

# RETHINKING THE SITE STRATEGY



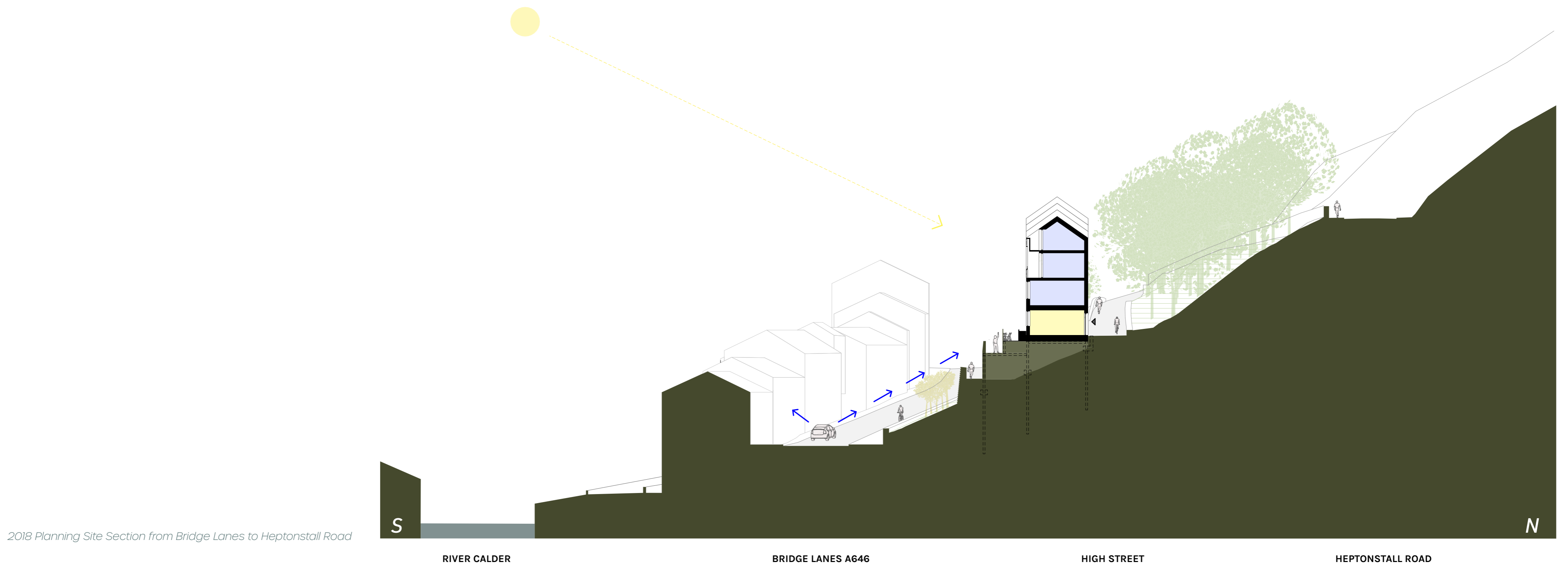
## 2018 PLANNING SCHEME

In 2019 a planning application for a proposed scheme on the High Street site was narrowly turned down at Planning Committee. It had attracted a lot of support, with the need for sustainable, affordable homes widely acknowledged. However, we also received a significant number of objections on areas such as air quality, cladding materials and the prominence.

- 20 homes giving a mix of 1, 2 and 3 bedrooms
- New buildings generally built over the slope
- Development mainly to the south of the High Street
- Larger footprint of development extending along most of the length of High Street
- Some houses built into the slope at East end
- Required lightweight construction and materials such as timber
- Concerns related to development within the Air Quality Management Area
- Closest proximity to Bridge Lanes houses at the West end
- Access and levels required tall retaining structures to south slope



2018 Planning Application Scheme Site Layout

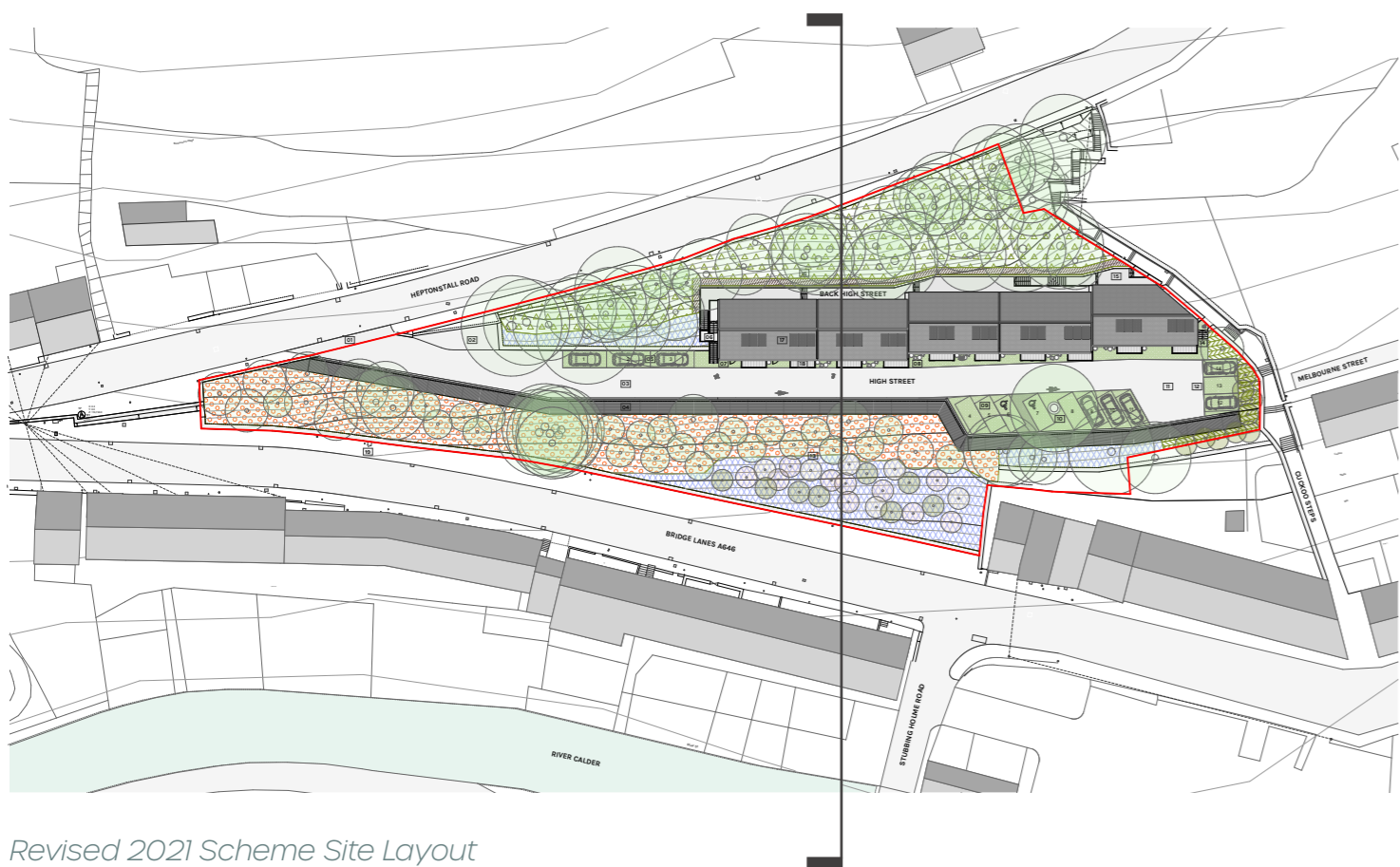


2018 Planning Site Section from Bridge Lanes to Heptonstall Road

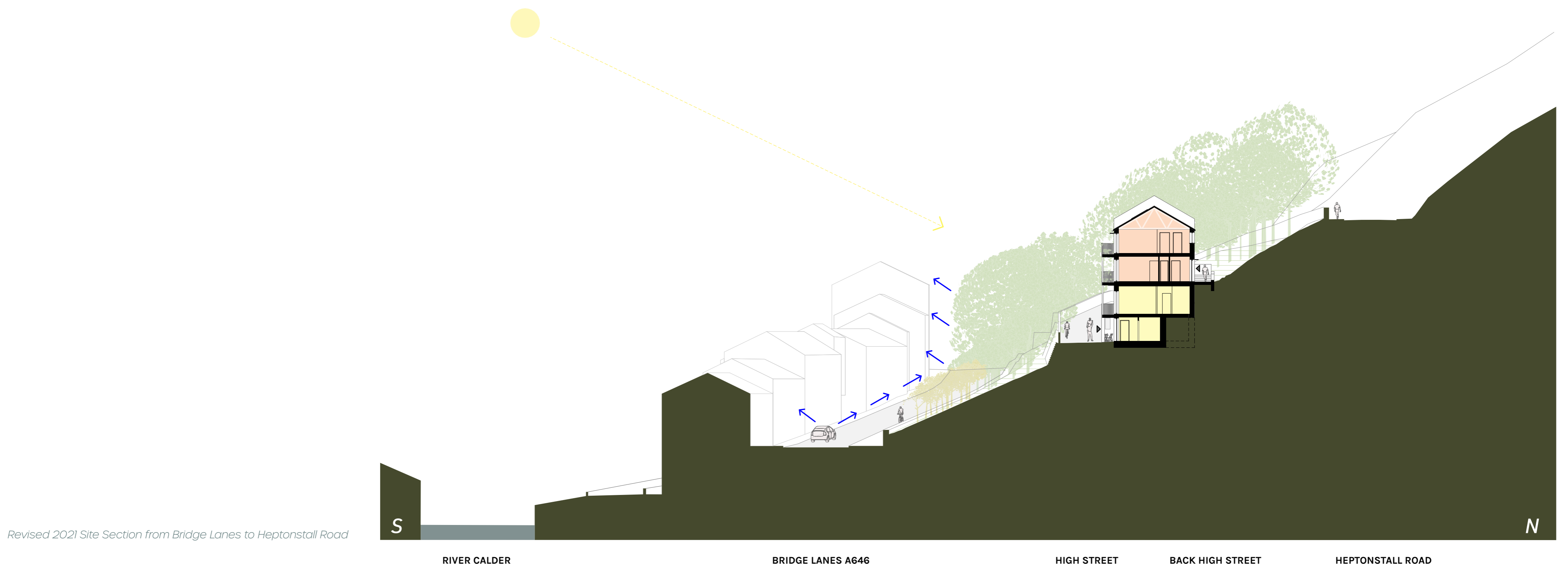
## 2021 RETHINKING THE APPROACH

We are now looking at a new, substantially different scheme, in partnership with Connect Housing. A sensitive, considered development of 20 homes to provide much needed affordable, sustainable housing set within a green, ecologically diverse site. Carefully designed to address the concerns that were levelled at the previous scheme whilst still delivering spacious, healthy, environmentally sound, high quality homes.

- 20 homes giving a mix of 1, 2 and 3 bedrooms
- New buildings moved away from Bridge Lanes
- Development entirely to the north of the High Street
- Smaller footprint of development only partially along the length of High Street
- Back to earth construction allows for heavier materials, including stone
- Contextual Hebden Bridge response of under and over dwellings
- Outside of the Air Quality Management Area with full survey undertaken
- Large area of trees/vegetation maintained to south slope
- Access from widened High Street and a new Back High Street



Revised 2021 Scheme Site Layout



Revised 2021 Site Section from Bridge Lanes to Heptonstall Road