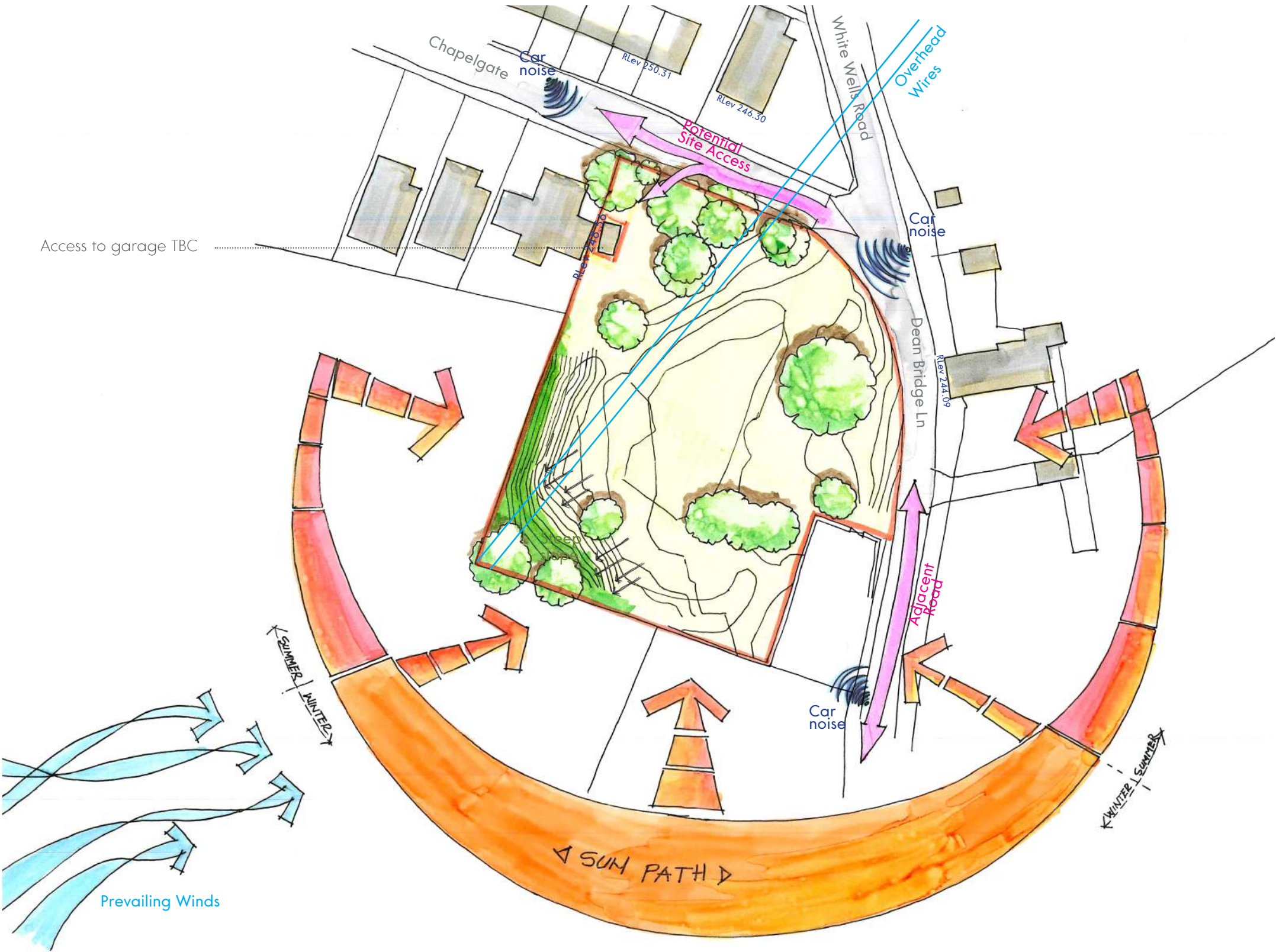


9. Chippings quarry in 2006



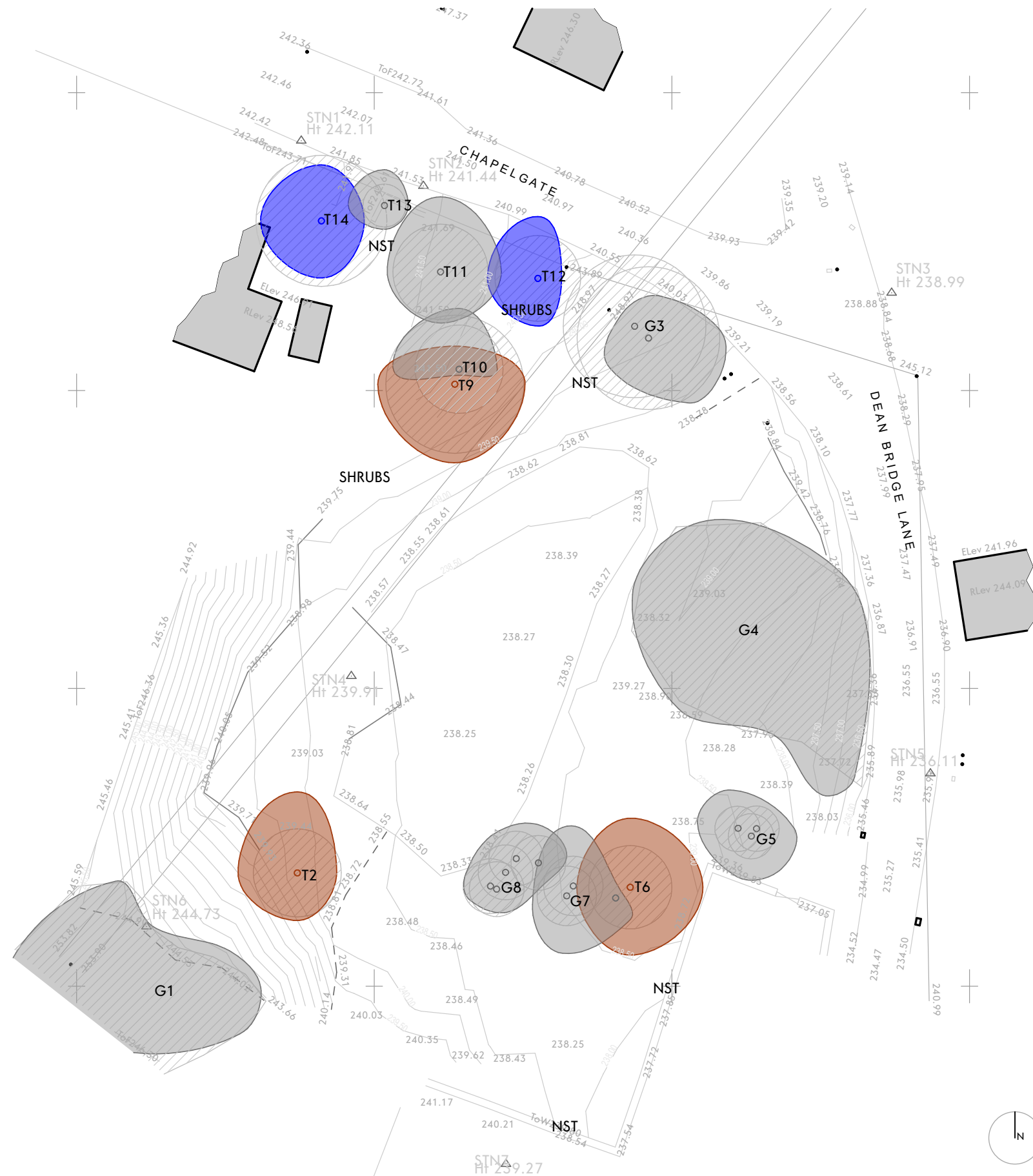
10. Chippings quarry in 2006

2.5 SITE ANALYSIS



2.6 TOPOGRAPHIC SURVEY





3.0 Previous Consultations

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

3.1 PRE-APP SUBMISSION 2021/20912

A Pre-Application has been submitted to the Local Planning Authority for the proposed development of 10 affordable homes within the Green Belt.

Through the design development we sought to build on the feedback from officers by using the initial pre-application submission, to create a scheme which addresses the site constraints and planning outputs, to best utilise the site.

The document presented detailed the design teams current thoughts on site layout, massing and landscape.

Following this, feedback was formally given (ref: 2021/20912/PREAPP) from Planner Nick Hirst.



Enquiries to: Nick Hirst

Bracken House, 1
Lidgett Ln
Leeds
LS8 1PQ

Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Kirklees Direct
Tel: 01484 414746
Email: nick.hirst@kirklees.gov.uk

Date: 04-Feb-2022
Our Ref: 2021/20912

Dear Sir / Madam

RE: Pre application advice for residential development at Land Adjacent, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX

I acknowledge receipt of your recent application for pre-application advice submitted on for the above location.

1. Summary of proposal

The enquiry seeks feedback from the Local Planning Authority on a proposed development of 10 homes. The site is within the Green Belt and the units are to be affordable housing.

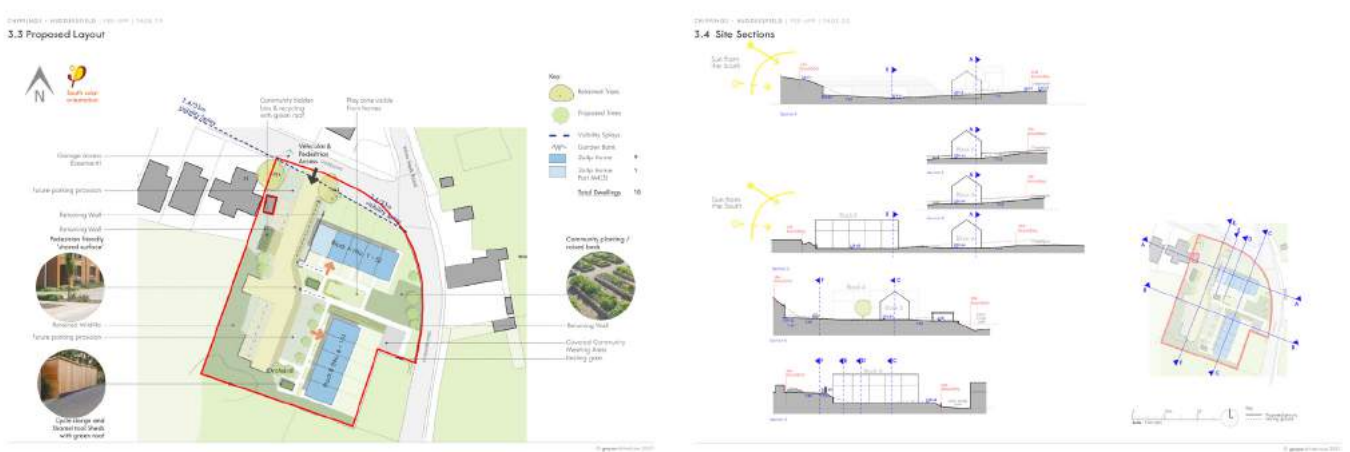
The enquiry is supported by a Housing Needs Survey, a pre-application support document, and associated plans.

A (virtual) meeting was held on the 11th of November, between the applicant and LPA, to discuss the proposal.

2. Relevant Planning History

Application Site

2014/93216: Outline application for erection of 6 of semidetached dwellings with garages, formation of off road parking, gardens and communal play area – Withdrawn



The Consultation Report will form part of the planning submission.



4.0 Design Principles

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

4.1 DESIGN PRINCIPLES

We believe the proposed scheme achieves urban grain integration alongside optimisation for the principles of Passivhaus and other sustainable approaches.

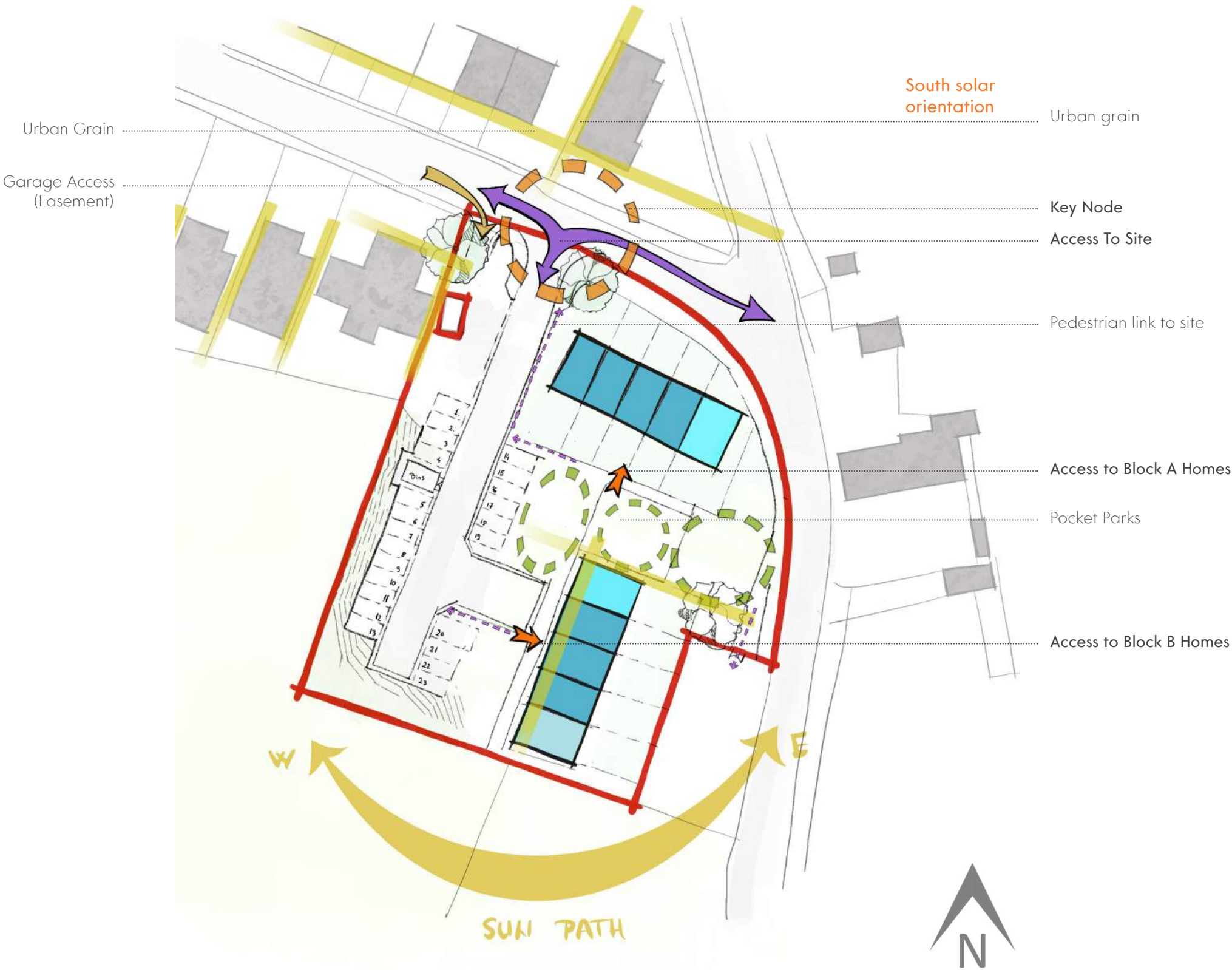
Car parking is located remotely to the properties to enable enhanced space for community playground gardens at the heart of the site. An initial provision of one space per unit is envisaged (plus visitor parking) with the potential capacity to increase number provision if deemed necessary. Electric charger provision is also a key part in the proposal.

Pedestrian access is clear and safe to all properties on the site, and centralised bin and bike stores strategy put forward.

Enhanced areas are provided to community space/ play areas / allotments, etc for both the occupiers of the Chippings site and the wider community .

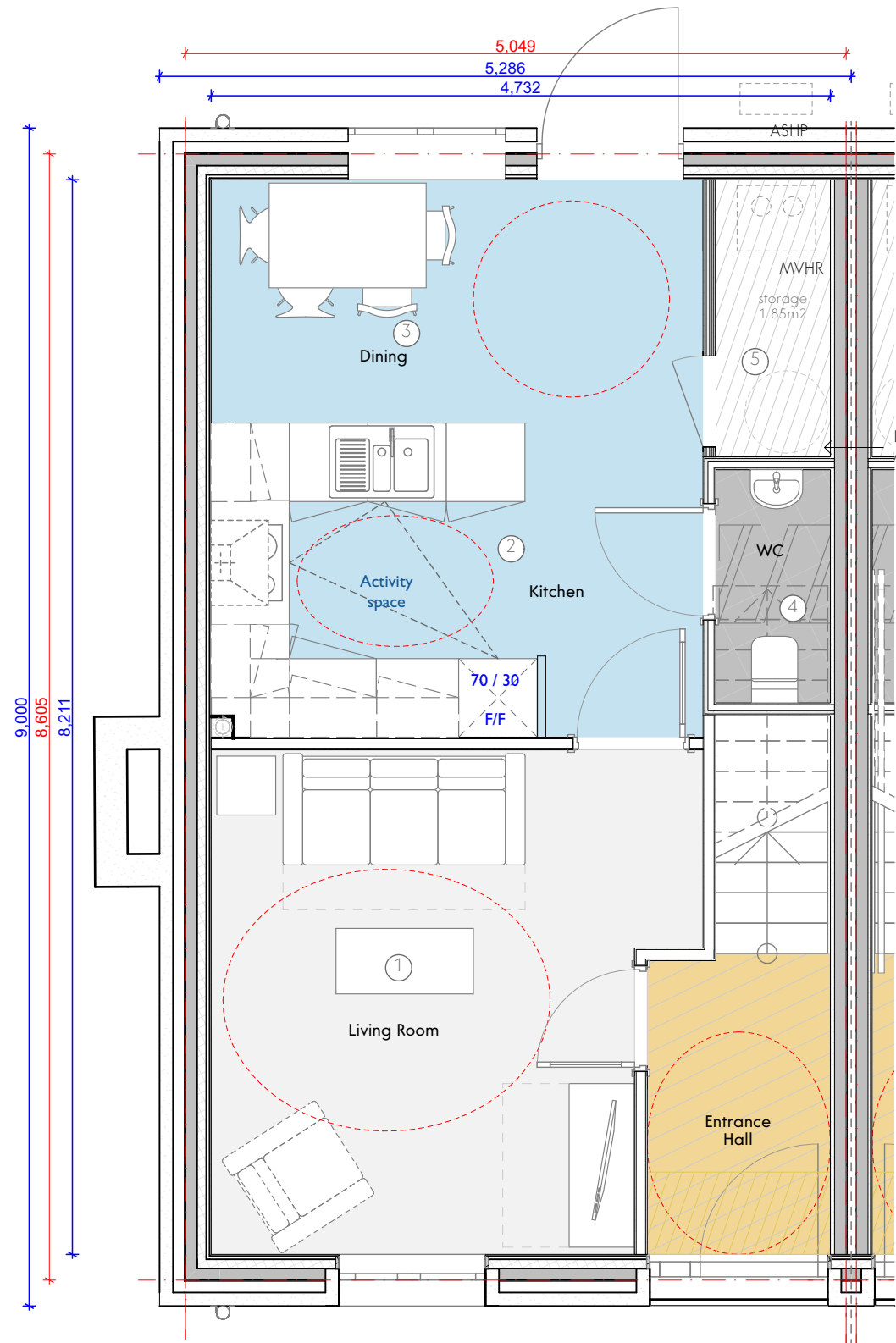
The play area is located centrally within the proposed development, designed for primary usage by the Chippings site, with the intention of residents inviting the wider community to share the space.

The community allotment shares the same ethos as the play area, located within the Chippings site, the intention is for the allotment to become a shared resource with the wider community.

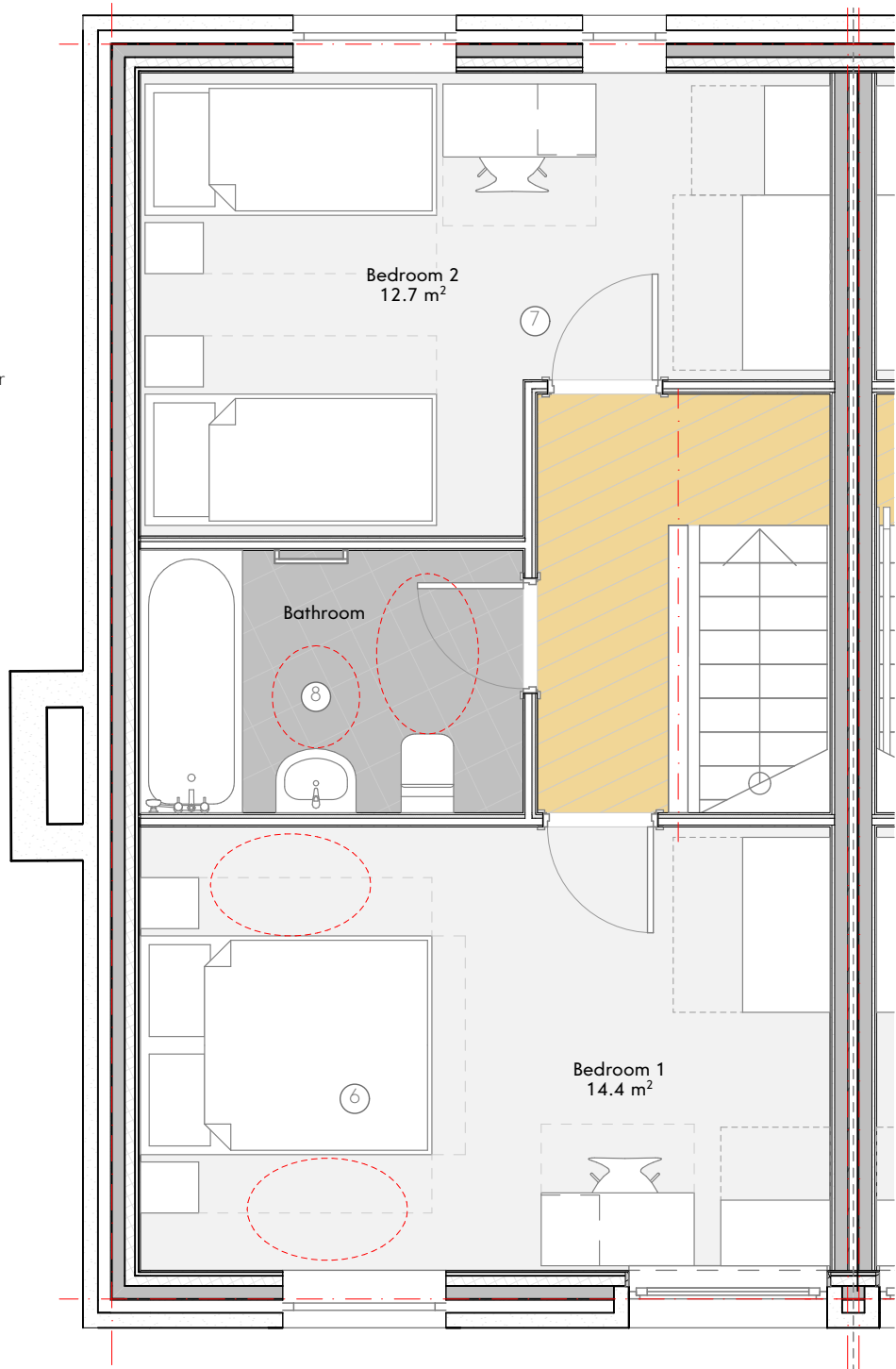




4.3 TYPICAL HOUSE LAYOUT - 2B4P



Ground Floor Plan



First Floor Plan

2 Bed Dwelling

Nationally Described Space Standards Compliant

4 person
79m²



Ground Floor

- 1. Living
- 2. Kitchen
- 3. Dining
- 4. WC
- 5. Storage

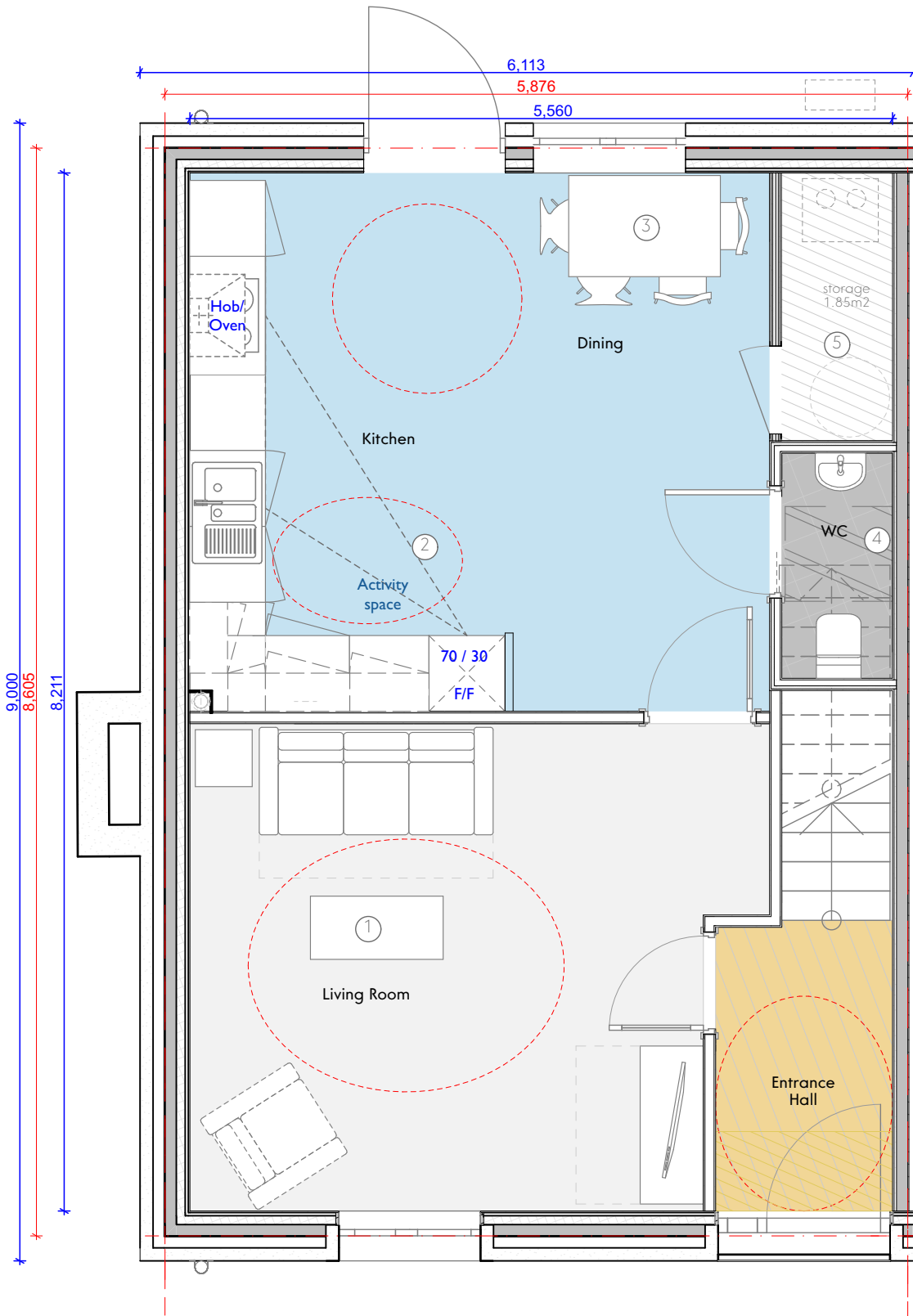
First Floor

- 6. Master Bedroom
- 7. Bedroom 2
- 8. Bathroom

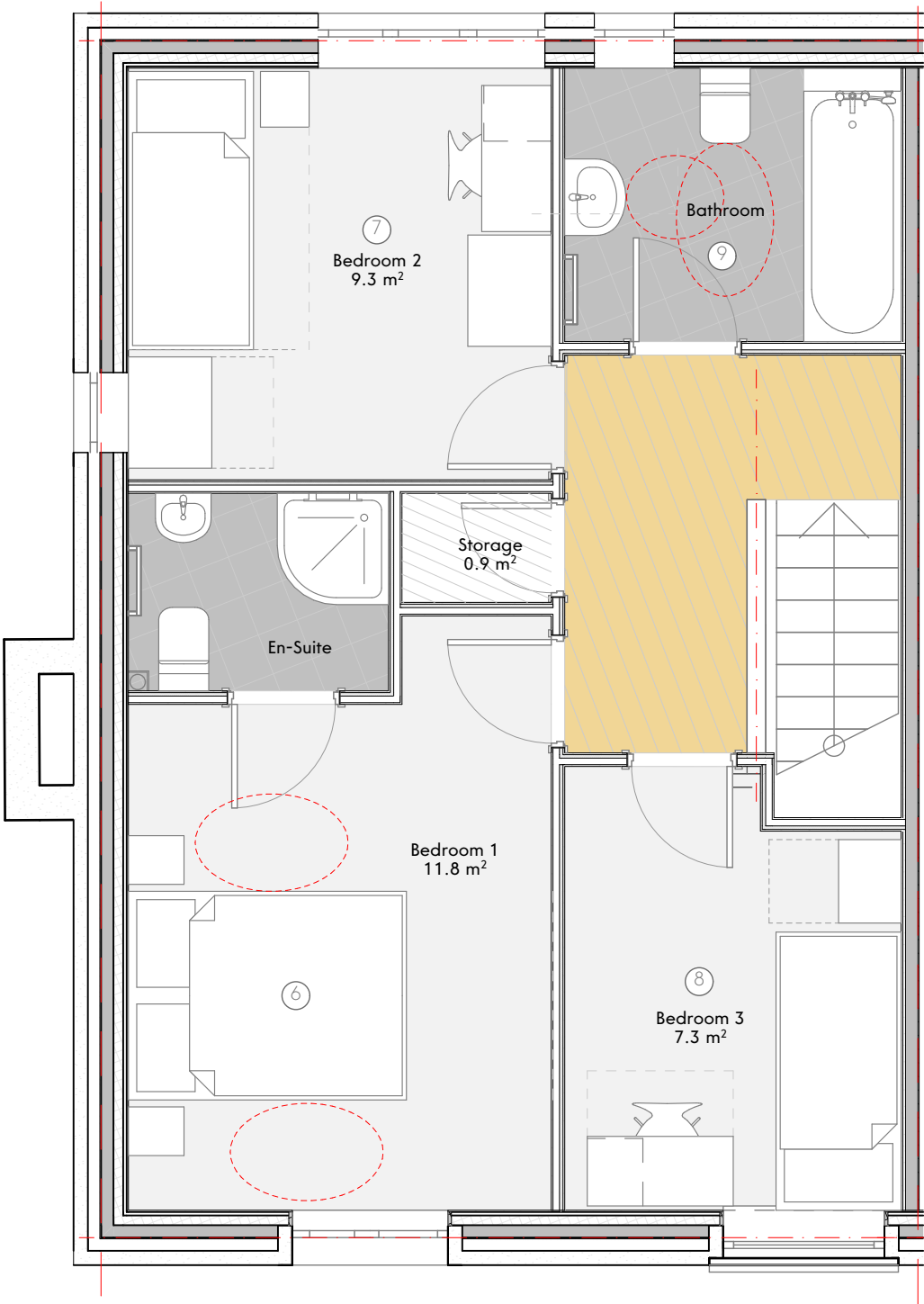
KEY:

- Activity Area
- Storage 1.85m²

4.4 TYPICAL HOUSE LAYOUT - 3B4P



Ground Floor Plan



First Floor Plan

3 Bed Dwelling

Nationally Described Space Standards
Compliant

4 person
88.4m²



Ground Floor

- 1. Living
- 2. Kitchen
- 3. Dining
- 4. WC
- 5. Storage

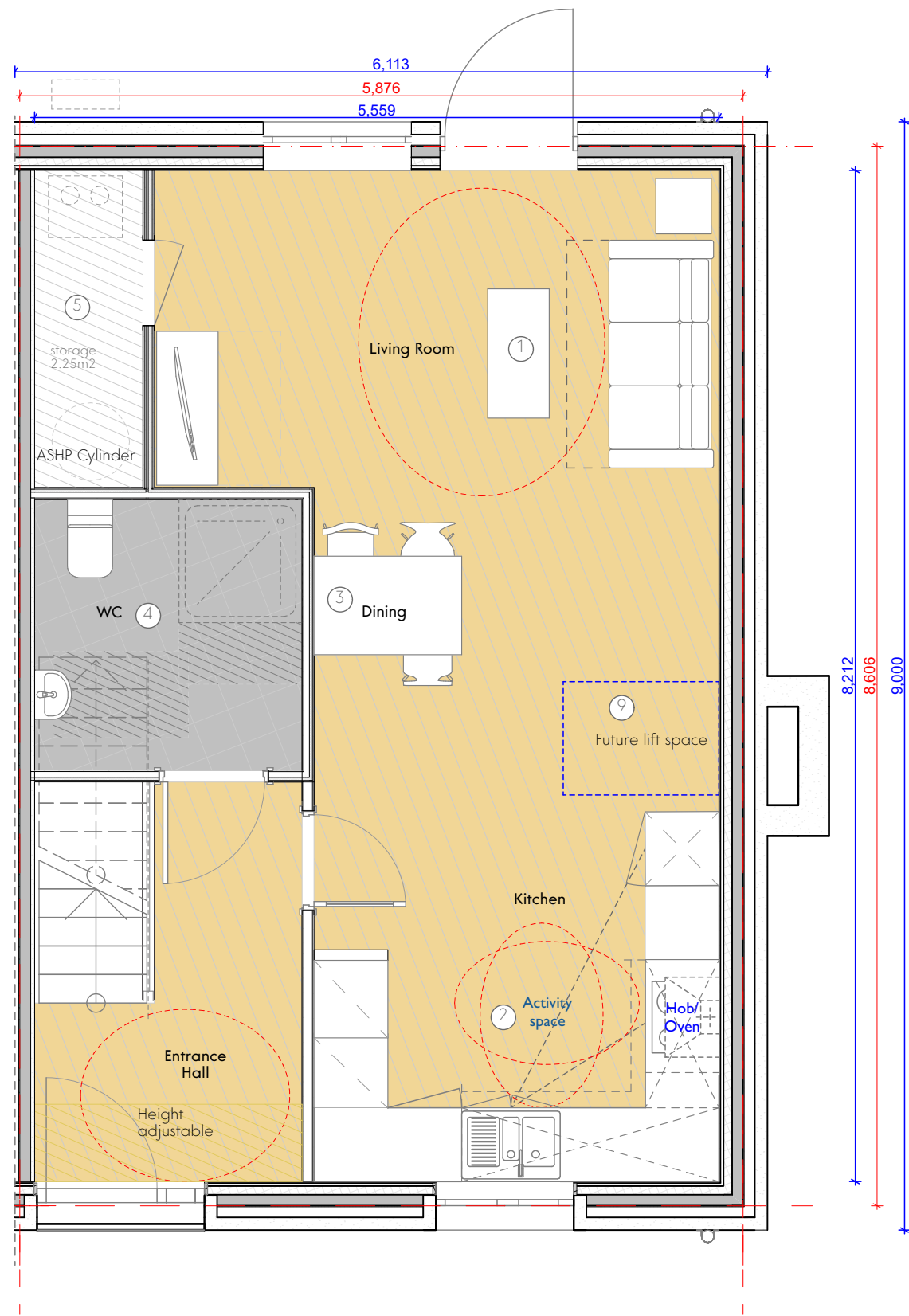
First Floor

- 6. Master Bedroom
- 7. Bedroom 2
- 8. Bedroom 3
- 9. Bathroom

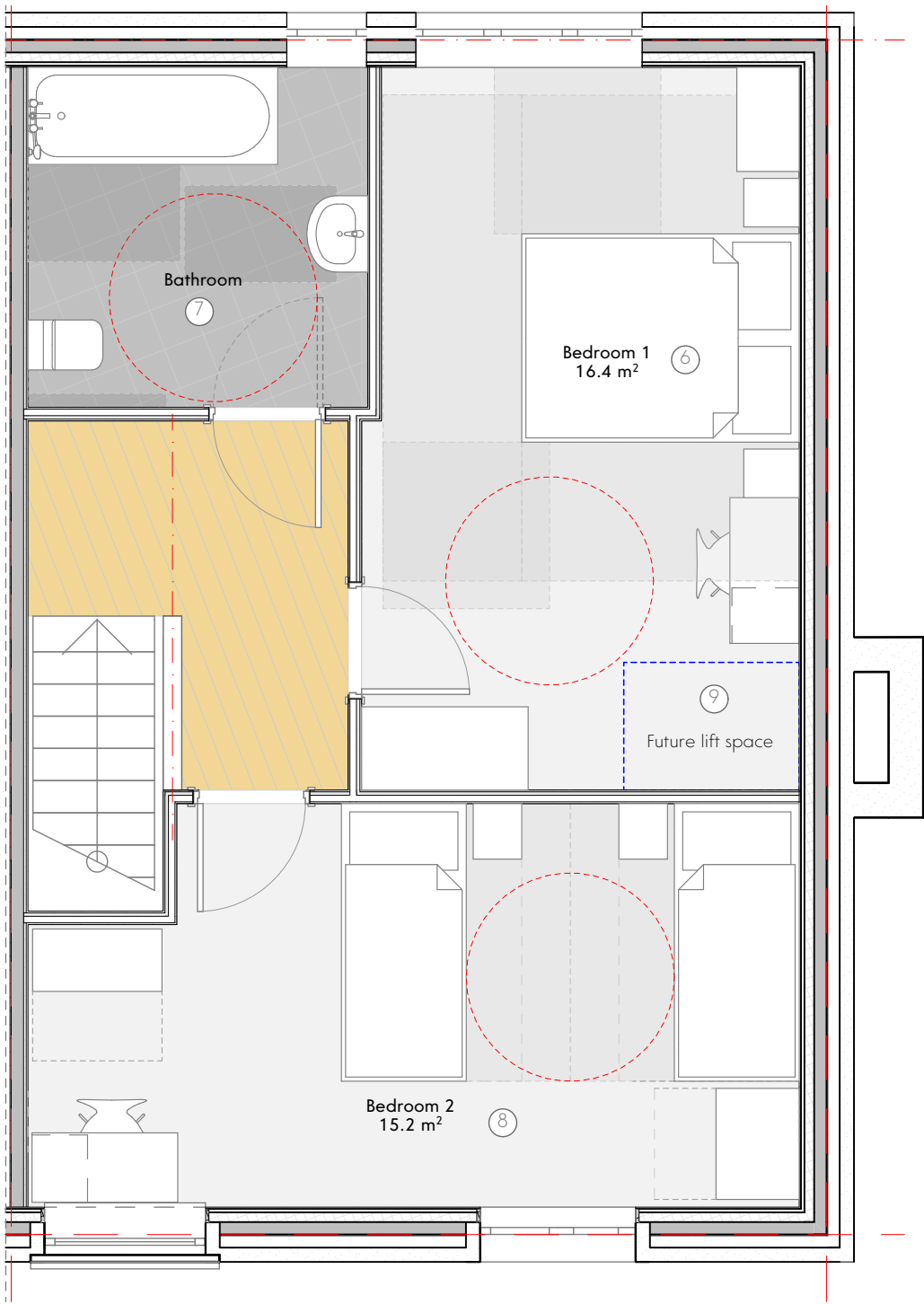
KEY:

- Activity Area
- Storage 2.7m²

4.5 TYPICAL HOUSE LAYOUT - 2B4P - PART M4(3)



Ground Floor Plan



First Floor Plan

**2 Bed Dwelling
Part M4(3)**

Wheelchair user friendly adaptable dwelling. The dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities

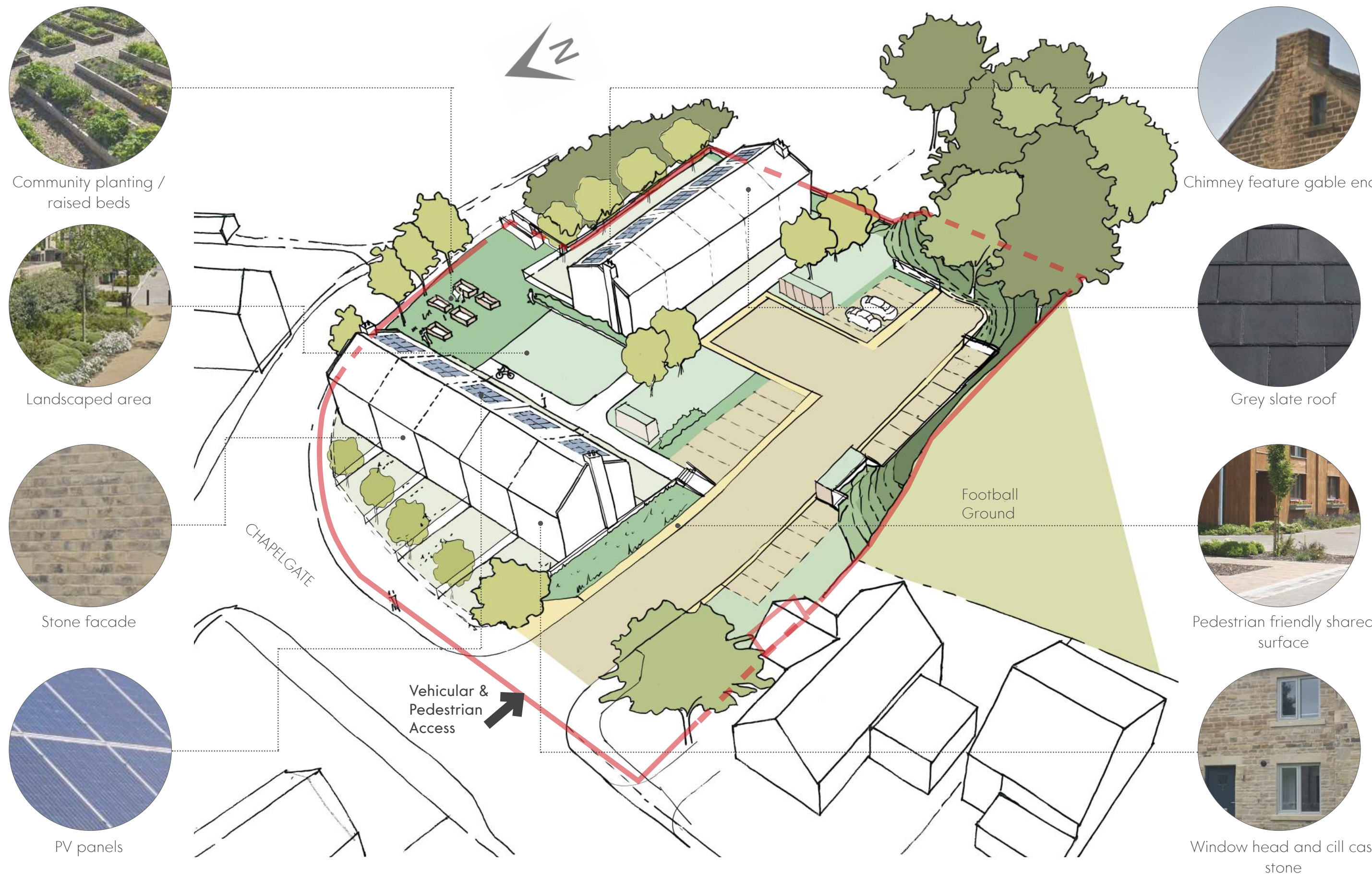
4 person

91m²

- | Ground Floor | First Floor |
|----------------|--------------------------|
| 1. Living | 6. Master Bedroom |
| 2. Kitchen | 7. Bedroom 2 |
| 3. Dining | 8. Bathroom |
| 4. WC/ Wetroom | 9. Future lift provision |
| 5. Storage | |

- KEY:
- Activity Area
 - Storage 2.25m²

4.6 PROPOSED SCHEME - SITE AERIAL PERSPECTIVE



4.7 SCHEME DESIGN & ELEVATIONAL TREATMENT

SCHEDULE OF ACCOMMODATION

- 7 number 2b4p homes
- 2 number 3b4p homes
- 1 number 2b4p home Part M4(3)

House plans are incorporated in this section of the D&A document, all houses comply with National Housing Space Standard requirements.

LAYOUT

The proposed accommodation is a mix of 2 and 3 bed family houses, all two storey in height.

The houses are organised into two terraced blocks, with communal parking spaces and other communal amenities.
The Blocks are orientated to pick up the development grain of existing housing on Chapelgate.

FORM AND ELEVATIONS

- The houses have stone external cladding to the street elevation and render with large window openings to provide good levels of natural pleasing window / wall relationship. Window positions and sizes may vary between the two Blocks to reflect Passivhaus thermal calculation requirements.
- High levels of natural light support wellbeing and a high-quality internal environment, an increasingly important consideration. The window openings are organised to provide a vertical emphasis to the elevations and a cohesive integration in the surrounding vernacular.



4.8 PROPOSED MATERIALITY

- The houses will be constructed using timber frame, panelised construction, manufactured off site. This high performance ‘building shell’ can be clad in a variety of materials, here it is proposed to use traditional external building materials which are synonymous with the area and its history. Importantly the proposed materials will weather gracefully over time.
- It is proposed that a combination of stone and render are used for the external elevations, predominantly stone and also white render to help soften the main elevation.
- Wetcast detail above the main entrance door is used to provide further visual interest to the elevations, together with the stone window surrounds.
- Roofs would be finished in twin clay, interlocking tiles.
- Window and door units are to be high performance triple glazed PVCU with grey colour frames externally.
- Gutters and downpipe are to be PVCU square section gutters with circular downpipes – grey colour.

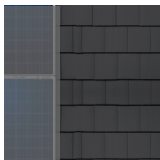


Windows - triple glazed UPVC
PassivHaus Certified Windows

Entrance: Contrasting door and
triple glazed side-light.

External lighting: To front & rear.
Operated by photoelectric cell/
daylight sensor.

Material Key



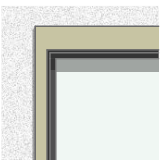
1.



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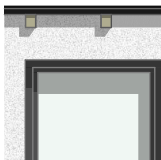
3.



4.



5.



6.

1. Roof tile - dark grey
2. Stone masonry wall clad
3. Feature chimney
4. Wetcast head and cill surround detail
5. Wetcast feature grooved detail
6. Triple glazed UPVC PassivHaus Certified windows

5.0 Sustainability Strategy

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

5.1 SUSTAINABILITY - PASSIVHAUS, FABRIC FIRST DESIGN & EMBODIED CARBON

Overview

The project is targeting a high level of sustainability for the proposed development. Based on current best practice the scheme will look to achieve the following:

- Low Energy & Carbon in Use
- Low Levels of Embodied Carbon
- Significant Reduction Vs. Current Building Regulations

The team seek to achieve this using the following strategies:

Fabric First Design Targeting Passivhaus Levels of Performance

- Mechanical Heat Recovery Ventilation ('MVHR')
- High levels of air tightness (below Part L standards)
- High levels of thermal insulation
- Enhanced glazing solutions
- Highly efficient building massing
- Thermal bridging minimised
- Modelled in Passivhaus Planning Package (PHPP) to minimise the performance gap

Low Carbon Heat

- Targeting no on site carbon use
- Full electric heat and hot water using low carbon technologies
- Use of Air Source Heat Pumps

On Site Use of Renewable & Energy Efficiency

- Electric Car Charging
- Solar Photovoltaic Panels to Generate Electricity
- 100% low energy LED lighting

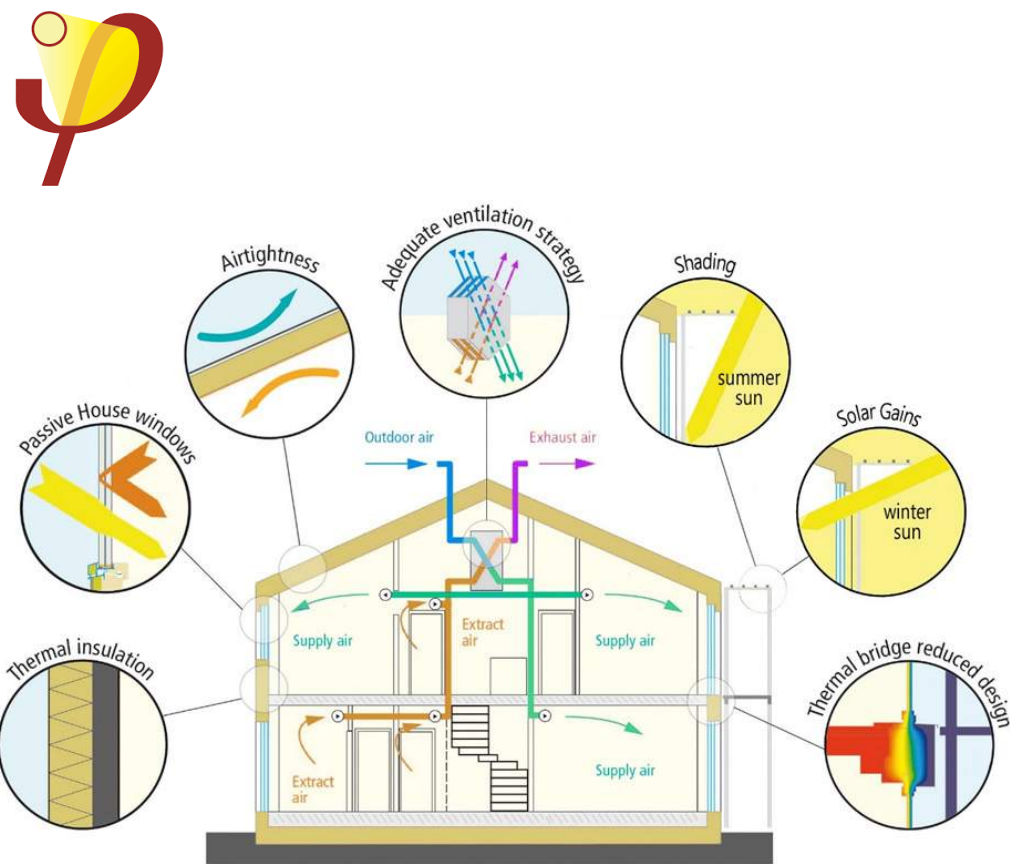
Low Embodied Carbon

- Use of prefabricated timber frame construction
- Pre-insulated external wall panels and internal partitions, with floor cassettes to the first floor will be used
- The building shell will be manufactured off site.
- Analysis in line with RICS guidance
- Targeting circa 300 kg/m2 carbon inline with RIBA 2030 guidance

Water Saving

- All dwellings will be provided with connected 200l water butts so as to reduce water use in the garden.
- All fittings internally will be low flow / restricted in line with latest Part L guidance.

Passivhaus Principles



6.0 Landscape & Ecology

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

6.1 LANDSCAPE & ECOLOGY

This report details the ecological assessment of the proposed residential development at Scholes, Holmfirth, West Yorkshire. The site comprises a disused quarry and contains a mosaic of scrub, grassland and woodland habitats. The site is considered unlikely to support legally protected species, although vegetation on the site is suitable for nesting birds. The assemblage of habitats on the site is considered to be of local ecological value.

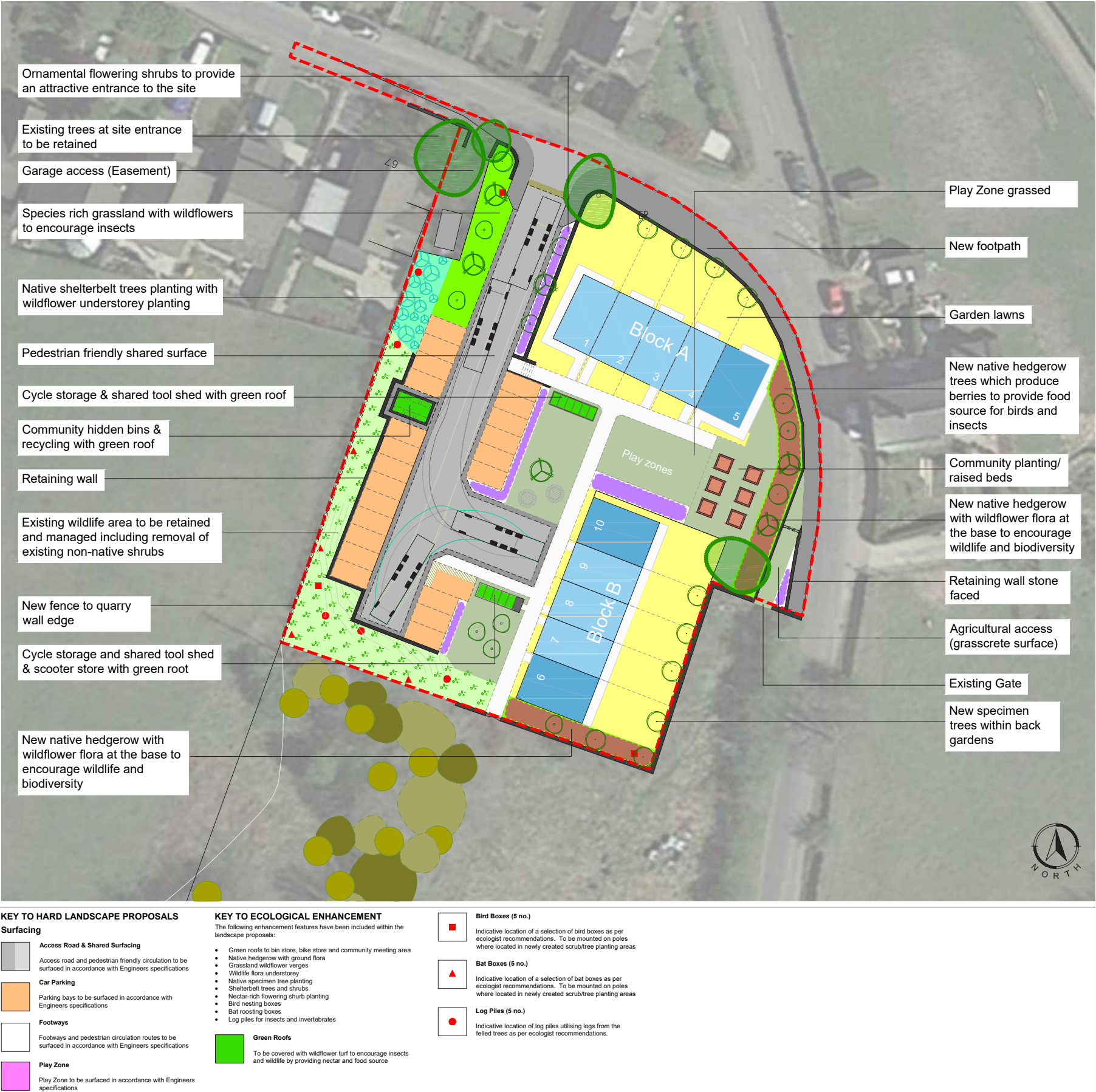
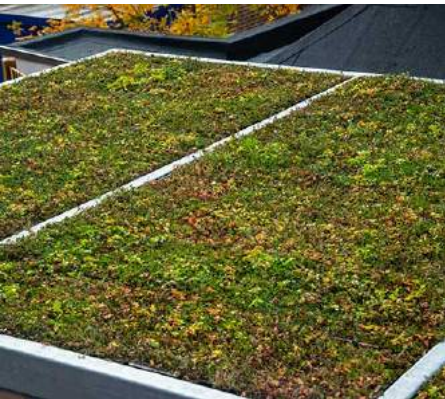
In order to mitigate or compensate for the potential ecological impacts a number of on-site measures are proposed.

These include the retention and enhancement of higher value heather grassland on the site and the creation of new grassland, woodland and hedgerows, and mitigation measures to avoid disturbance of nesting birds and avoid harm to reptiles. Other compensation measures proposed include native hedgerow planting; provision of bird and bat boxes; the use of wildlife-friendly planting throughout the development; and, the creation of log piles.

Even if the on-site mitigation and compensation measures recommended in this report are implemented in full, this would not be sufficient to fully mitigate the potential ecological effects of the proposals and therefore they would not comply with local planning policy. Off-site habitat creation measures will be required to ensure no net loss of biodiversity.

Potential off-site habitat creation scheme for the proposals to reach a net gain of biodiversity (+10%) are included within the full Landscape and Ecology report.

Additional measures using land adjacent to the site is also shown on the Landscaping and Biodiversity Enhancement Plan drawing (ref A5478-01D) within the report, with the additional biodiversity enhancement measures marked as optional.



Section 7.0

Access

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

7.1 ACCESSIBILITY

- The site is located within easy access to local services and local amenities, such as: bus stops, Scholes Cricket Club, Scholes Junior & Infant School, Scholes Methodist Church.
- Pedestrian access to and from the site will be through Chapelgate Road.
- Access to houses would be paved to provide firm, stable and even surfaces. Level access and weather protection will be provided to all principal entrance doors to the houses. External door thresholds are finished with proprietary corner strips and a projection not greater than 13mm above internal finished floor level. All entrance doors have a clear width of 850mm allowing access to the ground floor by wheelchair users.

Sources of advice:

- Building Regulations Part M
- There is provision for a two bed unit that can be adaptable to provide a full DDA unit with accessible bathroom/kitchen - and the ability to include a future lift for access to upper levels, supported by a DDA parking space and provision for a motorised safe accessibility scooter.
- DfT 2021 Inclusive mobility – A guide to Best Practice for access to pedestrians and transport infrastructure – www.drc.org.uk

7.2 SECURED BY DESIGN

- An outline Crime Prevention Assessment will be provided by West Yorkshire Police for the scheme and submitted as part of this application.
- **Physical Security**

All doors and windows shall comply with secured by design BS PAS standards.
- **Natural Surveillance**

House plans are organised so the kitchens and first floor bedrooms overlook the courtyard / parking and provide casual surveillance of external space. Houses have been located along street frontages to provide activity and passive surveillance.

Boundaries

Security to rear garden areas follow West Yorkshire Police recommendations.

Post Boxes

Door mounted letter box.

Landscape

Introducing native hedgerow with wildflower flora to encourage wildlife and biodiversity and provide additional natural barriers around the site.

Lighting

Street lighting will have good lighting levels and cover vehicle route, parking and footpath routes

Cycle storage

Shall be included within the development, as individual, lockable bike storage. Individual storage will be provided to each dwelling.

Other

Specific features incorporated to meet Secured by Design requirements include the following:

External doors illuminated by low energy external luminaries with dawn to dusk sensor and manual override.

Fused spurs will be provided within each dwelling for the future of an intruder alarm.



7.3 WASTE STRATEGY

WASTE MANAGEMENT STRATEGY

A site waste management strategy has been developed and submitted as part of this application (drawing ref: 2112-GWP-01-01-DR-A-(PA)-0008_ Waste Management Strategy -P01).

Principally, the existing refuse collection routes along Chapelgate Road will be utilised, together with the new road extension through the site. The development provides a communal bin store where residents will have to walk a short distance to discard their waste.

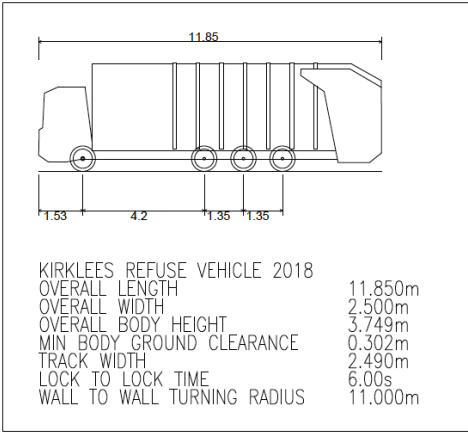
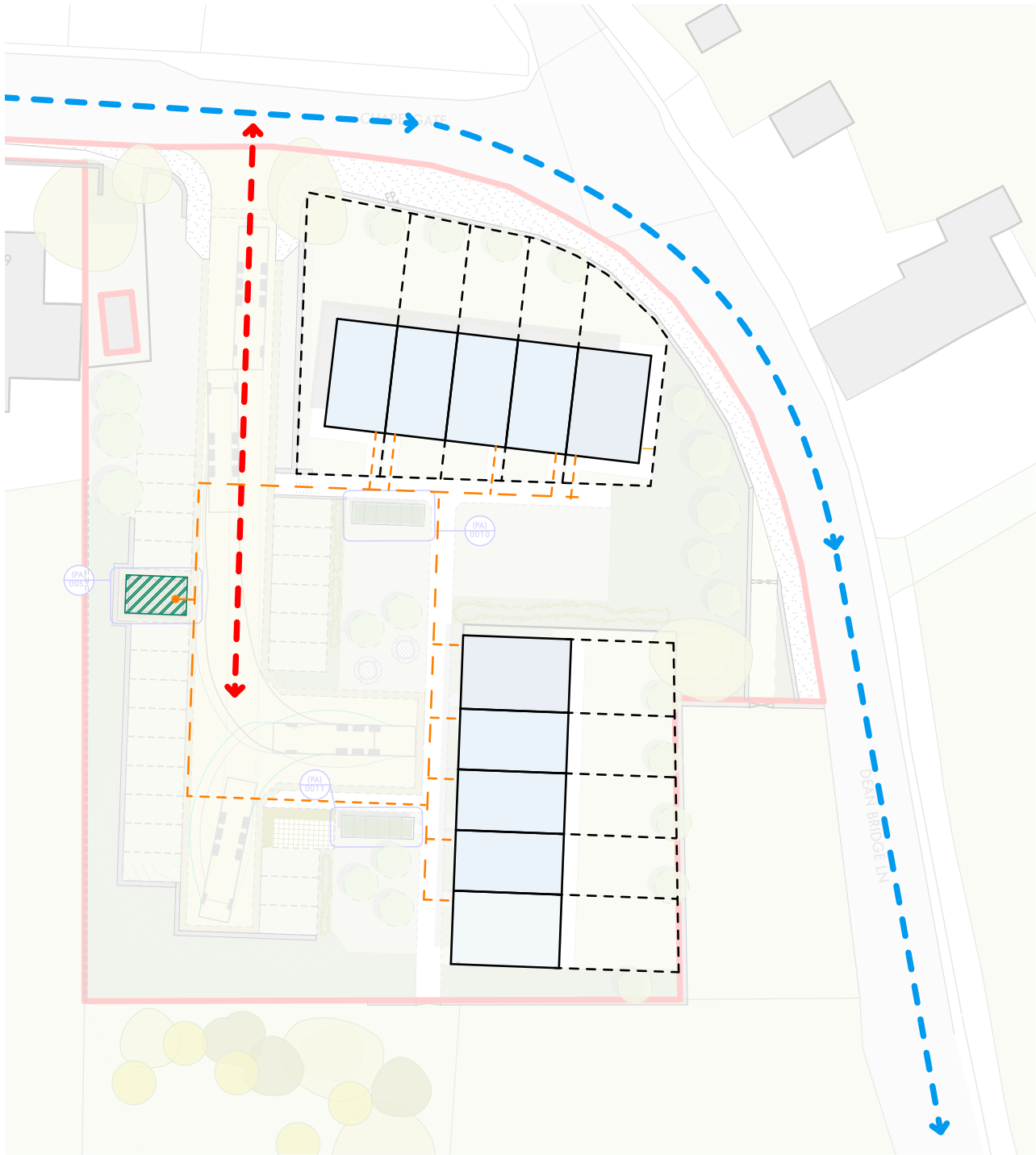
CONSTRUCTION WASTE

A waste reduction action plan will be carried out for the scheme and a Site Waste Management Plan compliant with current statutory requirements will be prepared. Inert material from demolition will be re-used in the works site where possible in foundation build up etc.

The following key action are implemented:

- The design seeks to reduce waste from the outset, both in concept of modularity and the use of modern methods of construction with standard module sizes.
- Establish a waste reduction strategy for the project
- Specialist subcontractors are managed to co-operate and communicate with other subcontractors and site operatives regarding waste reduction.
- Partnering with ‘waste management’ suppliers and contractors.
- Whole supply chain engaged (e.g. plasterboard Manufacturers will take back and recycle their own plasterboard)
- Waste streams segregated
- Where possible, waste is reduced and recycled
- Suitable storage for all materials provided to minimise damage in storage and multiple handling

The process involves a high level of commitment from all participants in the construction process and implementation through the supply chain.



Waste Collection Strategy Key:

- ← Existing route for waste collection vehicles
- ← New proposed waste collection route
- - - Domestic bin egress from dwelling to communal storage
- New bin collection point
- - - Plot Boundary
- ▨ Covered communal bin store and waste collection area

Appendix

CHIPPINGS - HUDDERSFIELD | DESIGN AND ACCESS STATEMENT

Appendix 01 - Supporting letter

Holme Valley Land Charity
Holmfirth Civic Hall
Holmfirth
West Yorkshire
HD9 3AS
Registered Charity No. 700350

12th April 2022

Dear Kirklees Planning Department,

Reference: Planning application for Chippings Site, corner of Chapelgate and Dean Bridge Lane in Scholes, HD9 1SX

Holme Valley Land Charity (HVLC) is a charity established in 2009 to manage and administer former stone quarries in the Holme Valley. Holme Valley Parish Council is the sole corporate Trustee and the object of the charity is to promote such charitable purposes for the general benefit of the inhabitants of the parish of Holme Valley as the trustee thinks fit.

One of the sites owned by HVLC is on the south west site of Chapelgate, White Wells, Scholes and known as Chippings Dump, due to its previous use by Kirklees Council. The land is held under title plan WYK530809 and HVLC has explored redevelopment of the site over the last decade with a focus on providing affordable housing. We have recognised the challenges of developing genuinely affordable housing which meets local need and also addresses the climate emergency by being designed in a sustainable way. As such in December 2020, HVLC resolved to work in partnership with a Community Land Trust, EcoHolmes, to develop this specific site.

We believe that EcoHolmes is both locally based and has the expertise to design and develop housing on the site in an appropriate way, offering affordable low-energy homes for our community. It should be noted that the Holme Valley Parish Council has recently prepared two key strategic documents, the Neighbourhood Development Plan and the Climate Emergency Action Plan. Both of these have been developed with the local community and highlighted the local desire for more affordable housing and to ensure new buildings are built to high environmental and energy-efficiency standards. We also note that Kirklees Council's recent 'Your Voice, Your Holmfirth' consultation undertaken in autumn 2021 also evidenced community concerns about the lack of small, affordable properties and highlighted the need for well-designed eco-friendly housing.

HVLC subsequently agreed in March 2021 to fund the pre-application costs jointly with EcoHolmes and support the local community consultation exercise which was undertaken in June. Following the completion of the pre-application process, we have supported EcoHolmes in their preparation of this planning application and their community engagement events last month.

We can confirm that the HVLC Trustee formally approved in January 2022 to transfer the land to EcoHolmes by way of a leasehold transfer with covenants, at a peppercorn premium with a small annual rent which will be spent on projects in the immediate area. We are involved in formal discussions regarding the legal elements of this opportunity for EcoHolmes to lease the land should they secure planning permission for the site.

We are keen to see the development succeed as we believe the proposed affordable and sustainable housing is much needed in the Holme Valley and would benefit our community. We therefore encourage you to consider the application favourably.

Kind regards,



Rachel Hogley
Chair, Holme Valley Land Charity

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