PROPOSED HOLIDAY CABINS AT

HOLMBRIDGE

FOR

S B HOMES LTD

2020 628 10 DESIGN AND ACCESS STATEMENT

Rev E

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2020 628 10 Design and Access Statement

Project: Proposed Self Contained Holiday Units at Holmbridge, HD9 2NQ
Client: S.B.Homes Ltd

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1.0 Introduction

This proposal is for the building of 6 self contained single storey holiday bungalows on the open field in Holmbridge along the Holme River between the Holmbridge Church Hall and the playing field accessed from Woodhead Road.
The holiday lets are on land owned by the landlord of the Pickled Pheasant Public House with the intention of attracting visitors to the village for various activities such as cycling and walking and the site is on a popular cycling route up to the top of Holme Moss and the Peak District national Forest. It is hoped that people will then make good use of the hospitality at the Pickled Pheasant or the proposed food and drink kiosk proposed in the car park.

The Applicant and Landlord of the Pickled Pheasant Gary Smith acquired the then called The Bridge Tavern in 2012.
The pub had been closed for some time and was in a huge state of disrepair. During the past 8 years he invested a considerable sum in establishing the pub, now called The Pickled Pheasant as a focal point for the whole community and visitors come from far and wide.
The pub consists of 3 areas, the pub itself, car park and adjoining field. The field has been used as a campsite for many years prior to the pub going into disrepair. More recently the site has hosted several tented weddings and various charity events.

The pub is set in the village of Holmbridge which also is the location for St David's church and Parish Hall.
The Applicant has established good links with the church and helps them run events in the Parish Hall. A meeting has been held with the Church and the Applicant to discuss the plans and although it was decided that access was not a good idea through their car park (due to poor access to main road) they were hugely supportive of the plans to develop the site for camping.
The Applicant also been in contact with the charity Square Peg who the council may be aware have a long term aim to construct a river walk linking Holmbridge to Holmfirth. The development proposed would establish the first part of this walk from the parish hall car park to the recreation ground and would be wheelchair accessible and open to the whole community. This is shown on the application drawings. In the future the ultimate goal would be to construct the whole path and The Pickled Pheasant would support this and help with fund raising to help achieve this .
The applicant has contacted the river steward, Simon Hirst, who was very helpful and is to be consulted in the choice of plants and grasses etc...
Finally the applicant has also been in touch with Moira Scarf from KMC Parks Development Kirklees, explained our plans and will keep her informed of any developments. We would also like to be open and collaborative in our approach.
Holmbridge is in a wonderful spot on the edge of the Peak District national park and there are many walkers and cyclists stay who stay at the Pickled Pheasant to explore this beautiful area and is on the route of the Tour de Yorkshire. The wider Holmfirth area has a long tradition of tourism and has become increasingly popular as a destination for walkers, cyclists and

families. The 4 bedrooms we have created at The Pickled Pheasent are hugely popular and we are aware of the huge demand for quality holiday accommodation options for families in this area.
The 6 chalets would be a natural extension of the business whilst offering something different and unique to what is already available and would be well managed with staff on site 24 hours. It would secure the future of the historic country pub and provide more full time employment opportunities in the Holme valley and would put Holmbridge on the 'map' for families who need to stay together in one unit and for people with additional accessibility needs.
These proposals would secure the future of this historic country pub and provide at least three additional full-time employment opportunities in the Holme Valley – on top of the 23 staff already employed. Gary Smith has a strong track record for running his hospitality business in a professional manner and takes great pride in putting this pub at the heart of this great community. The applicant's Investment to date totals £850,000, which will increase to over £1.1m with the addition of the chalets.

In the immediate area there are only three campsites; the following are aimed at people with caravans and camper vans at Rising Sun Farm on Cartworth Moor Road and Whitegate Leisure Caravan and Camping although I would expect tents would be welcomed. Neither offer cabin facilities. Secret Valley Escapes on Black Sike lane however does offer cabin facilities.

2.0 Context

2.1 History

The site has in the past been used as a camp site and was last used as such from the 1970s

2.2 Physical – Site and Surroundings

The site is an open grassed field bounded to the north east by the playing field, the south east by the Holme River, to the north west be a steep slope and belt of trees and to the south west by the church hall car park.

2.3 Social

The proposals will increase social interaction by providing a riverside walk with seating areas and as previously mentioned this is the first phase of the proposed riverside walk to Holmfirth. The introduction of the holiday lets will help to sustain the Pickled Pheasant as a local hub for both local people and visitors alike.

2.4 Economics

Undoubtedly the introduction of additional holiday lettings will boost the local economy bringing more people into the locality.

2.5 Planning Statement

These proposals are illustrated on drawings 2020 628 01, 03A, 04A, 05A and SK09.

It is accepted that the site is classified as Urban Green Space under Planning Policy LP61 and it is considered that the proposal with have little impact on the green space itself.

This can be achieved in the following ways:
The holiday bungalows are only positioned around two sides of the perimeter of the site leaving the majority of the site unchanged.
No cars will be permitted onto the site and a parking area for 6 cars has been designated in the Pickled Pheasant car park. This will be connected to the camping area by an existing footpath through the tree covered slope.

A new footpath is proposed along the southern boundary overlooking the River Holme with several seats with the purpose of enhancing the Urban Green Space. This will make the urban space and riverside easily accessible for people's enjoyment.

No trees will be felled while the new bungalows will be positioned as far as possible close to and under the tree canopies but not in such a way as to cause any root damage.

These proposals, in effect, in line with LP61 paragraph (c), offer an alternative open green space with the purpose of addressing identified deficiencies in the locality such as the lack of holiday accommodation of this nature. The proposals are intended to increase tourism in the area and the use of local facilities.

2.6 Statement of Community Involvement

Consultations have taken place with the adjacent St David's Church and Parish Hall, the River Steward and the Charity Square Peg all of whom as previously mentioned are supportive of the proposals.
Drawings SK08 and SK09 were displayed in the Pickled Pheasant for people to comment on. Clearly this couldn't happen during Covid 19 lockdown periods when pubs had to remain shut.
It is intended to hold a further consultation exercise when the outcome will be issued in a separate document.

3.0 Design Development.

3.1 Concept

The concept is very simple which is to set the 6 cabins around the perimeter of the site leaving the majority untouched as open field. This site layout and chalet designs are shown on drawings 2020 628 03A, 04A, 05A and SK09

3.2 The Design, Accommodation and Materials

The Cabin designs are shown on drawing 04A and are simple timber clad 1 and 2 bedroom cabins with gentle pitched roofs with a green sedum finish thus reducing their impact when viewed from higher levels.
This consists of 4No 2 Bedroom cabins and 2 No single bedroom cabins spaced around the perimeter with a path leading up to the car parking. A cabin is also proposed on the car park site for the sale of takeaway food and drink. This cabin is shown on drawing 2020 628 05A and is also a simple timber clad building. A similar example is shown on the photograph 1included in this application.

3.3 Public Realm and access to Holmbridge and Holmfirth

The field remains as grassed open space with the public realm of Holmbridge enhanced by the proposed riverside walk with the aspiration to connecting this with Holmfirth. This is something that the local community supports and would represent an important connection between Holmfirth and Holmbridge both for tourists and residents.

3.4 Impact on surrounding uses.

The surrounding uses namely the commercial development on the opposite riverbank and the dwellings on the opposite site of Woodhead Road are largely obscured from the proposed development due to the slope and tree belts on both sides of the site resulting in little or no impact.

3.5 Vehicle Access and Car Parking

6 Car Parking spaces have been set aside in the Pickled Pheasant car park however the adjacent church hall will permit vehicles to drop off disabled persons using their access drive to the application site.

3.6 Landscaping

Apart from the access path to the car park being made safe and surfaced with local compacted sandstone the field will remain as an untouched grassed area while the riverside footpath will wind its way through the trees with conveniently located river view seats.
Revised 2020 628 04A and 06 Sections show the regrading works. The regrading is only local to the chalets as shown on the site plan to facilitate access up 600mm together with the timber decked ramps.
Sections 05A show access to the chalets. Other than the short decked ramps shown there are no hard surfaces proposed. The footpaths are proposed as compacted sandstone or other permeable surface. Everywhere else is either existing grassed area where no new works are indicated or regraded topsoil and grassed area as stated above. Refer to amended site plan 2020 628 03B attached with added notes regarding paths.

3.7 Access

Access is from Woodhead Road from the car park opposite the Pickled Pheasant public house from where as previously mentioned the main access is via the path from this car park. A drop off point to the site for the elderly and disabled is available via the church hall access drive.

3.8 Refuse Collection

The Applicant will provide a bin store adjacent the cabins and use the current commercial service used by the Pickled Pheasant pub to remove all rubbish from the site both green bags for recycled rubbish and grey bags for other. The bin store is located between cabins 2 and 3 and the base of the pathway.

3.9 Crime Impact Assessment

Staff are available on a 24 hour basis with emergency telephone numbers available for the reporting of any incidents.

3.10 Flood Risk

A Flood Risk Assessment has been carried out and is detailed on Haigh Huddleston Report E22/7963/FRA001. This includes a recommendation that the ground floors of the units are raised 600mm above existing ground level and this is indicated on drawing 04A.

3.11 Ecology and Trees

A habitat survey has been carried out by Middleton Bell and is included in the application documents.
The measures recommended in the report and which will be put in place are as follows:

1) Provision of root protection scheme for trees and hedgerows.
2) Woodcrete Bat boxes along river frontage minimum height above GL 4.0m.
3) Install strategically place boxes for dog faeces and put in place management system for emptying (2 no one at each end of the proposed riverside footpath and I no at the base of the footpath up to the car park).
4) Provide scheme for ecologically sensitive lighting avoiding any light spill across existing woodland. Low level lights marking footpath proposed with no upward lighting.
5) Seek specialist advice for removal of Japanese knotweed and put in place measures to remove.
6) Prepare a landscape management and enhancement plan. This will be managed by landscape consultants to the Pickled Pheasant Public House.

3.12 Drainage Report

Haigh Huddleston have produced drainage proposals which are illustrated on their drawing E23/7963/001A. This shows the chalet drainage connecting to the existing manhole adjacent the river proving a combined drain. The Kiosk drainage will be connected to the existing drain in Woodhead Road.

4.0 Conclusion

These proposals provide a unique option for people who wish to stay in the area and will be good for tourism and benefit local services including Holmfirth and the wider area. The proposals will provide employment suitable for local people and will by means of the river walk allow people to enjoy the riverside, eventually connecting to Holmfirth.

5.0 Appendices.

5.1 Drawings 2022 626 01,03A, 04A, 05A and SK09
5.2 Photograph 1: Example of Cabin
5.3 Habitat Survey by Middleton Bell
5.4 Flood Risk Assessment by Haigh Huddleston
5.5 Drainage Report by Haigh Huddleston
5.6 Statement by Gary Smith proprietor of the Pickled Pheasant

William Best RIBA April 2021 (**D** Revised March 2023)